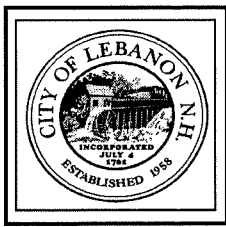


**AGENDA  
PLANNING BOARD  
AUGUST 12, 2019**

**AGENDA ITEM #5E  
PUBLIC HEARINGS**

**CITY OF LEBANON and  
RUTH H. GUERNSEY,  
TRUSTEE,  
22 GREEN STREET WEST  
(Tax Map 59, Lot 49),  
0 GREEN STREET WEST  
(Tax Map 59, Lot 64), and  
SPRING STREET WEST  
RIGHT-OF-WAY,  
zoned R-3  
PB2019-07-EXT**



# CITY OF LEBANON ~ PLANNING & DEVELOPMENT

## PLANNING BOARD

August 12, 2019 Meeting

Staff Memorandum – #PB2019-20-BLA

### APPLICATION INFORMATION

**Agenda Item:**

5.E

**Application ID#:**

#PB2019-20-BLA

**Application Type:**

Boundary Line Adjustment

**Property Locations & Tax Map:**

- 22 Green Street West (Tax Map 59, Lot 49)
- 0 Green Street West (Tax Map 59, Lot 64)
- Spring Street West right-of-way

**Property Owners/Applicants:**

- 22 & 0 Green Street West: Ruth H. Guernsey, Trustee
- Spring Street West right-of-way: City of Lebanon

**Zoning District(s):**

Residential Three (R-3)

**Property Sizes (existing)\*:**

- 22 Green Street West: +/-0.75 acres
- 0 Green Street West: +/-11.10 acres

\*per boundary line adjustment plan

**Overlay District(s):**

- 22 Green Street West: none
- 0 Green Street West: Wetlands Conservation District

### HEARING NOTICE

CITY OF LEBANON and RUTH H. GUERNSEY, TRUSTEE, 22 GREEN STREET WEST (Tax Map 59, Lot 49), 0 GREEN STREET WEST (Tax Map 59, Lot 64), and SPRING STREET WEST RIGHT-OF-WAY, zoned R-3: Request for a Boundary Line Adjustment. #PB2019-20-BLA

### DRAWINGS AND OTHER SUBMISSIONS

- ▶ Application form (1 page)
- ▶ Project Description (1 page)
- ▶ Application for Waivers (1 page)
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Plan titled "Boundary Line Adjustment Plan for City of Lebanon & Ruth H. Guernsey Rev. Trust", prepared by Pathways Consulting, LLC, dated February 19, 2019, last revised July 19, 2019, Proj. No. 12914

### COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Site Subdivision Regulations. Pursuant to Section 7.7.D of the Subdivision Regulations, staff has made a preliminary determination that the requested waiver, described below, meets the standards of Section 7.15 ("Waiver of Regulations"). The Planning Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

### APPLICATION OVERVIEW

This is a request for a Boundary Line Adjustment between lands located at 22 Green Street West (Tax Map 59, Lot 49) and 0 Green Street West (Tax Map 59, Lot 64), and the Spring Street West right-of-way. As proposed, the changes resulting from the Boundary Line Adjustment are as follows:

- ▶ 22 Green St West (Map/Lot 59-49) will increase to +/-0.82 acres with a 3,350 sq. ft. annexation from the Spring Street West right-of-way.
- ▶ 0 Green St West (Map/Lot 59-64) will decrease to +/-11.04 acres with an annexation of 2,430 sq. ft. to the Spring Street West right-of-way.
- ▶ The overall size of the Spring Street West right-of-way will decrease by a net of 920 sq. ft.

## **STAFF COMMENTS**

### **ASSESSING**

The City Assessor notes that Parcel B (being conveyed to the City) is in Current Use. The land will have to be removed from Current Use and the City will have to pay the Land Use Change Tax. Land Use Change tax will be minimal (\$100+-).

### **BUILDING INSPECTION**

No comment.

### **FIRE**

No comment.

### **POLICE**

No comment.

### **ENGINEERING / PUBLIC WORKS**

The applicant has already addressed the City Engineer's comments regarding the information presented on the plat.

### **PLANNING**

The applicant has already addressed the Planning & Development Department's comments regarding the information presented on the plat. The Planning & Development Department has no other comments.

### **ZONING**

Both Green Street West lots currently conform to the minimum lot sizes and dimensional requirements of the Residential Three (R-3) zoning district and will continue to after reconfiguration.

## **WAIVER REQUESTS**

Per §7.15 ("Waiver of Regulations") of the Subdivision Regulations, the applicants request a waiver from the following submission requirements of Section 8 ("Minor Lot Line Adjustments or Boundary Line Agreements") of the Subdivision Regulations:

- **Section 8.2.A(5)**– *requiring the plan to depict the location of all existing structures on the subject lots*

As described in the attached Application for Waivers, the applicant has requested the waiver pursuant to Section 7.15.B of the Subdivision Regulations which allows the Board to grant a waiver if it finds, by majority vote, that, "[s]pecific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

## **STAFF RECOMMENDATIONS**

If the Board moves to approve this application, then based on the information reviewed by City staff, the Planning & Development Department recommends that the Board approve the application with the following conditions:

1. Prior to the signing and recording of the final plat, the applicants shall provide to the City a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.
2. Prior to the signing and recording of the final plat, the applicants shall provide a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

**Attachments**

cc (via e-mail): Erica Brittner, City of Lebanon, co-applicant  
Ruther Guernsey, Trustee, co-applicant  
File

<b>SPEC</b>	<b>EXCEPTION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>SITE PLAI</b>	<b>VIEW</b>
	<b>VARIANCE</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>SUBDIVISION</b>	
	<b>MOTION FOR REHEARING</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LOT LINE ADJUSTMENT</b>	
	<b>APPEAL OF AN ADMIN. DECISION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CONDITIONAL USE PERMIT</b>	

OTHER \_\_\_\_\_

**PROPERTY OWNER (APPLICANT):**

NAME: City of Lebanon

TEL.#: (603) 448-3112

MAILING ADDRESS: 51 N Park Street

E-MAIL ADDRESS: Erica.Brittner@LebanonNH.gov

**CO-APPLICANT, AGENT, OR LESSEE:**

NAME: Ruth Guernsey Trust

TEL.#: (603) 298-8231

MAILING ADDRESS: 22 Green Street West

E-MAIL ADDRESS:

**PROJECT LOCATION:**

TAX MAP #: 59-49

LOT#: 59-64 <sup>and 49</sup>

PLOT #:

ZONE: R3

STREET ADDRESS OF PROJECT: 22 Green Street West, 0 Green Street West, Spring st W ROW

IS THIS PROPERTY LOCATED IN THE: **WETLANDS**  YES  NO **HISTORIC DISTRICT**  YES  NO  
**FLOOD PLAIN**  YES  NO

**SCOPE OF PROJECT:**

Lot line adjustment between the city and Lot 59-49 and 59-64. The end of the City ROW on Spring St West will be annexed to 59-49 and in return 59-64 will annex a portion to the City

**TYPE OF OCCUPANCY:**

EXISTING  VACANT  ONE FAMILY  TWO FAMILY  MULTI-FAMILY  COMMERCIAL  INDUSTRIAL  
 PROPOSED  VACANT  ONE FAMILY  TWO FAMILY  MULTI-FAMILY  COMMERCIAL  INDUSTRIAL  
 IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: n/a

**SIGNATURE BLOCK:**

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on August 12th, 2019, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Shawn Mulholland DATE: 6/26/2019

**NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW:** I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
6/26/19		PB2019-20-BLA	n/a	n/a	n/a

### **Spring Street West Land Swap Project Description**

A lot line adjustment between property 59-49 and the Spring Street West Right of Way (ROW), with parcel "A" transferring 3,350 feet from the Spring Street West ROW to Lot 59-49. Lot 59-64 with transfer 2,430 feet of land to the City's Spring Street West ROW in order to create a turn around for the plow trucks.



# City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only      Date Received: \_\_\_\_\_      File No.: \_\_\_\_\_

## **PROJECT INFORMATION**

Name of Applicant: City of Lebanon

Project Name: Spring Street west Lot Line Adjustment

Project Address: 60 Green Street, 0 Green Street & Spring St W ROW

## **WAIVER REGULATIONS**

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

## **WAIVER REQUEST(S)**

### **I (we) hereby request a Waiver from:**

*[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]*

1. Section <sup>8.2.A(5)</sup> of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

We would like to request a waiver from showing all structures on the lot. The closet side of the garage on lot 59-49 is shown but showing the House on the other side off the lot would require the drawing scale to be smaller and that make it more difficult to convey the survey details

2. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

<b>CITY OF LEBANON, NH</b>	
<b>SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST</b>	
<b>MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT</b>	
<b>PROJECT NAME:</b> Guernsey Land Swap	
<b>APPLICANT:</b> City of Lebanon + Ruth Guernsey Trust	<b>DATE:</b> 6/20/19
<b>GENERAL SUBMISSION REQUIREMENTS:</b>	

**All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:**

- A properly completed and signed Application Form. [§7.7.A(1)]
- The appropriate filing fees. [§7.7.A(2)]
- A written project description. [§7.7.A(3)]
- A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- A completed and signed Technical Checklist. [§7.7.B]  
*[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]*
- Eight (8) sets of project plans to be distributed for Staff Review.** [§8.2.A]  
*[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]*
- A digital copy of Subdivision plan in .PDF format. [§8.2.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board’s Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month



**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT**

**PLAN SUBMITTAL TECHNICAL CHECKLIST:**

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
<b>8.2.A(1)</b> - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; ( <u>NOTE:</u> The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>8.2.A(2)</b> - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8.2.A(3)</b> - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8.2.A(4)</b> - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8.2.A(5)</b> - Location of all existing structures on the subject lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8.2.A(6)</b> - Site location map showing the original boundaries of the subject lots and adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8.2.A(7)</b> - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CITY OF LEBANON, NH**  
**SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST**  
**MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT**

Plan Requirements (cont.)	Info. Provided	Waiver Sought
<b>8.2.A(8)</b> - The plat shall be titled to include the names of the owners of all lots altered by the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8.2.A(9)</b> - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	<input checked="" type="checkbox"/>	<input type="checkbox"/>

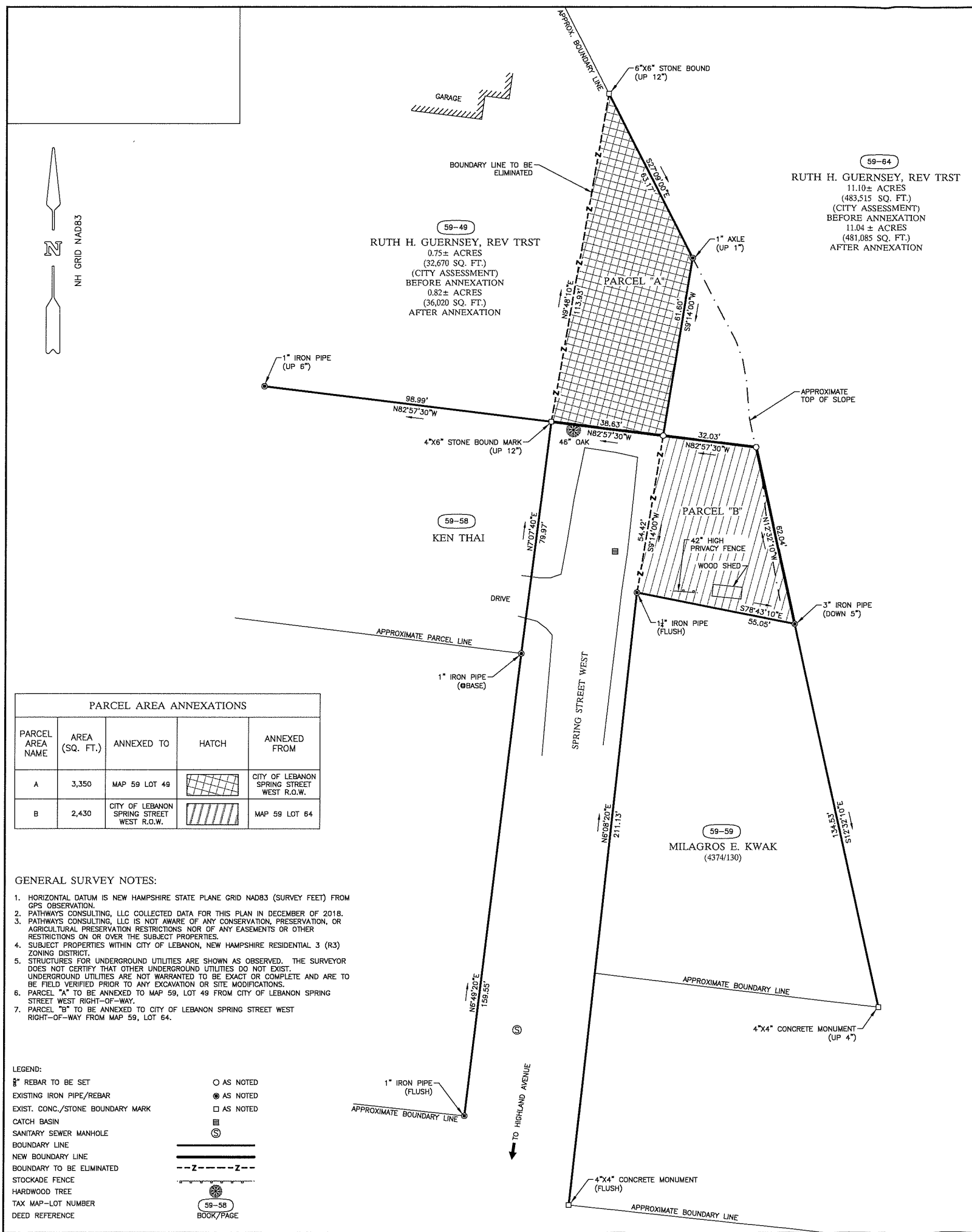
**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By: Enca Britner

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO      Checked by: \_\_\_\_\_

(Last Revised 05/22/13)



**59-64**  
 RUTH H. GUERNSEY, REV TRST  
 11.10± ACRES  
 (483,515 SQ. FT.)  
 (CITY ASSESSMENT)  
 BEFORE ANNEXATION  
 11.04 ± ACRES  
 (481,085 SQ. FT.)  
 AFTER ANNEXATION

**59-49**  
 RUTH H. GUERNSEY, REV TRST  
 0.75± ACRES  
 (32,670 SQ. FT.)  
 (CITY ASSESSMENT)  
 BEFORE ANNEXATION  
 0.82± ACRES  
 (36,020 SQ. FT.)  
 AFTER ANNEXATION

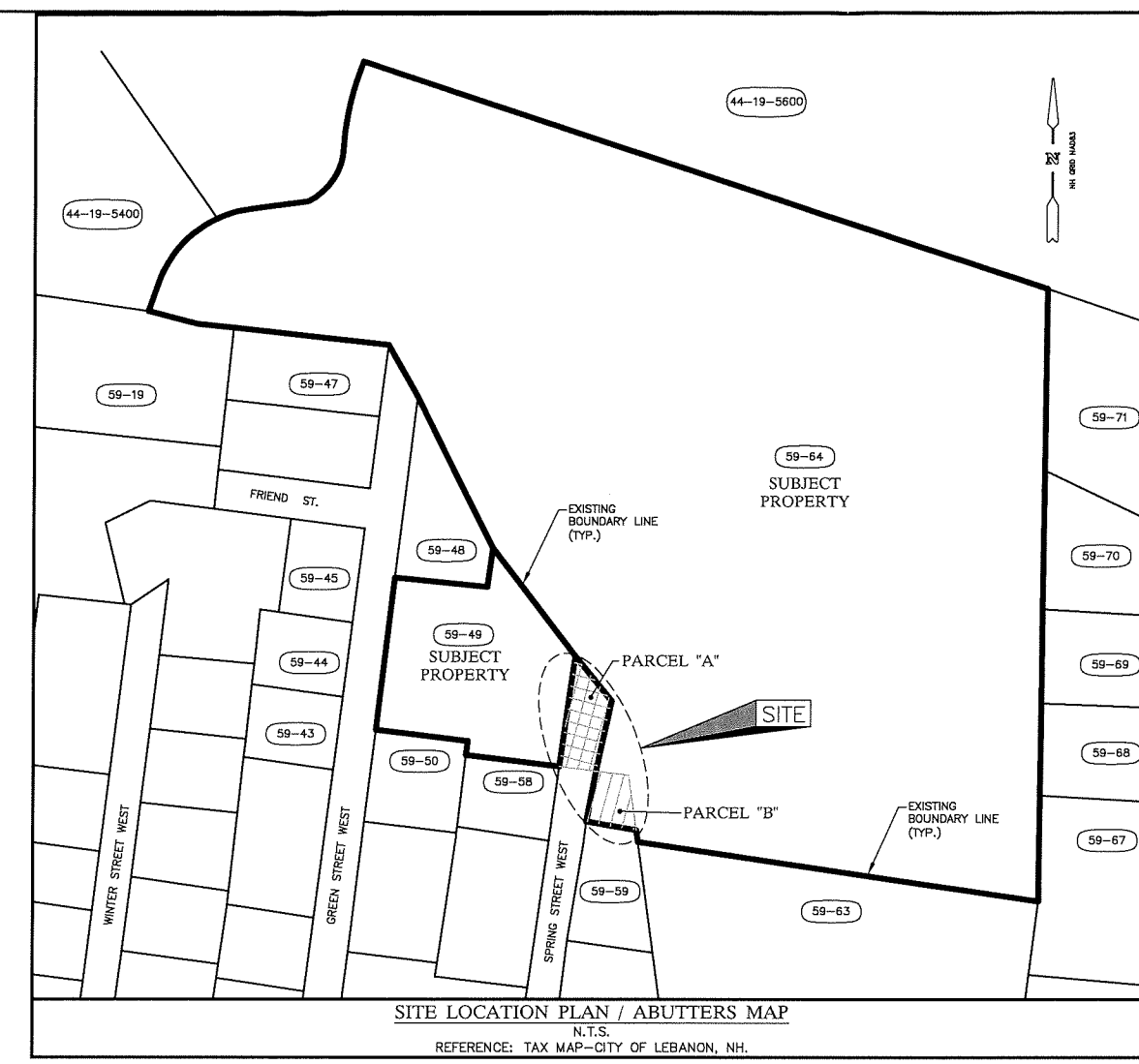
**59-58**  
 KEN THAI

**59-59**  
 MILAGROS E. KWAK  
 (4374/130)

PARCEL AREA ANNEXATIONS				
PARCEL AREA NAME	AREA (SQ. FT.)	ANNEXED TO	HATCH	ANNEXED FROM
A	3,350	MAP 59 LOT 49		CITY OF LEBANON SPRING STREET WEST R.O.W.
B	2,430	CITY OF LEBANON SPRING STREET WEST R.O.W.		MAP 59 LOT 64

- GENERAL SURVEY NOTES:**
- HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
  - PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN DECEMBER OF 2018.
  - PATHWAYS CONSULTING, LLC IS NOT AWARE OF ANY CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS NOR OF ANY EASEMENTS OR OTHER RESTRICTIONS ON OR OVER THE SUBJECT PROPERTIES.
  - SUBJECT PROPERTIES WITHIN CITY OF LEBANON, NEW HAMPSHIRE RESIDENTIAL 3 (R3) ZONING DISTRICT.
  - STRUCTURES FOR UNDERGROUND UTILITIES ARE SHOWN AS OBSERVED. THE SURVEYOR DOES NOT CERTIFY THAT OTHER UNDERGROUND UTILITIES DO NOT EXIST. UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
  - PARCEL "A" TO BE ANNEXED TO MAP 59, LOT 49 FROM CITY OF LEBANON SPRING STREET WEST RIGHT-OF-WAY.
  - PARCEL "B" TO BE ANNEXED TO CITY OF LEBANON SPRING STREET WEST RIGHT-OF-WAY FROM MAP 59, LOT 64.

- LEGEND:**
- 8" REBAR TO BE SET
  - EXISTING IRON PIPE/REBAR
  - EXIST. CONC./STONE BOUNDARY MARK
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - BOUNDARY LINE
  - NEW BOUNDARY LINE
  - BOUNDARY TO BE ELIMINATED
  - STOCKADE FENCE
  - HARDWOOD TREE
  - TAX MAP--LOT NUMBER
  - DEED REFERENCE
- AS NOTED  
 ● AS NOTED  
 □ AS NOTED



**SITE LOCATION PLAN / ABUTTERS MAP**  
 N.T.S.  
 REFERENCE: TAX MAP--CITY OF LEBANON, NH.

ABUTTERS TABLE			
MAP NO--PARCEL NO	OWNER NAME	STREET ADDRESS	TOWN, STATE, ZIP--CODE
44-19-5400	LEBANON LITTLE LEAGUE INC	PO BOX 905	LEBANON, NH 03766
44-19-5600	FALLS AT RIVERS EDGE HOME ASSN SIMPSON DEVELOPMENT CORP	PO BOX 1081	NORWICH VT 05055
59-19	CITY OF LEBANON	51 NORTH PARK STREET	LEBANON, NH 03766
59-43	JAMES T. & KIMBERLY S. HALL	15 GREEN STREET WEST	WEST LEBANON, NH 03784
59-44	DOUGLAS & LAUREN WHITTLESEY	17 GREEN STREET WEST	WEST LEBANON, NH 03784
59-45	SUSAN H. AGAN	19 GREEN STREET WEST	WEST LEBANON, NH 03784
59-47	NATHAN SEYMOUR	23 GREEN STREET WEST	WEST LEBANON, NH 03784
59-48	WAYNE & FIONA BARR	24 GREEN STREET WEST	WEST LEBANON, NH 03784
59-50	HENRY N. HIGGS	20 GREEN STREET WEST	WEST LEBANON, NH 03784
59-58	KEN THAI	410 MIRACLE MILE, #7	LEBANON, NH 03766
59-59	MILAGROS E. KWAK	10 SPRING STREET WEST	WEST LEBANON, NH 03784
59-63	CHIPLIN ENTERPRISES INC	30 MAIN STREET	WEST LEBANON, NH 03784
59-67	ROBERT B. STONE	11 PASTURE LANE	WEST LEBANON, NH 03784
59-68	DYLAN LEE & AMY GAMACHE	13 PASTURE LANE	WEST LEBANON, NH 03784
59-69	E C & E L WARREN JR, REV TRST E C & E L WARREN JR, CO--TRUSTEES	15 PASTURE LANE	WEST LEBANON, NH 03784
59-70	BRYAN WESTON LUJKART	17 PASTURE LANE	WEST LEBANON, NH 03784
59-71	AMAR S. & HARTEJ K. TUNG	110 COOK WAY	NEWARK, DE 19711

- PLANS OF REFERENCE:**
- REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS:
    - PLAN BOOK 530, PAGE 109, ENTITLED: "TRANSIT LOCATION OF HOUSE LOTS -- PROPERTY OWNED BY S.B. WITHINGTON AT WEST LEBANON, N.H.," PREPARED BY CHARLES F. WOODCOCK, SURVEYOR, RESURVEYED BY S.H. STEVENS, DATED APRIL 1927.

JUL 19 2019

**RECORD OWNER:** RUTH H. GUERNSEY, REV TRST  
 MAP 59, LOT 49  
 22 GREEN STREET WEST  
 WEST LEBANON, NH 03784

**DEED REFERENCE:** BOOK 852, PAGE 89

**RECORD OWNER:** RUTH H. GUERNSEY, REV TRST  
 MAP 59, LOT 64  
 22 GREEN STREET WEST  
 WEST LEBANON, NH 03784

**DEED REFERENCE:** BOOK 2802, PAGE 119

**RECORD OWNER:** CITY OF LEBANON  
 SPRING STREET WEST R.O.W.  
 51 NORTH PARK STREET  
 LEBANON, NH 03766

Date	Revision	By
7-19-19	REVISIONS PER CITY OF LEBANON	DPM

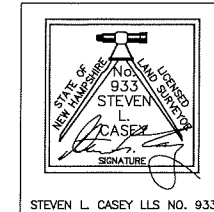
THIS PLAN SHOWS MINOR LOT LINE ADJUSTMENTS / BOUNDARY LINE AGREEMENTS AND DOES NOT REQUIRE THE APPROVAL OF THE LEBANON PLANNING BOARD AS A SUBDIVISION.

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT A NEW HAMPSHIRE RURAL CLASS SURVEY WAS PERFORMED ON PARCELS A, B, AND C ONLY SHOWN HEREON. BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS UNLESS NOTED OTHERWISE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

7-19-19  
 DATE

STEVEN L. CASEY, ILS 933  
 SIGNATURE



**BOUNDARY LINE ADJUSTMENT PLAN FOR**  
**CITY OF LEBANON &**  
**RUTH H. GUERNSEY REV. TRUST**  
 SPRING STREET WEST, WEST LEBANON, GRAFTON CO., NH

20' 0 20' 40' 60' 80'

FEBRUARY 19, 2019 SCALE: 1"= 20' PROJ. NO. 12914

PATHWAYS CONSULTING, LLC  
 240 MECHANIC STREET, SUITE 100  
 LEBANON, NEW HAMPSHIRE 03766