

Town of Greenville, New Hampshire

Planning Board

Lot Line Adjustment Application

APPLICANT INFORMATION

Name: Marshall J. Cain, Trustee of the MJC Realty Trust

Address: 27 Middle Pratt Pond Road New Ipswich NH 03071

Telephone: (H) _____ (C) 603 582 5553

1st PROPERTY OWNER AND PARCEL INFORMATION

Name(s) of Property Owner: Marshall J. Cain, Trustee of the MJC Realty Trust

Name(s) of Property Owner: _____

Address of Property: Old Wilton Road, Fitchburg Road

Assessor's Map #: 3 Lot #: Lot 1-3, 1-4, 1-5

Zoning District: Commercial (1-3), Industrial (1-4 & 1-5)

Size of Existing Parcel: Lot 1-3 8.2 Acres Lot 1-4 5.3 Acres Lot 1-5 2.1 Acres

Size of Parcel after Lot Line Adjustment: Lot 1-3 10.55 Acres Lot 1-5 5.17 Acres

2nd PROPERTY OWNER AND PARCEL INFORMATION

Name(s) of Property Owner: _____

Name(s) of Property Owner: _____

Address of Property: _____

Assessor's Map #: _____ Lot #: _____

Zoning District: _____

Size of Existing Parcel: _____

Size of Parcel after Lot Line Adjustment: _____

SURVEYOR INFORMATION

Company Name: Rogers Engineering Solutions, LLC

Surveyor Name: Edward L. Rogers

License #: # 949

Address: 296 Poor Farm Road
New Ipswich NH 03071

Telephone: 603 562 7140 E-mail: erogers@res37.com

SIGNATURES

I/We as owner(s) or as duly authorized agent(s) for the owner(s) of the property described in the attached lot line adjustment plan, do hereby submit this lot line adjustment plan for review as required by the regulations of the Planning Board of the Town of Greenville. I/We attest that to the best of my/our knowledge all of the information on this application and in the accompanying materials and documentation is true and accurate.

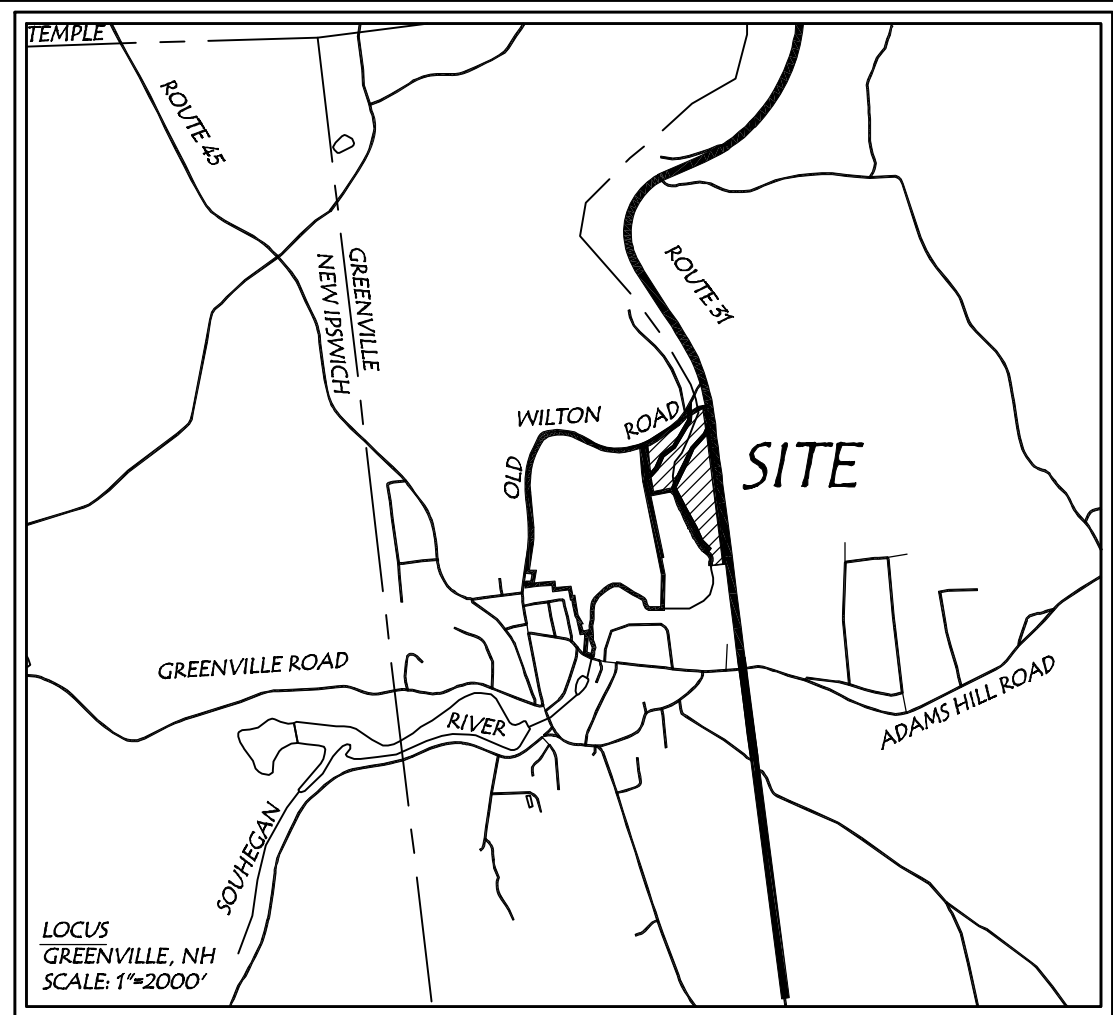
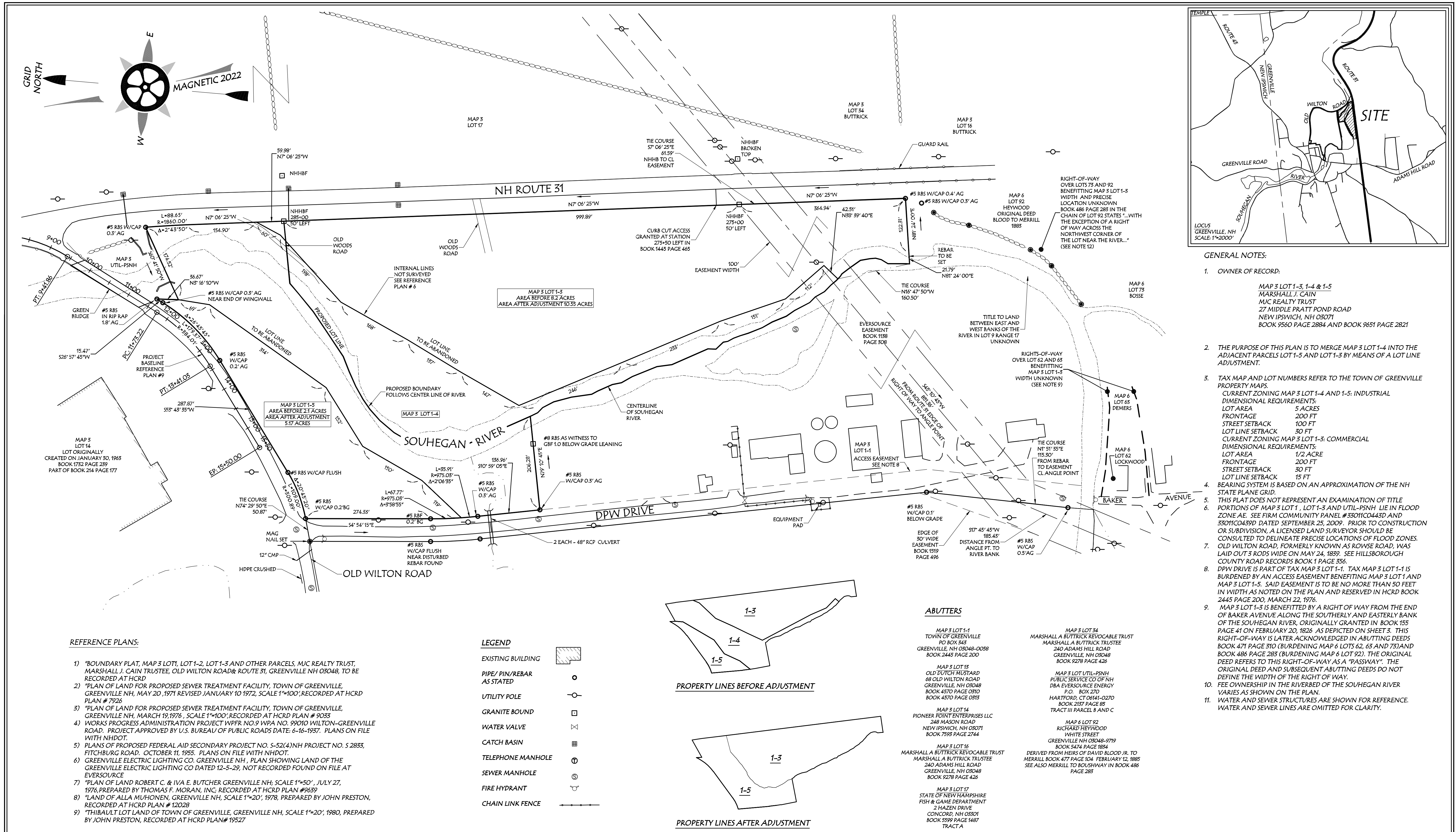
Signature of 1st Property Owner Date

Signature of 2nd Property Owner Date

I/We hereby authorize members of the Greenville Planning Board, Building Inspector, and any other pertinent Town Department to enter my property for the purpose of evaluating this application, including performing inspections during the application process.

Signature of 1st Property Owner Date

Signature of 2nd Property Owner Date



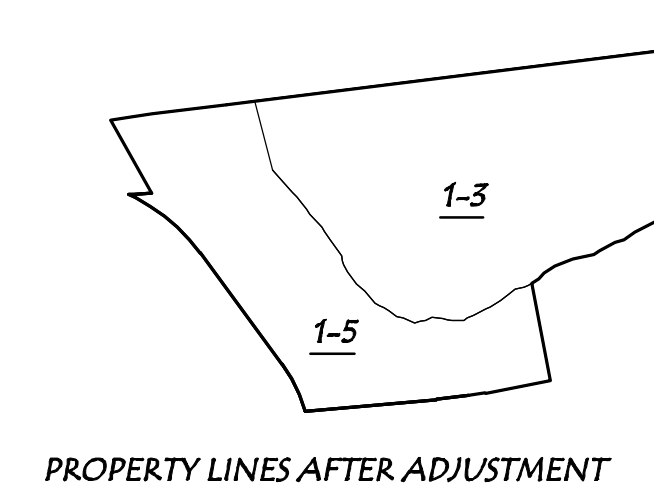
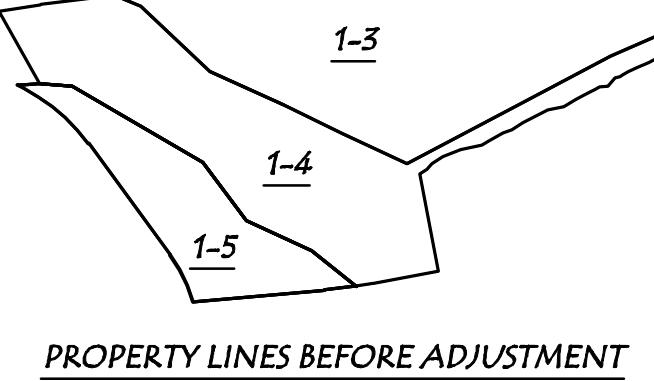
- GENERAL NOTES:**
- OWNER OF RECORD:
 MAP 3 LOT 1-3, 1-4 & 1-5
 MARSHALL J. CAIN
 MJC REALTY TRUST
 27 MIDDLE PRATT POND ROAD
 NEW IPSWICH, NH 03071
 BOOK 9560 PAGE 2884 AND BOOK 9651 PAGE 2821
 - THE PURPOSE OF THIS PLAN IS TO MERGE MAP 3 LOT 1-4 INTO THE ADJACENT PARCELS LOT 1-5 AND LOT 1-3 BY MEANS OF A LOT LINE ADJUSTMENT.
 - TAX MAP AND LOT NUMBERS REFER TO THE TOWN OF GREENVILLE PROPERTY MAPS.
 CURRENT ZONING MAP 3 LOT 1-4 AND 1-5: INDUSTRIAL
 DIMENSIONAL REQUIREMENTS:
 LOT AREA 5 ACRES
 FRONTAGE 200 FT
 STREET SETBACK 100 FT
 LOT LINE SETBACK 30 FT
 CURRENT ZONING MAP 3 LOT 1-3: COMMERCIAL
 DIMENSIONAL REQUIREMENTS:
 LOT AREA 1/2 ACRE
 FRONTAGE 200 FT
 STREET SETBACK 30 FT
 LOT LINE SETBACK 15 FT
 - BEARING SYSTEM IS BASED ON AN APPROXIMATION OF THE NH STATE PLANE GRID.
 - THIS PLAT DOES NOT REPRESENT AN EXAMINATION OF TITLE PORTIONS OF MAP 3 LOT 1, LOT 1-3 AND UTIL-PSNH LIE IN FLOOD ZONE AE. SEE FIRM COMMUNITY PANEL #3301C043D AND #3301C0439D DATED SEPTEMBER 25, 2009. PRIOR TO CONSTRUCTION OR SUBDIVISION, A LICENSED LAND SURVEYOR SHOULD BE CONSULTED TO DELINEATE PRECISE LOCATIONS OF FLOOD ZONES.
 - OLD WILTON ROAD, FORMERLY KNOWN AS ROWSE ROAD, WAS LAID OUT 3 RODS WIDE ON MAY 24, 1839. SEE HILLSBOROUGH COUNTY ROAD RECORDS BOOK 1 PAGE 356.
 - DPW DRIVE IS PART OF TAX MAP 3 LOT 1-1. TAX MAP 3 LOT 1-1 IS BURDENED BY AN ACCESS EASEMENT BENEFITING MAP 3 LOT 1 AND MAP 3 LOT 1-5. SAID EASEMENT IS TO BE NO MORE THAN 50 FEET IN WIDTH AS NOTED ON THE PLAN AND RESERVED IN HCRD BOOK 2445 PAGE 200, MARCH 22, 1976.
 - MAP 3 LOT 1-3 IS BENEFITTED BY A RIGHT-OF-WAY FROM THE END OF BAKER AVENUE ALONG THE SOUTHERLY AND EASTERLY BANK OF THE SOUHEGAN RIVER, ORIGINALLY GRANTED IN BOOK 155 PAGE 41 ON FEBRUARY 20, 1824 AS DEPICED ON SHEET 3. THIS RIGHT-OF-WAY IS LATER ACKNOWLEDGED IN ABUTTING DEEDS BOOK 471 PAGE 310 (BURDENING MAP 6 LOTS 62, 63 AND 73) AND BOOK 486 PAGE 283 (BURDENING MAP 6 LOT 92). THE ORIGINAL DEED REFERS TO THIS RIGHT-OF-WAY AS A "PASSWAY". THE ORIGINAL DEED AND SUBSEQUENT ABUTTING DEEDS DO NOT DEFINE THE WIDTH OF THE RIGHT OF WAY.
 - FEE OWNERSHIP IN THE RIVERBED OF THE SOUHEGAN RIVER VARIES AS SHOWN ON THE PLAN.
 - WATER AND SEWER STRUCTURES ARE SHOWN FOR REFERENCE. WATER AND SEWER LINES ARE OMITTED FOR CLARITY.

REFERENCE PLANS:

- "BOUNDARY PLAT, MAP 3 LOT 1, LOT 1-2, LOT 1-3 AND OTHER PARCELS, MJC REALTY TRUST, MARSHALL J. CAIN TRUSTEE, OLD WILTON ROAD & ROUTE 31, GREENVILLE NH 03048, TO BE RECORDED AT HCRD.
- "PLAN OF LAND FOR PROPOSED SEWER TREATMENT FACILITY, TOWN OF GREENVILLE, GREENVILLE NH, MAY 20, 1971 REVISED JANUARY 10 1972, SCALE 1"=100', RECORDED AT HCRD PLAN # 7926.
- "PLAN OF LAND FOR PROPOSED SEWER TREATMENT FACILITY, TOWN OF GREENVILLE, GREENVILLE NH, MARCH 19 1976, SCALE 1"=100', RECORDED AT HCRD PLAN # 9033.
- WORKS PROGRESS ADMINISTRATION PROJECT WPCR NO. 9 WPA NO. 99010 WILTON-GREENVILLE ROAD. PROJECT APPROVED BY U.S. BUREAU OF PUBLIC ROADS DATE: 6-16-1937. PLANS ON FILE WITH NHDOT.
- PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S-52(4)NH PROJECT NO. S 2833, FITCHBURG ROAD, OCTOBER 11, 1955. PLANS ON FILE WITH NHDOT.
- GREENVILLE ELECTRIC LIGHTING CO. GREENVILLE NH, PLAN SHOWING LAND OF THE GREENVILLE ELECTRIC LIGHTING CO DATED 12-5-29, NOT RECORDED FOUND ON FILE AT EVERSOURCE
- "PLAN OF LAND ROBERT C. & IVA E. BUTCHER GREENVILLE NH, SCALE 1"=50', JULY 27, 1976, PREPARED BY THOMAS F. MORAN, INC. RECORDED AT HCRD PLAN #9639
- "LAND OF ALLA NUHONEN, GREENVILLE NH, SCALE 1"=20', 1978, PREPARED BY JOHN PRESTON, RECORDED AT HCRD PLAN # 12028
- "THIBAULT LOT LAND OF TOWN OF GREENVILLE, GREENVILLE NH, SCALE 1"=20', 1980, PREPARED BY JOHN PRESTON, RECORDED AT HCRD PLAN# 19527

LEGEND

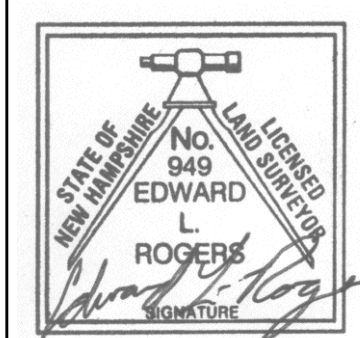
- EXISTING BUILDING
- PIPE/ PIN/REBAR AS STATED
- UTILITY POLE
- GRANITE BOUND
- WATER VALVE
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- CHAIN LINK FENCE



ABUTTERS

- MAP 3 LOT 1-1
TOWN OF GREENVILLE
PO BOX 343
GREENVILLE, NH 03048-0058
BOOK 2445 PAGE 200
- MAP 3 LOT 15
OLD DUTCH MUSTARD
68 OLD WILTON ROAD
GREENVILLE, NH 03048
BOOK 4570 PAGE 0310
BOOK 4570 PAGE 0313
- MAP 3 LOT 14
PIONEER POINT ENTERPRISES LLC
248 MASON ROAD
NEW IPSWICH, NH 03071
BOOK 7593 PAGE 2744
- MAP 3 LOT 16
MARSHALL A BUTTRICK REVOCABLE TRUST
MARSHALL A BUTTRICK TRUSTEE
240 ADAMS HILL ROAD
GREENVILLE, NH 03048
BOOK 9278 PAGE 426
- MAP 3 LOT 17
STATE OF NEW HAMPSHIRE
FISH & GAME DEPARTMENT
2 HAZEN DRIVE
CONCORD, NH 03301
BOOK 5599 PAGE 1487
TRACT A
- MAP 3 LOT 34
MARSHALL A BUTTRICK REVOCABLE TRUST
MARSHALL A BUTTRICK TRUSTEE
240 ADAMS HILL ROAD
GREENVILLE, NH 03048
BOOK 9279 PAGE 426
- MAP 3 LOT UTIL-PSNH
PUBLIC SERVICE CO OF NH
D&A EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT 06141-0270
BOOK 2137 PAGE 85
TRACT III PARCEL B AND C
- MAP 6 LOT 92
RICHARD HEYWOOD
WHITE STREET
GREENVILLE NH 03048-9719
BOOK 5474 PAGE 1834
DERIVED FROM HEIRS OF DAVID BLOOD JR. TO MERRILL BOOK 477 PAGE 104, FEBRUARY 12, 1885
SEE ALSO MERRILL TO BOSHWAY IN BOOK 486 PAGE 283

THIS SURVEY AND PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION TRAVERSE WITH A RAW RATIO OF PRECISION BETTER THAN 1:10,000 AND IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE RESEARCH AND PHYSICAL EVIDENCE FOUND IN THE FIELD. THIS IS A SUBDIVISION PLAT AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED. THE FIELD SURVEY WAS CONDUCTED BETWEEN MARCH AND NOVEMBER OF 2022. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR A STANDARD URBAN PROPERTY SURVEY AS DEFINED BY THE NH CODE OF ADMINISTRATIVE RULES.



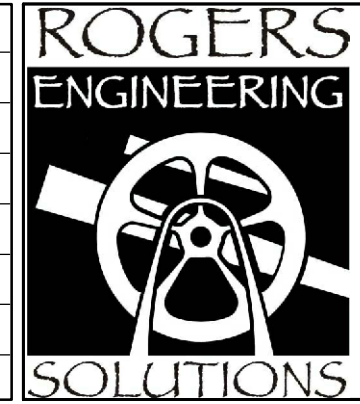
DATE:

CHECKED BY: ELR

DRAWN BY: KAR

PREPARED FOR:
MARSHALL J. CAIN
MJC REALTY TRUST
27 MIDDLE PRATT POND ROAD
NEW IPSWICH, NH 03071

NO.	DATE	DESCRIPTION	BY	APP.



CIVIL ENGINEERING
LAND SURVEYING
SEPTIC SYSTEM DESIGN

296 POOR FARM ROAD
NEW IPSWICH, NH 03071
603-878-0914
WWW.RE37.COM

LOT MERGER AND LOT LINE ADJUSTMENT

MAP 3 LOT 1-3, 1-4 AND 1-5
MJC REALTY TRUST
MARSHALL J. CAIN TRUSTEE
OLD WILTON ROAD & ROUTE 31
GREENVILLE NH 03048

MARSHALL J. CAIN
TRUSTEE OF THE MJC REALTY TRUST
MAP 3 LOT 1, 1-3, 1-4, 1-5
27 MIDDLE PRATT POND
NEW IPSWICH, NH 03071

TOWN OF GREENVILLE
MAP 3 LOT 1-1, 1-2
PO BOX 343
GREENVILLE, NH 03048

OLD DUTCH MUSTARD
MAP 3 LOT 13
98 CUTTER MILL ROAD
GREAT NECK, NY 11021

PIONEER POINT ENTERPRISES LLC
MAP 3 LOT 14
248 MASON ROAD
NEW IPSWICH, NH 03071

MARSHALL A BUTTRICK REVOCABLE TRUST
MAP 3 LOT 16 & 34
MARSHALL A BUTTRICK TRUSTEE
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GREENVILLE, NH 03048

STATE OF NEW HAMPSHIRE
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FISH & GAME DEPARTMENT
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EVERSOURCE ENERGY
MAP 3 LOT UTIL-PSNH
PO BOX 270
HARTFORD CT 06141-0270

ROGERS ENGINEERING SOLUTIONS, LLC
296 POOR FARM ROAD
NEW IPSWICH, NH 03071