

- PLAN REFERENCES:**
- See "Subdivision Plan of Land - Winthrop E. & Beth L. True - Nottingham, NH" Scale: 1"=200' - Dated: July 1984 by Survey Field Services. RCRD Plan No. D-13761.
 - See "Subdivision - Property of Winthrop & Beth True - Nottingham, NH" Scale: 1"=100' - Dated: October 1986 by M.E. Jenkins, LLS. RCRD Plan No. D-18902 (2 sheets).
 - See "Subdivision of Land - Known as Map 58 Lot Nine Owned by Clifford D. Evans" Scale: 1"=100' - Date Approved by Planning Board: 10/21/1992 by R.F. Fisher & Assoc. RCRD Plan No. C-21867. (Also See Note 1C, "Surveyor's Affidavit").
 - See "Boundary Plan for Clifford D. & Sarah P. Evans - Ledge Farm Road, Nottingham, NH" Scale: 1"=100' - Dated: March 1, 2000 by William T. Wormell, LLS. RCRD Plan No. D-27941.
 - See "78 Lot Cluster Subdivision" for "Berry Road Realty Trust, Joseph Falzone, Trustee" Scale: as noted - Dated: May 19, 2001 - Revised 4/10/02 by Jones & Beach Engineers, Inc. RCRD Plan No. D-29770 (16 sheets).
 - See "Subdivision Plan - Poor Farm Road - Nottingham, NH" for "Brian T. & Vivian R. Mussier" Scale: 1"=100' - Dated: 9/13/02 - Revised 3/12/03 by Jones & Beach Engineers, Inc. RCRD Plan No. D-30782 (2 sheets).
 - See "Subdivision Plan for Harbor Street Limited Partnership, and Winthrop R. True" Scale: 1"=100' - Dated: February 9, 2011 - Revised 12/21/11 by Doucet Survey, Inc. RCRD Plan No. D-37760 (2 sheets).
 - See "Lotline Adjustment, Plat of Land for The Clifford D. Evans Revocable Trust, Sarah P. Evans, Trustee" Scale: 1"=100' - Dated: November 2015, Revised December 2019 by Landry Surveying, LLC. RCRD Plan No. D-39293.

- NOTES:**
- The Subject Parcels, known as Tax Map 58 Lot 6A & Lot 8, are located within the Residential-Agricultural Zoning District. Min. Lot Size = 2-acres, Min. Frontage = 200ft, Dwelling Setback = 50ft all sides. Accessory Structures, ie. Garage, Shed, Septic System = 50ft Front, 20ft Side & Rear.
 - Plan intent is to adjust the existing common boundary line between Lot 6A and Lot 6-1 by reducing the total area of Lot 6A and enlarging the area of Lot 6-1.
 - Parcel A is not to be deemed a separate building, but to become a part of Tax Map 58 Lot 6-1.
 - No survey of the Map 58 Lot 8. For complete boundary information see Plan Ref. No. 4.
 - See RCRD Bk:2995 Pg:1612, "Affidavit by Kenneth S. Rockwell, LLS", concerning the recorded plan RCRD C-21867 (see Plan Ref. No. 3). The two parcels, now known as Tax Map 58 Lot 6-1 & Lot 6-1A, are now surveyed to supercede the fraudulent plan (C-21867).
 - No utility company "written" easements over the subject parcels were found recorded at the RCRD.
 - No portion of the subject parcels fall within a Special Flood Hazard Area (SFHA) as shown on the FEMA NFIP-FIRM, Community Panel No. 330137-0205-E, Effective Date May 17, 2005.

Tax Map 58 Lot 4
N/F ROCKY HILL
RESIDENTIAL DEVELOPMENT
"OPEN SPACE"
RCRD Bk:5462 Pg:1750
(See Plan Ref. No. 7)

Tax Map 55 Lot 3-14
N/F LEVEILLE
Thomas Leveille
See RCRD Bk:5781 Pg:2191
(See Plan Ref. No. 5)

Tax Map 55 Lot 3-13
N/F CUMMINGS & KORDONOWY
Jonathan W. Cummings
Lauren L. Kordonowy
See RCRD Bk:5902 Pg:2568
(See Plan Ref. No. 5)

Tax Map 55 Lot 3-12
N/F MARCOTTE
Jason M. & Stephanie K. Marcotte
See RCRD Bk:4518 Pg:1048
(See Plan Ref. No. 5)

Tax Map 55 Lot 3-9
N/F Fusco & Colton
Linda J. Fusco & Robert R. Colton
See RCRD Bk:8048 Pg:892
(See Plan Ref. No. 5)

Tax Map 55 Lot 3-8
N/F WADE
Andrew W. & Kristen M. Wade
See RCRD Bk:4400 Pg:2869
(See Plan Ref. No. 5)

PARCEL A to be combined with
Tax Map 58 Lot 6-1
N/F EVANS
See RCRD Bk:5886 Pg:955
(See Plan Reference No. 2-4)
Also See RCRD Bk:3464 Pg:2049
F/ "part of the Col. Cilley Ledge Farm"
Also See RCRD Bk:1301 Pg:159,
"ROW to Poor Farm Road"
Also See RCRD Bk:3632 Pg:930,
"12' ROW to Ledge Farm Road"

PARCEL A
TRANSFER
TO LOT 6-1
1,242,545 Sq Ft±
28.525 Acs±

Tax Map 55 Lot 3-EN-1
N/F OWNERS UNKNOWN
The Town of Nottingham does not identify this parcel with a landowner(s) or mailing address.
"FRANCESCA WAY - OPEN SPACE A"
N/F Town of Nottingham, "Easement Holder"
See RCRD Bk:3760 Pg:1500
(See Plan Ref. No. 5)

* = Correct name of Trust is
"The Clifford D. Evans Family Trust of 2006"
See "Affidavit of Mae C. Bradshaw"
RCRD Bk:5015 Pg:2979

"LOTLINE ADJUSTMENT"
Plat of Land
for
The Sarah P. Evans
Trust of 2006
Sarah P. Evans, Trustee
and
The Clifford D. Evans
Revocable Trust*
Sarah P. Evans, Trustee
in
Nottingham, N.H.
Rockingham County
February 2021
Scale 1 inch = 100 feet

Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
(603) 679-1387

EXISTING LOT AREA	REVISED LOT AREA
235,685 Sq Ft± 5.411 Acs±	1,478,230 Sq Ft± 33.936 Acs±

Tax Map 58 Lot 6-1
N/F EVANS
The Clifford D. Evans Revocable Trust
Sarah P. Evans, Trustee
RCRD Bk:4730 Pg:1549 "w/ (2) ROWS"
(See Plan Reference No. 2 & 3, Lot 58-9)
Also RCRD Bk:2785 Pg:249
(SEE NOTE 1C)

Tax Map 58 Lot 6
N/F TRUE
Winthrop R. & Paula True
RCRD Bk:3596 Pg:149
(See Plan Ref. No. 1 & 2)

Tax Map 65 Lot 1
N/F MACDOUGALL
Kevin M. & Jennifer A.
MacDougall

Tax Map 65 Lot 1-1
N/F SWEETSER
David & Sharon Sweetser

Tax Map 58 Lot 6-1A
N/F Kenney
Alana J. & Matthew P. Kenney
See RCRD Bk:5925 Pg:2674
Also RCRD Bk:5886 Pg:951 & Pg:955 "ROWS"
(See Plan Reference No. 1 - Lot 8)
(SEE NOTE 1C)

Tax Map 58 Lot 8
N/F Evans
The Sarah P. Evans
Revocable Trust of 2006
Sarah P. Evans, Trustee
See RCRD Bk:5886 Pg:951
w/ "25ft wide ROW"
(See Plan Reference No. 8)

Tax Map 58 Lot 6A
N/F EVANS
The Sarah P. Evans Trust of 2006
Sarah P. Evans, Trustee
See RCRD Bk:5886 Pg:955
(See Plan Reference No. 8)
(See Plan Reference No. 1 - Lot 8)
Also RCRD Bk:2552 Pg:2368

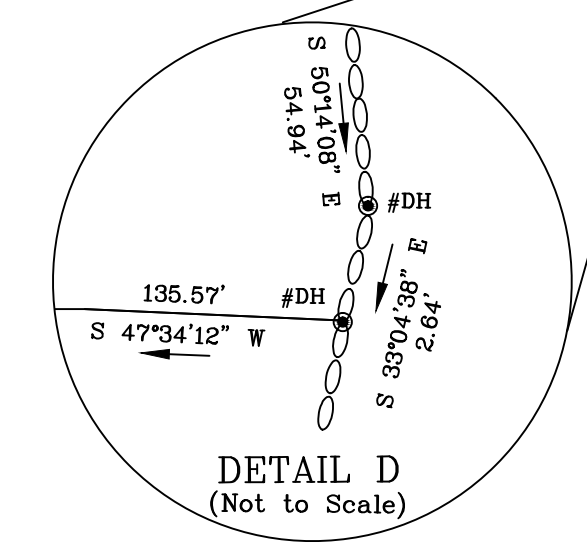
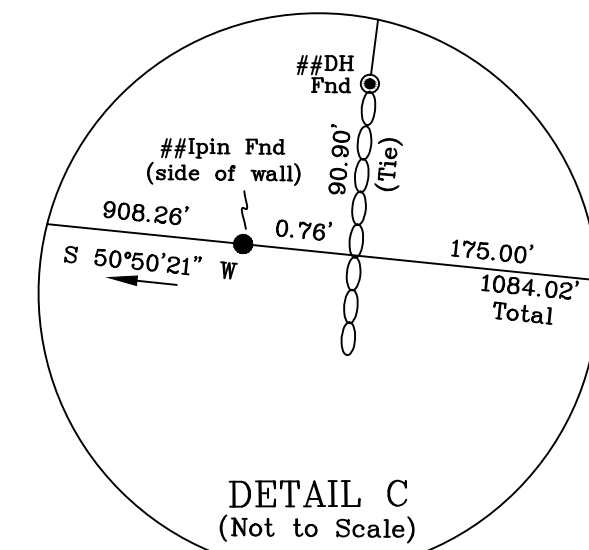
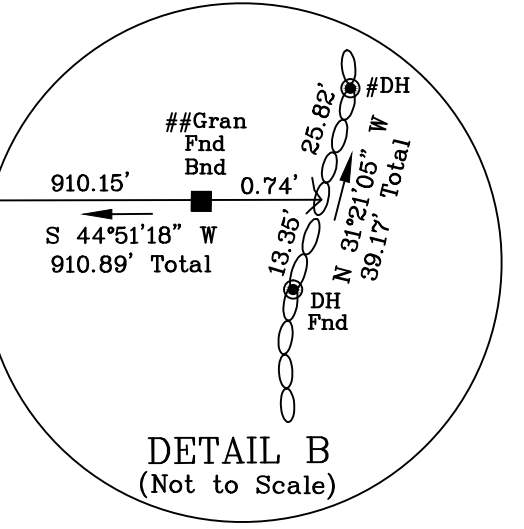
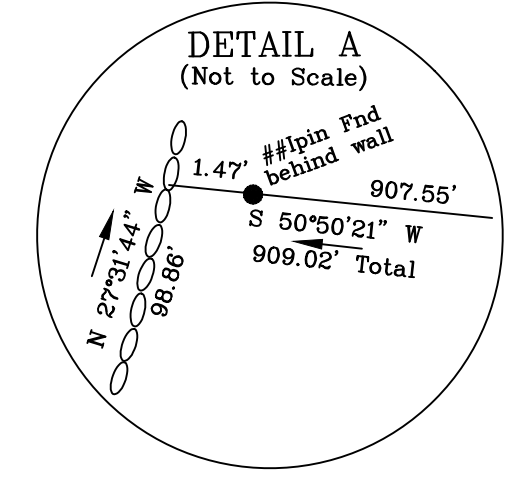
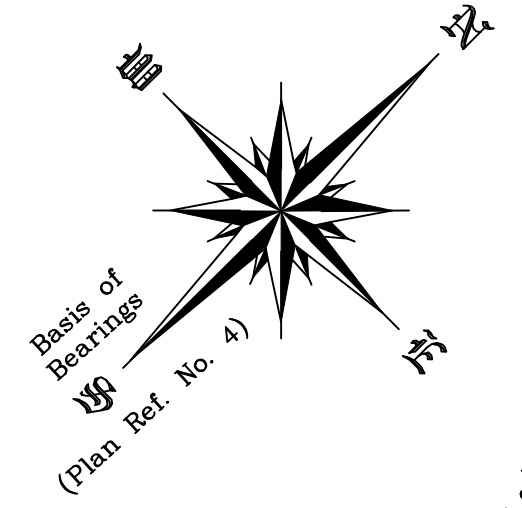
EXISTING LOT AREA	REVISED LOT AREA
1,773,035 Sq Ft± 40.703 Acs±	530,490 Sq Ft± 12.178 Acs±

Tax Map 58 Lot 7-1
N/F PARADIS
Jeffrey S. & Susan L. Paradis
RCRD Bk:3281 Pg:2447
(See RCRD Plan D-23752, 2 sheets)

Tax Map 58 Lot 7
N/F EXARCHOS
Sotirios Exarchos
RCRD Bk:5843 Pg:679
(See Plan Ref. No. 6)

Tax Map 58 Lot 7-4
N/F KOUCHOUKOS
Matthew H. & Marianne H. Kouchoukos
RCRD Bk:4232 Pg:624
(See Plan Ref. No. 6)

Also RCRD Bk:1301 Pg:159,
"Reserving a ROW to Poor Farm Road"



LEGEND/SYMBOLS

- | | | | |
|--------|---|--------|--|
| RCRD | Rockingham County Registry of Deeds | ⊙ IP | Iron Pipe |
| N/F | Now or Formerly | ⊙ DH | Drill Hole |
| Sq Ft | Square Feet | △ Hub | Oak Hub |
| Ac | Acre | — | Stonewall |
| # | (Shown on Plan Ref. No. 4) | — X — | Barbed Wire Fence |
| # | (Shown on Plan Ref. No. 8) | ⊙ UP | Utility Pole |
| Fnd | Found | OHU | Over Head Utilities |
| Gran | Granite | UGU | Under Ground Utilities |
| Bnd | Bound | ⊙ Tree | Tree |
| Stn | Field Stone | ⊙ RCP | Reinforced Concrete Pipe |
| Stns | Pile of Stones | — EOTW | Edge of Travelled Way |
| Ipin | Reinforced Iron Bar | EDA | Effluent Disposal Area (Septic System) |
| *Rebar | Reinforced Iron Bar w/Plastic I.D. Cap #893 | | |

APPROVED BY THE
NOTTINGHAM PLANNING BOARD

Chairman	
Date	

REVISION BLOCK			
#	Date	Description	By