

OVERALL PLOT PLAN
(Scale 1"=200'±)

NOTE: LOT CONFIGURATION DERIVED FROM TAX MAP

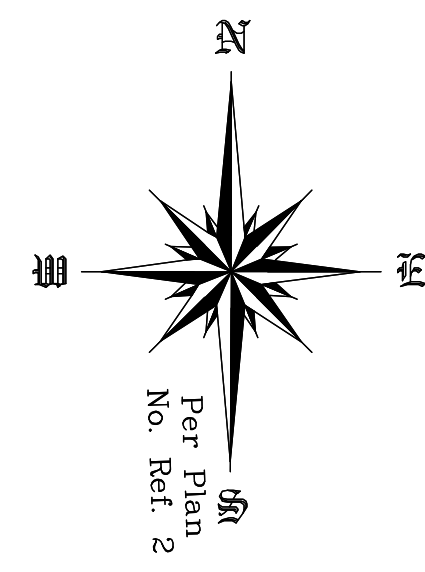
TAX MAP 70 LOT 25
70-25, LLC
101 Shore Road
Nottingham, NH 03290
See RCRD Bk: 6002 Pg: 2066
(See Plan Ref. No. 1,)

EXISTING LOT AREA
(as per Tax Map)
53.7- Acs±
REVISED/REMAINING LOT AREA
53.05- Acs±

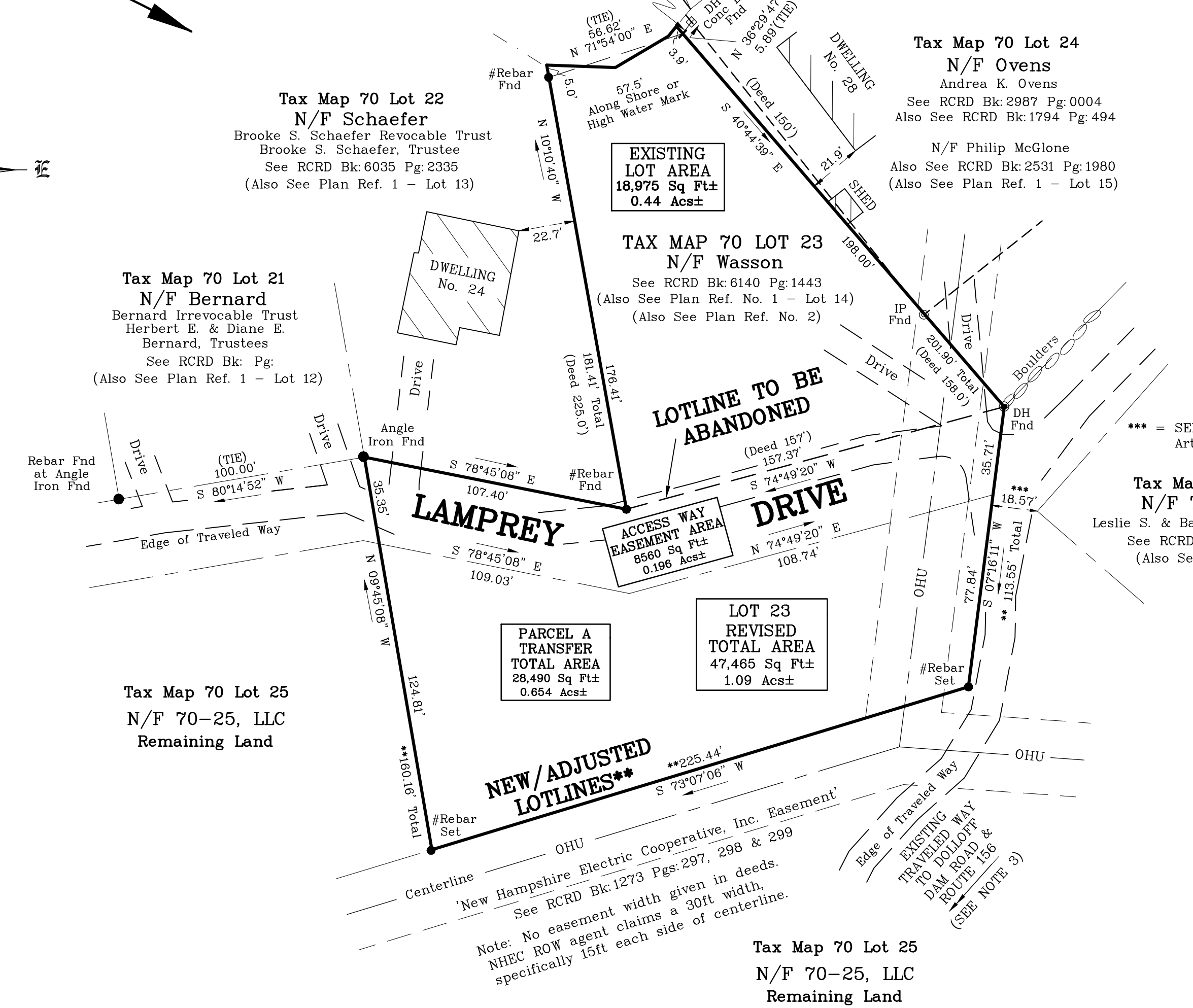
NOTE: THE EXISTING ROADWAYS ARE BELIEVED TO BE PRIVATE, WITH EMERGENCY LANE STATUS.

LIST OF ABUTTERS:
(as per Town Records)

- | | | | | |
|--|--|---|--|---|
| TAX MAP 70 LOT 14
Charles Byrnes, III
8 Lamprey Drive
Nottingham, NH 03290 | TAX MAP 70 LOT 21
Herbert & Diane Bernard
5 Clover Court
Salem, NH 03079 | TAX MAP 68 LOT 4
Leo & Patricia Bernier
PO Box 52
Epping, NH 03042 | TAX MAP 70 LOT 1
State of NH, Water Res.
PO Box 95
Concord, NH 03302 | TAX MAP 70 LOT 9
John Bartsch & Mary Colvard
14 Indian Run
Nottingham, NH 03290 |
| TAX MAP 70 LOT 15
Dana, Daryl, David & Daniel Deluca
21 Wicklow Drive
Westwood, Ma. 02090 | TAX MAP 70 LOT 22
Brooke Schaefer
23 Erwin Road
North Reading, Ma. 01864 | TAX MAP 68 LOT 5
Leslie & Barbara Thompson
38 Lamprey Drive
Nottingham, NH 03290 | TAX MAP 70 LOT 2
Marguerite Tucker
32 Dolloff Dam Road
Nottingham, NH 03290 | TAX MAP 70 LOT 10
William Loconzolo
19 White Circle
Wakefield, Ma. 01880 |
| TAX MAP 70 LOT 16
Stephen & Darlene Kimball
28 Meditation Lane
Atkinson, NH 03811 | TAX MAP 70 LOT 24
Andrea Owens
28 Lamprey Drive
Nottingham, NH 03290 | TAX MAP 68 LOT 6
Michael Dougherty & Beth Phillips
40 Lamprey Drive
Nottingham, NH 03290 | TAX MAP 70 LOT 3
Duane & Pamela Walker
36 Dolloff Dam Road
Nottingham, NH 03290 | TAX MAP 70 LOT 11
Mark & Michele Lefebvre
7119 Hacienda Drive
Grant, FL 32949 |
| TAX MAP 70 LOT 17
Patricia Farrington
14 Lamprey Drive
Nottingham, NH 03290 | TAX MAP 70 LOT 26
John Mills, Jr.
30 Tuckaway Shore Road
Nottingham, NH 03290 | TAX MAP 68 LOT 15
Kevin Bassett
101 Shore Drive
Nottingham, NH 03290 | TAX MAP 70 LOT 4
TAX MAP 70 LOT 5
TAX MAP 70 LOT 6
TAX MAP 70 LOT 7 | TAX MAP 70 LOT 12
Natasha & Nathan Vaillancourt
4 Lamprey Drive
Nottingham, NH 03290 |
| TAX MAP 70 LOT 18
Brian Hatt & Andrew Ziner
56 Burning Bush Drive
Boxford, Ma. 01921 | TAX MAP 68 LOT 1
Mary Braun & Douglas Bates
30 Lamprey Drive
Nottingham, NH 03290 | TAX MAP 69 LOT 17
David Sanderson
33 Hobbs Road
No. Hampton, NH 03862 | TAX MAP 70 LOT 8
Jean Christensen
800 Lake Fort Blvd.
Apt. H211
Leesburg, FL 34748 | TAX MAP 70 LOT 13
Matthew & Seonaid Eaton
8 Lamprey Drive
Nottingham, NH 03290 |
| TAX MAP 70 LOT 19
James, Jr. & Lois Alger
PO Box 10185
Bedford, NH 03110 | TAX MAP 68 LOT 2
Bruce Dionne
PO Box 163
Nottingham, NH 03290 | TAX MAP 69 LOT 24-8
Nathan & Andrea White
15 Dolloff Dam Road
Nottingham, NH 03290 | TAX MAP 70 LOT 16
Michael & Linda St. Laurent
18 Riverbend Road
Newmarket, NH 03857 | |
| TAX MAP 70 LOT 20
James & Lois Alger
PO Box 10185
Bedford, NH 03110 | TAX MAP 68 LOT 3
Jeffrey & Mary Beeman
39 Boston Street
Guilford, Ct. 06437 | | | |



PAWTUCKAWAY LAKE



Tax Map 70 Lot 22
N/F Schaefer
Brooke S. Schaefer Revocable Trust
Brooke S. Schaefer, Trustee
See RCRD Bk: 6035 Pg: 2335
(Also See Plan Ref. 1 - Lot 13)

Tax Map 70 Lot 21
N/F Bernard
Bernard Irrevocable Trust
Herbert E. & Diane E. Bernard, Trustees
See RCRD Bk: Pg:
(Also See Plan Ref. 1 - Lot 12)

Tax Map 70 Lot 25
N/F 70-25, LLC
Remaining Land

Tax Map 70 Lot 24
N/F Owens
Andrea K. Owens
See RCRD Bk: 2987 Pg: 0004
Also See RCRD Bk: 1794 Pg: 494

N/F Philip McGlone
Also See RCRD Bk: 2531 Pg: 1980
(Also See Plan Ref. 1 - Lot 15)

Tax Map 68 Lot 5
N/F Thompson
Leslie S. & Barbara A. Thompson
See RCRD Bk: 6157 Pg: 2871
(Also See Plan Ref. 3)

PLAN REFERENCES
(Basis of Bearings per Plan Reference No. 2)

- See "Plan of leased land owned by Howard L. Lamprey" Scale 1"=80' Dated Nov. 11, 1965 by Henry A. Peterson, Surveyor RCRD Plan No. 623
- See "Plat of Land for Robert & Martha Sheridan" Scale 1"=20' Dated July 2005 by Landry Surveying, LLC RCRD Plan No. D-33226
- See "Lot Line Adjustment Plan...Thompson, Dougherty, Lefebvre & 70-25, LLC" Scale as shown Dated Rev. 7-8-2020 by (James) Franklin Assoc., LLC RCRD Plan No. D-42305 (3 sheets)

NOTES

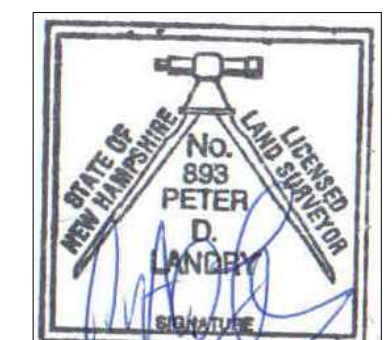
- Plan intent is to adjust the existing lotline between 70-25, LLC (TM70 L25) and Wasson (TM70 L23), by conveying Parcel A from 70-25, LLC to Wasson. Parcel A not to be deemed a separate lot, but intended for transfer only.
- No part of the subject parcels are within a special flood hazard area (SFHA) as per FEMA-FIRM, Community Panel No. 330137-0185-E, Effective Date: May 17, 2005.
- For the scope of this survey, riparian/littoral rights not determined. The top of bank/shoreline was used to calculate lot area. Some of the existing travelled ways were found to be outside of the roadways as platted on the subdivision plan. Plan Ref. No. 1 references a statement that says "Road to be made by Lessees so abutters can get to their lot." Roadway/travelled way width is unknown.

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman _____

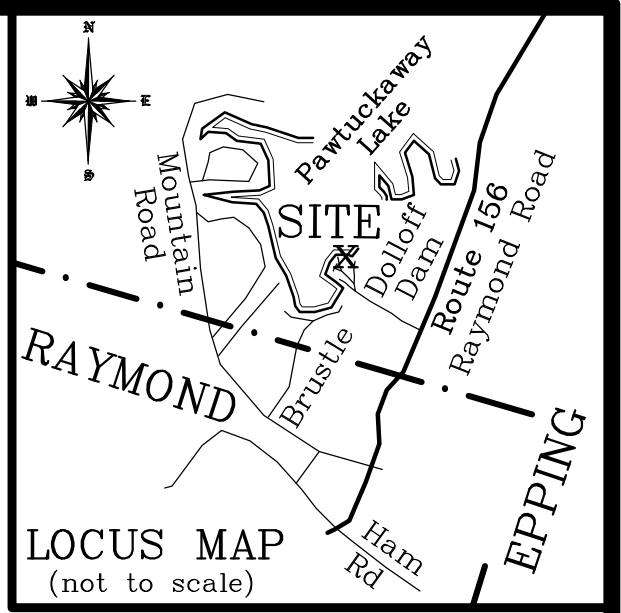
Date _____

Revision Block			
#	Date	Description	By



LEGEND/SYMBOLS

- RCRD Rockingham County Registry of Deeds
- N/F Now or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- #Rebar 1/2" Rebar with ID Cap #893
- DH Drill Hole
- Conc Concrete
- Bnd Bound
- IP Iron Pipe



ZONING SUMMARY

Zoning District: Residential-Agricultural
Structure Setbacks:
Non-conforming lot, less than two (2) acres
Building 20ft from all lotlines
Building 50ft from lake (NHDES)
Accessory Building:
20ft Front/Side/Rear to lotlines
Septic System:
20ft Side/Rear to lotlines

*** = SEE WAIVER REQUEST
Art. 14 Sect 2-2(3)

OWNERS OF RECORD
(as per Town Records)

TAX MAP 70 LOT 23
Mark C. & Patricia A. Wasson
23 Lamprey Drive
Nottingham, NH 03290
See RCRD Bk: 6140 Pg: 1443
(See Plan Ref. No. 1,)

TAX MAP 70 LOT 25
70-25, LLC
101 Shore Road
Nottingham, NH 03290
See RCRD Bk: 6002 Pg: 2066
(See Plan Ref. No. 1,)

LOTLINE ADJUSTMENT

Plat of Land for
Mark C. & Patricia A. Wasson
and
70-25, LLC
in
Nottingham, NH
Rockingham County
May 2021
Scale 1 inch = 40 feet

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