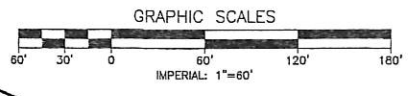


APPROVED BY NOTTINGHAM PLANNING BOARD

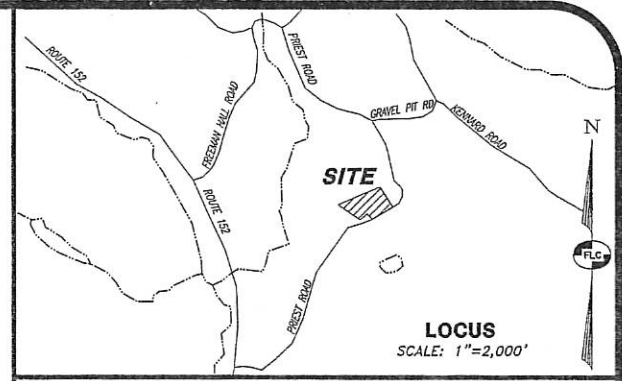
ON: _____ CERTIFIED BY _____ AND _____
 CHAIRMAN: _____ SECRETARY: _____



- REFERENCE PLANS:**
- "SUBDIVISION AND LOT LINE ADJUSTMENT PLAN - PREPARED FOR - DENNIS J. AND BERTHA C. FOWLER - AND - GREGORY W. AND SIBYL H. PURINGTON - PRIEST ROAD - COUNTY OF ROCKINGHAM - NOTTINGHAM, NH. SCALE: 1"=100', DATED APRIL 5, 1999 BY DAVID W. VINCENT, LLS AND RECORDED IN THE R.C.R.D. AS PLAN #0-27123.
 - "SUBDIVISION PLAN - TAX MAP 20 LOT 7 - PRIEST ROAD NOTTINGHAM, N.H., SCALE: 1"=100', DATED JULY, 1986 BY ERIC C. MITCHELL & ASSOC. INC. AND RECORDED AS PLAN #0-17455 IN THE R.C.R.D.
 - "TAX MAP 20 LOT 2 - PRIEST ROAD - NOTTINGHAM, NH - OWNER - THE MURRAY & ESTHER TASKER - FAMILY TRUST OF 1993 - LAKESHORE DRIVE, NORTHWOOD, NH 03290 - SEE R.C.R.D. BOOK 3023 PAGE 381 - PREPARED FOR - UNITED STATES OF AMERICA - NATURAL RESOURCES CONSERVATION - SERVICE, DEPARTMENT OF AGRICULTURE - FEDERAL BUILDING - 2 MADBURY ROAD, DURHAM, NH 03824. SCALE: 1"=120', DATED JULY 30, 2010 BY ERIC C. MITCHELL & ASSOC. INC. AND RECORDED AS PLAN #0-36816 IN THE R.C.R.D..
 - "SKETCH - OF - LAND - BERNARD H. PALMER - NOTTINGHAM, N.H. - PHYSICAL EVIDENCE - SURVEY - DONE BY COMPASS AND TAPE, SCALE: 1"=100', DATED OCT. 1980 BY ASA H. MORGAN, R.L.S. AND RECORDED AS PLAN #10482 IN THE R.C.R.D.
 - "A SURVEY AND PLAT OF A - SUBDIVISION - TO BE KNOWN AS - COLE ESTATES - OWNED BY - FRANK W. & VIVIAN F. COLE - AND SITUATED IN THE TOWN OF - NOTTINGHAM, N.H., SCALE: 1"=50', DATED JANUARY 11, 1983 AND REVISED THROUGH MARCH 11, 1983 BY R.S.L. LAYOUT & DESIGN INC. AND RECORDED AS PLAN #0-11834 IN THE R.C.R.D.

CERTIFICATION:

"I HEREBY CERTIFY THAT LOTS 20-4, 20-4-2, AND 20-4-3 ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

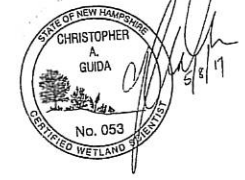


- LEGEND:**
- APPROX. RIGHT-OF-WAY LINE (NOT YET DETERMINED)
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - EDGE OF TREE LINE
 - EXISTING EASEMENT LINE
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CHAIN-LINK FENCE
 - OVERHEAD UTILITY LINE
 - PROPOSED DRIVEWAY
 - LEDGE OUTCROP
 - G.B.(F)
 - C.B.(F)
 - D.H.(F)
 - L.P.M.(F)
 - G.B.(S)
 - D.H.(S)
 - L.P.M.(S)
 - GRANITE BOUND FOUND
 - CONCRETE BOUND FOUND
 - DRILL HOLE FOUND
 - IRON PIN FOUND
 - GRANITE BOUND PER REF. PLAN
 - DRILL HOLE PER REF. PLAN
 - IRON PIN PER REF. PLAN
 - IRON PIN SET
 - UTILITY POLE & GUY
 - WELL
 - TAX MAP & LOT NUMBER
 - EXISTING BUILDING

20-5
 THOMAS H. HALL
 LINN S. SCHULTZ
 62 PRIEST ROAD
 NOTTINGHAM, NH 03290

CERTIFICATION:

WETLANDS WERE DELINEATED ON LOT 20-4 IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS' 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER OF 2016.



- NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP 20 LOT 4 ARE BERTHA C. & DENNIS J. FOWLER, 50 PRIEST ROAD, NOTTINGHAM, NEW HAMPSHIRE 03290. THE DEED REFERENCE FOR THE LOT IS BOOK 5505 PAGE 5 DATED 12/30/2013.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A CONCEPTUAL SUBDIVISION OF LOT 20-4 INTO (2) TWO LOTS, AS SHOWN.
 - ZONING FOR THE ENTIRE LOT IS RESIDENTIAL - AGRICULTURAL. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM LOT FRONTAGE IS 200 FEET. MINIMUM BUILDING SETBACKS ARE 50 FEET FOR FRONT AND 20 FEET FOR SIDE AND REAR LOT LINES, AS SHOWN. LOTS ARE REQUIRED TO HAVE A 200' X 200' SQUARE FT FOR BUILDING, OR 30,000 SQ. FT. CONTIGUOUS AREA LOT ENVELOPE IN WHICH A HOUSE AND SEPTIC SYSTEM SHALL BE PLACED TO MEET ALL EXISTING SETBACK ORDINANCES.
 - PORTIONS OF LOT 20-4 CONTAIN POORLY DRAINED WETLANDS, AND WERE DELINEATED DURING A FIELD INSPECTION BY CHRISTOPHER A. GUIDA, C.W.S., C.S.S. ON OCTOBER 19, 2016. THE CRITICAL WETLANDS ZONE WAS DETERMINED BY THE WETLANDS MAP OF THE NOTTINGHAM NATURAL RESOURCE INVENTORY, DATED 5/27/99. THERE SHALL BE NO DEVELOPMENT IN THE 100' CRITICAL WETLANDS BUFFER.
 - HORIZONTAL ORIENTATION IS PER REFERENCE PLAN#1. VERTICAL DATUM IS ASSUMED.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. MAP #33015C0115E DATED MAY 17, 2005.
 - LOT 20-4 DOES NOT LIE WITHIN AN AQUIFER ZONE OR A WELLHEAD PROTECTION AREA PER THE MAP ENTITLED "GROUNDWATER RESOURCES AND HAZARDS - TOWN OF NOTTINGHAM" DATED APRIL 23, 2014 BY THE STRAFFORD REGIONAL PLANNING COMMISSION.
 - EXISTING IMPROVEMENTS AND UTILITIES SHOWN WERE DERIVED FROM REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2016 AND JANUARY, 2017 AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - UTILITIES HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND ARE SHOWN HEREON.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL EXISTING EASEMENTS HAVE BEEN IDENTIFIED AND LOCATED AS SHOWN PER PLANS REFERENCED HEREON.
 - THE SEPTIC SYSTEM ON EXISTING LOT 20-4 IS REPORTEDLY FUNCTIONING NORMALLY AND IS IN GOOD WORKING ORDER.
 - PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
 - NHDES SUBDIVISION APPROVAL NUMBER IS PENDING.
 - THE LOCATION OF THE HOUSE AND THE DRIVEWAY MAY VARY FROM THE PLAN BUT WILL COMPLY WITH THE TOWN SUBDIVISION REGULATIONS AND BUILDING CODES.

20-2
 TOWN OF NOTTINGHAM
 P.O. BOX 114
 NOTTINGHAM, NH 03290

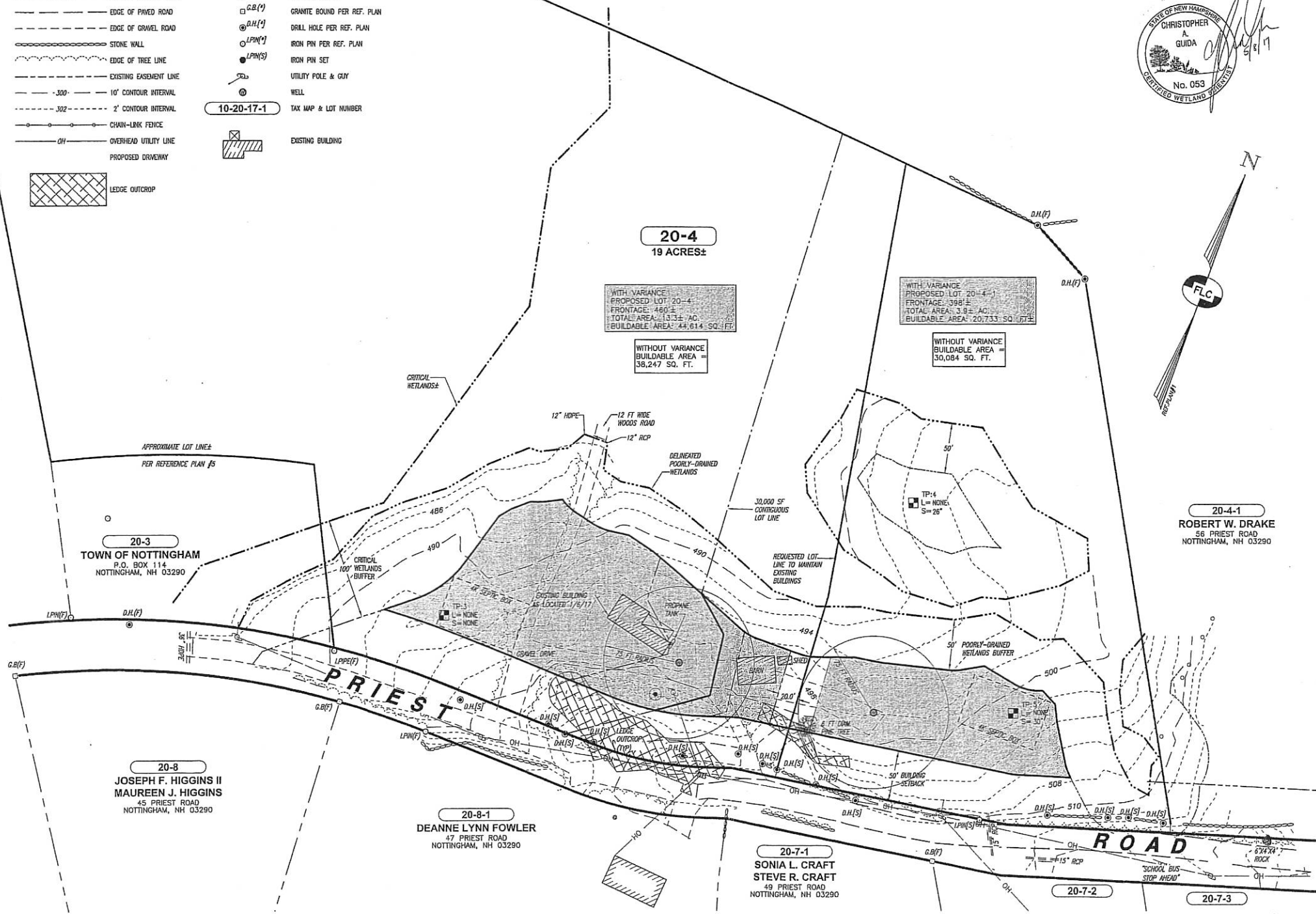
20-3
 TOWN OF NOTTINGHAM
 P.O. BOX 114
 NOTTINGHAM, NH 03290

20-8
 JOSEPH F. HIGGINS II
 MAUREEN J. HIGGINS
 45 PRIEST ROAD
 NOTTINGHAM, NH 03290

20-8-1
 DEANNE LYNN FOWLER
 47 PRIEST ROAD
 NOTTINGHAM, NH 03290

20-7-1
 SONIA L. CRAFT
 STEVE R. CRAFT
 49 PRIEST ROAD
 NOTTINGHAM, NH 03290

20-4-1
 ROBERT W. DRAKE
 56 PRIEST ROAD
 NOTTINGHAM, NH 03290



REV.	DATE	DESCRIPTION	C/O	DR	CK

ZBA VARIANCE & MINOR SUBDIVISION EXHIBIT
TAX MAP 20 LOT 4
50 PRIEST ROAD
NOTTINGHAM, NEW HAMPSHIRE
 PREPARED FOR & LAND OF:
BERTHA C. & DENNIS J. FOWLER
 50 PRIEST ROAD, NOTTINGHAM, NEW HAMPSHIRE 03290
 SCALE: 1" = 60' MAY 8, 2017
 Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

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