

Town of Nottingham
P.O. Box 114
139 Stage Road
Nottingham NH 03290
Planning Board



Office 603-679-9597 x1
Fax 603-679-1013
plan.zone@nottingham-nh.gov

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday July 12, 2017** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. The following application will be considered:

Case #P17-004-SUB/ SCENIC ROAD HEARING- Application from Michael J. and Judith A Kennard to subdivide the parent tract into three (3) lots with roadway frontage along a designated "Scenic Road". The property is located at 110 Kennard Road in Nottingham, NH 03290 and is identified as Tax Map 11 Lots 9.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk
Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-NH.gov
Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290
For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>
THE PUBLIC IS WELCOME TO ATTEND

Town of Nottingham
 P.O. Box 114
 139 Stage Road
 Nottingham NH 03290



Planning Board Project Application

Case#: <u>17-004-SUB / scenic Road</u>	Project Name: <u>M.S. KENNARD SUB</u>	Date: <u>6-10-17</u>
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Formal Application(s): (MINOR)
Subdivision Type: Conventional Open Space LLA

Site Plan Review: Conventional Change of Use

Concurrent Subdivision/ Site Plan Review

Amendment to Approval of: Subdivision Site Plan Other

Total Acreage:	<u>64.8 AC</u>	Current Use Acreage:		# of Proposed Lots:	<u>TWO - NEW / THREE TOTAL</u>
Project Address:	<u>110 KENNARD ROAD</u>				
Current Zoning Districts:	<u>RESIDENTIAL / AGRICULTURAL</u>				
Overlay Districts:	<u>WETLAND & FLOOD</u>	Map(s):	<u>11</u>	Lot (s):	<u>9</u>
Request:	<u>THE PLAN INTENT IS TO SUBDIVIDE THE PARENT TRACT INTO A TOTAL OF THREE (3) LOTS, WITH ROADWAY FRONTAGE ALONG A DESIGNATED "SCENIC ROAD", SEE NHRSA 231:57 & 231:58.</u>				

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

Case#:	Project Name: <u>MS KENNARD</u>	Date: <u>6-10-17</u>
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Owner 1: MICHAEL S. KENNARD (JUDITH A.)		
Company:		
Phone: <u>767-1696</u>	Fax:	E-mail: <u>grump1MEDIC@gmail.com</u>
Address: <u>110 KENNARD ROAD - NOTTINGHAM, NH 03290</u>		

M Kennard
Owner 1 Signature
Judith Kennard
Date: 6/14/17

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature _____ Date _____

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature _____ Date _____

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature _____ Date _____

Applicant (Contact): PETER D. LANDRY, LLS		
Company: <u>LANDRY SURVEYING, LLC</u>		
Phone: <u>679-1387</u>	Fax:	E-mail: <u>PLANDSURV@COMCAST.NET</u>
Address: <u>248 MILL POND ROAD - NOTTINGHAM, NH 03290</u>		

Developer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Town of Nottingham
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Abutter(s) List

Office 603-679-9597 X1
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www.nottingham-nh.gov

****PLEASE PRINT THREE (3) ADDRESS LABELS PER ABUTTER- INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S) ****

1. APPLICANT INFORMATION:

Printed Name: PETER D. LANDRY Contact Telephone: 679-1387
 Address: 248 MILL POND ROAD

2. OWNER INFORMATION:

Printed Name: M.J. KENNARD
 Address: 110 KENNARD RD

3. PROFESSIONAL(S) INFORMATION: LANDRY SURVEYING

Printed Name: PETER D. LANDRY, LLS | JOHN P. HAYES, III CSS/CWS
 Address: 248 MILL POND RD | 7 LIMESTONE WAY
NOTTINGHAM, NH | NO. HAMPTON, NH 03862

Abutter(s) Information				
	Map:	Lot:	Name:	Address:
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				

SEE ROAD & ATTACH LABELS

PETER D. LANDRY, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application.

Applicant's Signature

Date

6-10-17



75 foot Abutters List Report

Nottingham, NH
June 10, 2017

Subject Property:

Parcel Number: 011-0009-000
CAMA Number: 011-0009-000
Property Address: 110 KENNARD ROAD

Mailing Address: KENNARD, MICHAEL KENNARD, JUDITH
110 KENNARD ROAD
NOTTINGHAM, NH 03290 ✓

Abutters:

Parcel Number: 006-0011-001
CAMA Number: 006-0011-001
Property Address: 136 KENNARD ROAD

Mailing Address: KJENSTAD, LOWELL KJENSTAD, JOYCE ✓
168 WALTON ROAD, UNIT 34
SEABROOK, NH 03874

Parcel Number: 006-0011-002
CAMA Number: 006-0011-002
Property Address: 134 KENNARD ROAD

Mailing Address: LUOMA, CHRISTINA ELLIOTT, ✓
CHRISTOPHER J.
134 KENNARD ROAD
NOTTINGHAM, NH 03290

Parcel Number: 006-0011-003
CAMA Number: 006-0011-003
Property Address: 132 KENNARD ROAD

Mailing Address: STUCKER, BRIAN K STUCKER, JERRI L ✓
132 KENNARD ROAD
NOTTINGHAM, NH 03290

Parcel Number: 006-0011-004
CAMA Number: 006-0011-004
Property Address: 130 KENNARD ROAD

Mailing Address: MARTHE, SHIRLEY L ✓
130 KENNARD ROAD
NOTTINGHAM, NH 03290

Parcel Number: 006-0017-004
CAMA Number: 006-0017-004
Property Address: 34 OLD TURNPIKE ROAD

Mailing Address: HOVANASIAN, KAREN L HOVANASIAN, ✓
CHARLENE C
PO BOX 412
HAMILTON, MA 01936

Parcel Number: 006-0020-000
CAMA Number: 006-0020-000
Property Address: OLD TURNPIKE ROAD

Mailing Address: NOTTINGHAM, TOWN OF ✓
CONSERVATION COMMISSION
PO BOX 114
NOTTINGHAM, NH 03290

Parcel Number: 006-0020-020
CAMA Number: 006-0020-020
Property Address: 45 SOFIA WAY

Mailing Address: DENHAM, STUART DENHAM, LAURIE J ✓
45 SOFIA WAY
NOTTINGHAM, NH 03290

Parcel Number: 006-0020-021
CAMA Number: 006-0020-021
Property Address: 47 SOFIA WAY

Mailing Address: COFFIN, JASON VAUGHN CARROLL, ✓
JENNIFER SUE
47 SOFIA WAY
NOTTINGHAM, NH 03290

Parcel Number: 006-0020-022
CAMA Number: 006-0020-022
Property Address: 49 SOFIA WAY

Mailing Address: HORTON, ROBERT HORTON, JENNIFER ✓
49 SOFIA WAY
NOTTINGHAM, NH 03290

Parcel Number: 006-0020-023
CAMA Number: 006-0020-023
Property Address: 51 SOFIA WAY

Mailing Address: DAY, MICHAEL L ✓
51 SOFIA WAY
NOTTINGHAM, NH 03290



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6/10/2017

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



75 foot Abutters List Report

Nottingham, NH
June 10, 2017

Parcel Number: 006-0020-024 CAMA Number: 006-0020-024 Property Address: 53 SOFIA WAY	Mailing Address: DAHLGREN, VIRGINIA M GRUNDY, JASON 53 SOFIA WAY TRUSTEES OF DAHLGREN LIVING TR NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0005-000 CAMA Number: 011-0005-000 Property Address: 119 KENNARD ROAD	Mailing Address: KENNARD JR., RAYMOND S KENNARD, LISA 119 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0006-000 CAMA Number: 011-0006-000 Property Address: KENNARD ROAD	Mailing Address: NOTTINGHAM, TOWN OF PO BOX 114 139 STAGE ROAD NOTTINGHAM, NH 03290	No
Parcel Number: 011-0007-000 CAMA Number: 011-0007-000 Property Address: KENNARD ROAD	Mailing Address: BEARLY REALTY, LLC 105 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0007-001 CAMA Number: 011-0007-001 Property Address: 101 KENNARD ROAD	Mailing Address: WOJTKOWSKI, WILLIAM N WOJTKOWSKI, DIANE A 37 LAKEVIEW DRIVE NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0007-002 CAMA Number: 011-0007-002 Property Address: 103 KENNARD ROAD	Mailing Address: STANLEY, MICHAEL K KENNEDY, MOIRA A 103 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0007-003 CAMA Number: 011-0007-003 Property Address: 105 KENNARD ROAD	Mailing Address: DANCE, RUPERT S. MYERS-STRONG, LESLIE M. 105 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0007-004 CAMA Number: 011-0007-004 Property Address: 107 KENNARD ROAD	Mailing Address: DANCING DOG REALTY, LLC 105 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 011-0009-001 CAMA Number: 011-0009-001 Property Address: 124 KENNARD ROAD	Mailing Address: CAFASSO, SCOTT CAFASSO, AMANDA 124 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 012-0013-000 CAMA Number: 012-0013-000 Property Address: 90 KENNARD ROAD	Mailing Address: SLATTERY, SHAWN E SLATTERY, PAULA J 90 KENNARD ROAD NOTTINGHAM, NH 03290	✓
Parcel Number: 012-0014-000 CAMA Number: 012-0014-000 Property Address: KENNARD ROAD	Mailing Address: KENNARD, JEFFREY KENNARD, MARTIN 575 GREEN MOUNTAIN ROAD EFFINGHAM, NH 03882	✓

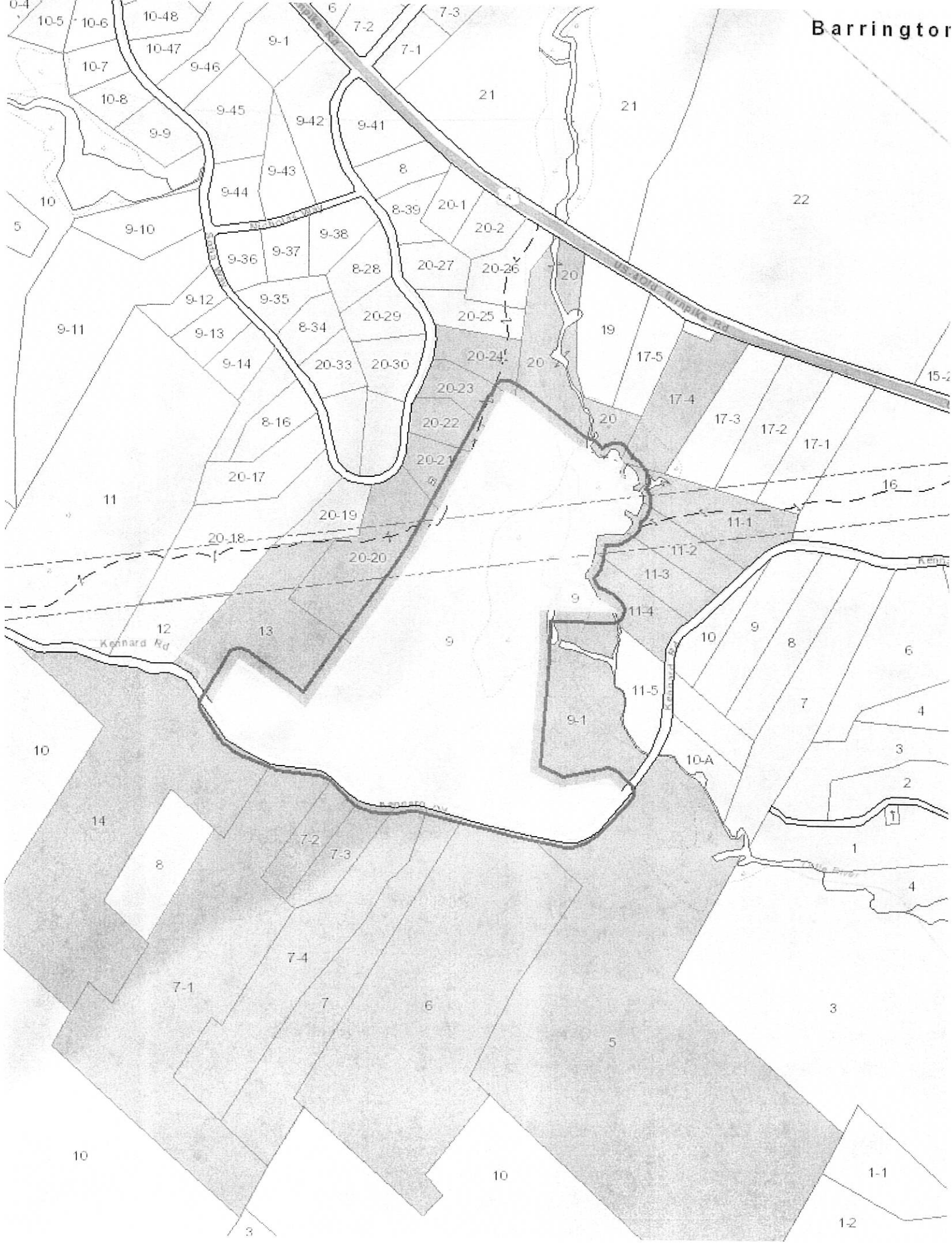


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6/10/2017

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Page 2 of 2





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AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s) M. J. KENNARD

M. J. Kennard 6/14/17
Signature Date

Judith Kennard 6/14/17
Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

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**Subdivision Plan
 Waiver Request Form**

Under Subdivision Plan Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan: M J KENNARD

Tax Map	<u>11</u>	Lot	<u>9</u>	Sub- Lot	
Site Location:	<u>110 KENNARD ROAD</u>				
Zoning District(s):	<u>RES/AG - WETLAND - FLOOD</u>				
Owner(s):	<u>M. J. KENNARD</u>				
Address of Owner(s):	<u>110 KENNARD ROAD</u>				
Name of Applicant (if different from owner):	<u>PETER D. LANDRY, LLC - LANDRY SURVEYING, LLC</u>				
Phone Number:	<u>603 - 1397</u>	Email:	<u>PLANSURV@COMCAST.NET</u>		
Land Surveyor:	<u>PETER D. LANDRY, LLC</u>				

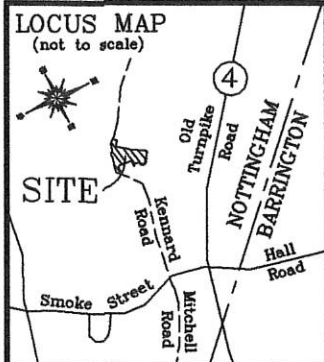
I, MICHAEL KENNARD Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8 Section 8.3(6), for the above case submittal:

REQUEST RELIEF FROM TOPOGRAPHIC SURVEY, WETLAND DELINEATION, NATURAL FEATURES FOR REMAINING 59.2AC PARENT TRACT. APPLICATION INCLUDES 3.2AC, INCLUDING 30K AREA, DEPICTED PORTION OF THE PARENT TRACT TO SATISFY MINIMUM REG.

[Signature]
 Signature of Owner/Applicant

[Signature]

6/14/17
 Date



LEGEND/SYMBOLS

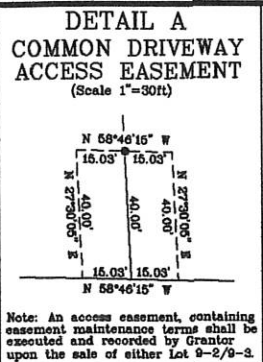
RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Foot
Ac	Acres
Fnd	Found
Gran	Granite
Stonewall	Stonewall
Bnd	Bound
#Rebar	Reinforced Iron Bar w/Plastic L.D. Cap #893
*Rebar	Reinforced Iron Bar w/Plastic L.D. Cap #893
DH	Drill Hole
UP	UTILITY Pole
OHU	Over Head Utilities
EW	Edge of Wetlands (See Note 3)

NOTES:

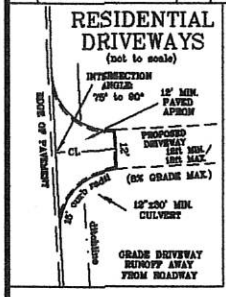
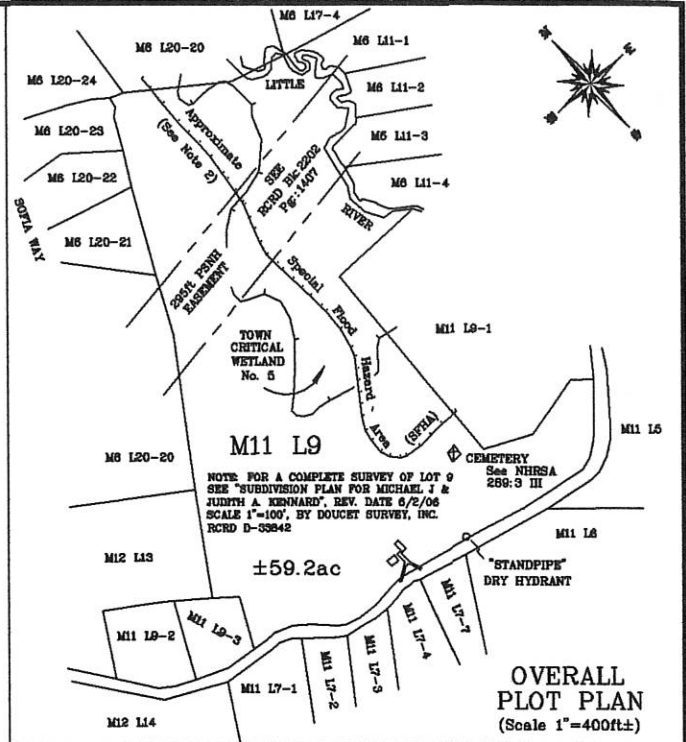
- The plan intent is to subdivide the parent tract into a total of three (3) lots, with roadway frontage along a designated "Scenic Road". See NHRSA 231:157 & 231:158.
- A portion of the parent tract, along the Little River, are within a Special Flood Hazard Area, (SFHA), Zone A, as per FEMA-FIRM, Community Panel No. 330137-0116-E. Effective Date: May 17, 2015. See "Overall Plot Plan" for approximate SFHA boundary.
- Wetland delineation was performed by John P. Hayes, CSS/CWS in accordance with:
 - "Corps. of Engineers Wetlands Delineation Manual", January 1987. Wetlands Research Program Technical Report Y-87-1.
 - "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004. 3rd Edition. NEIWPCC Lowell, Ma.
 - "National List of Plant Species That Occur in Wetlands: 1988 New Hampshire", U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.89.
 - "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979. US Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31. Delineation was performed during the month of April 2017.
 - Wetland boundary is edge of poorly drained soil. No very poorly drained soil found within the limits of topography shown.
- Lot's 9-2 & 9-3 - NHDES Subdivision Approval No.



(SEE NOTE 3)
John P. Hayes, III CSS/CWS
7 Limestone Way
North Hampton, NH 03862



- LIST OF ABUTTERS**
- M6 L17-4 - Karen L. & Charlene C. Hovannasan, PO Box 412, Hamilton, Ma. 01936
 - M6 L11-1 - Lowell & Joyce Kjenstad, 168 Walton Road, Unit 34, Seabrook, NH 03874
 - M6 L11-2 - Christina Luoma & Christopher J. Elliot, 134 Kennard Road, Nottingham, NH 03290
 - M6 L11-3 - Brian K. & Jerri L. Stucker, 132 Kennard Road, Nottingham, NH 03290
 - M6 L11-4 - Shirley L. Marthe, 130 Kennard Road, Nottingham, NH 03290
 - M11 L9-1 - Scott & Amanda Cafasso, 124 Kennard Road, Nottingham, NH 03290
 - M11 L5 - Raymond S. Jr. & Lisa M. Kennard, 119 Kennard Road, Nottingham, NH 03290
 - M11 L6 - Town of Nottingham, PO Box 114 - 139 Stage Road, Nottingham, NH 03290
 - M11 L7 - Bearly Realty, LLC, 105 Kennard Road, Nottingham, NH 03290
 - M11 L7-4 - Dancing Dog Realty, LLC, 105 Kennard Road, Nottingham, NH 03290
 - M11 L7-3 - Rupert S. Dance & Leslie M. Myers, 105 Kennard Road, Nottingham, NH 03290
 - M11 L7-2, M11 L7-1, M12 L14 & M12 L13 - Stuart & Lauris J. Denham, 45 Sofia Way, Nottingham, NH 03290
 - M11 L20-21 - Jason Vaughn Coffin & Jennifer Sue Carroll, 47 Sofia Way, Nottingham, NH 03290
 - M11 L20-22 - Robert & Jennifer Horton, 49 Sofia Way, Nottingham, NH 03290
 - M11 L20-23 - Michael L. Day, 51 Sofia Way, Nottingham, NH 03290
 - M11 L20-24 - Dahlgren Living Trust, Virginia M. Dahlgren & Jason Grundy, Trustees, 53 Sofia Way, Nottingham, NH 03290



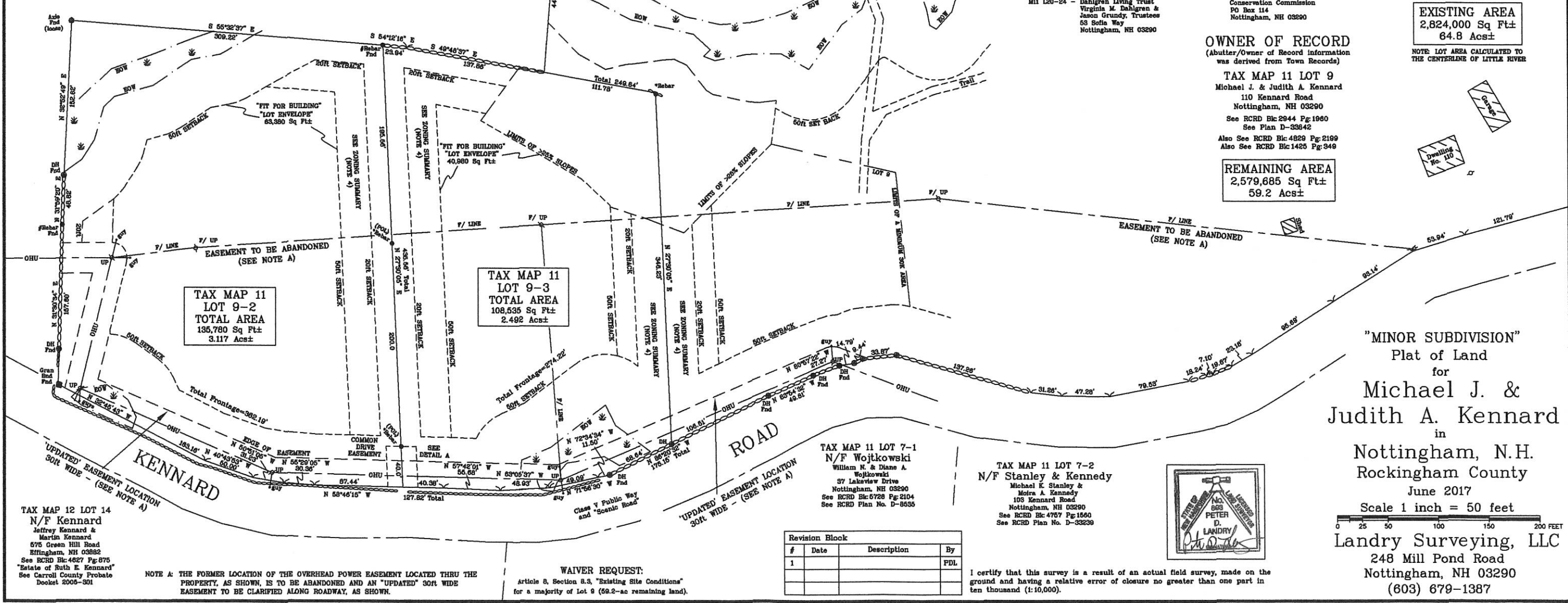
ZONING SUMMARY:

- The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Area Overlays.
 - Residential-Agricultural - Dimensional Requirements, see Zoning Article IX: Minimum Lot Size= *2-Acres; Minimum Contiguous Frontage, including curb cut (driveway)=200'. * = with a 200' square or thirty thousand (30,000) square foot contiguous 'Fit for Building' area. Minimum Yard Setbacks for Dwelling: 50' all property lines; Accessory buildings Front= 50', Side/Rear= 20'; Max. Building Height= 34'.
 - Wetland Conservation Areas 'Overlay' District - Requirements, see Zoning Article III: Septic Systems Minimum, 75' to any wetland; Dwelling Structures, 50' to poorly drained drained and 75' to very poorly drained drained. All structures will be setback 100ft from a Critical Wetland boundary.
- See Article IV, Section V4, "...there shall be no additional lot(s) of record created from this plat or parent lot for at least four (4) years from the date of recordation."
- The two (2) new dwellings, located on Lot's 9-2 & 9-3, are subject to the Town Impact Fee for single-family residence.
- The required "30,000 sq ft contiguous area lot envelope" was measured to the fifty (50') foot side and rear setback lines. Additional "Fit for Building" or "Lot Envelope" area not permitted by the Town to be used toward the required "30,000 sq ft contiguous area". See ZBA Decision Case No. 16-006-AA, dated 6/21/18.

SPECIFIC TOWN NOTES:

- "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."
- "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."
- The plan, entitled, "Minor Subdivision, Plat of Land" to be recorded. The second plan, "Minor Subdivision, Topography & Soils" is on file at the Town of Nottingham.
- "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."

**TAX MAP 12 LOT 13
N/F Slattery**
Shawn E. & Paula J. Slattery
90 Kennard Road
Nottingham, NH 03290
See RCRD Bk:4639 Pg:2266
See RCRD Plan No. D-30644



NOTE: LOT 9 AREA DERIVED FROM PLAN D-33842

EXISTING AREA
2,824,000 Sq Ft±
64.8 Ac±

NOTE: LOT AREA CALCULATED TO THE CENTERLINE OF LITTLE RIVER

OWNER OF RECORD
(Abutter/Owner of Record Information was derived from Town Records)

TAX MAP 11 LOT 9
Michael J. & Judith A. Kennard
110 Kennard Road
Nottingham, NH 03290
See RCRD Bk:2944 Pg:1960
See Plan D-33842

Also See RCRD Bk:4829 Pg:2199
Also See RCRD Bk:1425 Pg:349

REMAINING AREA
2,579,685 Sq Ft±
59.2 Ac±

"MINOR SUBDIVISION"
Plat of Land
for
Michael J. & Judith A. Kennard
in
Nottingham, N.H.
Rockingham County
June 2017
Scale 1 inch = 50 feet

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

**TAX MAP 12 LOT 14
N/F Kennard**
Jeffrey Kennard & Martin Kennard
675 Green Hill Road
Nottingham, NH 03882
See RCRD Bk:4027 Pg:875
"Estate of Ruth E. Kennard"
See Carroll County Probate
Docket 2005-301

NOTE A: THE FORMER LOCATION OF THE OVERHEAD POWER EASEMENT LOCATED THRU THE PROPERTY, AS SHOWN, IS TO BE ABANDONED AND AN "UPDATED" 30ft WIDE EASEMENT TO BE CLARIFIED ALONG ROADWAY, AS SHOWN.

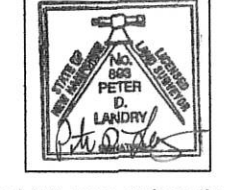
WAIVER REQUEST:
Article 8, Section 8.3, "Existing Site Conditions"
for a majority of Lot 9 (59.2-ac remaining land).

Revision Block

#	Date	Description	By
1			PDL

**TAX MAP 11 LOT 7-1
N/F Wojtkowski**
William N. & Diane A. Wojtkowski
37 Lakeview Drive
Nottingham, NH 03290
See RCRD Bk:5728 Pg:2104
See RCRD Plan No. D-5835

**TAX MAP 11 LOT 7-2
N/F Stanley & Kennedy**
Michael K. Stanley & Moira A. Kennedy
103 Kennard Road
Nottingham, NH 03290
See RCRD Bk:4767 Pg:1660
See RCRD Plan No. D-33239



I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).