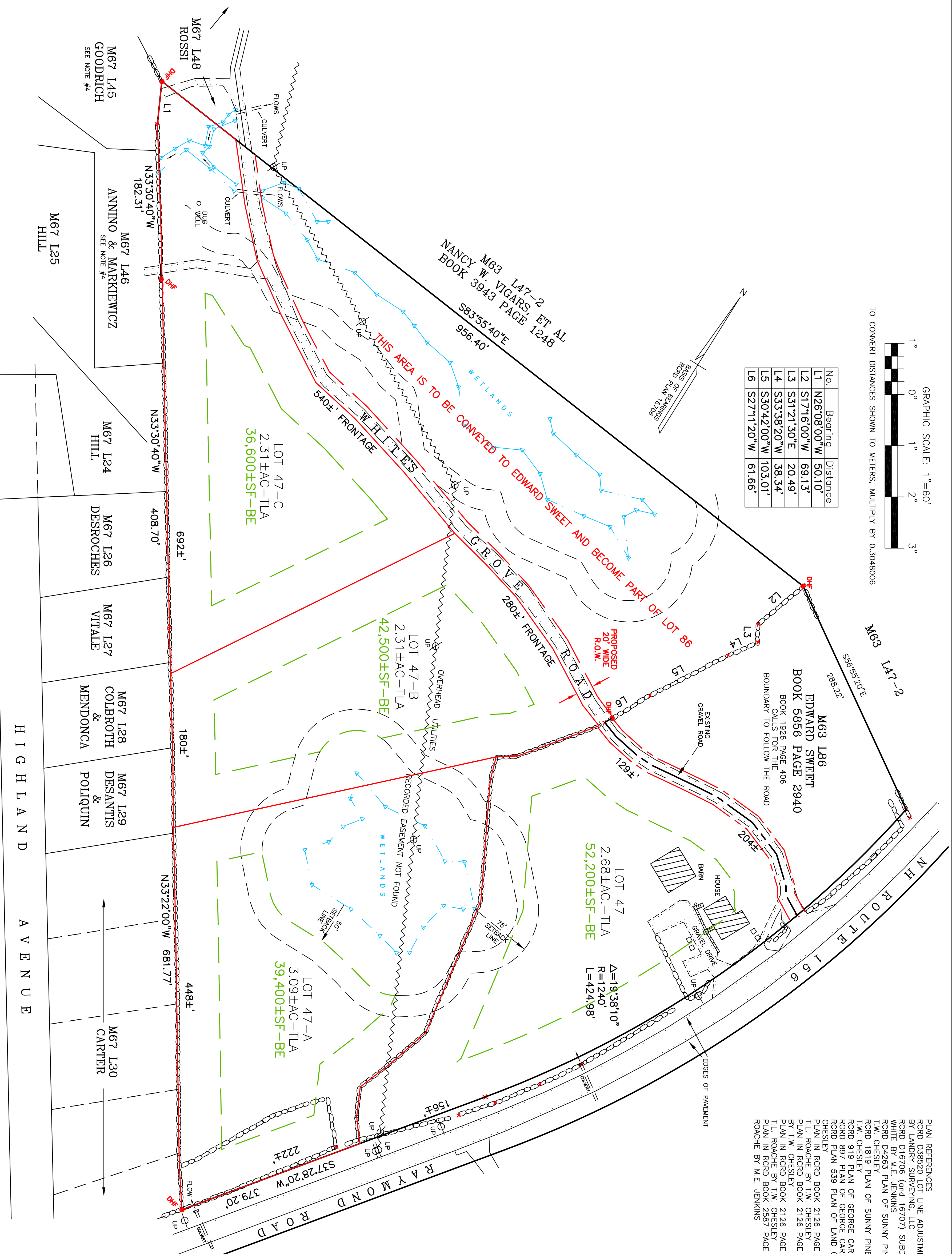
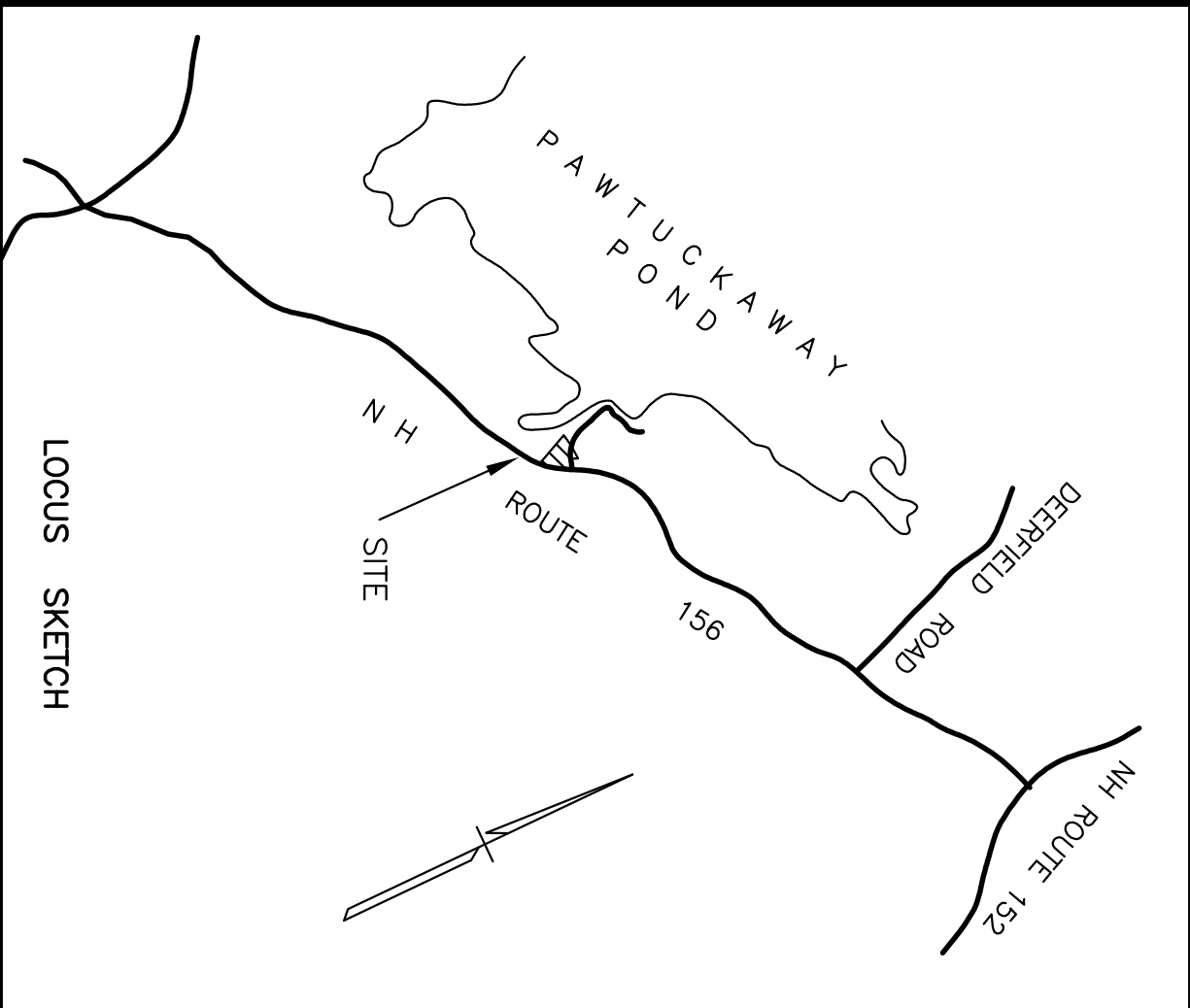


TO CONVERT DISTANCES SHOWN TO METERS, MULTIPLY BY 0.3048006

No.	Bearing	Distance
L1	N26°08'00"W	50.10'
L2	S17°16'00"W	69.13'
L3	S31°21'30"E	20.49'
L4	S33°38'20"W	38.34'
L5	S30°42'00"W	103.01'
L6	S27°11'20"W	61.66'



PLAN REFERENCES
 RCRD D38520 LOT LINE ADJUSTMENT ... STEVE RHEAUME ...
 BY LANDRY SURVEYING, LLC
 RCRD D16706 (and 16707) SUBDIVISION LAND OF LOTTIE WHITE BY M.E. JENKINS
 RCRD D4263 PLAN OF SUNNY PINES DEVELOPMENT ... BY T.W. CHESLEY
 RCRD 1819 PLAN OF SUNNY PINES DEVELOPMENT ... BY T.W. CHESLEY
 RCRD 919 PLAN OF GEORGE CARR ... BY T.W. CHESLEY
 RCRD 897 PLAN OF GEORGE CARR ... BY T.W. CHESLEY
 RCRD PLAN 539 PLAN OF LAND OF T.L. ROACHE ... BY T.W. CHESLEY
 PLAN IN RCRD BOOK 2126 PAGE 324 PLAN OF LAND OF T.L. ROACHE BY T.W. CHESLEY
 PLAN IN RCRD BOOK 2128 PAGE 325 PLAN OF T.L. ROACHE BY T.W. CHESLEY
 PLAN IN RCRD BOOK 2128 PAGE 326 PLAN OF LAND OF T.L. ROACHE BY T.W. CHESLEY
 PLAN IN RCRD BOOK 2587 PAGE 104 PROPERTY OF W.T. ROACHE BY M.E. JENKINS



- NOTES:
- 1-THE PORTION OF NH ROUTE 156 WAS LAD OUT 66' WIDE; SEE RCRD BOOK 1072 PAGE 288 FOR TAKING; AND SEE NH DOT SAC PROJECT #1631, SHEETS 5 & 6. ALSO SEE BOOK 1148 PAGE 48 FOR DRAINAGE AND FENCING RELEASE. I DID NOT FIND THE TYPICAL NH-DOT MONUMENTATION FOR THE RIGHT-OF-WAY LINES. THEREFORE THE LINES SHOWN HEREON MAY CHANGE IF THOSE LINES ARE MONUMENTED BY THE NH-DOT.
 - 2-THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY M.E. JENKINS, NH-LIS AND IS SHOWN ON RCRD PLANS D16706, AND D16707, THAT SURVEY DID NOT TAKE INTO ACCOUNT THE 1946 TAKING BY THE STATE OF NEW HAMPSHIRE.
 - 3- WHITES GROVE ROAD IS A PRIVATE ROAD THAT PROVIDES INGRESS AND EGRESS FOR SOME LOTS ALONG PAWTUCKAWAY POND. IT WAS REPORTED TO ME THAT THE TOWN OF NOTTINGHAM HAS FLOWED SNOW AND GRADED THE SURFACE OF THIS ROAD. I HAVE NOT FOUND THE WIDTH OF THE RIGHT-OF-WAY MENTIONED IN THE DEEDS THAT I HAVE READ, AND THEREFORE I ASSUME IT IS OF VARIABLE WIDTH.
 - 4- THE GRAVEL DRIVEWAYS FROM WHITES' GROVE ROAD TO LOTS 45 AND 46 MAY BE, OR MAY NOT BE, THE EASEMENTS REFERRED TO IN BOOK 1052 PAGE 310 TO CAMP WIGWAM AND CAMP DORIS; AND THE EASEMENTS REFERRED TO IN BOOK 1396 PAGE 496.

AC-TLA TOTAL LOT AREA IN ACRES
 SF-BE SQUARE FEET OF BUILDING ENVELOPE
 THE BUILDING ENVELOPE SHOWN IS 50' FROM ALL
 LOT LINES, RIGHT-OF-WAY LINES AND WETLANDS

CONCEPT PLAN #4
 LAND OF
 PHYLLIS I REHILL
 TRUSTEE
 OF THE
 REHILL REVOCABLE TRUST

ASSESSOR'S MAP 63 LOT 47
 147 RAYMOND ROAD, NOTTINGHAM, NH
 SCALE: 1"=60' ~ JANUARY 2, 2019

James E. Franklin, LLC
 Licensed Land Surveyor
 New Hampshire ~ Massachusetts ~ Connecticut
 173 Deerfield Rd., Candia, NH 03034
 Tel. (603) 483-3096

THIS LAND IS ZONED RESIDENTIAL-AGRICULTURAL WITH THE FOLLOWING MINIMUM REQUIREMENTS:
 LOT SIZE-2 ACRES; FRONTAGE-200'; BUILDING SETBACK FROM ALL LOT LINES IS 50'; WETLANDS
 OVERLAY ZONE: SEPTIC SYSTEMS MINIMUM OF 75' TO ANY WETLANDS; BUILDINGS MINIMUM IS 50'
 TO POORLY DRAINED SOIL AND 75' TO VERY POORLY DRAINED SOIL; BUILDING ENVELOPE IS
 200'x200' OR CONTIGUOUS AREA OF 30,000 S.F. EXCLUSIVE OF SETBACKS, WITH MINIMUM WIDTH
 OF 50'