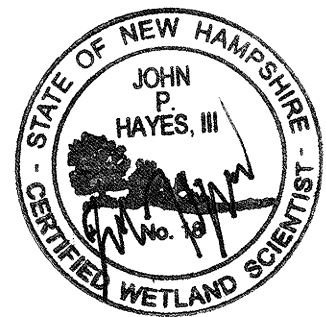
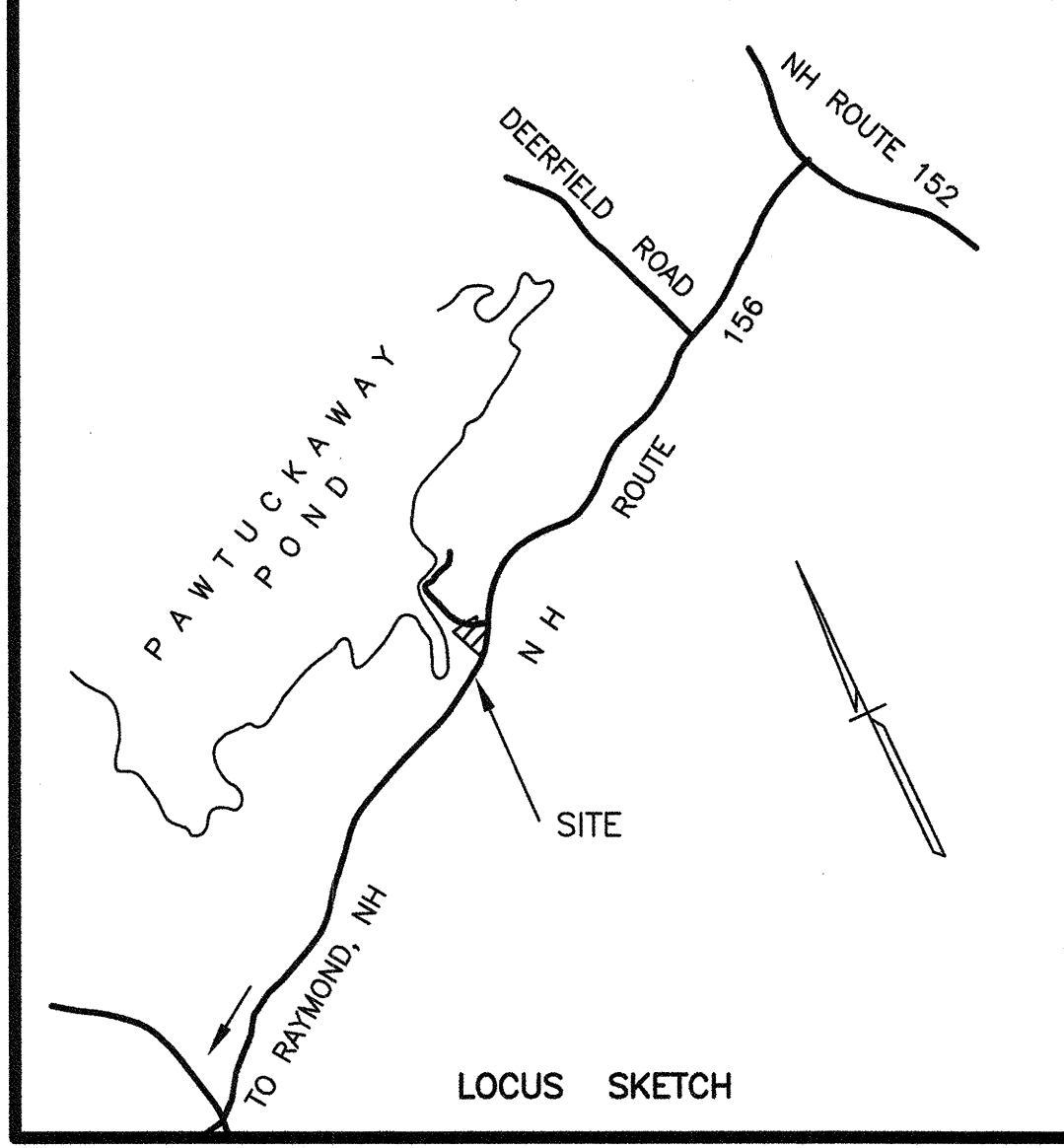


No.	Bearing	Distance
L1	N27°08'10"E	7.83'
L2	N38°18'30"W	31.77'
L3	N25°17'20"W	35.21'
L4	N18°13'20"E	99.52'
L5	N17°47'00"W	28.04'
L6	N55°22'20"E	25.35'
L7	N37°32'30"E	101.50'
L8	S77°22'20"E	53.00'
L9	S74°54'20"E	50.00'
L10	S67°37'20"E	75.00'
L11	S59°55'50"E	75.00'
L12	S70°52'00"E	30.43'
L13	N33°22'00"W	53.77'
L14	N26°08'00"W	50.10'
L15	S40°09'40"E	78.00'
L16	S44°27'00"E	66.00'
L17	S55°52'50"E	69.00'
L18	S59°15'00"E	90.00'
L19	S79°27'20"E	62.00'
L20	S74°35'30"E	85.00'
L21	S71°51'10"E	94.00'
L22	S17°16'00"W	69.13'
L23	S31°21'30"E	20.49'
L24	S33°38'20"W	38.34'
L25	S30°42'00"W	103.01'
L26	S27°11'50"W	51.66'
L27	S27°08'10"W	17.83'

- LIST OF ABUTTERS:
- M63 L47-2 NANCY VIGARS, ET AL, 22 SMITH FARM RD., STRATHAM, NH
 - M63 L48 THOMAS & ANDREA KINGSTON, 14 WHITE'S GROVE RD., NOTTINGHAM, NH
 - M63 L86 EDWARD SWEET, 9 HAMPTON FALLS, EXETER, NH
 - M66 L2-5 MICHELLE BIRMBAS, 142 RAYMOND RD., NOTTINGHAM, NH
 - M67 L1 GWEN & MARTHA FRIEND, 150 RAYMOND RD., NOTTINGHAM, NH
 - M67 L24 ERIC & DEBORAH HILL, 42 EVERGREEN CIRCLE, W. NEWTON, MA
 - M67 L25
 - M67 L26 DEREK & AMANDA DESROCHES, 117 HIGHLAND AVE., NOTTINGHAM, NH
 - M67 L27 DANIEL & BRANDY VITALE, 115 HIGHLAND AVE., NOTTINGHAM, NH
 - M67 L28 STEVEN COLBATH & TRACY MENDONCA, 113 HIGHLAND AVE., NOTTINGHAM, NH
 - M67 L29 MICHAEL DESANTIS & JENNIFER POLIQUIN, 111 HIGHLAND AVE., NOTTINGHAM, NH
 - M67 L30 KATHLEEN CARTER, PO BOX 352, EPPING, NH
 - M67 L45 ROBERT & JANET GOODRICH, 109 WALNUT ST., CANTON, MA
 - M67 L46 ROBERT ANNINO & MICHELLE MARKIEWICZ, 119 HIGHLAND AVE., NOTTINGHAM, NH

- 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 2126 PAGE 325 PLAN OF T.L. ROACHE BY T.W. CHESLEY
 - PLAN IN RCRD BOOK 2126 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- THIS PORTION OF NH ROUTE 156 WAS LAID OUT 66' WIDE; SEE RCRD BOOK 1072 PAGE 288 FOR TAKING; AND SEE NH DOT SAC PROJECT #1631, SHEETS 5 & 6.
 - 2- ALSO SEE BOOK 1148 PAGE 48 FOR DRAINAGE AND FENCING RELEASE. I DID NOT FIND THE TYPICAL NH-DOT MONUMENT FOR THE RIGHT-OF-WAY LINES. THEREFORE THE LINES SHOWN HEREON MAY CHANGE IF THOSE LINES ARE MONUMENTED BY THE NH-DOT.
 - 3- THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY M.E. JENKINS, NH-LLS 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.
 - 4- 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 PLOWED 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.
 - 5- 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.
 - 6- THIS LAND IS IN CURRENT USE.
 - 7- THE WETLANDS WERE IDENTIFIED BY JOHN P. HAYES III, CSS, CWS #18, 7 LIMESTONE WAY, NORTH HAMPTON, NH, 03862, 603-205-4396, IN MAY 2018, AND LOCATED BY CONVENTIONAL SURVEY IN JUNE 2018. THE WETLANDS DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL USING THE ROUTINE DETERMINATIONS METHOD, AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU AND THE US ARMY CORPS OF ENGINEERS.
 - 8- SEE NOTTINGHAM ZONING BOARD OF ADJUSTMENT CASE NUMBER 18-001VA, TO PERMIT THREE LOTS ON A PRIVATE ROAD. THE FUTURE OWNERS OF LOT 47B AND LOT 47C WILL BE REQUIRED TO RECORD "AN AGREEMENT AND RELEASE REGARDING BUILDING PERMIT FOR CLASS VI HIGHWAYS" IN THE COUNTY REGISTRY OF DEEDS. A COPY OF THE AGREEMENT IS AVAILABLE IN THE SELECTMEN'S OFFICE.
 - 9- NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER SA2019030401
 - 10- A CURB CUT FOR ACCESS TO ROUTE 156 IS PENDING APPROVAL BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 - 11- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 47 INTO 4 LOTS AND TO CONSOLIDATE A 3.34± ACRE PORTION OF LOT 47 WITH LOT 86.
 - 12- THIS LAND IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ON COMMUNITY PANEL NO.330137-0185-E.

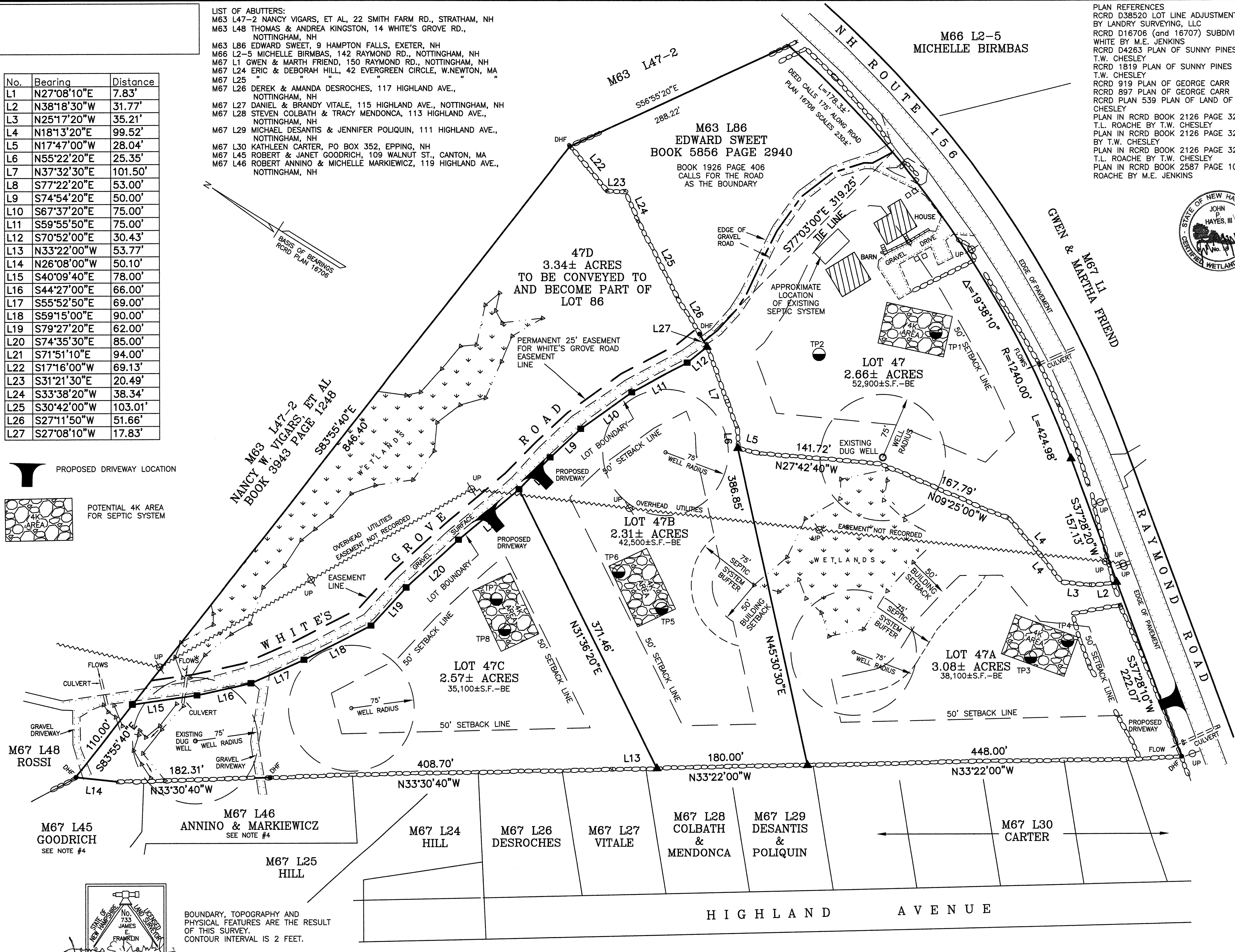
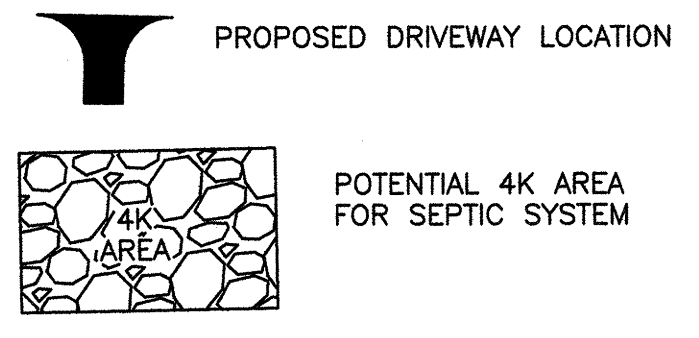
TOWN OF NOTTINGHAM
PLANNING BOARD APPROVAL

DATE: _____

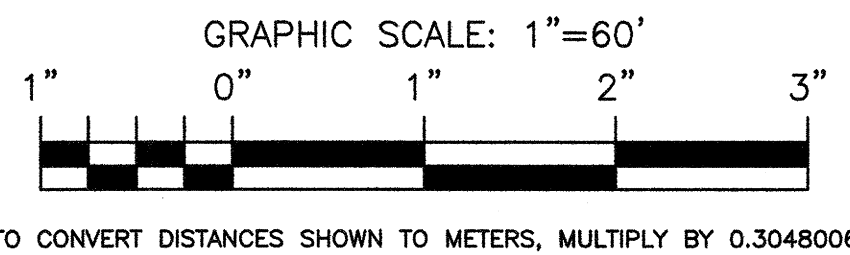
THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM, AND NOTICE OF ACTION ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

OWNER OF RECORD:
PHYLLIS I REHILL, TRUSTEE OF THE REHILL REVOCABLE TRUST OF 1997, 147 RAYMOND RD., NOTTINGHAM, NH
BOOK 3217 PAGE 2877, BOOK 4939 PAGE 2355

SUBDIVISION PLAN
LAND OF
PHYLLIS I REHILL, TRUSTEE
OF THE
REHILL REVOCABLE TRUST OF 1997
ASSESSOR'S MAP 63 LOT 47
147 RAYMOND ROAD
NOTTINGHAM, NEW HAMPSHIRE
SCALE: 1"=60' ~ FEBRUARY 27, 2019
REVISED 3-28-19



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



- DHF - DRILL HOLE FOUND
 - ▲ - DRILL HOLE OR REBAR TO BE SET
 - - GRANITE BOUND TO BE SET
 - - FIELD STONE WALL
- FRED & ROSETTA GOVE GRANTED AN EASEMENT TO NEW HAMPSHIRE ELECTRIC COOPERATIVE IN 1940. THAT EASEMENT IS NOT RECORDED IN THE REGISTRY OF DEEDS.

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'