

PLAN INTENT:

The plan intent is to adjust the existing lotline located between Tract 1 (Tax Map 23 Lot 1) and Tract 2 (Tax Map 23 Lot 7) in the source deed RCBD 86247 Pg 2358. Tract 1 (Tax Map 23 Lot 1), decreases lot area from 45,117sq. to 31,020sq., no change in frontage. Tract 2 (Tax Map 23 Lot 7), increases lot area from 1,822sq. to 31,020sq., no change in frontage. The 50ft wide proposed common driveway to benefit TM 23 L 1 and TM 23 L 7, to include access, utilities and a use of maintenance agreement.

NOTE:

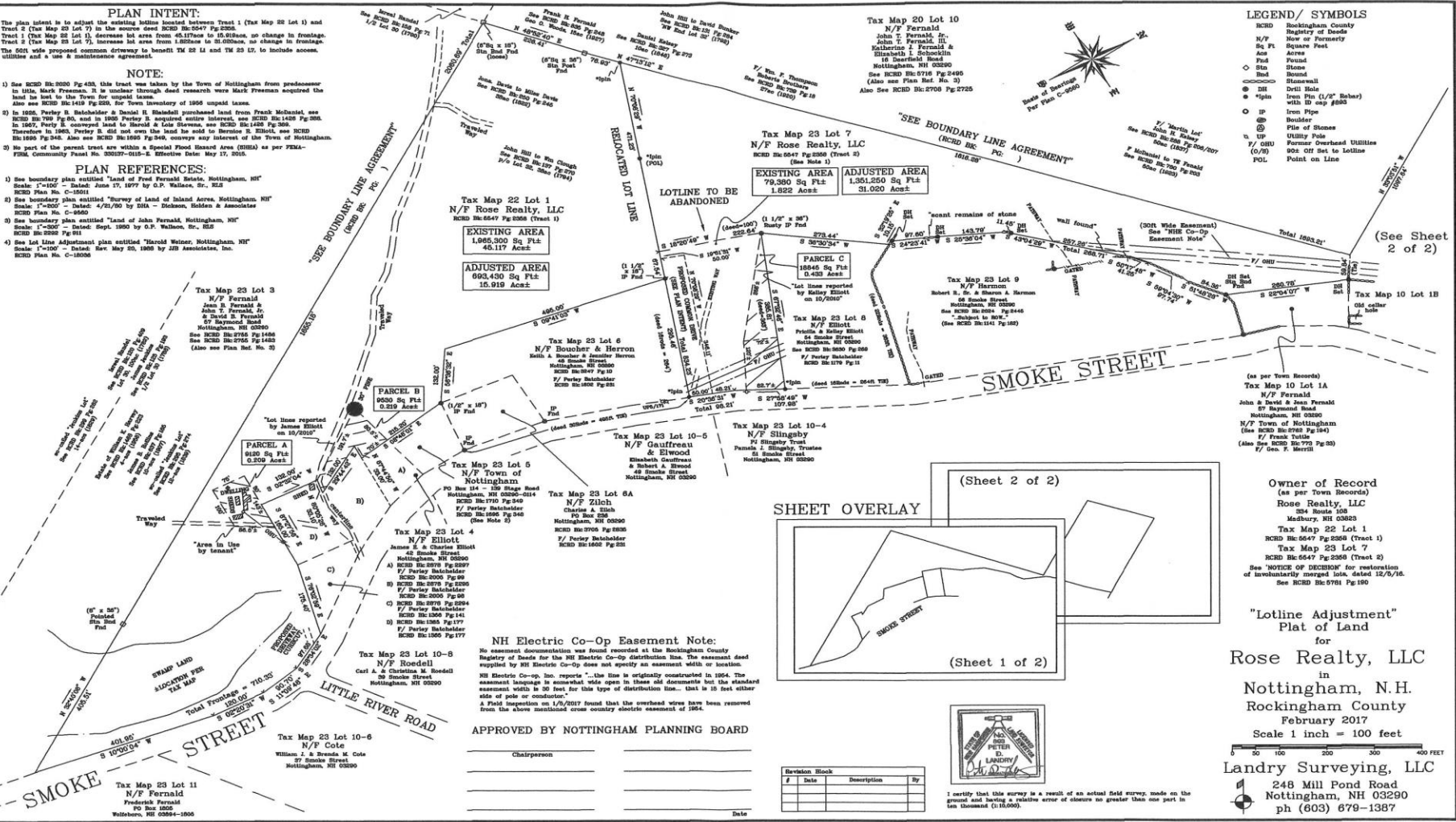
- 1) See RCBD 86200 Pg 423, this tract was taken by the Town of Nottingham from predecessor to Little, Mark Freeman, R. is unclear through deed records were Mark Freeman acquired the land he lost to the Town for unpaid taxes. Also see RCBD 86149 Pg 220, for Town inventory of 1905 unpaid taxes.
- 2) In 1905, Parley B. Balchouder & Daniel J. Handsett purchased land from Frank McDaniel, see RCBD 86799 Pg 50, and in 1905 Parley B. acquired entire interest, see RCBD 86149 Pg 220. In 1907, Parley B. conveyed land to Harold & Lois Stevens, see RCBD 86149 Pg 220. Therefore in 1907, Parley B. did not own the land he sold to Bernard R. Elliott, see RCBD 86180 Pg 56. Also see RCBD 86180 Pg 56, conveys say interest of the Town of Nottingham.
- 3) No part of the parcel tract are within a Special Flood Hazard Area (SFHA) as per FEMA-FIRM Community Panel No. 330517-0115-E. Effective Date May 17, 2015.

PLAN REFERENCES:

- 1) See boundary plan entitled "Land of Fred Fernald Boston, Nottingham, NH" Scale: 1"=100' - Dated: June 17, 1877 by O.P. Balise, Sr., R.S. RCBD Plan No. C-15011
- 2) See boundary plan entitled "Survey of Land of Inland Areas, Nottingham, NH" Scale: 1"=300' - Dated: 4/21/80 by DIA - Dickinson, Holden & Associates RCBD Plan No. C-6460
- 3) See boundary plan entitled "Land of John Fernald, Nottingham, NH" Scale: 1"=200' - Dated: Sept. 1900 by O.P. Wallace, Sr., R.S. RCBD 86290 Pg 91
- 4) See lot line Adjustment plan entitled "Harold Wether, Nottingham, NH" Scale: 1"=100' - Dated: Nov. May 23, 1905 by J.S. Associates, Inc. RCBD Plan No. C-18356

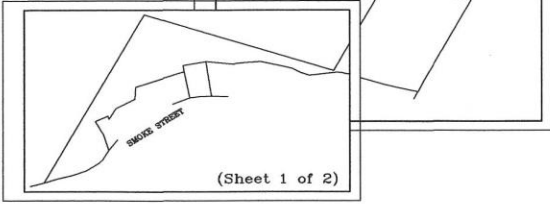
LEGEND/ SYMBOLS

- RCBD Rockingham County Registry of Deeds
- N/F Now or Formerly
- Sq. Ft. Square Feet
- Ac. Acres
- Plat Found
- Sta. Station
- Bound. Boundary
- Stairwell
- DR Drill Hole
- UP Iron Pipe (1/4" Bar) with ID map #283
- IP Iron Pipe
- Boulder
- File of Stones
- BLR Pole
- F/GRU Former Overhead Utilities (0/0) 302: Off Set to Lotline
- POL Point on Line



(See Sheet 2 of 2)

SHEET OVERLAY



Owner of Record
(as per Town Records)
N/F Fernald
John & David & Jean Fernald
87 Baywood Road
Nottingham, NH 03280
N/F Town of Nottingham
(See RCBD 86290 Pg 184)
F/ Frank Tuttle
(Also See RCBD 86799 Pg 53)
F/ Geo. F. Merrill

"Lotline Adjustment" Plat of Land

for
Rose Realty, LLC
in
Nottingham, N.H.
Rockingham County
February 2017
Scale 1 inch = 100 feet

Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03280
ph (603) 678-1387

NH Electric Co-Op Easement Note:
No easement documentation was found recorded at the Rockingham County Registry of Deeds for the NH Electric Co-Op distribution line. The easement deed supplied by NH Electric Co-Op does not specify an easement width or location. NH Electric Co-Op, Inc. reports "...the line is originally constructed in 1954. The easement language is somewhat wide open in these old documents but the standard easement width is 50 feet for this type of distribution line... that is 10 feet either side of pole or conductor."
A field inspection on 1/8/2017 found that the overhead wires have been removed from the above mentioned cross country electric easement of 1954.

APPROVED BY NOTTINGHAM PLANNING BOARD

Chairperson _____

Date _____

Revision	Block	Description	By



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).