

**PLAN REFERENCES:**

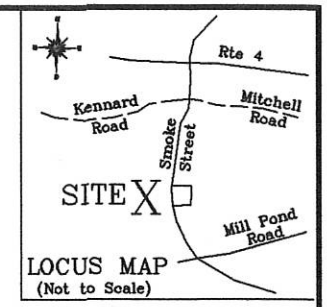
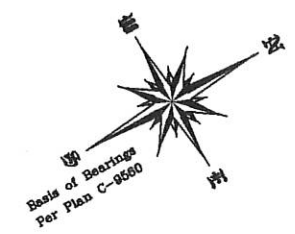
- 1) See boundary plan entitled "Land of Fred Fernald Estate, Nottingham, NH" Scale: 1"=100' - Dated: June 17, 1977 by O.P. Wallace, Sr., RLS RCRD Plan No. C-15011
- 2) See boundary plan entitled "Survey of Land of Inland Acres, Nottingham, NH" Scale: 1"=200' - Dated: 4/21/80 by DHA - Dickson, Holden & Associates RCRD Plan No. C-9560
- 3) See boundary plan entitled "Land of John Fernald, Nottingham, NH" Scale: 1"=300' - Dated: Sept. 1980 by O.P. Wallace, Sr., RLS RCRD Bk:2292 Pg:911
- 4) See Lot Line Adjustment plan entitled "Harold Weiner, Nottingham, NH" Scale: 1"=100' - Dated: Rev. May 20, 1986 by JJB Associates, Inc. RCRD Plan No. C-18038

**NH Electric Co-Op Easement Note:**

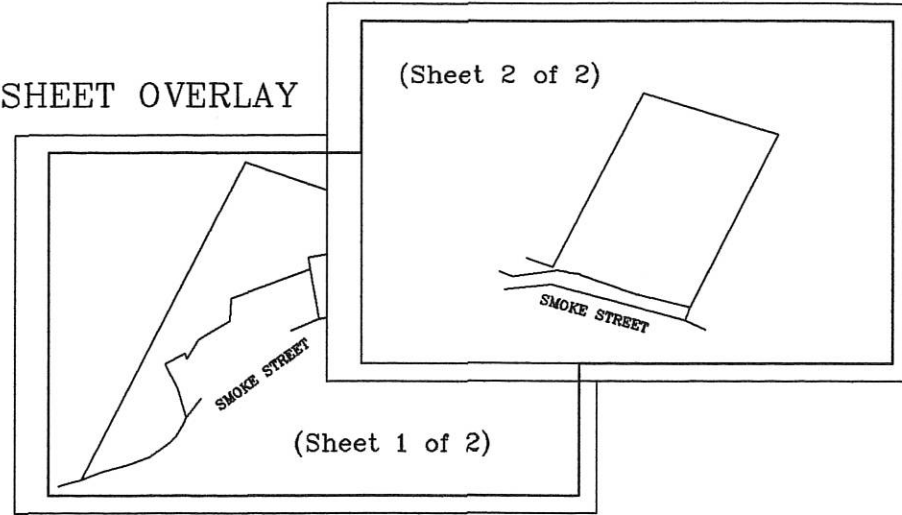
No easement documentation was found recorded at the Rockingham County Registry of Deeds for the NH Electric Co-Op distribution line. The easement deed supplied by NH Electric Co-Op does not specify an easement width or location. NH Electric Co-op, Inc. reports "...the line is originally constructed in 1954. The easement language is somewhat wide open in these old documents but the standard easement width is 30 feet for this type of distribution line... that is 15 feet either side of pole or conductor." A field inspection on 1/5/2017 found that the overhead wires have been removed from the above mentioned cross country electric easement of 1954.

Shown as Tax Map 10 Lot 1 N/F Fernald John T. Fernald, Jr. John T. Fernald, III. Katherine I. Fernald & Elizabeth I. Schocklin 16 Deerfield Road Nottingham, NH 03290 See RCRD Bk:5716 Pg:2495 (Also see Plan Ref. No. 3) Also See RCRD Bk:2708 Pg:2725

EG Marston to WN Dow & JC Burley See RCRD Bk:604 Pg:323 40ac (1898) JH Marston to EG Marston See RCRD Bk:530 Pg:590 40ac (1877) Wm Clough to John Marston See RCRD Bk:138 Pg:67 'My p/o Lot 36' (1794)



**SHEET OVERLAY**



**SPECIFIC TOWN NOTES:**

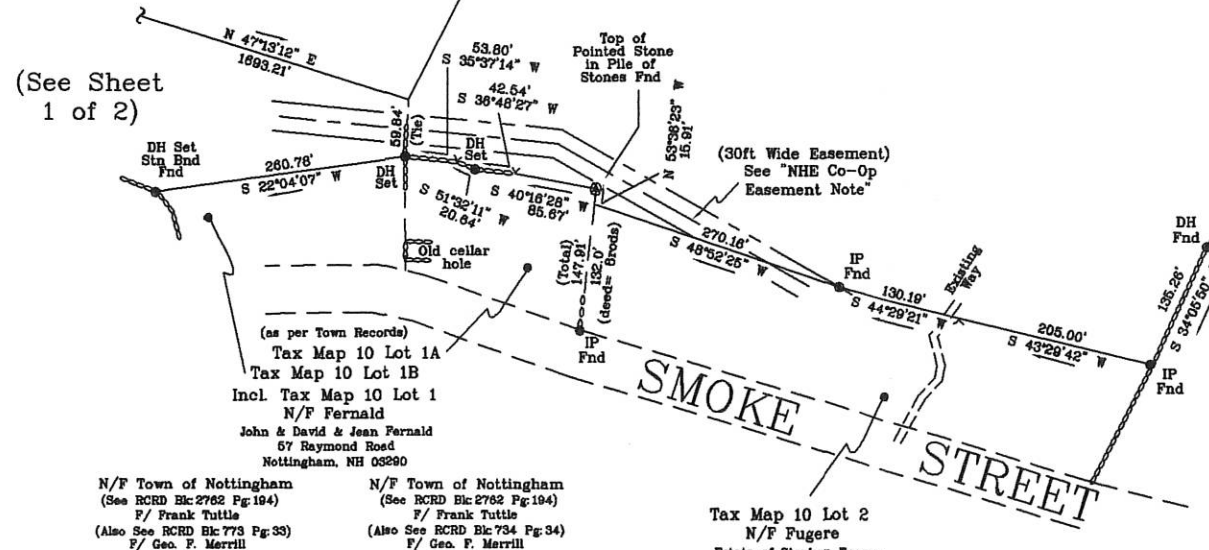
- 1) "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."
- 2) "Required erosion control measures shall be installed prior 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."
- 3) "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 20 Lot 10 N/F Fernald John T. Fernald, Jr. John T. Fernald, III. Katherine I. Fernald & Elizabeth I. Schocklin 16 Deerfield Road Nottingham, NH 03290 See RCRD Bk:5716 Pg:2495 (Also see Plan Ref. No. 3) Also See RCRD Bk:2708 Pg:2725

Shown as Tax Map 10 Lot 1 Tax Map 22 Lot 1 N/F Rose Realty, LLC RCRD Bk:5547 Pg:2358 (Tract 1)

Tax Map 10 Lot 2B N/F Town of Nottingham PO Box 114 Nottingham, NH 03290-0114 See RCRD Bk:2852 Pg:1860 (Also see Plan Ref. No. 2 & 4) F/ Harold A. Weiner

- LEGEND/ SYMBOLS**
- RCRD Rockingham County Registry of Deeds
  - N/F Now or Formerly
  - Sq Ft Square Feet
  - Ac Acres
  - Fnd Found
  - Stn Stone
  - Bnd Bound
  - Stonewall
  - DH Drill Hole
  - \*Ipin Iron Pin (1/2" Rebar)
  - IP Iron Pipe
  - Boulder
  - Pile of Stones
  - UP Utility Pole
  - O/H Overhead Utilities
  - (O/S) 90°± Off Set to Lotline
  - POL Point on Line



N/F Town of Nottingham (See RCRD Bk:2762 Pg:194) F/ Frank Tuttle (Also See RCRD Bk:773 Pg:33) F/ Geo. F. Merrill

N/F Town of Nottingham (See RCRD Bk:2762 Pg:194) F/ Frank Tuttle (Also See RCRD Bk:734 Pg:34) F/ Geo. F. Merrill

Tax Map 10 Lot 2 N/F Fugere Estate of Stephen Fugere Lacey Fugere & Dixie Anjo 88 Smoke Street Nottingham, NH 03290 See RCRD Bk:2553 Pg:1498 Also See RCRD Bk:2782 Pg:343 (See Plan Ref. No. 1) "Subject to R.O.W." (See RCRD Bk:1931 Pg:53)

Tax Map 10 Lot 2A N/F Walsh John G. Walsh 70 Smoke Street Nottingham, NH 03290 See RCRD Bk:4504 Pg:2068 (Also see Plan Ref. No. 2 & 4) (Also see Plan D-10477)

Owner of Record (as per Town Records) Rose Realty, LLC 334 Route 108 Madbury, NH 03823 Tax Map 22 Lot 1 RCRD Bk:5547 Pg:2358 (Tract 1) Tax Map 23 Lot 7 RCRD Bk:5547 Pg:2358 (Tract 2) See "NOTICE OF DECISION" for restoration of involuntarily merged lots, dated 12/5/18. See RCRD Bk:5781 Pg:190

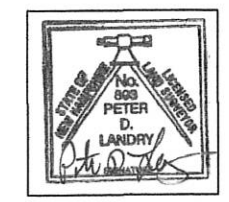
"Lotline Adjustment" Plat of Land for Rose Realty, LLC in Nottingham, N.H. Rockingham County February 2017 Scale 1 inch = 100 feet

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

APPROVED BY NOTTINGHAM PLANNING BOARD

Chairperson	_____
_____	_____
_____	_____
_____	_____
Date	_____

Revision Block			
#	Date	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).