

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

July 18, 2022

Nottingham Planning Board
Attn. Eduard Viel, Chairman
139 Stage Road
Nottingham, NH 03290

Re: **Subdivision Application**
Mooers Road, Nottingham, NH
Tax Map 72, Lots 13-1
JBE Project No. 18051

Dear Mr. Viel,

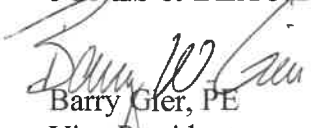
On behalf of our client Jim Rosborough, Jones & Beach Engineers, Inc. respectfully submits a Subdivision Application for the above-mentioned property. The intent of this application is to subdivide Tax Map 72, Lot 13-1 into an eleven (11) lot open-space residential subdivision.

Please find the following in support of this Application:

1. Completed Subdivision Application.
2. Fee Check.
3. Letter of Authorization.
4. Current Deed.
5. Abutters List with 3 Sets of Mailing Labels.
6. Tax Map
7. Test Pits
8. Two (2) Drainage Analysis.
9. Six (6) Full Size Plan Sets.
10. Ten (10) 11x17 Plan Sets.

Thank you very much for your consideration of this Application. If you should have any questions or need additional information, please call.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Barry Gier, PE
Vice President

cc: Jim Rosborough (application & plans via email)



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

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: 56 acres	Current Use Acreage:	# of Proposed Lots: 11
Project Address: Mooers Road		
Current Zoning Districts: Residential / Agricultural		
Overlay Districts: Wetland	Map(s): 72	Lot (s): 13-1
Request: To subdivide Tax Map 72, Lot 13-1 into an eleven (11) lot open-space residential subdivision.		

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:	Date: 7/18/22
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Case#

Project Name

Date 7/18/22

Owner 1: Jim Rosborough		
Company:		
Phone: 508-344-6729	Fax:	E-mail: jimrosborough@gmail.com
Address: 41 Mooers Road, Nottingham, NH 03290		

Jimmy W. Cim
 Owner 1 Signature

7/14/22
 Date

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): Same as Owner		
Company:		
Phone:	Fax:	E-mail:
Address:		

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

Engineer: Barry Gier, P.E.		
Company: Jones & Beach Engineers, Inc.		
Phone: 603-772-4746	Fax:	E-mail: bgier@jonesandbeach.com
Address: PO Box 219, Stratham, NH 03885		

ABUTTER(S) LIST

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

*

Case#

Project Name

Date 7/18/22

1. APPLICANT INFORMATION:

Printed Name: Jim Rosborough Contact Telephone: 508-344-6729

Address: 41 Mooers Road, Nottingham, NH 03290

2. OWNER INFORMATION:

Printed Name: Same as Applicant

Address: _____

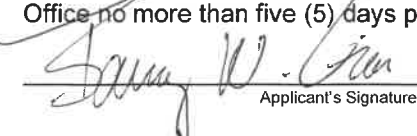
3. PROFESSIONAL(S) INFORMATION:

Printed Name: Barry Gier, P.E., Jones & Beach Engineers, Inc.

Address: PO Box 219, Stratham, NH 03833

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.				SEE ATTACHED LIST	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Jim Rosborough, 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

7/18/22
Date



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

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)

<p><i>Sammy W. Cain FOR Jim Probst</i></p> <p>Signature _____ Date _____</p>	<p><i>6/30/22</i></p> <p>Signature _____ Date _____</p>
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Property Owner(s)

<p>Signature _____ Date _____</p>	<p>Signature _____ Date _____</p>
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Property Owner(s)

<p>Signature _____ Date _____</p>	<p>Signature _____ Date _____</p>
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Property Owner(s)

<p>Signature _____ Date _____</p>	<p>Signature _____ Date _____</p>
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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: Mooers Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Barry Gier, P.E., Jones & Beach Engineers to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment Site Plan Review Backlot Subdivision
- Design Review Other _____

FOR: To subdivide Tax Map 72, Lot 13-1 into eleven (11) lot open-space residential
subdivision.

Name of Owner	Jim Rosborough	
Address of Owner	41 Mooers Road, Nottingham, NH 03290	
Signature of Owner	<i>Sammy W. Gier for Jim Rosborough</i>	Date 7/7/22

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



Waiver Request Form

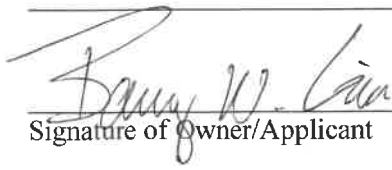
Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

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:

Tax Map 72	Lot 13-1	Sub- Lot
Site Location: Mooers Road		
Zoning District(s): Residential / Agricultural		
Owner(s): Jim Rosborough		
Address of Owner(s): 41 Mooers Road, Nottingham, NH		
Applicant (if different from owner):		
Phone Number:	Email: jimrosborough@gmail.com	
Land Surveyor: Jones & Beach Engineers, Inc.		

I, Jim Rosborough Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 11 Section 8, for the above case submittal: to allow rear property bounds to be iron pins in lieu of granite bounds.


Signature of Owner/Applicant

7/18/22
Date

Case#

Project Name

Date



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CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): Jim Rosborough

Tax Map # 72 Lot # 13-1

Physical Address: Mooers Road

Surveyor: _____

Company: _____

Number of Granite Bounds: _____

Iron Stakes/Pins/Rods: _____

Drill Hole w/ Aluminum surveyor's disk: _____

“I hereby certify that the monumentation required on the above referenced subdivision plat has been accurately installed under my supervision and said monumentation complies with the Nottingham Subdivision Regulations.”

Signature of Surveyor: _____

Date: _____

Seal of Surveyor:





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LAND USE PROJECT FEE SCHEDULE

Fee's Collected at Time of Application:

Project Type	Fee	#Lots	Total
Subdivision	\$200.00 + \$200.00/lot	11	\$200+ 2200= 2400
Design Review	\$100.00	-----	\$100
Lot Line Adjustment	\$100.00 + \$50.00/lot affected		\$100+
Site Plan 3 acres or less	\$75.00*	-----	\$75
Site Plan 3+ acres	\$100.00*	-----	\$100
* Add \$10 per unit for residential construction or \$1 per 100 sq. ft. for non-residential construction			
Plus Notice Fees:			
Public Notice to abutters & applicant (bordering Town included)	\$10.00/notice	\$10 x # <u>31</u> # abutter(s)/professional(s)	\$ <u>310</u>
Public Notice in Local Newspaper (Double fee if on a Scenic Road)	\$75.00 (Doubled?)		\$ <u>75.00</u>
Date Collected:		Total payable to: Town of Nottingham: \$2,785.00	

Fee's Collected at Time of Acceptance (Not For Design Review Applications)

Fee type	Fee(Amount TBD)	Date paid
Escrow Account- 3 rd party review fees		
Letters of Credit, Bonds, Performance Guarantee		

Fee's Collected at Time of Approval:

Fee type & amount	Payable to:	Total
LCHIP- \$25.00	SEPARATE CHECKS Payable to: <u>Rockingham County Registry of Deeds</u>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$
ADMINISTRATIVE/ REMAPPING (not for Site Plans)	ONE CHECK payable to: <u>Town of Nottingham:</u>	<u>\$75.00</u>

Fee's collected at time of Certificate of Occupancy:

Impact Fee (Fees will be collected by the Building Inspector at time of CO)-- See Chart

NOTTINGHAM IMPACT FEE ASSESSMENT SCHEDULE ADOPTED OCTOBER 25, 2017				
Fee Assessment Basis	School Impact Fee k-8 Facilities	Fire Department Impact Fee	**Recreation Department Impact Fee	Total Impact Fees
RESIDENTIAL DEVELOPMENT				
Type of structure:	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit	Per Dwelling Unit
Single family detached	\$4,220	\$800	\$344	\$5,364
Attached, 2-family or Multifamily*	\$2,245/unit	\$736/unit	\$298/unit	\$3,279/unit
Manufactured Housing	\$4,206	\$812	\$325	\$5,343
Accessory Dwelling Unit/ Apt. (ADU)	N/A	\$736	\$298	\$1,034

*Impact fee ordinance provisions enable the Planning Board to grant school impact fee waivers for qualified age-restricted housing units in a 55+ development. See impact fee ordinance for waiver criteria.

Case#

Project Name

Date

** Fees will be dedicated to the Marston Recreation Project

**Project Application Checklist
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents	X			
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)	X			
8. Completed Application Checklist	X			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

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Date

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)				
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			
10. Note the following: "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."	X			
11. Note the following: "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."	X			
12. Note identifying which plans are to be recorded and which are on file at the Town.	X			
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	X			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X			
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions	X			
e) List of required permits and permit approval numbers	X			
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:				
a) Name labeled	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned		X		
21. Municipal boundaries (if any)	X			
22. Existing easements (identified by type)		X		
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)		X		
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)		X		
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(S)		X		
K. Other easement(s) Note type(s)		X		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)	X			
25. Wetland delineation (including Prime Wetlands):	X			
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features	X			
a) Buildings	X			
b) Wells	X			
c) Septic systems	X			
d) Stone walls	X			
e) Paved drives	X			
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			
Section III Proposed Site Conditions Plan (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	X			
a) Drainage easement(s)		X		
b) Slope easement(S)		X		
c) Utility easement(s)		X		
d) Temporary easement(s) (such as temporary turnaround)		X		
e) Roadway widening easement(s)		X		
f) Walking trail easement(s)		X		
g) Other easement(s) Note type(s)		X		
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:		X		
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):	X			
a) Existing water systems	X			
b) Existing drainage systems	X			
c) Existing utilities	X			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	X			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features	X			
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	X			
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail		X		
3. Curbing detail		X		
4. Guardrail detail		X		
5. Sidewalk detail		X		
6. Traffic signs and pavement markings		X		
7. Drainage structure(s)		X		
8. Outlet protection riprap apron		X		

Case#

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Date

	Provided	N/A	Provided	N/A
9. Level spreader		X		
10. Treatments swale		X		
11. Typical section at detention basin		X		
12. Typical pipe trench		X		
13. Fire protection details		X		
14. Erosion control details		X		
15. Construction Notes		X		
a) Construction sequence		X		
b) Erosion control notes		X		
c) Landscaping notes		X		
d) Water system construction notes		X		
e) Sewage system construction notes		X		
f) Existing & finish centerline grades		X		
g) Proposed pavement – Typical cross-section		X		
h) Right-of-way and easement limits		X		
i) Embankment slopes		X		
j) Utilities		X		
Section V.				
Supporting Documentation If Required				
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)	X			
2. Stormwater management report	X			
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

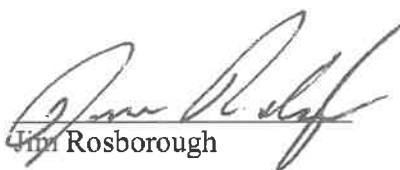
Note: This checklist shall be completed and returned as part of the original application packet.

Letter of Authorization

I, Jim Rosborough, 41 Mooers Road, Nottingham, NH 032890, owner of property located in Nottingham, NH, known as Tax Map 72, Lot 13, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 41 Mooers Road in Nottingham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness


Jim Rosborough

7/8/21
Date

After Recording Return To:
JAMES P ROSBOROUGH, LINDA M ROSBOROUGH
41 MOOERS RD
NOTTINGHAM, NH 032904949

12447944

Warranty Deed

LCHIP	ROA616898	25.00
RECORDING		22.00
SURCHARGE		2.00

This is a non-contractual transfer.

KNOW ALL MEN BY THESE PRESENTS THAT I, JAMES P. ROSBOROUGH AND LINDA ROSBOROUGH, WHO ACQUIRED TITLE AS LINDA M. ROSBOROUGH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of 41 MOOERS RD, NOTTINGHAM, NH 032904949, County of ROCKINGHAM, State of New Hampshire, for consideration paid, grant to JAMES P ROSBOROUGH AND LINDA ROSBOROUGH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP of 41 MOOERS RD, NOTTINGHAM, NH 032904949, County of ROCKINGHAM, State of New Hampshire

With warranty covenants

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED IN NOTTINGHAM, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RAYMOND/NOTTINGHAM TOWN LINE, THENCE RUNNING N 57 DEGREES 49 MINUTES 50 SECONDS E A DISTANCE OF 160.83 FEET TO A POINT; THENCE RUNNING N 51 DEGREES 12 MINUTES 15 SECONDS E A DISTANCE OF 151.73 FEET TO A POINT; THENCE RUNNING N 84 DEGREES 04 MINUTES 15 SECONDS E A DISTANCE OF 90.40 FEET TO A POINT; THENCE RUNNING S 80 DEGREES 02 MINUTES 15 SECONDS E A DISTANCE OF 85.64 FEET TO S POINT; THENCE RUNNING S 73 DEGREES 56 MINUTES 20 SECONDS E A DISTANCE OF 193.38 FEET TO A POINT, THENCE RUNNING S 84 DEGREES 40 MINUTES 55 SECONDS E A DISTANCE OF 113.33 FEET TO A POINT; THENCE RUNNING S 88 DEGREES 15 MINUTES 05 SECONDS E A DISTANCE OF 80.48 FEET TO A POINT; THENCE RUNNING N 62 DEGREES 02 MINUTES 05 SECONDS E A DISTANCE OF 186.67 FEET TO A POINT; THENCE RUNNING N 52 DEGREES 03 MINUTES 15 SECONDS E A DISTANCE OF 87.15 FEET TO A POINT; THENCE RUNNING N 53 DEGREES 31 MINUTES 00 SECONDS E A DISTANCE OF 187.65 FEET TO A POINT; THENCE RUNNING N 37 DEGREES 21 MINUTES 20 SECONDS E A DISTANCE OF 267.41 FEET TO A POINT; THENCE RUNNING N 50 DEGREES 04 MINUTES 45 SECONDS E A DISTANCE OF 134.28 FEET TO N DRILL HOLE; THENCE TURNING AND RUNNING S 38 DEGREES 55 MINUTES 30 SECONDS E A DISTANCE OF 203.72 FEET TO A POINT; THENCE RUNNING S 43 DEGREES 21 MINUTES 15 SECONDS E A DISTANCE OF 80.14 FEET TO A POINT; THENCE RUNNING S 30 DEGREES 05 MINUTES 45 SECONDS E A DISTANCE OF 192.52 FEET TO A POINT AT LAND NOW OR FORMERLY OF PATRICK J. MCKENNA, THENCE TURNING AND RUNNING N 36 DEGREES 16 MINUTES 00 SECONDS E A DISTANCE OF 91.46 FEET TO AN IRON PIPE; THENCE RUNNING N 36 DEGREES 16 MINUTES 00 SECONDS E A DISTANCE OF 207.07 FEET TO AN IRON PIPE; THENCE RUNNING N 35 DEGREES 56 MINUTES 00 SECONDS E A DISTANCE OF 100.16 FEET TO AN IRON PIPE; THENCE RUNNING N 37 DEGREES 19 MINUTES 25 SECONDS E A DISTANCE OF 100.04 FEET TO A DRILL HOLE; THENCE TURNING AND RUNNING S 55 DEGREES 27 MINUTES 30 SECONDS E A DISTANCE OF 154.88 FEET TO A STONE WALL AT LAND NOW OR FORMERLY OF JAMES M. EGAN; THENCE TURNING AND RUNNING ALONG SAID STONE WALL N 34 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 92.34 FEET TO LAND NOW OR FORMERLY OF WILLIAM E. DRISCOLL; THENCE TURNING AND RUNNING N 55 DEGREES 27 MINUTES 30 SECONDS W A DISTANCE OF 100.00 FEET TO AN IRON PIPE; THENCE TURNING

AND RUNNING N 34 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 96.72 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING N 77 DEGREES 09 MINUTES 00 SECONDS W A DISTANCE OF 45.30 FEET TO DRILL HOLE AT LAND NOW OR FORMERLY OF WILLIAM DESILETS; THENCE TURNING AND RUNNING S 34 DEGREES 32 MINUTES 30 SECONDS W A DISTANCE OF 39.46 FEET TO AN IRON PIPE; THENCE RUNNING S 34 DEGREES 32 MINUTES 30 SECONDS W ALONG SAID WILLIAM DESILETS LAND TO A POINT; THENCE RUNNING S 65 DEGREES 16 MINUTES 00 SECONDS W. DISTANCE OF 102.09 FEET TO A POINT; THENCE RUNNING S 35 DEGREES 11 MINUTES 10 SECONDS W A DISTANCE OF 52.70 FEET TO AN IRON PIPE; THENCE RUNNING S 35 DEGREES 11 MINUTES 10 SECONDS W A DISTANCE OF 140.23 FEET TO AN IRON PIPE; THENCE RUNNING S 35 DEGREES 11 MINUTES 10 SECONDS W A DISTANCE OF 253.51 FEET TO A POINT; THENCE TURNING AND RUNNING N 30 DEGREES 05 MINUTES 45 SECONDS WE DISTANCE OF 147.09 FEET TO A POINT; THENCE RUNNING N 43 DEGREES 21 MINUTES 15 SECONDS W A DISTANCE OF 85.32 FEET TO A POINT; THENCE RUNNING N 38 DEGREES 55 MINUTES 30 SECONDS W A DISTANCE OF 199.24 FEET TO A POINT; THENCE TURNING AND RUNNING N 71 DEGREES 15 MINUTES 00 SECONDS E A DISTANCE OF 240.53 FEET TO A POINT; THENCE RUNNING N 59 DEGREES 57 MINUTES 50 SECONDS E A DISTANCE OF 54.48 FEET TO AN IRON PIPE; THENCE RUNNING N 59 DEGREES 57 MINUTES 50 SECONDS E A DISTANCE OF 100.24 FEET TO AN IRON PIPE; THENCE RUNNING N 46 DEGREES 06 MINUTES 45 SECONDS E A DISTANCE OF 79.16 FEET TO AN IRON PIPE; THENCE RUNNING S 62 DEGREES 53 MINUTES 50 SECONDS E A DISTANCE OF 65.00 FEET TO A POINT; THENCE RUNNING N 39 DEGREES 37 MINUTES 00 SECONDS E A DISTANCE OF 36.21 FEET TO A DRILL HOLE; THENCE RUNNING N 62 DEGREES 53 MINUTES 50 SECONDS W A DISTANCE OF 35.42 FEET TO AN IRON PIPE; THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 38.08 FEET A DISTANCE OF 36.83 FEET TO AN IRON PIPE; THENCE RUNNING N 07 DEGREES 40 MINUTES 50 SECONDS W A DISTANCE OF 107.05 FEET TO A CONCRETE BOUND; THENCE RUNNING N 02 DEGREES 08 MINUTES 45 SECONDS W A DISTANCE OF 197.74 FEET TO AN IRON PIPE; THENCE RUNNING N 03 DEGREES 48 MINUTES 15 SECONDS W A DISTANCE OF 198.54 FEET TO A DRILL HOLE IN A BOULDER; THENCE RUNNING N 09 DEGREES 49 MINUTES 45 SECONDS E A DISTANCE OF 20.00 FEET TO AN IRON PIPE; THENCE RUNNING N 37 DEGREES 54 MINUTES 15 SECONDS E A DISTANCE OF 117.00 FEET TO AN IRON PIPE; THENCE RUNNING N 82 DEGREES 41 MINUTES 55 SECONDS E A DISTANCE OF 100.23 FEET TO AN IRON PIPE AT THE SHORE OF PAWTUCKAWAY LAKE; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG SAID SHORE OF PAWTUCKAWAY LAKE TO AN IRON ROD AT LAND NOW OR FORMERLY OF CHESTER J. DUDA; THENCE RUNNING S 47 DEGREES 50 MINUTES 20 SECONDS W A DISTANCE OF 161.03 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING N 39 DEGREES 12 MINUTES 30 SECONDS W A DISTANCE OF 77.70 FEET TO AN IRON ROD; THENCE RUNNING N 54 DEGREES 49 MINUTES 20 SECONDS W A DISTANCE OF 93.64 FEET TO A POINT; THENCE RUNNING N 41 DEGREES 21 MINUTES 20 SECONDS W A DISTANCE OF 21.45 FEET TO AN IRON ROD; THENCE RUNNING N 24 DEGREES 22 MINUTES 10 SECONDS W A DISTANCE OF 99.59 FEET TO A DRILL HOLE; THENCE RUNNING N 17 DEGREES 35 MINUTES 15 SECONDS W A DISTANCE OF 82.88 FEET TO AN IRON PIPE; THENCE RUNNING IN A NORTHEASTERLY DIRECTION 67.00 FEET TO A POINT; THENCE CONTINUING IN A NORTHEASTERLY DIRECTION A DISTANCE OF 39.00 FEET TO A POINT; THENCE RUNNING NORTHERLY TO THE SHORE OF PAWTUCKAWAY LAKE; THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF PAWTUCKAWAY LAKE TO A BOLT IN A BOULDER AT LAND NOW OR FORMERLY OF BEATRICE D. WORTHLEY; THENCE TURNING AND RUNNING S 16 DEGREES 39 MINUTES 50 SECONDS E A DISTANCE OF 98.24 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING S 76 DEGREES 17 MINUTES 10 SECONDS

W A DISTANCE OF 99.36 FEET TO AN IRON PIPE; THENCE RUNNING S 77 DEGREES 21 MINUTES 30 SECONDS W A DISTANCE OF 98.11 FEET TO AN IRON PIPE; THENCE RUNNING S 85 DEGREES 11 MINUTES 45 SECONDS W A DISTANCE OF 181.48 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING S 32 DEGREES 16 MINUTES 20 SECONDS E A DISTANCE OF 42.00 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING N 78 DEGREES 38 MINUTES 15 SECONDS E A DISTANCE OF 153.80 FEET TO AN IRON PIPE; THENCE RUNNING N 80 DEGREES 17 MINUTES 35 SECONDS E A DISTANCE OF 212.75 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING S 25 DEGREES 55 MINUTES 50 SECONDS E A DISTANCE OF 163.22 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING S 85 DEGREES 07 MINUTES 30 SECONDS W A DISTANCE OF 223.63 FEET TO AN IRON PIPE; THENCE RUNNING N 87 DEGREES 11 MINUTES 00 SECONDS W A DISTANCE OF 344.10 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING N 43 DEGREES 30 MINUTES 10 SECONDS E A DISTANCE OF 109.57 FEET TO AN IRON PIPE; THENCE TURNING AND RUNNING N 78 DEGREES 36 MINUTES 40 SECONDS W A DISTANCE OF 493.00 FEET TO A POINT; THENCE RUNNING N 42 DEGREES 42 MINUTES 45 SECONDS W A DISTANCE OF 63.84 FEET TO A POINT AT A WIRE FENCE IMBEDDED IN A 14 INCH BEECH TREE; THENCE TURNING AND RUNNING S 35 DEGREES 48 MINUTES 55 SECONDS W A DISTANCE OF 477.31 FEET TO A SET DRILL HOLE AT THE END OF A STONE WALL; THENCE RUNNING S 36 DEGREES 24 MINUTES 55 SECONDS W ALONG A STONE WALL A DISTANCE OF 175.17 FEET TO A SET DRILL HOLE; THENCE RUNNING ALONG SAID STONE WALL S 36 DEGREES 39 MINUTES 55 SECONDS W A DISTANCE OF 101.42 FEET TO A SET DRILL HOLE; THENCE CONTINUING ALONG SAID STONE WALL S 34 DEGREES 34 MINUTES 35 SECONDS W A DISTANCE OF 132.59 FEET TO A SET DRILL HOLE AT THE END OF THE STONE WALL; THENCE RUNNING S 36 DEGREES 00 MINUTES 30 SECONDS W A DISTANCE OF 581.54 FEET TO A SET DRILL HOLE AT THE END OF A STONE WALL; THENCE RUNNING ALONG SAID STONE WALL S 35 DEGREES 02 MINUTES 55 SECONDS W A DISTANCE OF 51.94 FEET TO A SET DRILL HOLE AT THE END OF SAID STONE WALL; THENCE RUNNING S 38 DEGREES 54 MINUTES 15 SECONDS W A DISTANCE OF 119.77 FEET TO A SET DRILL HOLE AT THE END OF A STONE WALL; THENCE RUNNING ALONG SAID STONE WALL S 33 DEGREES 05 MINUTES 15 SECONDS W A DISTANCE OF 146.42 FEET TO A SET DRILL HOLE; THENCE RUNNING S 34 DEGREES 18 MINUTES 05 SECONDS W PARTIALLY ALONG SAID STONE WALL A DISTANCE OF 241.80 FEET TO A POINT AT THE NOTTINGHAM/RAYMOND TOWN LINE; THENCE TURNING AND RUNNING S 61 DEGREES 30 MINUTES 10 SECONDS E ALONG SAID NOTTINGHAM/RAYMOND TOWN LINE A DISTANCE OF 525.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING AN OUTSALE AT BOOK, 2849, PAGE, 1719. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PREMISES THE FOLLOWING DESCRIBED TWO PARCELS OF LAND WITH THE BUILDINGS THEREON:

FIRST PARCEL:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF THE MAIN ROAD, ALSO KNOWN AS MOOERS ROAD, AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF CARL L. HARRIS; THENCE RUNNING N 50 DEGREES 04 MINUTES 45 SECONDS E A DISTANCE OF 100.00 FEET TO AN IRON PIPE; THENCE RUNNING N 71 DEGREES 15 MINUTES 00 SECONDS E A DISTANCE OF 258.09 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF FRED C. WARD; THENCE TURNING AND RUNNING N 12 DEGREES 15 MINUTES 45 SECONDS W A DISTANCE OF 150.00 FEET TO A POINT; THENCE TURNING AND RUNNING S 77 DEGREES 44 MINUTES 15 SECONDS W ALONG

LAND NOW OR FORMERLY OF FRED C. WARD, LAND NOW OR FORMERLY OF EDWIN B. WOOD, AND LAND NOW OR FORMERLY OF PETER A. GYLFPHE AND MARY L. GIROUX A DISTANCE OF 237.73 FEET TO A POINT; THENCE RUNNING S 50 DEGREES 04 MINUTES 45 SECONDS W ALONG LAND NOW OR FORMERLY OF PETER A. GYLFPHE AND MARY L. GIROUX AND LAND NOW OR FORMERLY OF CARL L. HARRIS A DISTANCE OF 199.73 FEET TO A POINT; THENCE TURNING AND RUNNING S 39 DEGREES 55 MINUTES 15 SECONDS E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SECOND PARCEL:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF THE MAIN ROAD, ALSO KNOWN AS MOOERS ROAD, AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF WALTER J. GILLIS AT AN IRON PIPE; THENCE RUNNING N 57 DEGREES 41 MINUTES 40 SECONDS E A DISTANCE OF 112.00 FEET TO A POINT; THENCE RUNNING N 07 DEGREES 31 MINUTES 00 SECONDS W A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUNNING N 02 DEGREES 08 MINUTES 45 SECONDS W A DISTANCE OF 200.00 FEET TO A POINT; THENCE TURNING AND RUNNING S 87 DEGREES 51 MINUTES 15 SECONDS W A DISTANCE OF 150.00 FEET TO A POINT; THENCE TURNING AND RUNNING S 02 DEGREES 08 MINUTES 45 SECONDS E A DISTANCE OF 200.00 FEET TO A POINT; THENCE TURNING AND RUNNING N 88 DEGREES 08 MINUTES 05 SECONDS E A DISTANCE OF 137.09 FEET TO AN IRON ROD; THENCE TURNING AND RUNNING S 57 DEGREES 06 MINUTES 00 SECONDS W A DISTANCE OF 112.00 FEET TO A POINT; THENCE TURNING AND RUNNING S 12 DEGREES 15 MINUTES 45 SECONDS E A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. SAID PREMISES CONTAINING 59.5799 ACRES.

APN: 000072 000013 000000 & 000072 000013 000001

Meaning and intending to describe and convey the same premises conveyed to

I/We, JAMES P. ROSBOROUGH AND LINDA ROSBOROUGH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, release to said grantee(s) all rights of homestead and other interests therein.

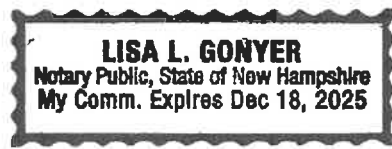
IN WITNESS WHEREOF, I have hereunto set my hand this 25 day of April, 2022.

[Signature]
JAMES P. ROSBOROUGH
[Signature]
LINDA ROSBOROUGH

State of New Hampshire
County of ROCKINGHAM

On this the 25th day of April, 2022, before me, the undersigned officer, personally appeared James Rosborough and Linda Rosborough, known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]
Notary Public
My Commission Expires: 12/18/2025



**TEST PITS
FOR
41 MOOERS ROAD
NOTTINGHAM, NH
NOVEMBER 20, 2014
JBE Project No. 18051**

Performed by: Pete Landry, Landry Surveying, LLC

Test Pit #1A

0"- 6"	10 YR 5/2	grayish brown sandy loam friable, granular
6"- 24"	10YR 6/4	light yellowish brown sandy loam friable, granular
24"- 60"	2.5Y 6/3	light yellowish brown loamy fine sand friable, granular

SHWT = 32"
Roots to 60"

Test Pit #2A

0"- 4"	10 YR 3/2	very dark grayish brown sandy loam friable, granular
4"- 12"	7.5YR 4/4	brown sandy loam friable, granular
12"- 24"	10YR 5/6	yellowish brown fine sandy loam friable, granular
24" - 36"	2.5Y 6/2	light brownish gray loamy fine sand friable, massive

SHWT = 36"
Refusal @ 40" - 48"

Test Pit #3A

0"- 4"	10 YR 3/2	very dark grayish brown sandy loam friable, granular
4"- 14"	7.5YR 4/4	brown sandy loam friable, granular
14"- 24"	10YR 5/6	yellowish brown fine sandy loam friable, granular
24" - 36"	2.5Y 6/2	light brownish gray loamy fine sand friable, massive

SHWT = 46"
Refusal @ 46"

Test Pit #4A

0"- 5"	10 YR 3/3	dark brown fine sandy loam friable, granular
5"- 29"	10YR 5/8	yellowish brown sandy loam friable, granular with boulders
29"- 60"	2.5Y 5/4	light olive brown gravelly sandy loam friable, massive with boulders

SHWT = 38"
No Refusal observed

Test Pit #5A

0"- 3"	10 YR 3/3	dark brown fine sandy loam friable, granular
3"- 28"	10YR 5/8	yellowish brown sandy loam friable, granular with boulders
29"- 62"	2.5Y 5/4	light olive brown gravelly sandy loam friable, massive with boulders

SHWT = 38"
No Refusal observed

**TEST PITS
FOR
41 MOOERS ROAD
NOTTINGHAM, NH
NOVEMBER 22, 2019
JBE Project No. 18051**

Performed by: Pete Landry, Landry Surveying, LLC
Witnessed by: Dale Sylvia, Building Inspector

Test Pit #1

0"- 4"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 24"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
24" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT = 40"
No H2O Observed
No Refusal Observed

Test Pit #2

0"- 3"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
3"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 22"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
22" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT = 40"
No H2O Observed
No Refusal Observed

Test Pit #3

0"- 2"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 10"	10YR 5/6	yellowish brown sandy loam granular, friable
10"- 30"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
30" – 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable

No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #4

0"- 2"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable
30" – 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable

No SHWT Observed
No H2O Observed
Refusal @ 3" HS, 48"LS

Test Pit #5

0"- 5"	10 YR 3/2	very dark grayish brown fine sandy loam granular, friable
5"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 30"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
30" – 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 30"
No H2O Observed
No Refusal Observed

Test Pit #6

0"- 6"	10 YR 4/4	very yellowish brown fine sandy loam granular, very friable
6"- 25"	10YR 5/6	yellowish brown sandy loam granular, friable
25"- 37"	2.5Y 6/3	light yellowish brown fine sand massive, friable
30" – 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable

No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #7

0"- 4"	10 YR 4/4	very yellowish brown fine sandy loam granular, very friable
4"- 28"	10YR 5/6	yellowish brown sandy loam granular, friable
25"- 34"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 28"
No H2O Observed
Refusal @ 27" HS, 34"LS

Test Pit #8

0"- 3"	10 YR 4/4	very yellowish brown fine sandy loam granular, very friable
3"- 28"	10YR 5/6	yellowish brown sandy loam granular, friable
28"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 28"
No H2O Observed
Refusal @ 27" HS, 34"LS

Test Pit #9

0"- 12"		mixed sandy loam fill granular, friable
12"- 20"	10YR 5/6	yellowish brown sandy loam granular, friable
20"- 36"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 28"
No H2O Observed
Refusal @ 27" HS, 34"LS

Test Pit #10

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #11

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 30"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
30" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

SHWT @ 30"
No H2O Observed
No Refusal Observed

Test Pit #12

0"- 4"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #13

0"- 4"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 10"	10YR 5/6	yellowish brown sandy loam granular, friable
10"- 36"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
36" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

SHWT @ 36"
No H2O Observed
No Refusal Observed

Test Pit #14

0"- 3"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
3"- 10"	10YR 5/6	yellowish brown sandy loam granular, friable
10"- 38"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
38" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

SHWT @ 38"
No H2O Observed
No Refusal Observed

Test Pit #15

0"- 4"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #16

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 8"	10YR 5/6	yellowish brown sandy loam granular, friable
8"- 27"	2.5Y 6/6	olive yellow fine sand massive, friable boulders through out

No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #17

0"- 18"	10YR 5/6	yellowish brown fine sandy loam granular, very friable boulders through out
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No SHWT Observed
No H2O Observed
No Refusal Observed

Test Pit #18

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed
No H2O Observed
No Refusal Observed

**TEST PITS
FOR
41 Mooers Road
Nottingham
June 30, 2022
JBE Project No. 18051**

Performed by: Anthony Jones, Jones & Beach Engineers, Inc., SSD #1900

Test Pit #19

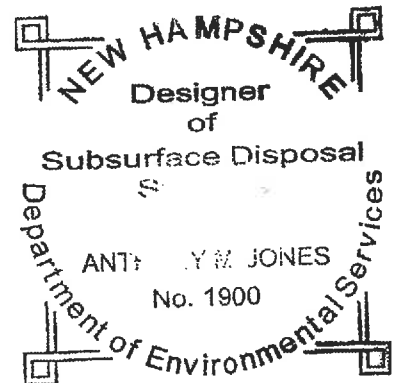
0"- 4"	10 YR 3/3	dark brown fine sandy loam granular, friable many roots
4"- 10"	2.5Y 6/6	olive yellow loamy sand massive, friable roots common
10"- 26"	2.5Y 6/4	light yellowish brown loamy sand massive, friable few roots

No SHWT
Roots to 26"
No H₂O
Refusal observed at 26"
Perc Rate = 8 min/inch

Test Pit #20

0"- 4"	10 YR 4/3	brown fine sandy loam granular, friable many roots
4"- 24"	10YR 5/6	yellowish brown fine sandy loam granular, friable roots common

No SHWT
Roots to 24"
NO H₂O
Refusal observed at 24"
Perc Rate = 8 min/inch



Test Pit #21

0"- 4"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
4"- 20"	10YR 5/6	yellowish brown fine sandy loam granular, friable roots common
20"- 28"	2.5Y 6/4	light yellowish brown loamy sand massive, friable few roots

No SHWT
Roots to 28"
NO H₂O
Refusal observed at 28"
Perc Rate = 8 min/inch

Test Pit #22

0"- 6"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
6"- 38"	10YR 5/6	yellowish brown fine sandy loam granular, friable roots common
38"- 48"	2.5Y 5/6	yellowish brown loamy sand granular, friable redox 2% no roots

SHWT = 38"
Roots to 38"
NO H₂O
Refusal observed at 48"
Perc Rate = 8 min/inch



Test Pit #23

0"-6"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
6"-34"	2.5Y 6/6	olive yellow loamy sand massive, friable roots common
34"-50"	2.5Y 6/3	light yellowish brown fine sand massive, friable redox 2% few roots

SHWT = 34"
Roots to 48"
NO H₂O
No Refusal observed
Perc Rate = 8 min/inch

Test Pit #24

0"-12"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
12"-28"	2.5Y 6/6	olive yellow fine sandy loam granular, friable roots common
28"-48"	2.5Y 6/3	light yellowish brown loamy sand massive, friable few roots

No SHWT
Roots to 48"
NO H₂O
Refusal at 48"
Perc Rate = 8 min/inch





0 foot Abutters List Report

Nottingham, NH

July 18, 2022

Subject Property:

Parcel Number: 072-0013-001
CAMA Number: 072-0013-001
Property Address: MOOERS ROAD

Mailing Address: ROSBOROUGH, JAMES P
ROSBOROUGH, LINDA
41 MOOERS ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 071-0150-000
CAMA Number: 071-0150-000
Property Address: 2 SACHS' ROAD

Mailing Address: PLUNKETT, JOSHUA
48 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 071-0150-001
CAMA Number: 071-0150-001
Property Address: MOUNTAIN ROAD

Mailing Address: MURPHY, SEAN P. MURPHY, RACHEL R.
37 POST ROAD
NORTH HAMPTON, NH 03862

Parcel Number: 071-0150-002
CAMA Number: 071-0150-002
Property Address: 113 MOUNTAIN ROAD

Mailing Address: WHITNEY, JR. ROBERT WILLIAM
WHITNEY, AMY JILL
113 MOUNTAIN ROAD
NOTTINGHAM, NH 03290

Parcel Number: 071-0150-003
CAMA Number: 071-0150-003
Property Address: MOUNTAIN ROAD

Mailing Address: MURPHY, SEAN P. MURPHY, RACHEL R.
37 POST ROAD
NORTH HAMPTON, NH 03862

Parcel Number: 071-0150-005
CAMA Number: 071-0150-005
Property Address: SACHS' ROAD

Mailing Address: SACHS REALTY TRUST SOLOMON &
SACHS
PO BOX 332
NOTTINGHAM, NH 03290

Parcel Number: 072-0002-000
CAMA Number: 072-0002-000
Property Address: 21 JAMPSA TRAIL

Mailing Address: GISZCZYNSKI, DOUGLAS A
21 JAMPSA TRAIL
NOTTINGHAM, NH 03290

Parcel Number: 072-0005-000
CAMA Number: 072-0005-000
Property Address: 18 MOOERS ROAD

Mailing Address: PORTER, CHERYL D PORTER, CRAIG H
18 MOOERS ROAD
NOTTINGHAM, NH 03290

Parcel Number: 072-0006-000
CAMA Number: 072-0006-000
Property Address: 20 MOOERS ROAD

Mailing Address: SZCZYPINSKI, KATHERINE
SZCZYPINSKI, MICHAEL
20 MOOERS ROAD
NOTTINGHAM, NH 03290

Parcel Number: 072-0007-000
CAMA Number: 072-0007-000
Property Address: 22 MOOERS ROAD

Mailing Address: MOOERS, SUSAN A TENNIS, STACY
22 MOOERS ROAD
NOTTINGHAM, NH 03290

Parcel Number: 072-0008-000
CAMA Number: 072-0008-000
Property Address: 24 MOOERS ROAD

Mailing Address: MAININI, JASON J & CHRISTIN 1/
ABBOTT, ROBIN L & ALAN M 1/2 I
159 LAKE STREET
WILMINGTON, MA 01887



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Nottingham, NH

July 18, 2022

Parcel Number: 072-0010-000 CAMA Number: 072-0010-000 Property Address: 34 MOOERS ROAD	Mailing Address: LAPITE DIANE 34 MOOERS RD NOTTINGHAM, NH 03290
Parcel Number: 072-0011-000 CAMA Number: 072-0011-000 Property Address: 36 MOOERS ROAD	Mailing Address: FINN, DAVID M 36 MOOERS ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0012-000 CAMA Number: 072-0012-000 Property Address: 38 MOOERS ROAD	Mailing Address: BURDITT, JEFFREY F BURDITT, APRIL 38 MOOERS ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0013-000 CAMA Number: 072-0013-000 Property Address: 41 MOOERS ROAD	Mailing Address: ROSBOROUGH, JAMES P ROSBOROUGH, LINDA 41 MOOERS ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0013-00A CAMA Number: 072-0013-00A Property Address: 11 MOOERS ROAD	Mailing Address: FILIPPONE, JOSEPH M FILIPPONE, ERICA J 112 MOUNTAIN ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0014-000 CAMA Number: 072-0014-000 Property Address: 52 MOOERS ROAD	Mailing Address: NIHAN, HOLLY ANNE NIKAS, ELIJAH C. 52 MOOERS ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0015-000 CAMA Number: 072-0015-000 Property Address: 53 MOOERS ROAD	Mailing Address: EDWARDS, JOYCE E. 53 MOOERS ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0016-00A CAMA Number: 072-0016-00A Property Address: 50 MOOERS ROAD	Mailing Address: CONNOR, TERRANCE J CONNOR, KELLY J 1 SMITH LANE AMHERST, NH 03031
Parcel Number: 072-0019-000 CAMA Number: 072-0019-000 Property Address: 45 MOOERS ROAD	Mailing Address: POPPASPRYDE REALTY TRUST C/O JOANNE DICKIE 54 CASTLE HILL RD WINDHAM, NH 03087
Parcel Number: 072-0020-000 CAMA Number: 072-0020-000 Property Address: 43 MOOERS ROAD	Mailing Address: MATAROZZO, PETER J. 86 PILLSBURY RD LONDONDERRY, NH 03053
Parcel Number: 072-0025-000 CAMA Number: 072-0025-000 Property Address: 35 MOOERS ROAD	Mailing Address: BLOUIN, RICHARD J BLOUIN, GAIL A 35 MOOERS ROAD NOTTINGHAM, NH 03290
Parcel Number: 072-0027-000 CAMA Number: 072-0027-000 Property Address: 33 MOOERS ROAD	Mailing Address: COOK, REGINA E 33 MOOERS ROAD NOTTINGHAM, NH 03290



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Nottingham, NH

July 18, 2022

Parcel Number: 072-0041-000
CAMA Number: 072-0041-000
Property Address: 8 SOUTH ROAD

Mailing Address: WHITE, LORNA M REV TRUST WHITE,
LORNA M, TRUSTEE
12 STEWART LANE
BEVERLY, MA 01915

Parcel Number: 072-0045-000
CAMA Number: 072-0045-000
Property Address: 27 MOOERS ROAD

Mailing Address: HYER, MICHAEL HYER, BARBARA
27 MOOERS ROAD
NOTTINGHAM, NH 03290

Parcel Number: 072-0046-000
CAMA Number: 072-0046-000
Property Address: 25 MOOERS ROAD

Mailing Address: MCNULTY, SHERRI CUOZZO, ROBERT
155 DARTMOUTH STREET
LYNN, MA 01904

JONES & BEACH ENGINEERS, INC., ATTN. BARRY GIER, P.E., PO BOX 219, STRATHAM, NH 03885



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BLOUIN, RICHARD J
BLOUIN, GAIL A
35 MOOERS ROAD
NOTTINGHAM, NH 03290

MAININI, JASON J & CHRIST
ABBOTT, ROBIN L & ALAN M
159 LAKE STREET
WILMINGTON, MA 01887

SACHS REALTY TRUST
SOLOMON & SACHS
PO BOX 332
NOTTINGHAM, NH 03290

BURDITT, JEFFREY F
BURDITT, APRIL
38 MOOERS ROAD
NOTTINGHAM, NH 03290

MATAROZZO, PETER J.
86 PILLSBURY RD
LONDONDERRY, NH 03053

SZCZYPINSKI, KATHERINE
SZCZYPINSKI, MICHAEL
20 MOOERS ROAD
NOTTINGHAM, NH 03290

CONNOR, TERRANCE J
CONNOR, KELLY J
1 SMITH LANE
AMHERST, NH 03031

MCNULTY, SHERRI
CUOZZO, ROBERT
155 DARTMOUTH STREET
LYNN, MA 01904

WHITE, LORNA M REV TRUST
WHITE, LORNA M, TRUSTEE
12 STEWART LANE
BEVERLY, MA 01915

COOK, REGINA E
33 MOOERS ROAD
NOTTINGHAM, NH 03290

MOOERS, SUSAN A
TENNIS, STACY
22 MOOERS ROAD
NOTTINGHAM, NH 03290

WHITNEY, JR. ROBERT WILLI
WHITNEY, AMY JILL
113 MOUNTAIN ROAD
NOTTINGHAM, NH 03290

EDWARDS, JOYCE E.
53 MOOERS ROAD
NOTTINGHAM, NH 03290

MURPHY, SEAN P.
MURPHY, RACHEL R.
37 POST ROAD
NORTH HAMPTON, NH 03862

JONES & BEACH ENGINEERS
ATTN. BARRY GIER, P.E.
PO BOX 219
STRATHAM, NH 03885

FILIPPONE, JOSEPH M
FILIPPONE, ERICA J
112 MOUNTAIN ROAD
NOTTINGHAM, NH 03290

NIHAN, HOLLY ANNE
NIKAS, ELIJAH C.
52 MOOERS ROAD
NOTTINGHAM, NH 03290

FINN, DAVID M
36 MOOERS ROAD
NOTTINGHAM, NH 03290

PLUNKETT, JOSHUA
48 GREEN ROAD
RAYMOND, NH 03077

GISZCZYNSKI, DOUGLAS A
21 JAMPSA TRAIL
NOTTINGHAM, NH 03290

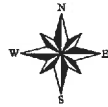
POPPASPRYDE REALTY TRUST
C/O JOANNE DICKIE
54 CASTLE HILL RD
WINDHAM, NH 03087

HYER, MICHAEL
HYER, BARBARA
27 MOOERS ROAD
NOTTINGHAM, NH 03290

PORTER, CHERYL D
PORTER, CRAIG H
18 MOOERS ROAD
NOTTINGHAM, NH 03290

LAPITE DIANE
34 MOOERS RD
NOTTINGHAM, NH 03290

ROSBOROUGH, JAMES P
ROSBOROUGH, LINDA
41 MOOERS ROAD
NOTTINGHAM, NH 03290



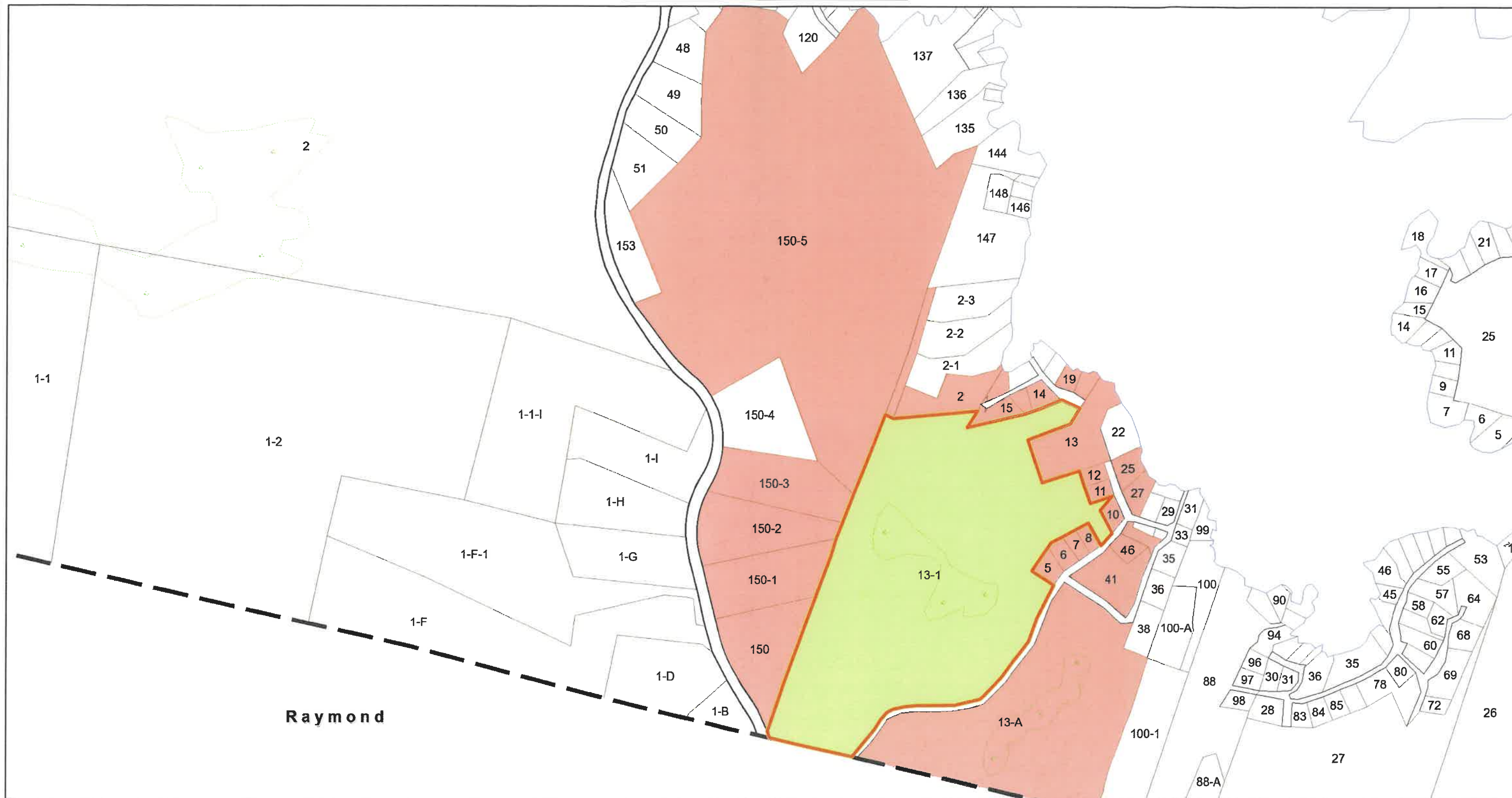
Nottingham, NH

1 inch = 550 Feet



July 18, 2022

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0 foot Abutters List Report

Raymond, NH

July 18, 2022

Abutting Property

Parcel Number: 046-000-017-000
CAMA Number: 046-000-017-000-000
Property Address: 6 MOOERS ROAD

Mailing Address: ST AMAND, DENNIS T & JANICE D
6 MOOERS ROAD
RAYMOND, NH 03077

Abutters:

Parcel Number: 046-000-015-000
CAMA Number: 046-000-015-000-000
Property Address: 82 MOUNTAIN ROAD

Mailing Address: POTTER, MELISSA M.
82 MOUNTAIN ROAD
RAYMOND, NH 03077

Parcel Number: 046-000-018-000
CAMA Number: 046-000-018-000-000
Property Address: 9 MOOERS ROAD

Mailing Address: WALSH, WILLIAM J. III & SHANA LEE
9 MOOERS ROAD
RAYMOND, NH 03077



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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Pat: avery.com/patents

POTTER, MELISSA M.
82 MOUNTAIN ROAD
RAYMOND, NH 03077

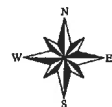
WALSH, WILLIAM J. III &
9 MOOERS ROAD
RAYMOND, NH 03077

Go to avery.com/templates
Use Avery Template 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

8460

AVERY



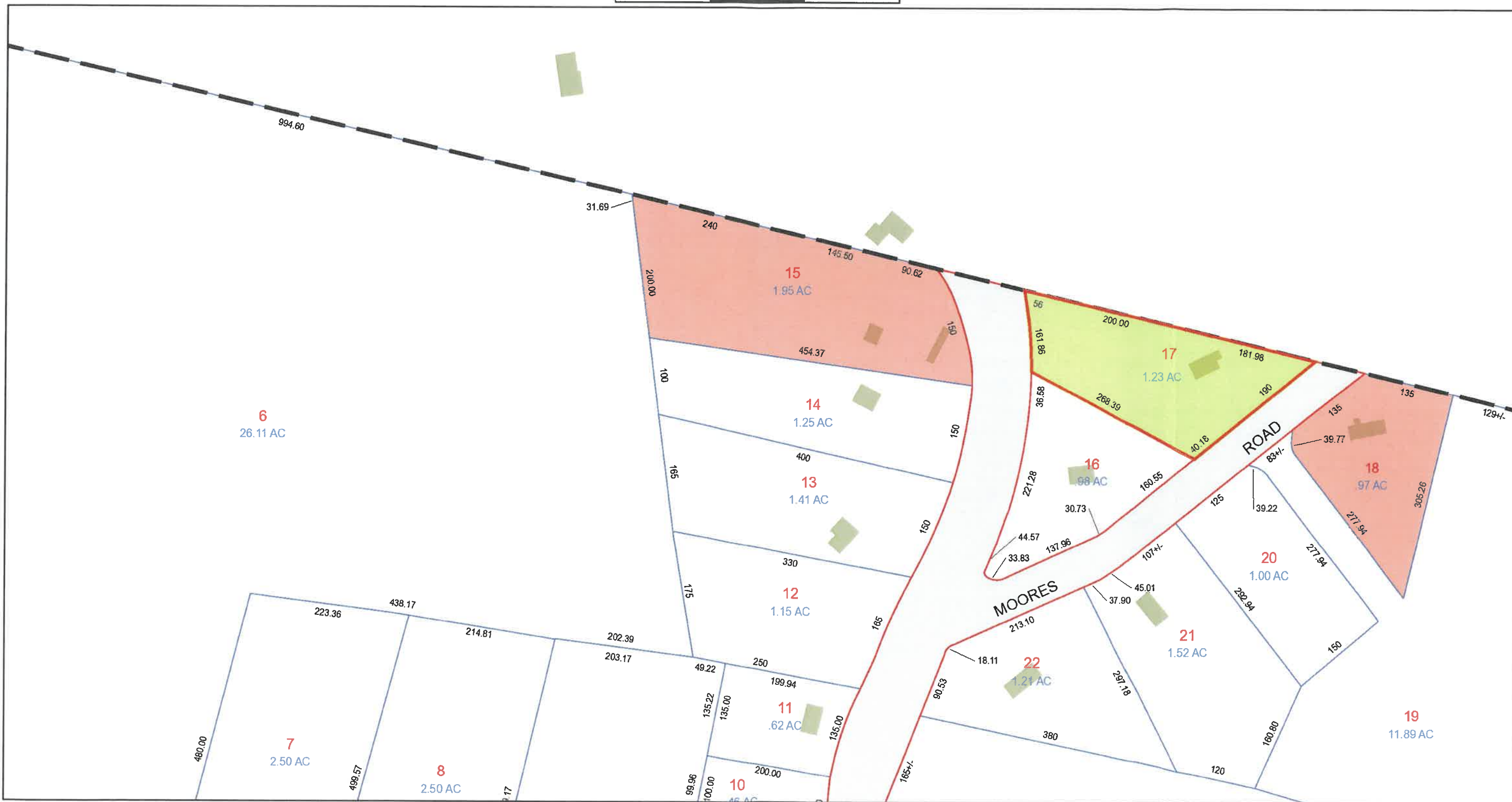
July 18, 2022

Raymond, NH

1 inch = 137 Feet



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