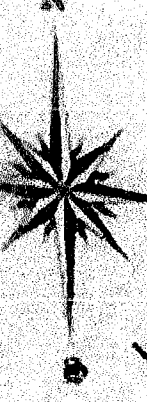


ENVIRO-SEPTIC BED BOTTOM TO BE LEV  
CROSS SECTION DISPOSAL SYSTEM



LOT  
TOTAL LOT  
WELL RADII  
USABLE A  
Q-Q 26/20

475' FRONTAGE  
4' x 24' POCK  
6' x 20' SLIP

PAWTUCKAWAY LAKE

57.6'  
Along Shore or  
High Water Mark

PROTECTIVE  
WELL RADIUS

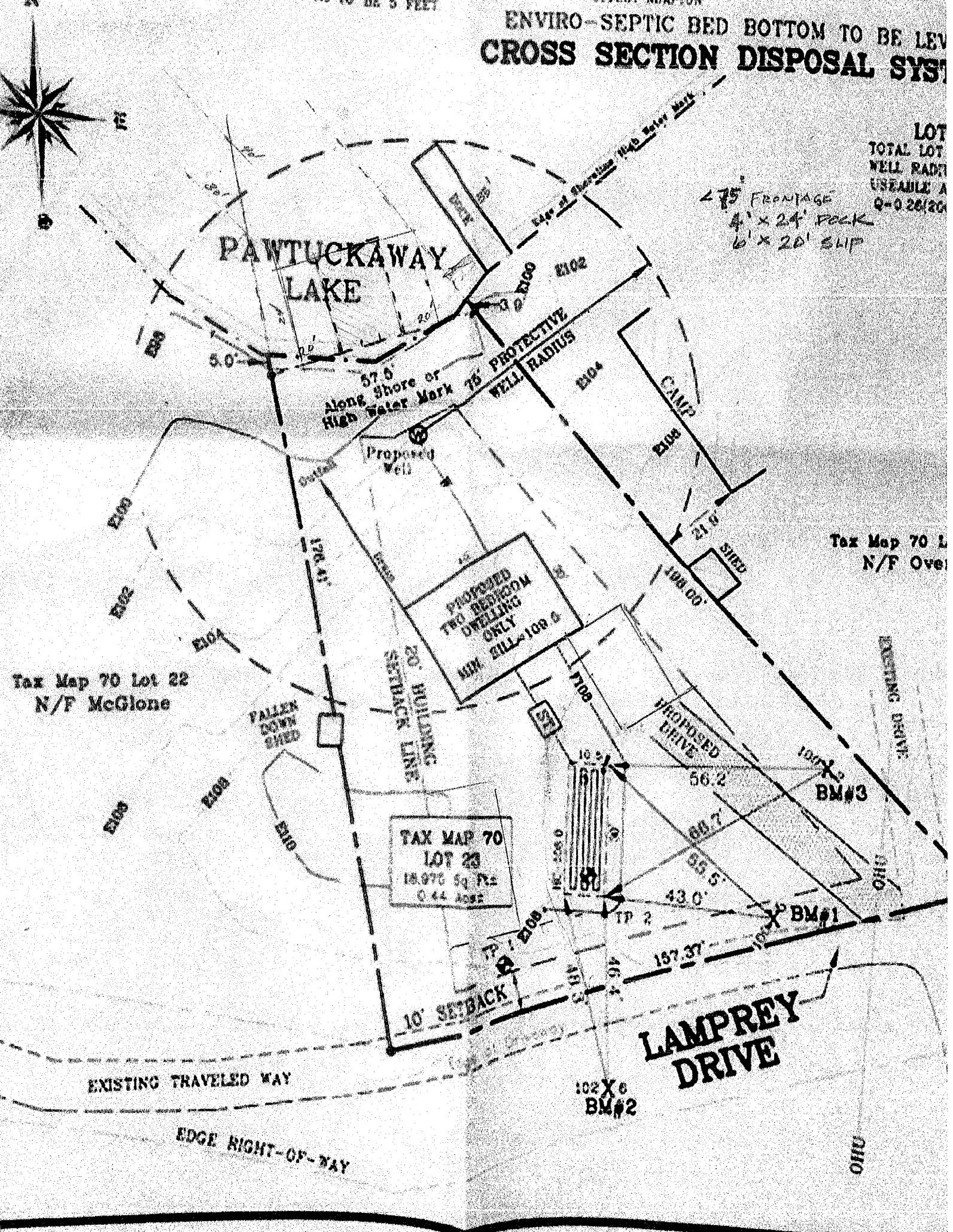
PROPOSED  
TWO BEDROOM  
DWELLING  
MIN. SILL - 100.0

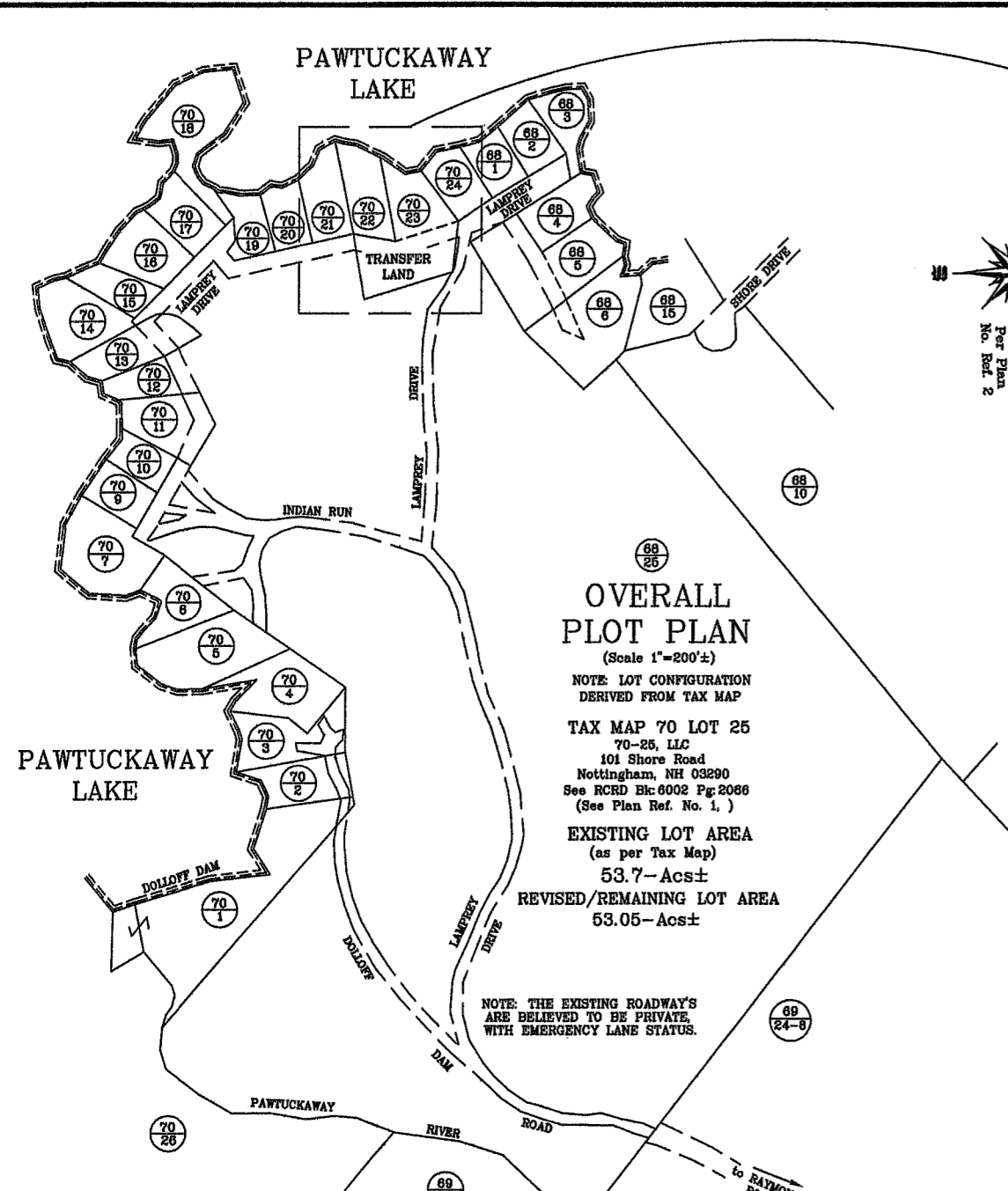
TAX MAP 70  
LOT 23  
18,976 Sq. Ft.  
Q 44 2082

LAMPREY  
DRIVE

Tax Map 70 Lot 22  
N/F McGlone

Tax Map 70 L  
N/F Over





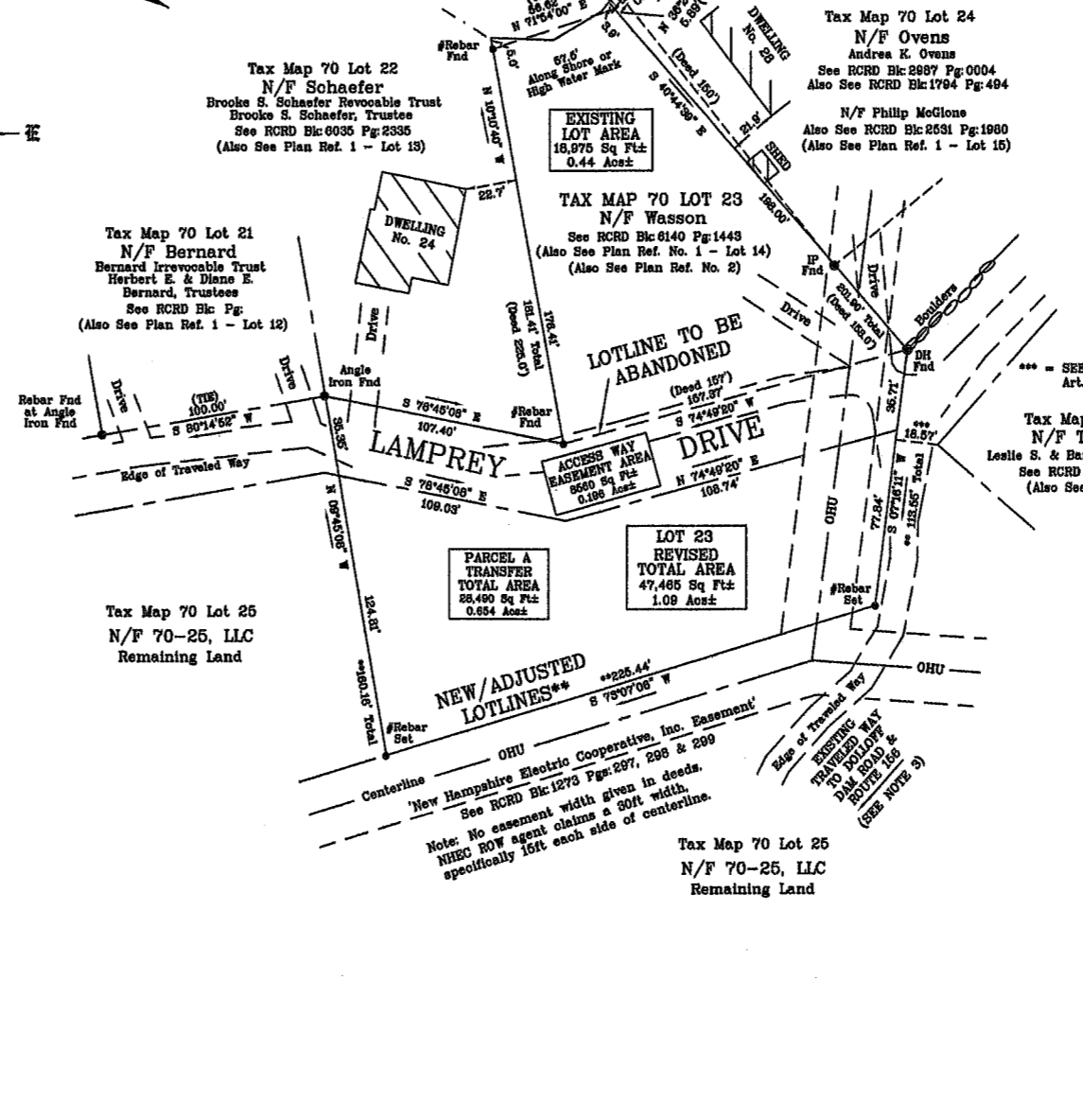
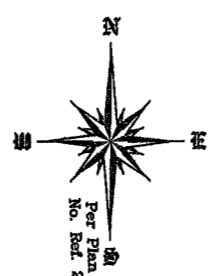
**OVERALL PLOT PLAN**  
 (Scale 1"=200'±)  
 NOTE: LOT CONFIGURATION DERIVED FROM TAX MAP  
**TAX MAP 70 LOT 25**  
 70-25, LLC  
 101 Shore Road  
 Nottingham, NH 03290  
 See RCRD Bk:6002 Pg:2066  
 (See Plan Ref. No. 1.)  
**EXISTING LOT AREA**  
 (as per Tax Map)  
 53.7-Acs±  
**REVISED/REMAINING LOT AREA**  
 53.05-Acs±

NOTE: THE EXISTING ROADWAYS ARE BELIEVED TO BE PRIVATE, WITH EMERGENCY LANE STATUS.

**LIST OF ABUTTERS:**  
 (as per Town Records)

- |   |  |  |   |  |
|---|--|--|---|--|
| TAX MAP 70 LOT 14<br>Charles Byrnes, III<br>8 Lamprey Drive<br>Nottingham, NH 03290                   | TAX MAP 70 LOT 21<br>Herbert & Diane Bernard<br>5 Clover Court<br>Salem, NH 03079          | TAX MAP 68 LOT 4<br>Leo & Patricia Bernier<br>PO Box 62<br>Epping, NH 03042                          | TAX MAP 70 LOT 1<br>State of NH, Water Res.<br>PO Box 95<br>Concord, NH 03302                   | TAX MAP 70 LOT 9<br>John Barisch & Mary Colvard<br>14 Indian Run<br>Nottingham, NH 03290       |
| TAX MAP 70 LOT 15<br>Dana, Daryl, David<br>& Daniel Deluca<br>21 Wicklow Drive<br>Westwood, Ma. 02090 | TAX MAP 70 LOT 22<br>Brooke Schaefer<br>23 Erwin Road<br>North Reading, Ma. 01864          | TAX MAP 68 LOT 5<br>Leslie & Barbara Thompson<br>38 Lamprey Drive<br>Nottingham, NH 03290            | TAX MAP 70 LOT 2<br>Marguerite Tuoker<br>32 Dolloff Dam Road<br>Nottingham, NH 03290            | TAX MAP 70 LOT 10<br>William Loconsolo<br>19 White Circle<br>Wakefield, Ma. 01880              |
| TAX MAP 70 LOT 16<br>Stephen & Darlene Kimball<br>28 Meditation Lane<br>Atkinson, NH 03811            | TAX MAP 70 LOT 24<br>Andrea Owens<br>28 Lamprey Drive<br>Nottingham, NH 03290              | TAX MAP 68 LOT 6<br>Michael Dougherty<br>& Beth Phillips<br>40 Lamprey Drive<br>Nottingham, NH 03290 | TAX MAP 70 LOT 3<br>34 Dolloff Dam, LLC<br>34 Dolloff Dam Road<br>Nottingham, NH 03290          | TAX MAP 70 LOT 11<br>Mark & Michele Lafebvre<br>7119 Haelenda Drive<br>Grant, Fl. 32949        |
| TAX MAP 70 LOT 17<br>Patricia Farrington<br>14 Lamprey Drive<br>Nottingham, NH 03290                  | TAX MAP 70 LOT 26<br>John Mills, Jr.<br>30 Tuokaway Shore Road<br>Nottingham, NH 03290     | TAX MAP 68 LOT 15<br>Kevin Bassett<br>101 Shore Drive<br>Nottingham, NH 03290                        | TAX MAP 70 LOT 4<br>Duane & Pamela Walker<br>36 Dolloff Dam Road<br>Nottingham, NH 03290        | TAX MAP 70 LOT 12<br>Natascha & Nathan Vaillancourt<br>4 Lamprey Drive<br>Nottingham, NH 03290 |
| TAX MAP 70 LOT 18<br>Brian Hatt & Andrew Ziner<br>56 Burning Bush Drive<br>Boxford, Ma. 01921         | TAX MAP 68 LOT 1<br>Mary Braun & Douglas Bates<br>30 Lamprey Drive<br>Nottingham, NH 03290 | TAX MAP 69 LOT 17<br>David Sanderson<br>33 Hobbs Road<br>No. Hampton, NH 03862                       | TAX MAP 70 LOT 5<br>Carol Stevenson<br>8 Indian Run<br>Nottingham, NH 03290                     | TAX MAP 70 LOT 13<br>Matthew & Seaside Eaton<br>8 Lamprey Drive<br>Nottingham, NH 03290        |
| TAX MAP 70 LOT 19<br>James, Jr. & Lois Alger<br>PO Box 10185<br>Bedford, NH 03110                     | TAX MAP 68 LOT 2<br>Bruce Dionne<br>PO Box 153<br>Nottingham, NH 03290                     | TAX MAP 70 LOT 7<br>Jean Christensen<br>800 Lake Port Blvd,<br>Apt. H211<br>Leesburg, Fl. 34748      | TAX MAP 70 LOT 6<br>Jean Christensen<br>800 Lake Port Blvd,<br>Apt. H211<br>Leesburg, Fl. 34748 | TAX MAP 70 LOT 24-6<br>Michael & Linda St. Laurent<br>16 Riverbend Road<br>Newmarket, NH 03857 |
| TAX MAP 70 LOT 20<br>James & Lois Alger<br>PO Box 10185<br>Bedford, NH 03110                          | TAX MAP 68 LOT 3<br>Jeffrey & Mary Beaman<br>39 Boston Street<br>Gulfport, Ct. 06437       |  |   |  |

**PAWTUCKAWAY LAKE**



**Tax Map 70 Lot 22**  
 N/F Schaefer  
 Brooks S. Schaefer Revocable Trust  
 Brooks S. Schaefer, Trustee  
 See RCRD Bk:6035 Pg:2335  
 (Also See Plan Ref. 1 - Lot 13)

**Tax Map 70 Lot 21**  
 N/F Bernard  
 Bernard Irrevocable Trust  
 Herbert E. & Diane E. Bernard, Trustees  
 See RCRD Bk: Pg:  
 (Also See Plan Ref. 1 - Lot 12)

**Tax Map 70 Lot 25**  
 N/F 70-25, LLC  
 Remaining Land

**EXISTING LOT AREA**  
 18,975 Sq Ft±  
 0.44 Acs±

**TAX MAP 70 LOT 23**  
 N/F Wasson  
 See RCRD Bk:6140 Pg:1449  
 (Also See Plan Ref. No. 1 - Lot 14)  
 (Also See Plan Ref. No. 2)

**PARCEL A TRANSFER**  
 TOTAL AREA  
 28,490 Sq Ft±  
 0.654 Acs±

**LOT 23 REVISED**  
 TOTAL AREA  
 47,465 Sq Ft±  
 1.09 Acs±

**Tax Map 70 Lot 24**  
 N/F Owens  
 Andrea K. Owens  
 See RCRD Bk:2887 Pg:0004  
 Also See RCRD Bk:1784 Pg:494

**N/F Phillip McGlone**  
 Also See RCRD Bk:2531 Pg:1980  
 (Also See Plan Ref. 1 - Lot 15)

**Tax Map 68 Lot 5**  
 N/F Thompson  
 Leslie S. & Barbara A. Thompson  
 See RCRD Bk:6157 Pg:2871  
 (Also See Plan Ref. 3)

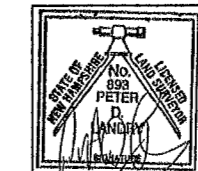
**PLAN REFERENCES**  
 (Basis of Bearings per Plan Reference No. 2)

- See "Plan of leased land owned by Howard L. Lamprey" Scale 1"=80' Dated Nov. 11, 1965 by Henry A. Peterson, Surveyor RCRD Plan No. 623
- See "Plat of Land for Robert & Martha Sheridan" Scale 1"=20' Dated July 2005 by Landry Surveying, LLC RCRD Plan No. D-33226
- See "Lot Line Adjustment Plan...Thompson, Dougherty, Lafebvre & 70-25, LLC" Scale as shown Dated Rev. 7-8-2020 by (James) Franklin Assoc., LLC RCRD Plan No. D-42305 (3 sheets)

**NOTES**

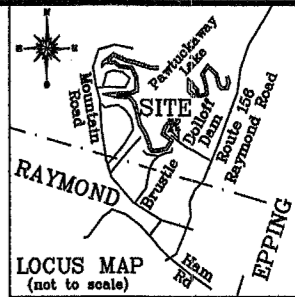
- Plan intent is to adjust the existing lotline between 70-25, LLC (TM70 L25) and Wasson (TM70 L23), by conveying Parcel A from 70-25, LLC to Wasson. Parcel A not to be deemed a separate lot, but intended for transfer only.
- No part of the subject parcels are within a special flood hazard area (SFHA) as per FEMA-FIRM, Community Panel No. 330137-0185-E, Effective Date: May 17, 2005.
- For the scope of this survey, riparian/ littoral rights not determined. The top of bank/shoreline was used to calculate lot area. Some of the existing travelled ways were found to be outside of the roadways as platted on the subdivision plan. Plan Ref. No. 1 references a statement that says "Road to be made by Leases so abutters can get to their lot." Roadway/travelled way width is unknown.

Revision Block			
#	Date	Description	By



**LEGEND/SYMBOLS**

- RCRD Rockingham County Registry of Deeds
- N/F Now or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- #Rebar 1/2" Rebar with ID Cap #893
- DH Drill Hole
- Conc Concrete
- Bnd Bound
- IP Iron Pipe



**ZONING SUMMARY**

Zoning District: Residential-Agricultural  
 Structure Setbacks:  
 Non-conforming lot, less than two (2) acres  
 Building 20ft from all lotlines  
 Building 60ft from lake (NHDES)  
 Accessory Building:  
 20ft Front/Side/Rear to lotlines  
 Septic System:  
 20ft Side/Rear to lotlines

\*\*\* SEE WAIVER REQUEST  
 Art. 14 Sect 2-2(s)

**OWNERS OF RECORD**  
 (as per Town Records)

**TAX MAP 70 LOT 23**  
 Mark C. & Patricia A. Wasson  
 23 Lamprey Drive  
 Nottingham, NH 03290  
 See RCRD Bk:6140 Pg:1443  
 (See Plan Ref. No. 1.)

Owner \_\_\_\_\_  
 Owner \_\_\_\_\_

**TAX MAP 70 LOT 25**  
 70-25, LLC  
 101 Shore Road  
 Nottingham, NH 03290  
 See RCRD Bk:6002 Pg:2066  
 (See Plan Ref. No. 1.)

Owner \_\_\_\_\_

APPROVED BY THE  
**NOTTINGHAM PLANNING BOARD**

Chairman \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Date \_\_\_\_\_

**LOTLINE ADJUSTMENT**  
 Plat of Land  
 for  
**Mark C. & Patricia A. Wasson**

and  
**70-25, LLC**  
 in  
 Nottingham, NH  
 Rockingham County  
 May 2021

Scale 1 inch = 40 feet  
**Landry Surveying, LLC**  
 248 Mill Pond Road  
 Nottingham, NH 03290  
 (603) 679-1387