

ZBA PLOT PLAN

TAX MAP 68 LOT 49-1

MATTHEW BERGERON

8 CAHILL LANE

SCALE 1"=20ft

AUGUST 2021

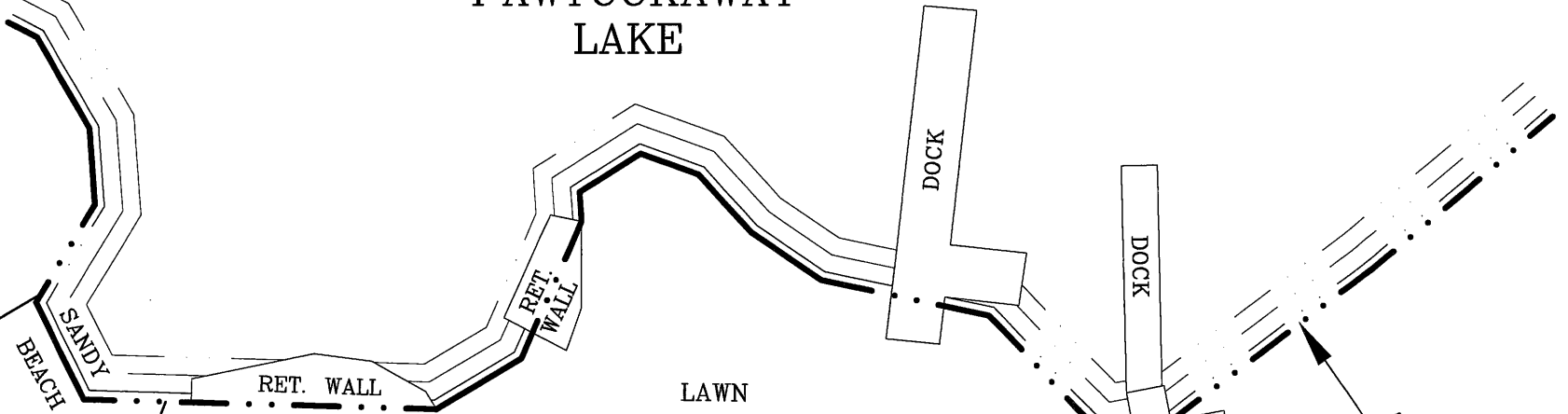
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	25.00'	28°38'53"

LINE	BEARING	DISTANCE
L1	N 46°27'18" E	13.84'
L2	S 59°43'39" W	29.65'
L3	N 75°32'31" E	21.55'
L4	N 88°10'01" W	34.91'
L5	N 74°41'20" W	47.07'
L6	N 79°19'28" W	38.10'
L7	S 77°28'44" W	33.56'
L8	S 58°29'11" W	16.86'
L9	S 07°19'45" W	20.74'
L10	N 75°49'12" E	18.41'
L11	N 81°45'24" E	24.90'
L12	S 79°20'59" E	35.97'
L13	S 74°33'30" E	37.82'
L14	S 84°41'11" E	24.98'
L15	S 87°34'37" E	10.75'
L16	N 80°00'40" E	9.74'
L17	N 71°06'58" E	31.73'
L18	N 53°29'18" E	5.60'

ROW AREA = 2935SF±



PAWTUCKAWAY LAKE



FOR PROPOSED 'DECK'
SEE NHDES-SHORELAND
PERMIT No. 2016-03238
and
BUILDING PERMIT
No. 2021000341

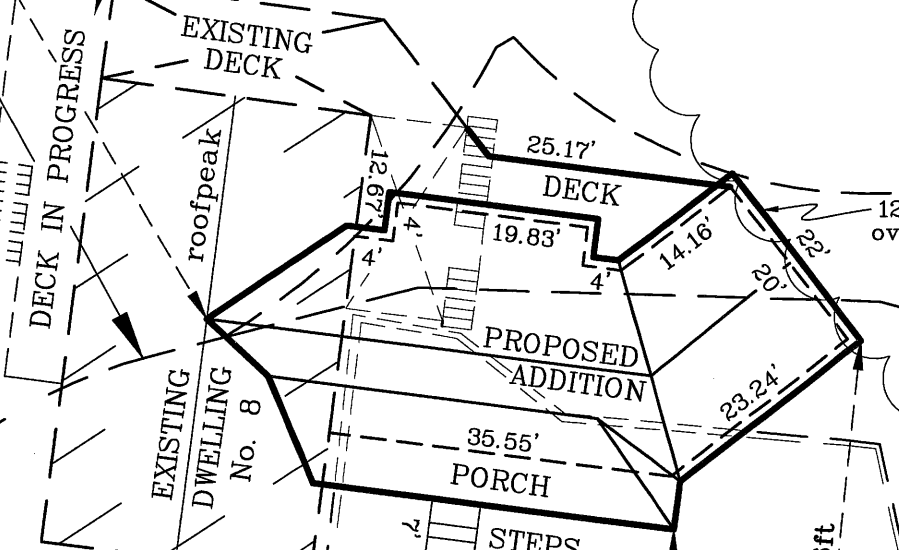
WELL

N/F BERGERON
RCRD BK: 5758 PG: 2095
RCRD PLAN No. D-37805

TAX MAP 68
LOT 49-1
TOTAL AREA
87,630 Sq Ft±
2.01 Acs±

FOR 'GRAVEL WAY' RELOCATION
SEE NHDES-SHORELAND
PERMIT No. 2019-03298

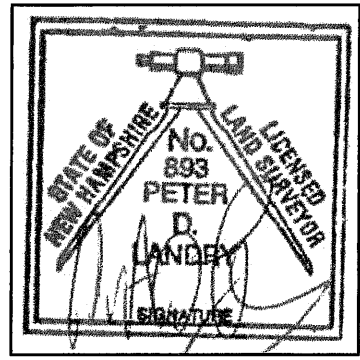
*=RELIEF SOUGHT



ALL SIDES
50ft SETBACK
(PRIMARY STRUCTURE)

TOWN EASEMENT/ROW NOTE:
DUE TO THE LACK OF RESOURCES AVAILABLE
TO DETERMINE THE SIDELINE OF "CAHILL LANE",
THE EDGE OF TRAVELED WAY WAS UTILIZED TO
DEPICT A 50FT SETBACK LINE.

"CAHILL LANE" WAS ACCEPTED AS A TOWN ROAD,
ON JUNE 8, 2021, SEE WARRANT ARTICLE #19.

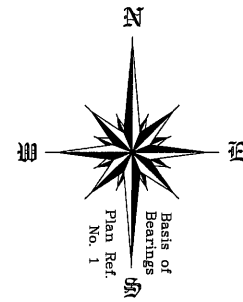


LEACHFIELD±



133.96'
N 07°19'45" E
Total 308.93'

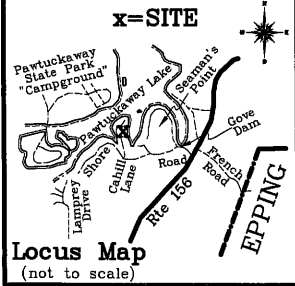
77.46'
N 33°12'42" E



PAWTUCKAWAY LAKE

CURVE TABLE:

C1=CURVE 1	C2=CURVE 2	C3=CURVE 3
L=30.77'	L=4.52'	L=200.04'
R=25.00'	R=50.00'	R=50.00'
C4=CURVE 4	C4=CURVE 4	
L=14.06'	L=218.83'	
R=50.00'	R=50.00'	



LEGEND/ SYMBOLS

RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acres
Fnd	Found
**	Location as per Plan References No. 1 & 2
○ #IP	Iron Pipe as per Plan Ref. No. 1
● #Rebar	Reinforced Iron Bar as per Plan Ref. No. 1
○ IP	Iron Pipe
● Rebar	Reinforced Iron Bar
●*Rebar	Reinforced Iron Bar with ID cap #893
■ Gran Bnd	4" Sq Granite Bound w/ Drill Hole
⊙	Boulder
UP	Utility Pole
⊖ EOW	Edge of Wetlands
(PD)	Poorly Drained
VPD	Very Poorly Drained

ISLES NOTE:
ISLES No. 1 & No. 2 ARE TO BE A PART OF LOT 49-2 AND NOT SEPARATE LOTS OF RECORD

ISLAND No. 2
**AREA
849 Sq Ft±
0.0195 Ac±

ISLAND No. 1
**AREA
2,942 Sq Ft±
0.0675 Ac±

TAX MAP 68 LOT 49-2
LOT AREA
64,220 Sq Ft±
1.47 Ac±
Include Area of Private Roadway,
Island 1 & 2
52,540 Sq Ft±
1.21 Ac±
TOTAL AREA
118,760 Sq Ft±
2.68 Ac±

TAX MAP 68 LOT 49-1
TOTAL AREA
87,630 Sq Ft±
2.01 Ac±

TAX MAP 68 LOT 49
TOTAL AREA
93,170 Sq Ft±
2.14 Ac±

OWNER REPORTS THAT THE TOWN PLOWS SNOW AND MAINTAINS "CAHILL LANE" TO THIS TURN-AROUND AREA.

PAWTUCKAWAY LAKE

PLAN REFERENCES:

- See plan entitled "A Survey and Plat of Tax Lot No. 49,....prepared for Caroline J. Cahill..." prepared by: R.S.L. Layout & Design, Inc., Date: 01-06-99, Scale 1" = 50' RCRD Plan No. D-26928
- See plan entitled "Subsurface Septic Design for Lot No. 49, John Cahill Property" prepared by: R.S.L. Layout & Design, Inc., Date: 04-07-00, Rev. 05-10-00, Scale 1" = 20' See NHDES, Water Division, Construction Approval No. CA2000026499.

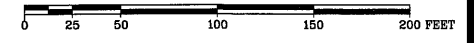
NOTES:

- The plan intent is to subdivide the parent tract into three (3) separate lots. Tax Map 68 Lot 49-2 is subject to the Town of Nottingham Impact Fee.
 - See Town of Nottingham Zoning Board of Adjustment, Case No. 11-01-V-R, Notice of Decisions, May 18, 2011.
 - See Rockingham County Superior Court, Case Number 218-2011-CV-00677, Nottingham Board of Selectmen v. Nottingham Zoning Board of Adjustment, Notice of Decision, December 07, 2011. ZBA Conditions per May 5, 2012 meeting:
 - Cahill Lane be widened to 24ft in the manor as Shore Lane is constructed.
 - Lots using Cahill Lane for access be permanent, granted & recorded. (Deeded access easements to be conveyed to affected abutters)
 - 1-yr to start Planning Board process and starts to implement the road improves. above.
- No part of the subject parcel is not within a Special Flood Harzard Area, as per FEMA - FIRM Flood Map Number: 33015C0185E, Community Number: 330137, Panel Number 185 of 681, Effective Date: May 17, 2005.
- Wetland delineation was performed by Peter D. Landry, CWS in accordance with the 1987 Army Corp. Delineation Manual*, the Field Indicators for Identifying Hydric Soils in New England and the National List of Plant Species for New Hampshire dated May 1988. Delineation was performed during the month of June 2010. *2009 Interim Regional Supplement Northcentral and Northeast Region.
- No part of the subject parcel is within the Town Nottingham Aquifer Overlay District as per map available at the Selectmen's office.
- NHDES Subdivision Approval No. SA2013010155 on 5/24/2013.

****TOTAL AREA w/o Islands**
293,775 Sq Ft±
6.74 Ac±

OWNER OF RECORD
(as per Town Assessor Records)
Tax Map 68 Lot 49
Douglas N. Leib Living Trust,
Douglas N. Leib, Trustee
See RCRD Bk:3738 Pg:676
(Also See Plan Ref. No. 1)

SUBDIVISION
PLAT OF LAND
for
DOUGLAS N. LEIB LIVING TRUST
in
Nottingham, N.H.
Rockingham County
Nov. 2012 - Rev. June 2013
Scale 1 inch = 50 feet

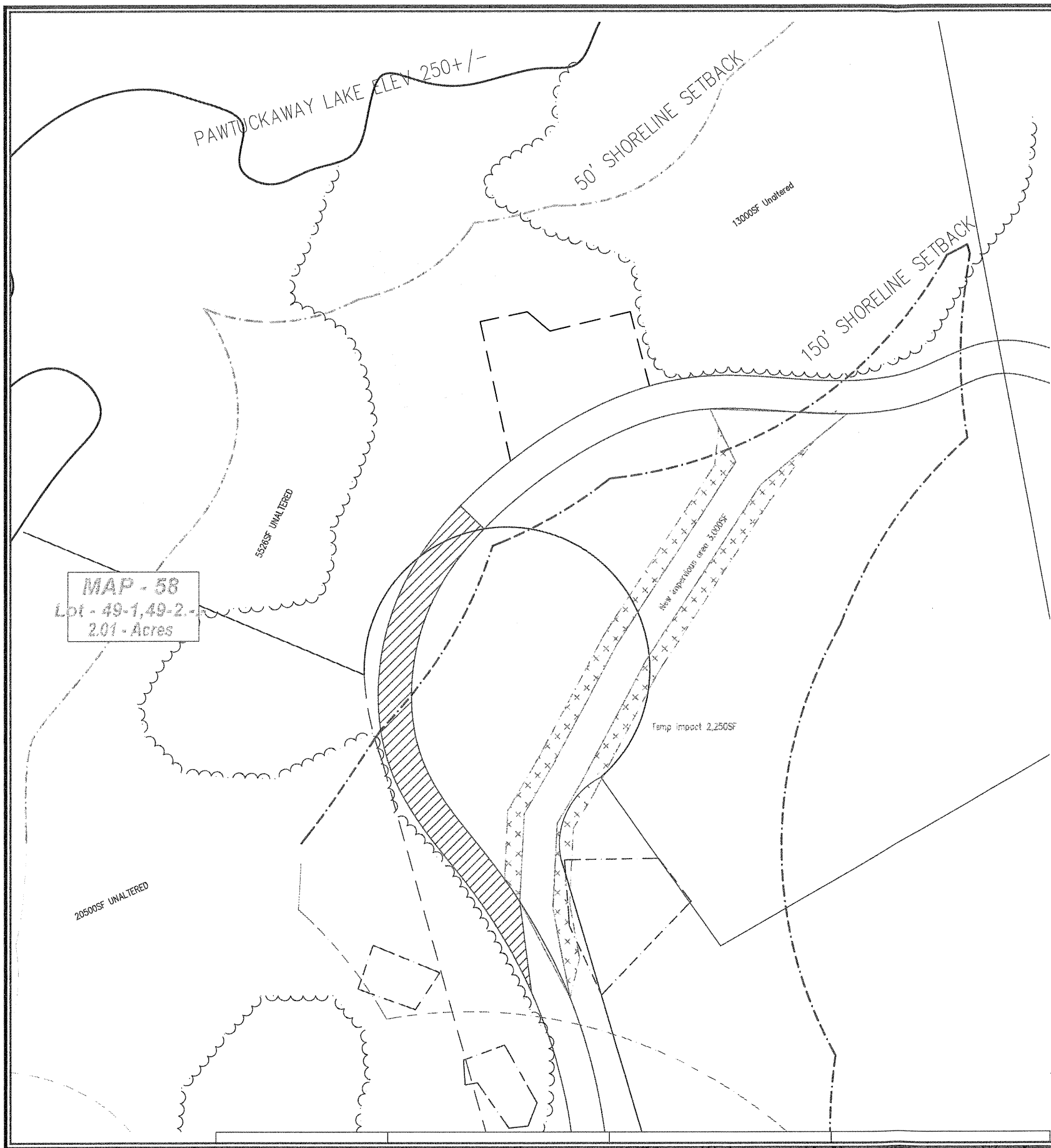


Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
ph/fax (603) 679-1387

APPROVED BY NOTTINGHAM PLANNING BOARD

Chairperson	_____
_____	_____
_____	_____
_____	_____
_____	_____
Date	_____

Revised: (11/28/12) Planning Board comments addressed
(06/05/13) Final lot corners set



Location Map No Scale:

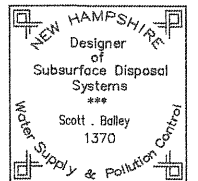
SHORELAND PERMIT

Matthew Bergeron

9 Greenleaf Circle, Brentwood NH 03833



Scott Bailey
 PO Box 301
 Melvin Village, NH 03850
 603-781-0305
 Permitted Designer
 NHBEST@gmail.com
 NH-BES.com



Deed Information:

County: Rockingham Bk.: 5758 Pg.: 2095

Subdivision Approval #: Plan D-37805 Scale: 1"=20' Date: 02 Oct. 19

Lot & Map # Map-58, Lot-49-1,49-2, Block--, Unit-

Street: 8 Cahill Lane Town: Nottingham Plan #: Shoreland 2019-003