



**AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS**  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

18 October, 2021

Dirk Grotenhuis, Chair  
Town of Nottingham Planning Board  
PO Box 114  
Nottingham, NH 03290

**RE: Subdivision Application, Kennard Road, Tax Map 12 Lot 14**

Dear Mr. Grotenhuis:

We hereby submit, on behalf of the Estes Family Trust, the attached package to the Planning Board for Subdivision Approval. Included herewith is the Subdivision Application, Fee check, Subdivision Plan Set, and other pertinent information.

The proposed subdivision is the division of a 33-acre lot into 4 lots utilizing existing frontage on Kennard Road. All the lots conform to the requirements of the Town of Nottingham Zoning Ordinance and the requirements of the NH Department of Environmental Services.

Two waiver requests are submitted as part of this application.

We look forward to the Board's review and approval of the proposed subdivision.

Sincerely,

Paul Dobberstein, LLS  
Ambit Engineering, Inc.

Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, 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: 32.95 acres	Current Use Acreage: 30.9	# of Proposed Lots: 4
Project Address: Kennard Road		
Current Zoning Districts: Residential-Agricultural		
Overlay Districts: n/a	Map(s): 12	Lot (s): 14
Request: To subdivide the existing lot into 4 lots with existing frontage.		

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

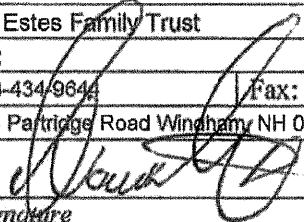
Case#:	Project Name:	Date:
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Case#

Project Name

Date

<b>Owner 1: Estes Family Trust</b>		
Company:		
Phone: 603-434-9644	Fax:	E-mail: westes@sgtorrice.com
Address: 9 Partridge Road Windham NH 03087		



10/17/2021

Owner 1 Signature

Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact): Paul Dobberstein</b>		
Company: Ambit Engineering, Inc.		
Phone: 603-430-9282	Fax:	E-mail: pad@ambitengineering.com
Address: 200 Griffin Road, Unit 3 Portsmouth, NH 03801		

<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer: see Applicant above</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Case#

Project Name

Date

1. APPLICANT INFORMATION:

Printed Name: Paul Dobberstein Contact Telephone: 603-430-9282
Address: Ambit Engineering, Inc. 200 Griffin Road, Unit 3 Portsmouth, NH 03801

2. OWNER INFORMATION:

Printed Name: Estes Family Trust
Address: 9 Partridge Road Windham, NH 03087

3. PROFESSIONAL(S) INFORMATION:

Printed Name:
Address:

Table with 6 columns: Map, Lot, Sub lot, Name, Address. Rows 4-17 listing abutter information.

I, Paul Dobberstein, 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

Date 10/18/2021

Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto: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)

  
 \_\_\_\_\_  
 Signature Date 10/17/2021

\_\_\_\_\_  
 Signature Date

Property Owner(s)

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

Property Owner(s)

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

Property Owner(s)

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
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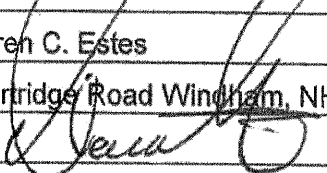
**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** Assessor's Map 12 Lot 14, Kennard Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
Ambit Engineering, Inc. 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: \_\_\_\_\_  
\_\_\_\_\_

Name of Owner	Warren C. Estes	
Address of Owner	9 Partridge Road Windham, NH 03087	
Signature of Owner		Date 10/17/2021

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: Estes Family Trust Subdivision

Tax Map	12	Lot	14	Sub- Lot
Site Location: <u>TBD Kennard Road</u>				
Zoning District(s): <u>Residential-Agricultural</u>				
Owner(s): <u>Estes Family Trust</u>				
Address of Owner(s): <u>9 Partridge Road</u> <u>Windham, NH 03087</u>				
Applicant (if different from owner):				
Phone Number: <u>617-590-6176</u>			Email: <u>westes@sgtorrice.com</u>	
Land Surveyor: <u>Paul Dobberstein - Ambit Engineering, Inc.</u>				

I, Paul Dobberstein Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8.3 Section 6 & 9, for the above case submittal: Both of the sections a waiver is being requested from are relative to showing topography and other existing features including wetlands, etc., being shown for the entire parcel. These items have been shown and provided for the area of the property relative to the proposed subdivision. The property is 33 acres and no change in use or conditions is proposed southwesterly of the area where the information is shown in detail. Given that the information for the remainder of the property will 1) not result in the application review overlooking any impacts detrimental to public safety, health or welfare, or injurious to other property 2) will not be detrimental to the provisions of the Town of Nottingham Zoning Ordinance, Site Plan Regulations, Master Plan, or official maps 3) the information that is provided will allow for the review of the application in the spirit and intent of the aforementioned documents 4) the strict conformance with these Sections would result in unreasonable expense with no benefit to the Town or the public in reviewing the application, and 5) that the required information is clearly unnecessary for the Board to review the application adequately

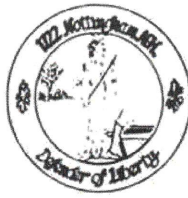
  
 \_\_\_\_\_  
 Signature of Owner/Applicant

10/15/2021  
 \_\_\_\_\_  
 Date

Case# \_\_\_\_\_

Project Name \_\_\_\_\_

Date \_\_\_\_\_



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**CERTIFICATE OF MONUMENT INSTALLATION**

Property owner(s): \_\_\_\_\_  
\_\_\_\_\_

Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_

Physical Address: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Company: \_\_\_\_\_

Number of Granite Bounds: \_\_\_\_\_

Iron Stakes/Pins/Rods: \_\_\_\_\_

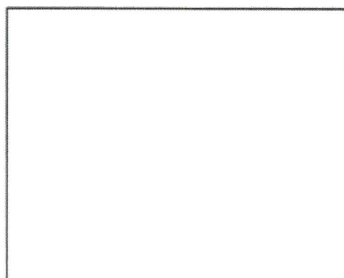
Drill Hole w/ Aluminum surveyor's disk: \_\_\_\_\_

" 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:





Case#

Project Name

Date



### Town of Nottingham

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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	4	\$200+ 800
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
<b>Plus Notice Fees:</b>			
Abutter(s)/Professional(s) Notice	\$10.00/ notice	\$10 x # 10 # abutter(s)/professional(s)	\$ 100
Public Notice in Local Newspaper		\$75.00	\$75.00
<b>Date Collected:</b>	<b>Total payable to: Town of Nottingham:</b>		\$1,075

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

Fee type	Fee(Amount TBD)	Date paid
Escrow Account- 3 <sup>rd</sup> 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: <i>Rockingham County Registry of Deeds</i>	\$25.00
RECORDING- \$26.00/ Mylar sheet		\$ _____
ADMINISTRATIVE/ REMAPPING	ONE CHECK payable to: <i>Town of Nottingham:</i>	<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
<b>RESIDENTIAL DEVELOPMENT</b>				
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.				
** Fees will be dedicated to the Marston Recreation Project				

Case#

Project Name

Date

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

Case#

Project Name

Date

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

Case#

Project Name

Date

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

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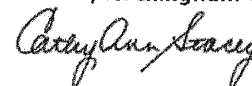
Section III Proposed Site Conditions Plan (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	Y			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	Y			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	Y			
a) Drainage easement(s)				
b) Slope easement(S)				
c) Utility easement(s)				
d) Temporary easement(s) (such as temporary turnaround)				
e) Roadway widening easement(s)				
f) Walking trail easement(s)				
g) Other easement(s) Note type(s)	Y			Driveway
4. Area of each lot (in acres & square feet):	Y			
a) Total upland(s)	Y			
b) Contiguous upland(s)	Y			
5) Proposed streets:		N/A		
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)	Y			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	Y			
8. Soil Conservation Service (SCS) soil survey information	Y			
9. Location, type, size & inverts of the following (as applicable):	Y			
a) Existing water systems		N/A		
b) Existing drainage systems	Y			
c) Existing utilities	Y			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	Y			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	Y			
12. Existing tree lines	Y			
13. Existing ledge outcroppings & other significant natural features	Y			
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	N			
<b>Section IV Construction Detail Drawings</b>		N/A		
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				
2. Typical driveway apron detail				
3. Curbing detail				
4. Guardrail detail				



Case#	Project Name	Date			
5.	Sidewalk detail				
6.	Traffic signs and pavement markings				
7.	Drainage structure(s)				
8.	Outlet protection riprap apron				
		Provided	N/A	Provided	N/A
9.	Level spreader				
10.	Treatments swale				
11.	Typical section at detention basin				
12.	Typical pipe trench				
13.	Fire protection details				
14.	Erosion control details				
15.	Construction Notes				
	a) Construction sequence				
	b) Erosion control notes				
	c) Landscaping notes				
	d) Water system construction notes				
	e) Sewage system construction notes				
	f) Existing & finish centerline grades				
	g) Proposed pavement – Typical cross-section				
	h) Right-of-way and easement limits				
	i) Embankment slopes				
	j) Utilities				
	<b>Section V.</b>				
	<b>Supporting Documentation If Required</b>		N/A		
1.	Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)				
2.	Stormwater management report				
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.

Return to:  
Warren C. Estes and Darlene A. Estes  
9 Partridge Road  
Windham, NH 03087



LCHIP	ROA549668	25.00
TRANSFER TAX	RO104418	3,975.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Martin Kennard, an unmarried individual, of 575 Green Mountain Road, Effingham, NH 03882 and Jeffrey Kennard, an unmarried individual, of 575 Green Mountain Road, Effingham, NH 03882, for consideration paid grant(s) to Warren C. Estes and Darlene A. Estes, Trustees of the Estes Family Trust, of 9 Partridge Road, Windham, NH 03087, as Joint Tenants with Rights to Survivorship, with WARRANTY COVENANTS:

A certain parcel of land without buildings situated in Nottingham, County of Rockingham, State of New Hampshire on the Southwesterly side of Kennard Road, bounded and described as follows:

Beginning at an iron pipe in a corner of stonewalls on the Southwesterly side of Kennard Road, and at the Northerly corner of the homestead lot of Abbie Kennard, deceased, title to which is to be acquired by Robert and Agnes Mae Bowen, and running along said Kennard or Bowen land S 47° 38' W, 365.8 feet and N 34° 46' W, 86.2 feet to a stake and stones at the Easterly corner of the "Langmaid Lot", now or formerly owned by Dexter Layne; thence running along said Layne land N 34° 46' W, 322.0 feet, S 47° 02' W, 248.5 feet, S 45° 48' W, 464.7 feet, and S 33° 04' E, 303.7 feet to a stone bound; thence continuing along said Kennard land, to be acquired by Bowen, S 33° 04' E, 42.4 feet; Southwesterly 385 feet, more or less, N 33° 00' W, 180 feet, more or less, and S 48° 10' W, 200.0 feet to a stake and stones at land now or formerly of John Fernald; thence running along said Fernald land N 33° 00' W, 1502.3 feet, N 48° 30' E, 201.4 feet, S 33° 00' E, 781.9 feet, N 48° 08' E, 382.5 feet, N 49° 35' E, 450.0 feet, N 47° 06' E, 263.6 feet, and N 33° 05' W, 513.2 feet to an iron pipe on the Southwesterly side of Kennard Road; thence running along said Kennard Road S 70° 06' E, 223.8 feet, S 53° 03' E, 151.4 feet, S 66° 42' E, 354.2 feet, S 59° 27' E, 109.2 feet, S 18° 34' E, 189.9 feet, S 19° 30' E, 212.4 feet and S 37° 54' E, 266.1 feet to the point of beginning.

By reference to a Plan of Land of the Abbie Kennard Estate and Robert Bowen, duly approved by the Planning Board of Nottingham on February 22, 1979, to be recorded in Rockingham County Registry of Deeds herewith, the above-described premises are shown thereon as the 9.8 acre "Meserve Lot", the 3.0 acres "Robert Bowen Lot", the 5.5 acre "Edwards Lot", the 7.6 acre "Woodman Lot", and the 7.0 acre "Glass Lot".

However otherwise the same may be bounded, measured or described, the premises above described are represented by the following conveyances:

1. Deed of John L. Meserve to William Kennard, dated January 10, 1846, recorded in Rockingham County Registry of Deeds, Book 320, Page 349; see also Will of William Kennard, filed in Rockingham County Registry of Probate, Docket No. 18978 O.S., devising the same to Oliver F. Kennard, deed of Oliver F. Kennard to Winthrop N. Dow, dated January 16, 1880, deed of Dow and Burley to Franklin P. Edwards, dated December 10, 1884, recorded in said Registry of Deeds, Book 499, Page 45 (1st parcel), the Will of Franklin P. Edwards, filed in said Registry of Probate, Docket No. 14873, devising the same to William E. Kennard, the Wills of William E. Kennard and of Abbie A. Kennard, filed in said Registry of Probate, Docket No. 42967 and Docket No. 52740. (all as to the "Meserve Lot").
2. Deed of Joseph H. Young to Robert Bowen, dated December 31, 1946, recorded in said Registry of Deeds, Book 1447, Page 393 (1st parcel).
3. Deed of Dow and Burley to Franklin P. Edwards, dated December 10, 1984, recorded in said Registry of Deeds, Book 499, Page 45 (as to the "Edwards Lot", Parcel 4, as to the "Woodman Lot", Parcel 2, and as to the "Glass Lot", Parcel 3) for remainder of chain title, see Meserve Lot chain above).

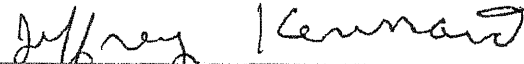
Subject to any facts, issues, notations and easements as shown on Plan No. D-8535 of the Rockingham County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Ruth E. Kennard and Raymond S. Kennard, Sr. by virtue of a deed dated 03/12/1979 and recorded in the Rockingham County Registry of Deeds at Book 2334 and Page 0358. For within Grantor's title see Probate Case No. 312-2005-ET-00301.

This is not homestead property of the within grantors.

Executed this 5th day of March, 2021.

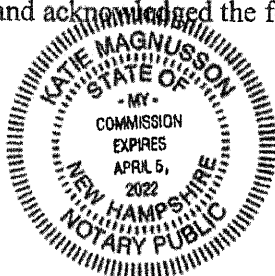
  
 \_\_\_\_\_  
 Martin Kennard


  
 \_\_\_\_\_  
 Jeffrey Kennard

State of New Hampshire  
County of Strafford

March 5, 2021

Then personally appeared before me on this 5th day of March, 2021, the said Martin Kennard and Jeffrey Kennard and acknowledged the foregoing to be his/her/their voluntary act and deed.



  
 \_\_\_\_\_  
 Notary Public/Justice of the Peace  
 Commission expiration: 4/5/22