

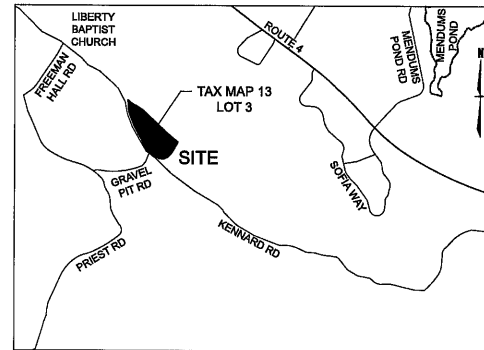
3 LOT SUBDIVISION PLAN FOR ROGER & LINDA BEVINS

TAX MAP 13, LOT 3

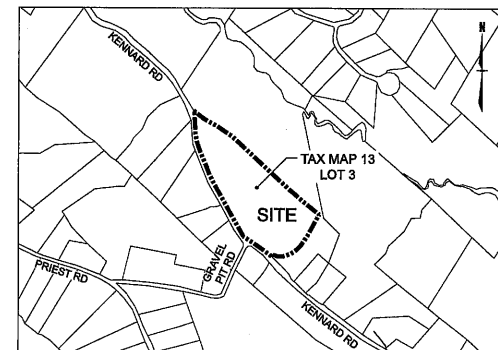
38 KENNARD ROAD, NOTTINGHAM, NH 03290
ROCKINGHAM CO.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION.
- THE PROPERTY IS DESIGNATED AS TAX MAP 13, LOT 3
- THE AREA OF THE EXISTING TM 13 LOT 3 IS 20.90 ACRES (910,452 SQFT.)
- THE CURRENT OWNER FOR TM 13 LOT 3: ROGER & LINDA BEVINS, 38 KENNARD ROAD, NOTTINGHAM, NH 03290.
- THE ZONING DESIGNATION FOR THE PROPERTY IS: RESIDENTIAL/AGRICULTURAL
- DIMENSIONAL REQUIREMENTS PROVIDED FOR RESIDENTIAL/AGRICULTURAL DISTRICT:
 - MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 - MIN. LOT SIZE =87,120 SF (2 ACRES)
 - MIN. ROAD SETBACK =50'
 - MIN. SIDE/REAR SETBACK =50'
 - WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
 - =VERY POORLY DRAINED=75'
 - MAXIMUM STRUCTURE HEIGHT =34' (ABOVE 34' BY SPECIAL EXCEPTION)
 - SEPTIC SETBACK =50'/75' HYDRIC SOILS
 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
- THE EXISTING USE OF TM 13 LOT 3 IS RESIDENTIAL.
- THE PROPOSED USE OF TM 13 LOT 3 WILL BE 3 LOT FRONTAGE SUBDIVISION.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY ON-SITE WELLS.
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
- ADDITIONAL TOPO & PROPERTY INFO PROVIDED BY NH GRANIT GIS CLEARING HOUSE @ <https://lidar.unh.edu/mos/>, AND @ <https://granitview.unh.edu>
- SHEETS 6 AND 7 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM
- THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E. EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 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.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 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.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JANUARY 26, 2021 FROM DATA COLLECTED BY THIS OFFICE ON JANUARY 26, 2021 THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- NRCS SOILS DATA:
430-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY.
436-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
447B-SCITUATE-NEWFIELDS COMPLEX, 3 TO 5 PERCENT SLOPES, VERY STONY.
660-PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
- RESIDENTIAL DRIVEWAY LOCATION TO BE APPROVED BY ROAD AGENT.
- CISTERN #12 IS LOCATED 4,800 FEET FROM PROPOSED LOT LOCATED AT THE INTERSECTION OF FREEMAN HALL ROAD, AND PATRIOTS LANE.



LOCATION PLAN
SCALE: 1"=2,500'



VICINITY SKETCH
SCALE: 1"=1,000'

SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 9	COVER SHEET
ECP-1	2 OF 9	EXISTING CONDITIONS-1
ECP-2	3 OF 9	EXISTING CONDITIONS-2
PCP-1	4 OF 9	PROPOSED CONDITIONS-1
PCP-2	5 OF 9	PROPOSED CONDITIONS-2
PSP-1	6 OF 9	PROPOSED SUBDIVISION-1
PSP-2	7 OF 9	PROPOSED SUBDIVISION-2
PSLP-1	8 OF 9	PROPOSED SIGHTLINE PLAN - LOT 3A
PSLP-2	9 OF 9	PROPOSED SIGHTLINE PLAN - LOT 3B

PROFESSIONAL CONSULTANTS LIST

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH:(603) 942-9220

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL,
DAMON E. BURT, CWS, CPESC,
38 GARLAND ROAD, STRAFFORD, NH 03884
PH:(603) 969-5574



INITIAL PLAN SET SUBMISSION DATE

NOVEMBER 10, 2021
Latest revision date:

OWNER/APPLICANT:

ROGER & LINDA BEVINS
38 KENNARD RD,
NOTTINGHAM NH, 03290
BK 5622 PG 0480

AGENCY APPROVALS

NHDES SUBDIVISION : PENDING



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

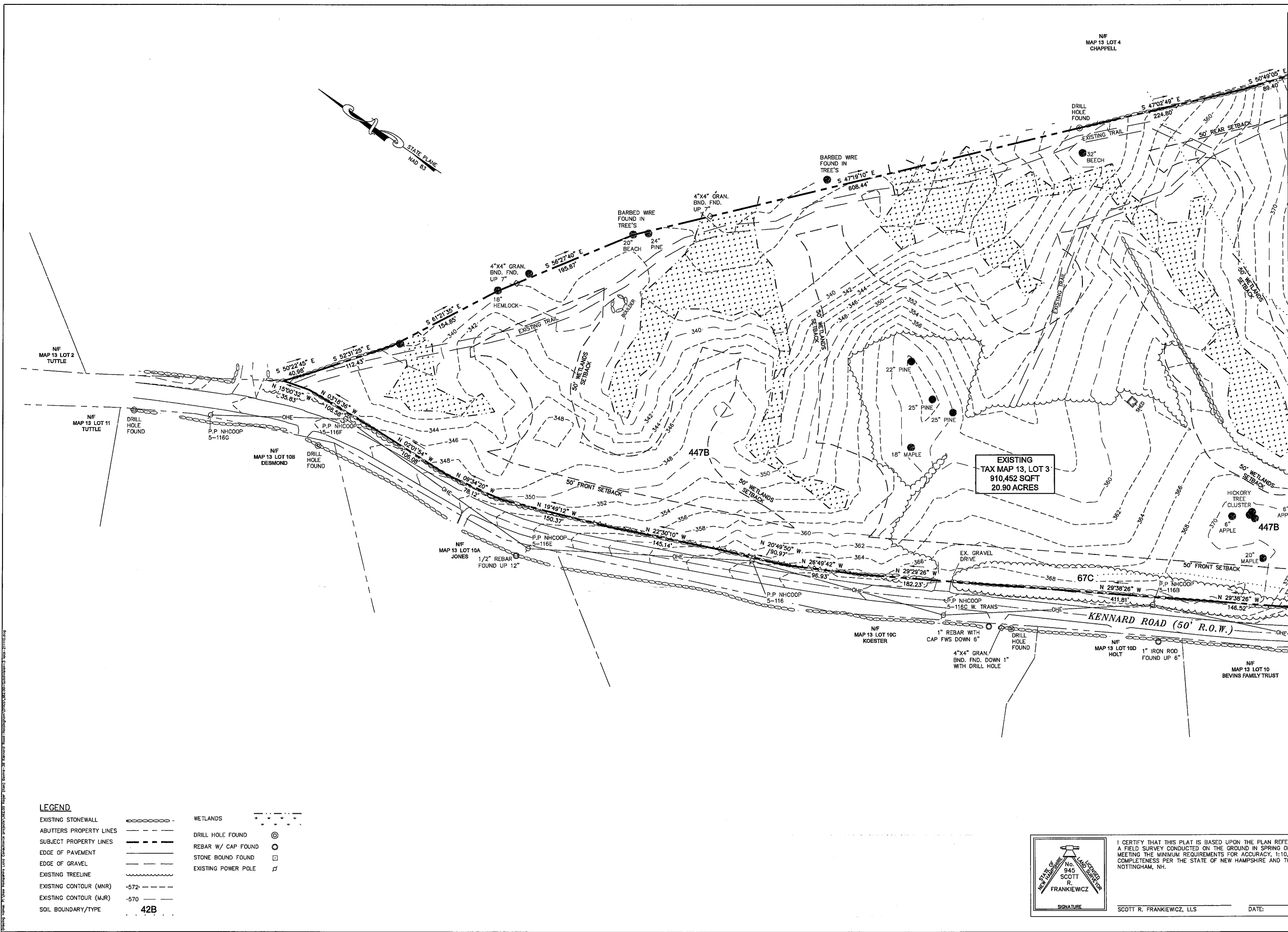
NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services

NEW STATE OF
No. 945
SCOTT
R.
FRANKIEWICZ
SIGNATURE

COVER SHEET
TAX MAP 13 LOT 3
SUBDIVISION PLAN
OWNED BY
ROGER & LINDA BEVINS
38 KENNARD ROAD, NOTTINGHAM NH 03290
BOOK 5622 PAGE 0480

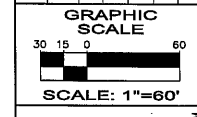
ROCKINGHAM CO.
JOB NO: 382.00
DATE: NOVEMBER 10, 2021
CVR
SHT. 1 of 9



MATCHLINE SHEET 3 (EXPANDED VIEWS FOR GRAPHICAL PURPOSES)

LEGEND	
EXISTING STONEWALL	
ABUTTERS PROPERTY LINES	
SUBJECT PROPERTY LINES	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EXISTING TREELINE	
EXISTING CONTOUR (MNR)	-572
EXISTING CONTOUR (M.R)	-570
SOIL BOUNDARY/TYPE	42B
WETLANDS	
DRILL HOLE FOUND	
REBAR W/ CAP FOUND	
STONE BOUND FOUND	
EXISTING POWER POLE	

REVISIONS		
NO.	DATE	DESCRIPTION



N.H. LAND Consultants
 SURVEYING-LAND PLANNING-REAL ESTATE
A Veteran Owned Company

EXISTING CONDITIONS - 1
 TAX MAP 13 LOT 3
SUBDIVISION PLAN
 OWNED BY
ROGER & LINDA BEVINS
 38 KENNARD ROAD, NOTTINGHAM, NH 03290
 BOOK 5622 PAGE 0480

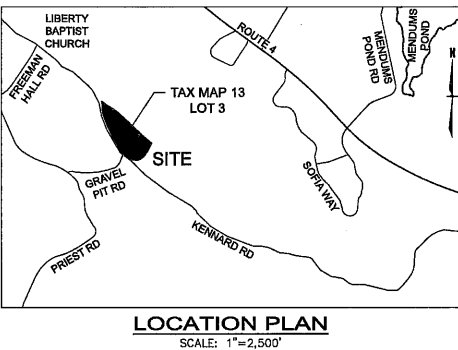
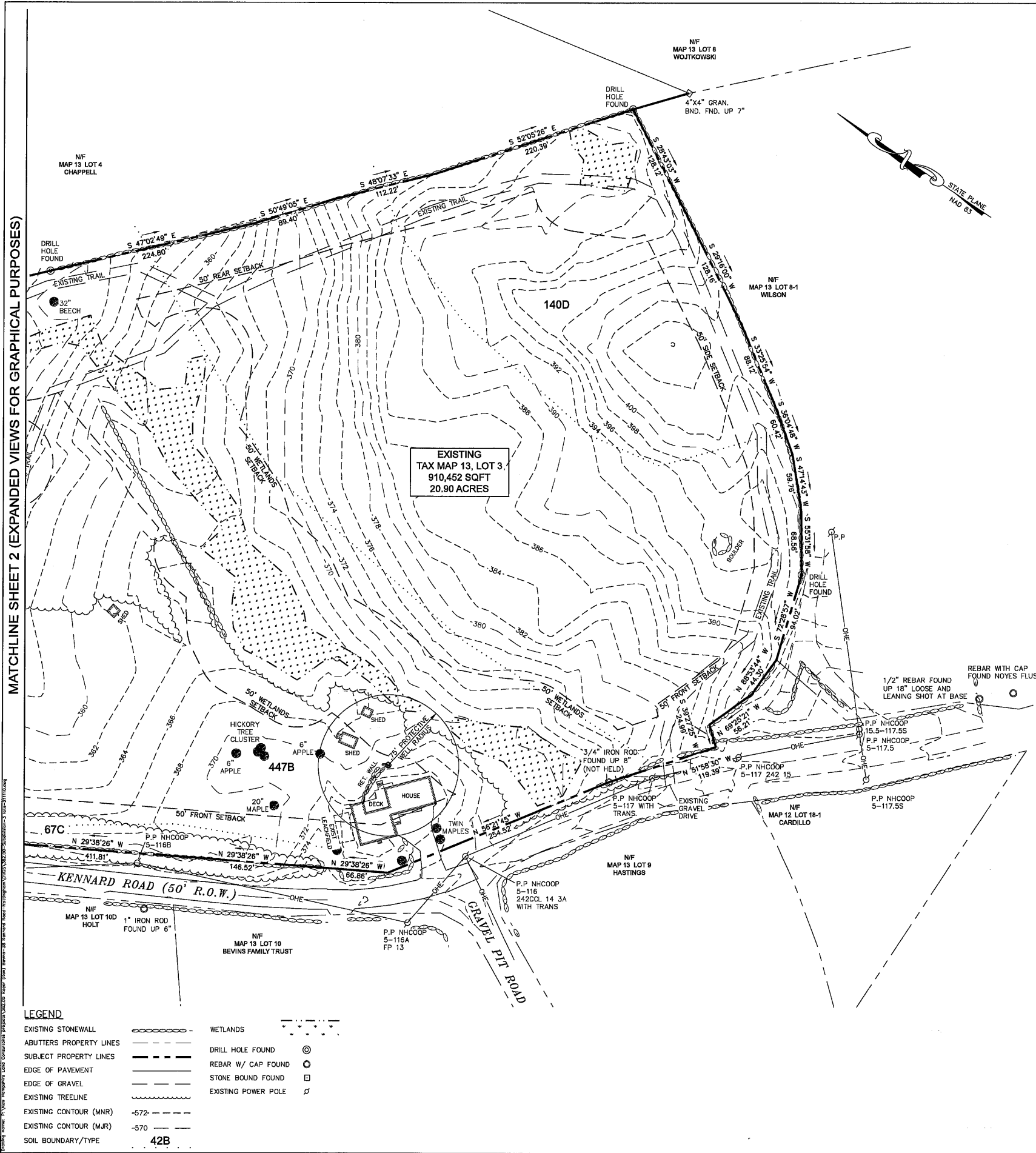
ROCKINGHAM CO.
 JOB NO: 382.00
 DATE: NOVEMBER 10, 2021
ECP-1
 SHT. 2 of 9

SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.
 SCOTT R. FRANKIEWICZ, LLS DATE:

6550 FIRST NH TURNPIKE, NORTHWOOD, NH 03281 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

MATCHLINE SHEET 2 (EXPANDED VIEWS FOR GRAPHICAL PURPOSES)



ABUTTERS LIST

N/F MAP 12 LOT 18-1 KENNETH & MARYLYN CARDILLO 81 KENNARD RD NOTTINGHAM, NH 03290

N/F MAP 13 LOT 2 JOHN M TUTTLE 170 OLD MOUNTAIN RD NORTHWOOD, NH 03261

N/F MAP 13 LOT 4 JON CHAPPELL & MARY MARTIN 22 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 2904 PAGE 871

N/F MAP 13 LOT 8 JACOB WOLTKOWSKI, 50 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 6040 PAGE 2637

N/F MAP 13 LOT 8-1 ROBERT T & CHERIE WILSON 44 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5890 PAGE 1962

N/F MAP 13 LOT 9 KURT & DEBRA HASTINGS 39 KENNARD RD NOTTINGHAM, NH 03290 BOOK 4938 PAGE 2058

ABUTTERS LIST CONT.

N/F MAP 13 LOT 10 BEVINS FAMILY REV TRUST 37 KENNARD RD NOTTINGHAM, NH 03290 BOOK 6307 PAGE 1994

N/F MAP 13 LOT 10A SANDRA JONES, TRUSTEE 25 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5123 PAGE 1294

N/F MAP 13 LOT 10B JOHN DESMOND JR, & ROBIN COMSTOCK 23 KENNARD RD NOTTINGHAM, NH 03290

N/F MAP 13 LOT 10C MICHAEL KOESTER REV TRUST 29 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 5916 PAGE 2829

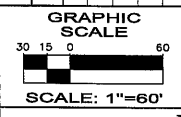
N/F MAP 13 LOT 11 JAMES & JANICE TUTTLE 15 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5382 PAGE 1063

N/F MAP 13 LOT 10D SCOTT & ERN HOLT 35 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 5570 PAGE 104

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 - MIN. LOT SIZE = 87,120 SF (2 ACRES)
 - MIN. ROAD SETBACK = 50'
 - MIN. SIDE/REAR SETBACK = 50'
 - WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'
 - =VERY POORLY DRAINED=75'
 - MAXIMUM STRUCTURE HEIGHT = 34' (ABOVE 34' BY SPECIAL EXCEPTION)
 - SEPTIC SETBACK = 50'/75' HYDRIC SOILS
 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
 - THE EXISTING USE OF TM 13 LOT 3 IS RESIDENTIAL.
 - THE PROPOSED USE OF TM 13 LOT 3 WILL BE 3 LOT FRONTAGE SUBDIVISION.
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 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ADDITIONAL TOPO & PROPERTY INFO PROVIDED BY NH GRANIT GIS CLEARING HOUSE @ <https://ldar.unh.edu/map/>, AND @ <https://grantview.unh.edu>
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 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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 - NRCS SOILS DATA:
 - 430-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY.
 - 430-CANTON FINE SANDY LOAM, B TO 15 PERCENT SLOPES, VERY STONY.
 - 447B-SQUILLATE-NEWFIELDS COMPLEX, 3 TO 8 PERCENT SLOPES, VERY STONY.
 - 66D-PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
 - RESIDENTIAL DRIVEWAY LOCATION TO BE APPROVED BY ROAD AGENT.
 - CISTERN #12 IS LOCATED 4,800 FEET FROM PROPOSED LOT LOCATED AT THE INTERSECTION OF FREEMAN HALL ROAD, AND PATRIOTS LANE.

REVISIONS

NO.	DATE	DESCRIPTION	BY



- PLAN REFERENCES:**
- R.C.R.D. PLAN #9006, RECORDED SEPTEMBER 28, 1979, TITLED: "PLAN OF LAND TO BE SOLD BY ROBERT & THERESA LAFLUR, NOTTINGHAM NH", DATED: AUG. 1965-APRIL 1972, SCALE: 1"=100', PREPARED BY: T.W. CHELSEY, NORTHWOOD NH, APPROVED BY NOTTINGHAM NH PLANNING BOARD ON MAY 25, 1972.
 - R.C.R.D. PLAN #9007, RECORDED SEPTEMBER 28, 1979, TITLED: "2 LOTS FOR DONALD & MARY WELLS", DATED: 9/26/1979, SCALE: 1"=50', PREPARED BY: DAVID R. NOYES, EPSOM, NEW HAMPSHIRE, APPROVED BY NOTTINGHAM PLANNING BOARD ON SEPTEMBER 27, 1979.
 - R.C.R.D. PLAN #9566, RECORDED JUNE 23, 1980, TITLED: "TRACT NO II-A-II-D", DATED: OCT. 16, 78, SCALE: 1"=100', PREPARED FOR: ROGER BEVINS, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH, APPROVED BY NOTTINGHAM PLANNING BOARD ON JUNE 23, 1980.
 - R.C.R.D. PLAN #16168, RECORDED MARCH 18, 1987, TITLED: "FINAL SUBDIVISION PLAN SHERWOOD ESTATES, NOTTINGHAM NH", SCALE: 1"=100', DATED: SEPTEMBER 4, 1986, PREPARED BY: CUOCO & CORMIER, INC., NASHUA NH, PREPARED FOR: ST-HOW DEVELOPERS, INC., KINGSTON NH, APPROVED BY NOTTINGHAM PLANNING BOARD ON NOVEMBER 19, 1986.
 - R.C.R.D. PLAN #22569, RECORDED NOVEMBER 18, 1993, TITLED: "BOUNDARY LINE REVISION FOR FABIAN CARTANGELO / ROBERT & BRENDA VALARESE, KENNARD ROAD, NOTTINGHAM NH", SCALE: 1"=40', DATED SEPTEMBER 20, 1993, PREPARED BY: LAND TECHNICAL SERVICES, WAKEFIELD, NEW HAMPSHIRE, APPROVED BY NOTTINGHAM PLANNING BOARD ON SEPTEMBER 17, 1993.
 - R.C.R.D. PLAN #24102, RECORDED AUGUST 7, 1995, TITLED: "MAP 13 LOT 10-10D, DATED: APRIL 1995, SCALE: 1"=40', PREPARED FOR: ROGER BEVINS, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH, APPROVED BY NOTTINGHAM PLANNING BOARD ON AUGUST 2, 1995.
 - R.C.R.D. PLAN #26769, RECORDED NOVEMBER 19, 1998, TITLED: "MAP 13 LOT 10-A, 10-C, 10-D", DATED: OCTOBER 9, 1998, SCALE: 1"=50', PREPARED FOR: ROTHERY - BEVINS, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH, APPROVED BY NOVEMBER 18, 1998.
 - R.C.R.D. PLAN #21788, RECORDED NOVEMBER 19, 1999, TITLED: "EASEMENT PLAT LAND OF AMY BEVINS-ROTHERY AND RICHARD & SALLY HOWE", PREPARED BY: FWS LAND SURVEYING P.L.L.C., CANTERBURY NH, DATED: MAY 18, 1999, SCALE: 1"=60'.

LEGEND

EXISTING STONEMALL	-----	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊠
EDGE OF PAVEMENT	-----	STONE BOUND FOUND	⊡
EDGE OF GRAVEL	-----	EXISTING POWER POLE	⌚
EXISTING TREELINE	-----		
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MJR)	-570-		
SOIL BOUNDARY/TYPE			

NEW STATE OF NH
No. 945
SCOTT R. FRANKIEWICZ
SIGNATURE

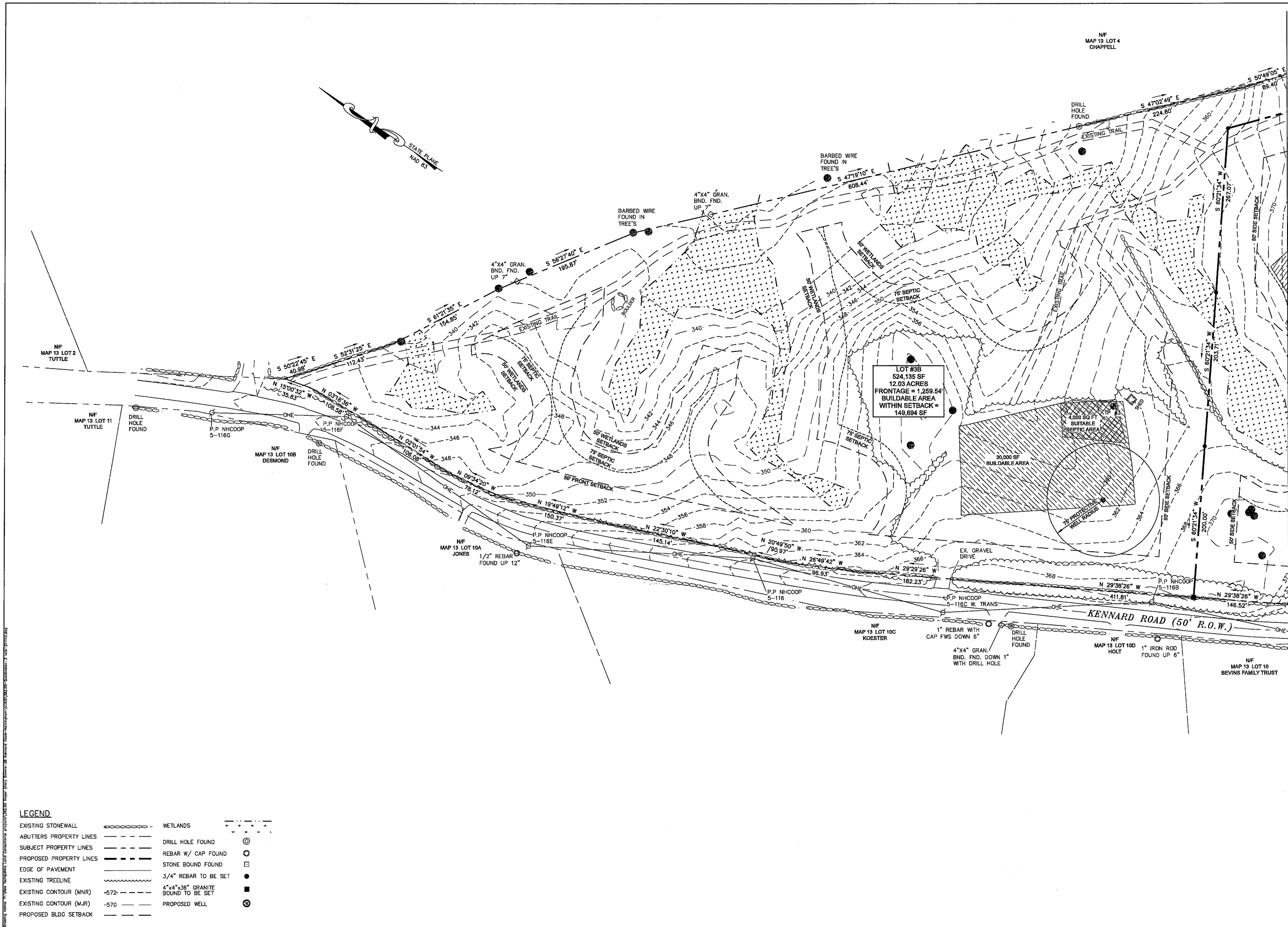
I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

EXISTING CONDITIONS - 2
TAX MAP 13 LOT 3
SUBDIVISION PLAN
OWNED BY
ROGER & LINDA BEVINS
38 KENNARD ROAD, NOTTINGHAM NH 03290
BOOK 5622 PAGE 0480

ROCKINGHAM CO.
JOB NO: 382.00
DATE: NOVEMBER 10, 2021
ECP-2
SHT. 3 of 9



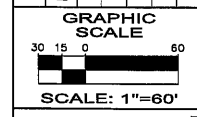
MATCHLINE SHEET 5 (EXPANDED VIEWS FOR GRAPHICAL PURPOSES)

LEGEND

EXISTING STONEWALL		WETLANDS	
ABUTTERS PROPERTY LINES		DRILL HOLE FOUND	
SUBJECT PROPERTY LINES		REBAR W/ CAP FOUND	
PROPOSED PROPERTY LINES		STONE BOUND FOUND	
EDGE OF PAVEMENT		3/4" REBAR TO BE SET	
EXISTING TREELINE		4"x4"x38" GRANITE BOUND TO BE SET	
EXISTING CONTOUR (MNR)	-572	PROPOSED WELL	
EXISTING CONTOUR (M.R)	-570		
PROPOSED BLDG SETBACK			

REVISIONS

NO.	DATE	DESCRIPTION	BY



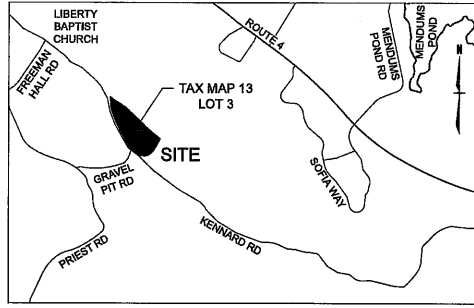
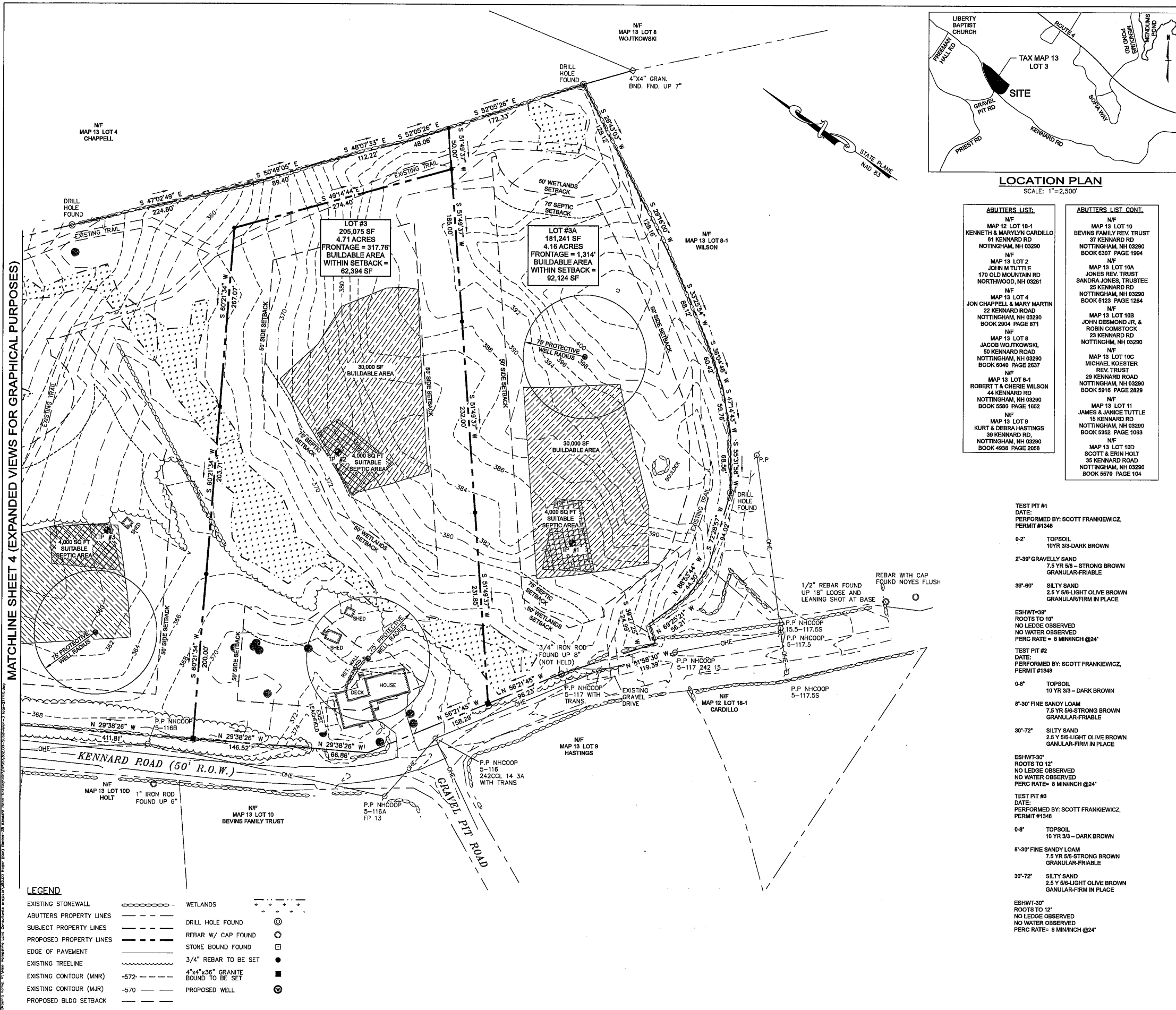
N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

PROPOSED CONDITIONS PLAN - 1
 TAX MAP 13 LOT 3
SUBDIVISION PLAN
 OWNED BY
ROGER & LINDA BEVINS
 38 KENNARD ROAD, NOTTINGHAM NH 03290
 BOOK 5822 PAGE 0480

ROCKINGHAM CO.
 JOB NO: 382.00
 DATE: NOVEMBER 10, 2021
PCP-1
 SH. 4 of 9

883C FIRST NH TURNPIKE, NORTHWOOD, NH 03291 PH. 603-942-9220 WEBSITE: N.H.LANDCONSULTANTS.COM

MATCHLINE SHEET 4 (EXPANDED VIEWS FOR GRAPHICAL PURPOSES)



LOCATION PLAN SCALE: 1"=2,500'

Table with 2 columns: ABUTTERS LIST and ABUTTERS LIST CONT. listing adjacent property owners and their details.

TEST PIT #1 DATE: PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348

0-2" TOPSOIL 10YR 3S-DARK BROWN

2-39" GRAVELLY SAND 7.5 YR 5S-STRONG BROWN GRANULAR-FRIABLE

39-60" SILTY SAND 2.5 Y 5S-LIGHT OLIVE BROWN GRANULAR-FIRM IN PLACE

ESHWT-39" ROOTS TO 10" NO LEDGE OBSERVED NO WATER OBSERVED PERC RATE = 8 MIN/INCH @24"

TEST PIT #2 DATE: PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348

0-8" TOPSOIL 10 YR 3S - DARK BROWN

8-30" FINE SANDY LOAM 7.5 YR 5S-STRONG BROWN GRANULAR-FRIABLE

30-72" SILTY SAND 2.5 Y 5S-LIGHT OLIVE BROWN GRANULAR-FIRM IN PLACE

ESHWT-30" ROOTS TO 12" NO LEDGE OBSERVED NO WATER OBSERVED PERC RATE = 8 MIN/INCH @24"

TEST PIT #3 DATE: PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348

0-8" TOPSOIL 10 YR 3S - DARK BROWN

8-30" FINE SANDY LOAM 7.5 YR 5S-STRONG BROWN GRANULAR-FRIABLE

30-72" SILTY SAND 2.5 Y 5S-LIGHT OLIVE BROWN GRANULAR-FIRM IN PLACE

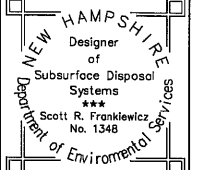
ESHWT-30" ROOTS TO 12" NO LEDGE OBSERVED NO WATER OBSERVED PERC RATE = 8 MIN/INCH @24"

- NOTES: 1. THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION. 2. THE PROPERTY IS DESIGNATED AS TAX MAP 13, LOT 3. 3. THE AREA OF THE EXISTING TM 13 LOT 3 IS 20.90 ACRES (910,452 SQ. FT.)...

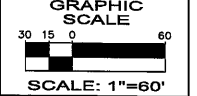
PLAN REFERENCES:

- 1. R.C.R.D. PLAN #9006, RECORDED SEPTEMBER 28, 1979, TITLED: "PLAN OF LAND TO BE SOLD BY ROBERT & THERESA LAFLAUR, NOTTINGHAM NH, DATED: AUG. 1965-APRIL 1972, SCALE: 1"=100', PREPARED BY: T.W. CHELSEY, NORTHWOOD NH, APPROVED BY NOTTINGHAM NH PLANNING BOARD ON MAY 25, 1972.

LEGEND table with symbols for existing stonewall, wetlands, drill hole found, rebar w/ cap found, stone bound found, 3/4" rebar to be set, 4"x4"x36" granite bound to be set, proposed well, etc.



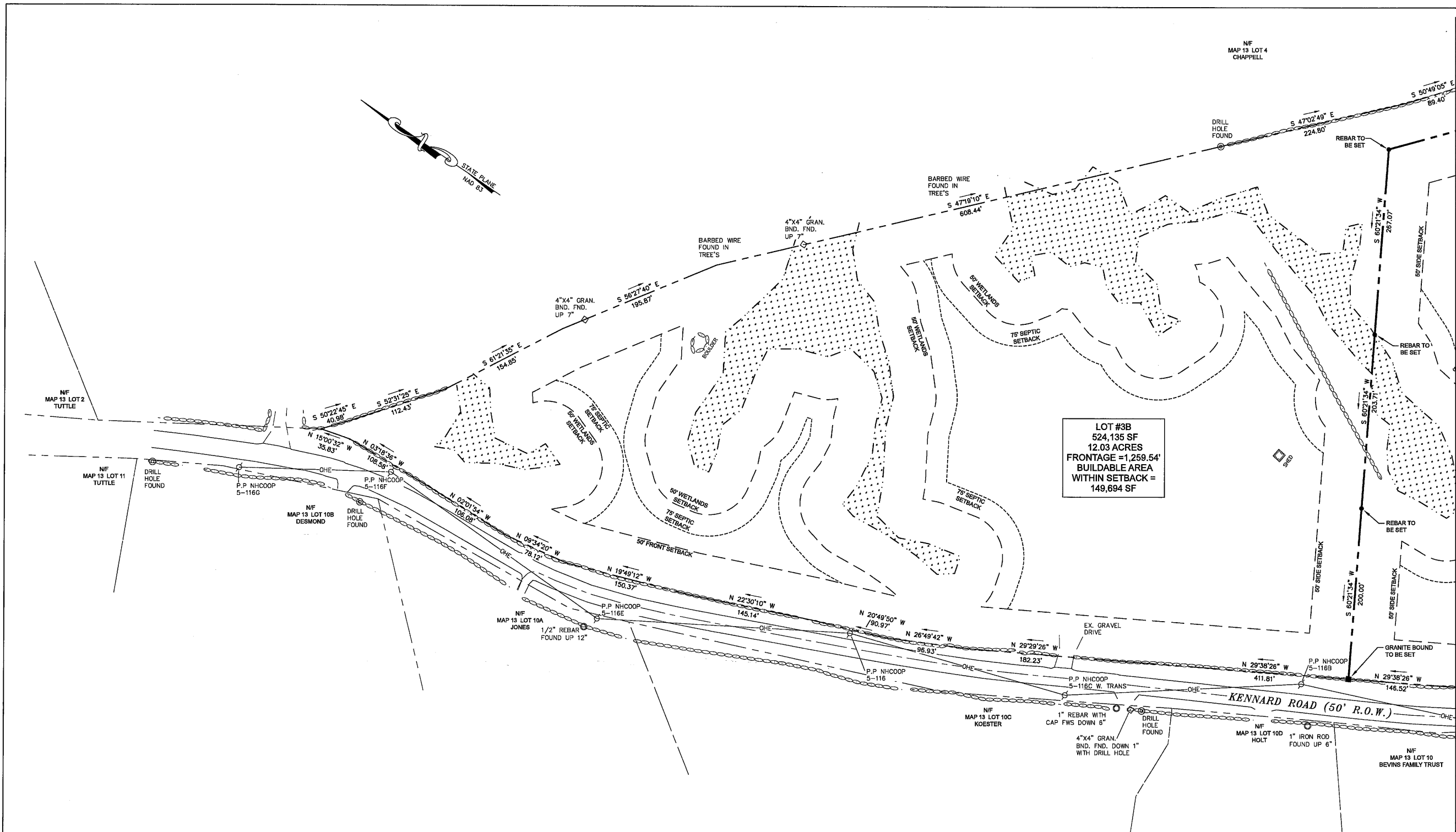
REVISIONS table with columns for NO., DATE, DESCRIPTION.



N.H. LAND Consultants SURVEYING-LAND PLANNING-REAL ESTATE A Veteran Owned Company

PROPOSED CONDITIONS PLAN - 2 TAX MAP 13 LOT 3 SUBDIVISION PLAN OWNED BY ROGER & LINDA BEVINS 38 KENNARD ROAD, NOTTINGHAM NH 03290 BOOK 5622 PAGE 0480

ROCKINGHAM CO. JOB NO: 382.00 DATE: NOVEMBER 10, 2021 PCP-2 SHT. 5 of 9



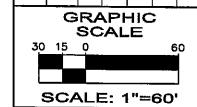
MATCHLINE SHEET 7 (EXPANDED VIEWS FOR GRAPHICAL PURPOSES)

LEGEND

EXISTING STONEWALL		WETLANDS	
ADJUTERS PROPERTY LINES		DRILL HOLE FOUND	
SUBJECT PROPERTY LINES		REBAR W/ CAP FOUND	
PROPOSED PROPERTY LINES		STONE BOUND FOUND	
EDGE OF PAVEMENT		3/4" REBAR TO BE SET	
EXISTING TREELINE		4"x4"x36" GRANITE BOUND TO BE SET	
PROPOSED BLDG SETBACK			
PROPOSED SEPTIC SETBACK			

REVISIONS

NO.	DATE	DESCRIPTION	BY



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 A Veteran Owned Company

685C FIRST NH TURNPIKE, NOTTINGHAM, NH 03251 PH. 603-942-5220 WEBSTE: NH.LANDCONSULTANTS.COM

PROPOSED SUBDIVISION PLAN - 1
 TAX MAP 13 LOT 3
SUBDIVISION PLAN
 OWNED BY
ROGER & LINDA BEVINS
 38 KENNARD ROAD, NOTTINGHAM NH 03250
 BOOK 5622 PAGE 0480

ROCKINGHAM CO.
 JOB NO: 382.00
 DATE: NOVEMBER 10, 2021

PSP-1
 SHT. 6 of 9

PLANNING BOARD APPROVAL:
 NOTTINGHAM NH PLANNING BOARD

CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

OWNER'S SIGNATURE

OWNER _____ DATE _____

OWNER _____ DATE _____

NHDES SUBDIVISION: _____ PENDING _____

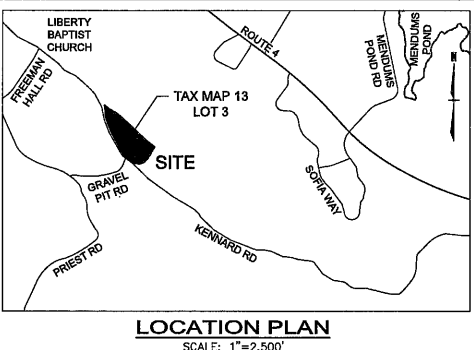
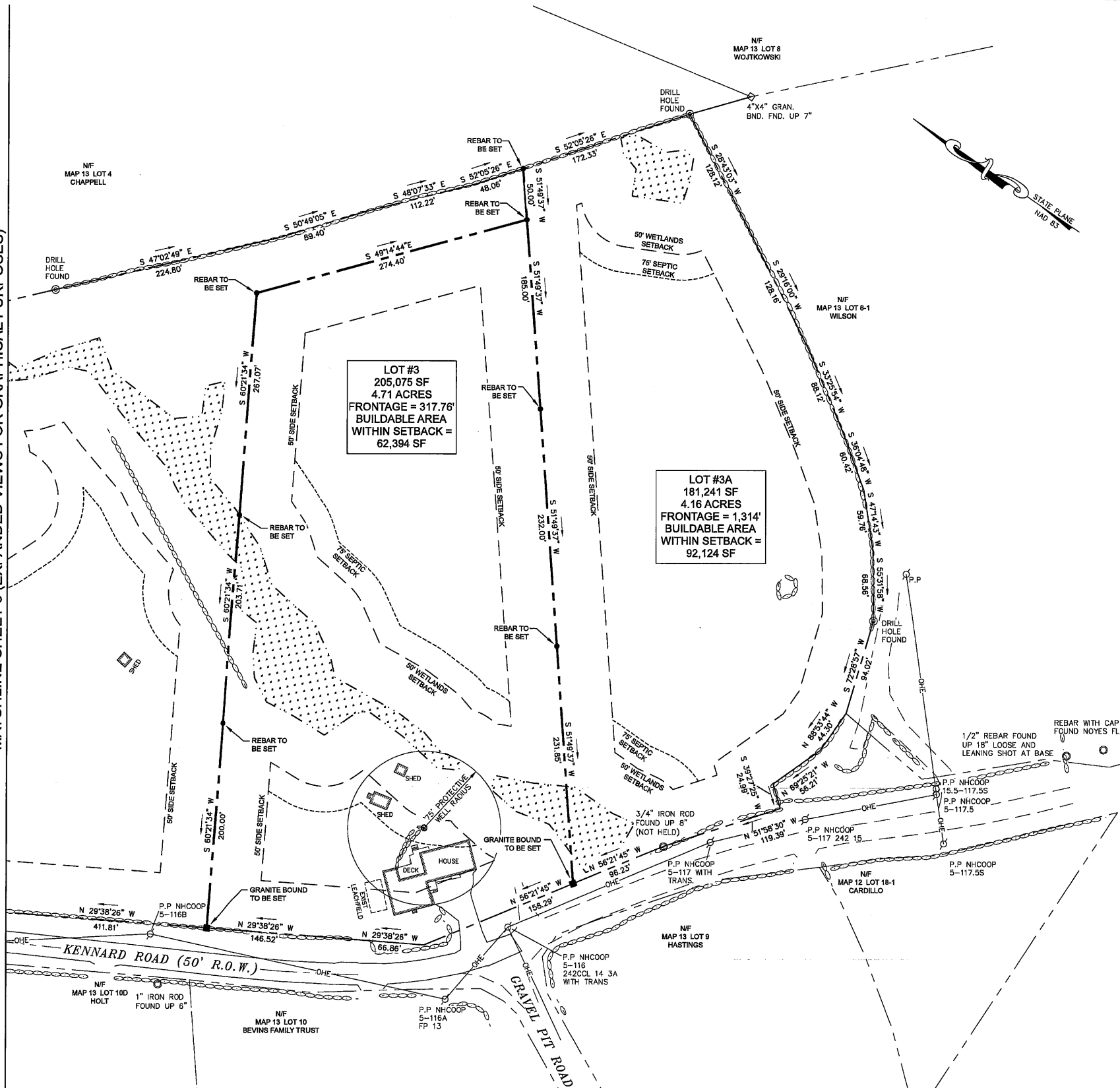
MONUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

MATCHLINE SHEET 6 (EXPANDED VIEWS FOR GRAPHICAL PURPOSES)



ABUTTERS LIST:	ABUTTERS LIST CONT.
NF MAP 12 LOT 18-1 KENNETH & MARYLYN CARDILLO 81 KENNARD RD NOTTINGHAM, NH 03290	NF MAP 13 LOT 10 BEVINS FAMILY REV. TRUST 37 KENNARD RD NOTTINGHAM, NH 03290 BOOK 6307 PAGE 1994
NF MAP 13 LOT 2 JOHN M TUTTLE 170 OLD MOUNTAIN RD NORTHWOOD, NH 03281	NF MAP 13 LOT 10A JONES REV. TRUST SANDRA JONES, TRUSTEE 25 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5123 PAGE 1284
NF MAP 13 LOT 4 JON CHAPPELL & MARY MARTIN 22 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 2904 PAGE 871	NF MAP 13 LOT 10B JOHN DESMOND JR. & ROBIN COMSTOCK REV. TRUST 23 KENNARD RD NOTTINGHAM, NH 03290
NF MAP 13 LOT 8 JACOB WOJTKOWSKI, 59 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 6040 PAGE 2637	NF MAP 13 LOT 10C MICHAEL KOESTER REV. TRUST 29 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 5916 PAGE 2829
NF MAP 13 LOT 8-1 ROBERT T & CHERIE WILSON 44 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5690 PAGE 1662	NF MAP 13 LOT 11 JAMES & JANICE TUTTLE 15 KENNARD RD NOTTINGHAM, NH 03290 BOOK 5352 PAGE 1065
NF MAP 13 LOT 9 KURT & DEBRA HASTINGS 38 KENNARD RD, NOTTINGHAM, NH 03290 BOOK 4938 PAGE 2058	NF MAP 13 LOT 10D SCOTT & ERIN HOLT 38 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 5570 PAGE 104

NHDES SUBDIVISION: PENDING

PLANNING BOARD APPROVAL: NOTTINGHAM NH PLANNING BOARD	
CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

OWNER'S SIGNATURE	
OWNER	DATE
OWNER	DATE

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 13, LOT 3
 - THE AREA OF THE EXISTING TM 13 LOT 3 IS 20.90 ACRES (910,452 SQFT.)
 - THE CURRENT OWNER FOR TM 13 LOT 3: ROGER & LINDA BEVINS, 38 KENNARD ROAD, NOTTINGHAM, NH 03290.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS: RESIDENTIAL/AGRICULTURAL DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR RESIDENTIAL/AGRICULTURAL DISTRICT:
MIN. ROAD FRONTAGE = 200' (CONTIGUOUS FRONTAGE)
MIN. LOT SIZE = 87,120 SF (2 ACRES)
MIN. ROAD SETBACK = 50'
MIN. SIDE/REAR SETBACK = 50'
WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'
=VERY POORLY DRAINED=75'
=34' (ABOVE 34' BY SPECIAL EXCEPTION)
MAXIMUM STRUCTURE HEIGHT = 50'/75' HYDRIC SOILS
OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZARD)
 - THE EXISTING USE OF TM 13 LOT 3 IS RESIDENTIAL.
 - THE PROPOSED USE OF TM 13 LOT 3 WILL BE 3 LOT FRONTAGE SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ADDITIONAL TOPO & PROPERTY INFO PROVIDED BY NH GRANIT GIS CLEARING HOUSE @ <https://lidar.unh.edu/map/>, AND @ <https://granitview.unh.edu>
 - SHEETS 6 AND 7 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E. EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - 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.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - 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.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JANUARY 26, 2021 FROM DATA COLLECTED BY THIS OFFICE ON JANUARY 26, 2021 THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
430-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY.
435-CANTON FINE SANDY LOAM, 15 TO 15 PERCENT SLOPES, VERY STONY.
447B-SCITUATE-NEWFIELDS COMPLEX, 3 TO 8 PERCENT SLOPES, VERY STONY.
660-PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
 - RESIDENTIAL DRIVEWAY LOCATION TO BE APPROVED BY ROAD AGENT.
 - CISTERN #12 IS LOCATED 4,800 FEET FROM PROPOSED LOT LOCATED AT THE INTERSECTION OF FREEMAN HALL ROAD, AND PATRIOTS LANE.
- PLAN REFERENCES:**
- R.C.R.D. PLAN #9006, RECORDED SEPTEMBER 28, 1979, TITLED: "PLAN OF LAND TO BE SOLD BY ROBERT & THERESA LAPLEUR, NOTTINGHAM NH", DATED: AUG. 1965-APRIL 1972, SCALE: 1"=100', PREPARED BY: T.W. CHELSEY, NORTHWOOD NH, APPROVED BY NOTTINGHAM NH PLANNING BOARD ON MAY 25, 1972.
 - R.C.R.D. PLAN #9007, RECORDED SEPTEMBER 28, 1979, TITLED: "2 LOTS FOR DONALD & MARY WELLS", DATED: 9/26/1979, SCALE: 1"=50', PREPARED BY: DAVID R. NOYES, EPSOM, NEW HAMPSHIRE, APPROVED BY NOTTINGHAM PLANNING BOARD ON SEPTEMBER 27, 1979.
 - R.C.R.D. PLAN #0-9566, RECORDED JUNE 23, 1980, TITLED: "TRACT NO 11-II-A-II-D, 15.78 AC., SCALE: 1"=100', PREPARED FOR: ROGER BEVINS, PREPARED BY: ERNEST VEINOTTE, CONCORD NH, APPROVED BY NOTTINGHAM PLANNING BOARD ON JUNE 23, 1980.
 - R.C.R.D. PLAN #0-15168, RECORDED MARCH 18, 1987, TITLED: "FINAL SUBDIVISION PLAN SHERWOOD ESTATES, NOTTINGHAM NH", SCALE: 1"=100', DATED: SEPTEMBER 4, 1986, PREPARED BY: CUOCO & CORMIER, INC., NASHUA NH, PREPARED FOR: ST-HOW DEVELOPERS, INC., KINGSTON NH, APPROVED BY NOTTINGHAM PLANNING BOARD ON NOVEMBER 19, 1986.
 - R.C.R.D. PLAN #0-22569, RECORDED NOVEMBER 18, 1993, TITLED: "BOUNDARY LINE REVISION FOR FABIAN CARTANGELO / ROBERT & BRENDA VALARESE, KENNARD ROAD, NOTTINGHAM NH", SCALE: 1"=40', DATED SEPTEMBER 20, 1993, PREPARED BY: LAND TECHNICAL SERVICES, WAKEFIELD, NEW HAMPSHIRE, APPROVED BY NOTTINGHAM PLANNING BOARD ON SEPTEMBER 17, 1993.
 - R.C.R.D. PLAN #0-24102, RECORDED AUGUST 7, 1995, TITLED: "MAP 13 LOT 10-10D, DATED: APRIL 1995, SCALE: 1"=40', PREPARED FOR: ROGER BEVINS, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH, APPROVED BY NOTTINGHAM PLANNING BOARD ON AUGUST 2, 1995.
 - R.C.R.D. PLAN #0-26789, RECORDED NOVEMBER 19, 1998, TITLED: "MAP 13 LOT 10-A, 10-C, 10-D," DATED: OCTOBER 9, 1998, SCALE: 1"=50', PREPARED FOR: ROTHELY - BEVINS, PREPARED BY: ERNEST E. VEINOTTE, CONCORD NH, APPROVED BY NOVEMBER 18, 1998.
 - R.C.R.D. PLAN #0-21786, RECORDED NOVEMBER 19, 1999, TITLED: "EASEMENT PLAT LAND OF JIM BEVINS-ROTHERY AND RICHARD & SALLY HONEY," PREPARED BY: FWS LAND SURVEYING P.L.L.C., CANTERBURY NH, DATED: MAY 18, 1999, SCALE: 1"=60'.

LEGEND

EXISTING STONEWALL	-----	WETLANDS
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	□
SEPTIC SETBACK	-----	3/4" REBAR TO BE SET	●
EDGE OF PAVEMENT	-----	4"x4"x36" GRANITE BOUND TO BE SET	■
EDGE OF GRAVEL	-----	EXISTING WELL	⊕
PROPOSED BLDG SETBACK	-----		

STATE OF NEW HAMPSHIRE
NO. 945
SCOTT R.
FRANKIEWICZ
SIGNATURE

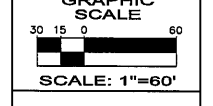
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I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

REVISIONS	
NO.	DESCRIPTION

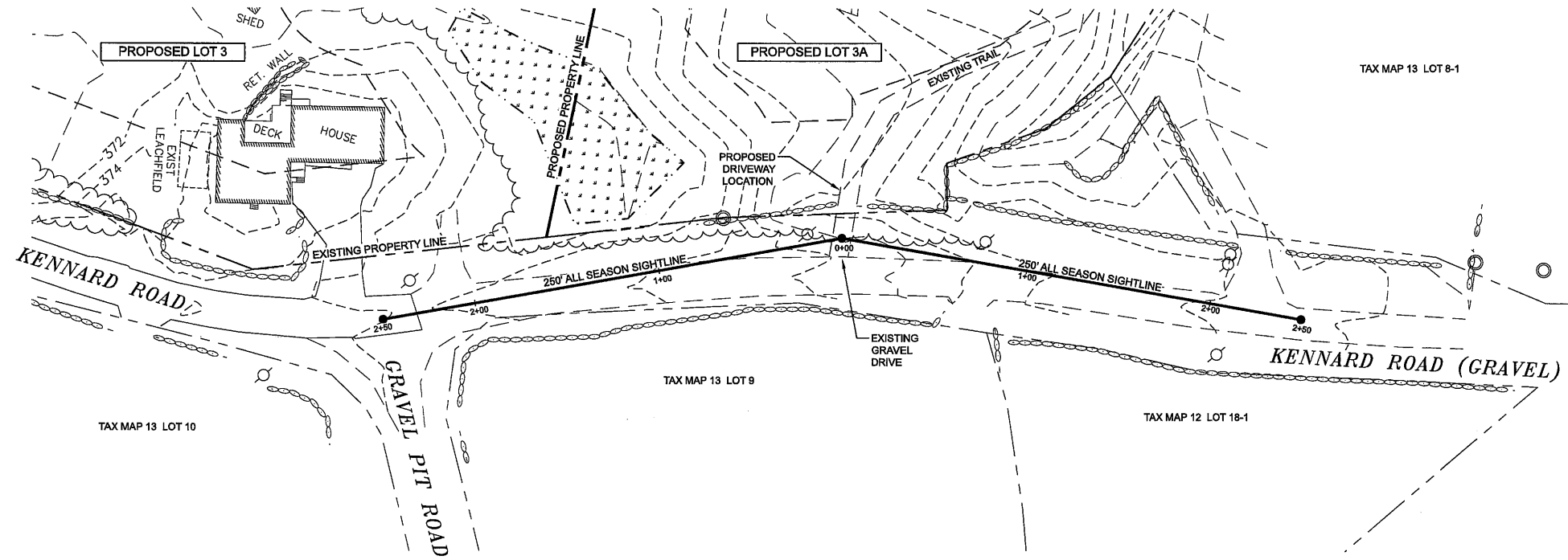
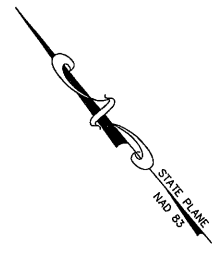


N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE

6835 FIRST NH TURNPIKE, NORTHWOOD, NH 03281 PH: 603-942-9320 WEB: NH.LANDCONSULTANTS.COM

PROPOSED SUBDIVISION PLAN - 2
TAX MAP 13 LOT 3
SUBDIVISION PLAN
OWNED BY
ROGER & LINDA BEVINS
38 KENNARD ROAD, NOTTINGHAM NH 03290
BOOK 5922 PAGE 0-490

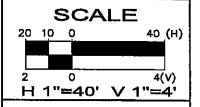
ROCKINGHAM CO.
JOB NO: 382.00
DATE: NOVEMBER 10, 2021
PSP-2
SHT. 7 of 9



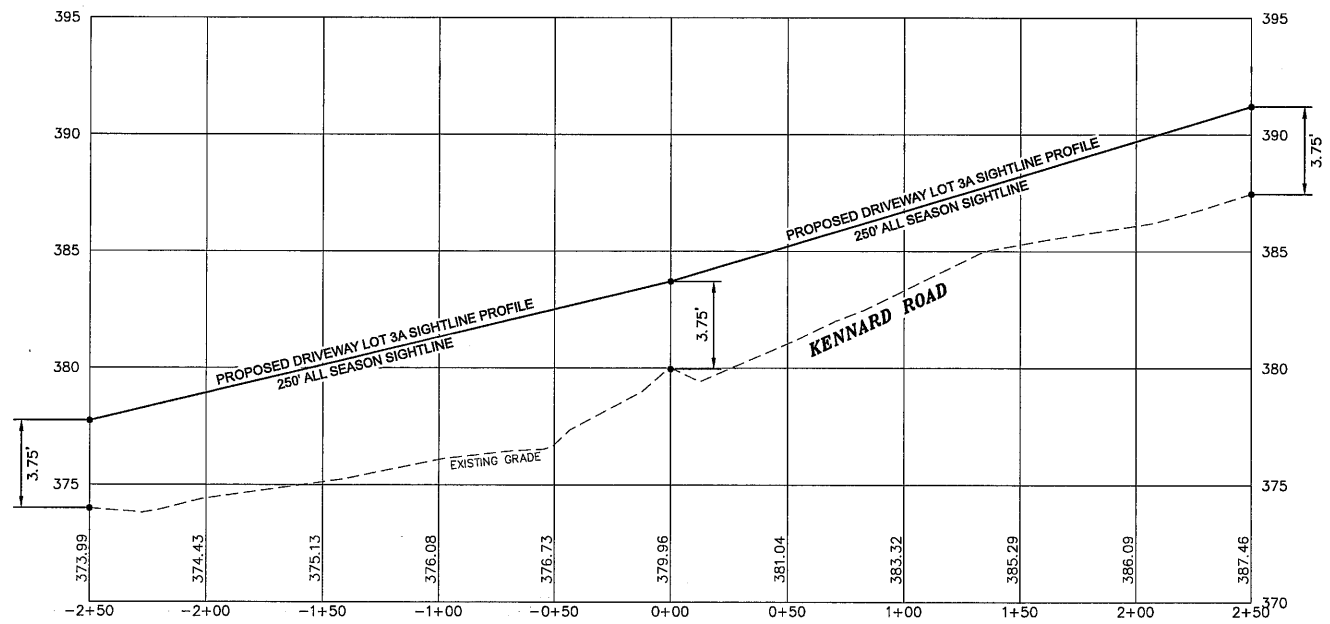
SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 3A)

SCALE: 1"=40'

REVISIONS		BY
NO.	DATE	DESCRIPTION



583C FIRST NH TURNPIKE, NORTHWOOD, NH 03291 PH. 603-942-9320 WEBSITE: NH.LANDCONSULTANTS.COM



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 3A)

SCALE: 1"=40'H, 1"=4'V

SIGHTLINE PLAN - LOT 3A
 TAX MAP 13 LOT 3
SUBDIVISION PLAN
 OWNED BY
ROGER & LINDA BEVINS
 38 KENNARD ROAD, NOTTINGHAM NH 03290
 BOOK 5622 PAGE 0480

ROCKINGHAM CO.
 JOB NO: 382.00
 DATE: NOVEMBER 10, 2021

PSLP-1
 SHT. 8 of 8

