"Lotline Adjustment" Plat of Land for James J. & Julie A. (Greer) Kelly and The James M. Greer Revocable Trust of 1994 James M. Greer, Trustee in Nottingham, N.H.

Rockingham County
December 2021
Scale 1 inch = 100 feet

0 50 100 200 300 400 FEET

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

LOCUS MAP (not to scale)

TOWN X HALL, North, South Summer St, River, Gile Road, Stage Road, Berry Road, X SITE, NOTTINGHAM, LEE

OWNERS OF RECORD
(as per Town Records)

TAX MAP 40 LOT 15
James J. & Julie A. (Greer) Kelly
15 South Summer Street
Nottingham, NH 03290
See RCRD Blc 2846 Pg 350
(See Plan Reference No. 1)
Also See RCRD Blc 2887 Pg 2371
NHE Coop, Inc. (OHU-30'wide and UGU-20'wide)

TAX MAP 40 LOT 15-9
Greer Revocable Trust of 1994
James M. Greer, Trustee
c/o Julie Kelly & James E. Greer
15 South Summer Street
Nottingham, NH 03290
See RCRD Blc 5561 Pg 1598
(See Plan Reference No. 1)
Also See RCRD Blc 2887 Pg 2373
NHE Coop, Inc. (OHU-30'wide and UGU-20'wide)

LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds	
N/F	Now or Formerly	
Sq Ft	Square Feet	
Ac	Acre	
Fnd	Found	
Gran	Granite	
■ Bnd	4" Square Bound	
● Rebar	Reinforced Iron Bar w/Plastic I.D. Cap #490	
▲ Hub	Hub	
● *Rebar	Reinforced Iron Bar w/Plastic I.D. Cap #893	
◉ DH	Drill Hole	
	Stonewall	
UP	Utility Pole	
OHU	Over Head Utilities	
UGU	Underground Utilities	
EDA	Effluent Disposal Area	
	Tree w/ Barbed Wire	
	FEMA Special Flood Hazard Area Boundary (Zone A)	

Tax Map 40 Lot 12
N/F Diberto
Robert L. Diberto
334 Route 108
Madbury, NH 03820

Tax Map 40 Lot 15-8
N/F Wilson
Barbara Louann & Steven A. Wilson
19 South Summer Street
Nottingham, NH 03290
See RCRD Blc 4747 Pg 1877
(See Plan Reference No. 1)

TAX MAP 40 LOT 15-9
N/F GREER
EXISTING LOT AREA
825,335 Sq Ft±
18.947 Acs±
REVISED LOT AREA
298,700 Sq Ft±
6.857 Acs±

EXISTING 40ft WIDE SHARED DRIVEWAY EASEMENT TO BE EXTINGUSTED AND REPLACED WITH THE PROPOSED 30ft WIDE SHARED DRIVEWAY, SHOWN BELOW.

"#RELOCATED LOTLINES"

"LOTLINE TO BE ABANDONED"

PROPOSED 30ft WIDE SHARED DRIVEWAY EASEMENT

L50	N 62°16'44" W	59.68'
L51	N 31°21'43" W	7.43'
L52	N 76°46'01" W	3.98'
L53	N 29°17'45" W	255.12'
L54	N 32°19'27" W	165.53'
L55	S 76°22'43" W	136.30'
L56	N 40°56'54" W	68.24'
L57	S 54°56'25" W	30.16'
L58	S 40°56'54" E	71.35'
L59	N 76°22'43" E	136.30'
L60	S 32°19'27" E	184.73'
L61	S 29°17'45" E	267.52'
L62	S 76°46'01" E	76.72'

EASEMENT AREA = 26,360 Sq Ft±
0.605 Acs±

PARCEL A
TRANSFER AREA
526,635 Sq Ft±
12.090 Acs±

FLOOD ZONE A

APPROXIMATE SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) AS PER FEMA MAP. NOTE 2

NORTH RIVER

Total 776.12'

FLOW N 46°10'55" W 705.00'

Tax Map 40 Lot 12
N/F Diberto

Tax Map 40 Lot 11
N/F Perkins
Gail F. Perkins
33 Stage Road
Nottingham, NH 03290

Tax Map 40 Lot 13
N/F Perkins
Gail F. Perkins
33 Stage Road
Nottingham, NH 03290

Tax Map 39 Lot 23-9 N/F Schiel

Tax Map 39 Lot 23-8 N/F Lopez

Tax Map 39 Lot 23-7 N/F Domin & Fortin

Tax Map 39 Lot 23-4 N/F Pelletier

SUMMER STREET

SOUTH

'Ancient Cellar Hole'

EXISTING 40ft WIDE SHARED DRIVEWAY EASEMENT

EXISTING DRIVEWAY

LINE 147 OHU

TOTAL FRONTAGE 428.00'

TOTAL FRONTAGE 235.40'

Well

EDA

UGU

RAILWAY

Gran Bnd Fnd

Gran Bnd Set

*Rebar Set

DH Fnd

UP 1R, 2R, 3R, 4R, 5R

ABUTTER'S ACROSS THE STREET

Tax Map 39 Lot 23-4
Alan J. Pelletier
14 South Summer Street
Nottingham, NH 03290

Tax Map 39 Lot 23-8
Agostini Vivian Lopez
18 South Summer Street
Nottingham, NH 03290

Tax Map 39 Lot 23-7
Domin & Fortin Living Trust
16 South Summer Street
Nottingham, NH 03290

Tax Map 39 Lot 23-9
Maisenrieder Revocable Trust
Christina A. Schiel, Trustee
20 South Summer Street
Nottingham, NH 03290

TAX MAP 40 LOT 15
N/F KELLY
EXISTING LOT AREA
2,072,030 Sq Ft±
47.5673 Acs±
REVISED LOT AREA
2,598,665 Sq Ft±
59.657 Acs±

Tax Map 41 Lot 2
"Vienna Smith State Forest"
N/F State of New Hampshire
State of New Hampshire, Forest & Land Division
PO Box 1856 - 172 Pembroke Road
Concord, NH 03302

ZONING SUMMARY:
Zoning District: Residential-Agricultural
Overlay Districts: Wetland Conservation Areas and Flood Hazard Areas
Min. Lot Size = 2-acs, Min. Frontage = 200ft
Building to Property Line Setbacks:
Dwelling 50ft all sides
Accessory Building 50ft Front and 20ft Side & Rear

LINE	BEARING	DISTANCE
L1	N 54°56'25" E	20.07'
L2	N 24°34'24" W	30.71'
L3	N 31°21'43" W	55.24'
L4	N 54°56'25" E	20.07'
L5	N 54°56'25" E	16.68'
L6	N 46°01'30" E	48.48'
L7	N 45°21'10" E	11.79'
L8	S 36°43'23" E	15.26'
L9	S 02°18'01" W	40.60'
L10	S 19°06'45" W	72.79'
L11	S 68°05'50" E	28.41'
L12	S 51°41'05" E	53.57'
L13	S 42°16'53" E	26.37'
L14	S 56°13'11" E	30.98'
L15	S 18°21'42" E	20.91'
L16	S 37°37'49" E	57.18'
L17	S 34°09'03" E	44.63'
L18	S 48°44'16" E	33.66'
L19	N 29°44'24" W	54.54'
L20	S 66°34'37" W	93.86'
L21	S 49°02'06" W	64.84'
L22	N 34°51'34" W	26.13'
L23	N 29°49'53" W	35.10'
L24	N 41°13'30" W	18.93'
L25	N 33°58'49" W	33.51'
L26	N 29°26'00" W	58.15'
L27	N 27°08'53" W	41.82'
L28	N 36°23'48" W	40.29'
L29	N 28°04'52" W	38.90'
L30	N 36°44'43" W	50.82'
L31	N 21°14'30" W	41.61'
L32	N 31°01'27" W	94.42'
L33	N 31°57'19" W	40.52'
L34	N 25°10'43" W	57.34'
L35	N 29°59'17" W	52.51'
L36	N 30°47'34" W	60.36'
L37	N 34°27'51" W	50.22'
L38	N 30°56'57" W	79.76'
L39	S 48°22'52" E	12.49'
L40	S 19°47'41" E	48.33'
L41	S 29°10'45" E	76.33'
L42	S 22°13'05" E	45.70'
L43	S 33°24'44" E	29.76'
L44	S 10°52'20" E	25.21'

NOTES:

1) Plan intent is to adjust the existing lotline between Tax Map 40 Lot 15 and Tax Map 40 Lot 15-9, by conveying Parcel A from Lot 15-9 to enlarge Lot 15. Parcel A not to be deemed a separate lot, but intended for transfer only. No boundary survey performed. The boundary information was derived from Plan Reference No. 1. The monumentation was derived from Plan Reference No. 1, unless otherwise shown as found or set.
2) Portion's of the subject parcels are within the Special Flood Hazard Area Zone A as per FEMA-FIRM, Community Panel No. 330137-0205-E, as shown. Effective Date: May 17, 2005.

PLAN REFERENCE:

1) See "A Survey & Plat of a Subdivision prepared for Priscilla McInnis" Scale 1"=100', Date Revised Dec. 14, 1990 by RSL Layout & Design, Inc. RCRD Plan No. D-20779

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman

Date

Revision Block			
#	Date	Description	By

Job No. 2047