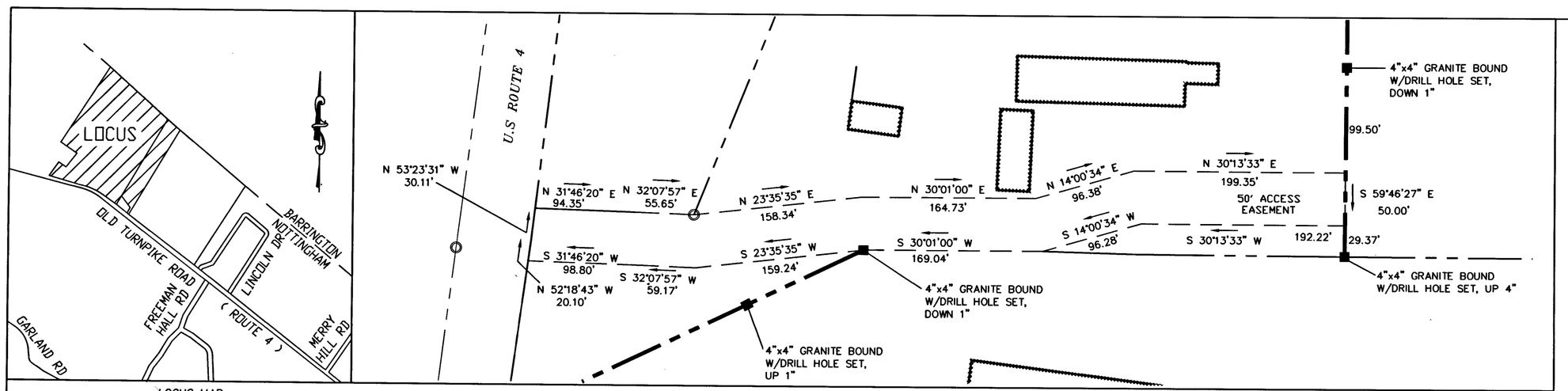
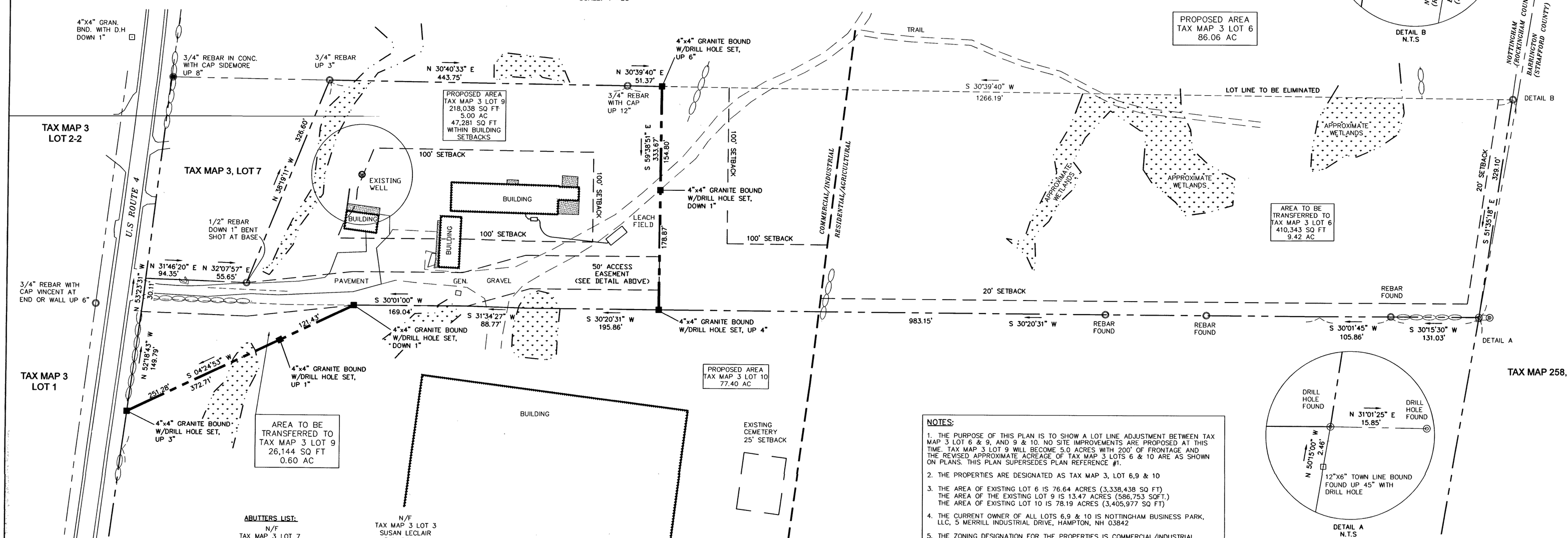
D - 44387 03/08/2024 02:17:25 PM
Register of Deeds, Rockingham County
LCHIP ROA671758 25.00
PLAN 26.00



LOCUS MAP
NOT TO SCALE

ACCESS EASEMENT DETAIL
SCALE: 1"=80'



STATE PLANE NAD 83

LEGEND

EXISTING STONEWALL	
ABUTTERS PROPERTY LINES	
SUBJECT PROPERTY LINES	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EXISTING TREELINE	
EXISTING CONTOUR (MNR)	572
EXISTING CONTOUR (MJR)	570
SOIL BOUNDARY/TYPE	42B
ACCESS EASEMENT	
WETLANDS	
WETLAND FLAG	
DRILL HOLE FOUND	
REBAR W/ CAP FOUND	
STONE BOUND FOUND	
EXISTING POWER POLE	

ABUTTERS LIST:

N/F
TAX MAP 3 LOT 7
PAMELA CURRIER
157 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 6-1
BRETT & STEPHANIE GILLESPIE
175 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 2 LOT 7
H-D WAY REALTY TRUST
MARY A PIERCE, TRUSTEE
181 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 5
EARL & JEANETTE WILKINS
39 GARLAND ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 4-1
NORMAN & ANNE RATHE
174 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 4-2, 2, 2-2 AND 1
CONCRETE PRODUCTS OF LONDONDERRY
160 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 4-2-1
JOHN EDWARDS
170 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 3
SUSAN LECLAIR
P.O. BOX 60
WEST NOTTINGHAM, NH 03291

N/F
TAX MAP 3 LOT 2-A
EVA & ANDREW STENBERG
526 NORTH ROAD
SUNAPEE, NH 03782

N/F
TAX MAP 3 LOT 12
JOHN BUNCE AND DAWN DASCOMB
88 FREEMAN HALL ROAD
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 11-5
CARL WADE & ELIZABETH PHELPS
27 LINCOLN DRIVE
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 11-6
JENNIFER DUBOIS
25 LINCOLN DRIVE
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 11-7
AMY JONES & KARL LANDER
23 LINCOLN DRIVE
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 11-8
JENNIFER BOOTH
21 LINCOLN DRIVE
NOTTINGHAM, NH 03290

N/F
TAX MAP 3 LOT 11-9
EWEN & MEGHAN MACKINNON
19 LINCOLN DRIVE
NOTTINGHAM, NH 03290

PLAN REFERENCES:

1. PLAN ENTITLES: " LOT LINE ADJUSTMENT PLAN, DATED: 12-18-2023 RECORDED ON 3-1-2024, BY NEW HAMPSHIRE LAND CONSULTANTS, PLLC, (THIS OFFICE) AND RECORDED AT THE R.C.R.D. AS PLAN D-44379.

2. PLAN ENTITLED "STONEHOUSE FOREST" DATED 9/13/2017 BY ERIC C. MITCHELL AND ASSOCIATES AND RECORDED AT THE R.C.R.D AS PLAN D-40548

3. PLAN ENTITLED "PLAN OF LAND JUST CAUSE REALTY TRUST" DATED 2/18/2004 BY CAMMETT ENGINEERING NOT RECORDED AND ON FILE AT THIS OFFICE.

4. PLAN ENTITLED "STATE OF N.H HIGHWAY DEPARTMENT PLANS OF PROPOSED FEDERAL AID PROJECT NO. 18(1) NORTHWOOD-DURHAM ROAD" APPROVED 9/10/1945 ON FILE AT THE N.H DOT.

5. PLAN ENTITLED "PLAN OF LAND PREPARED FOR CLP REALTY AND TRUST" DATED 11/12/2004 BY BROWN ENGINEERING AND RECORDED AT THE R.C.R.D AS PLAN D-32352.

6. PLAN ENTITLED "SUBDIVISION PLAN OF KENNETH W. AND LINDA M. FORBES NOTTINGHAM N.H" DATED 9/20/1987 BY WILLIAM WORMELL AND RECORDED AT THE R.C.R.D PLAN D-16127.

7. PLAN ENTITLED "PLAN OF LAND U.S.A SPRINGS" DATED JANUARY 23, 2006 BY CAMMETT ENGINEERING AND RECORDED AT THE R.C.R.D AS PLAN D-33445.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN TAX MAP 3 LOT 6 & 9, AND 9 & 10. NO SITE IMPROVEMENTS ARE PROPOSED AT THIS TIME. TAX MAP 3 LOT 9 WILL BECOME 5.0 ACRES WITH 200' OF FRONTAGE AND THE REVISED APPROXIMATE ACREAGE OF TAX MAP 3 LOTS 6 & 10 ARE AS SHOWN ON PLANS. THIS PLAN SUPERSEDES PLAN REFERENCE #1.

2. THE PROPERTIES ARE DESIGNATED AS TAX MAP 3, LOT 6,9 & 10

3. THE AREA OF EXISTING LOT 6 IS 76.64 ACRES (3,338,438 SQ FT)
THE AREA OF THE EXISTING LOT 9 IS 13.47 ACRES (586,753 SQFT.)
THE AREA OF EXISTING LOT 10 IS 78.19 ACRES (3,405,977 SQ FT)

4. THE CURRENT OWNER OF ALL LOTS 6,9 & 10 IS NOTTINGHAM BUSINESS PARK, LLC, 5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842

5. THE ZONING DESIGNATION FOR THE PROPERTIES IS COMMERCIAL/INDUSTRIAL (C/I) DISTRICT AND RESIDENTIAL/AGRICULTURAL

6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE C/I DISTRICT:
THIS ZONE EXTENDS BACK 1,000' (FEET) BACK FROM THE NEAREST EDGE OF ROUTE 4 IN NOTTINGHAM, BUT ONLY INCLUDES FRONTAGE ON ROUTE 4.

MIN. ROAD FRONTAGE	=200' (CONTIGUOUS FRONTAGE)
MIN. LOT SIZE	=87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
MIN. ROAD SETBACK	=100' COMMERCIAL, 150' INDUSTRIAL
MIN. SIDE/REAR SETBACK	=100' BOTH COMMERCIAL & INDUSTRIAL
WETLAND/WATERBODY SETBACK	=50' POORLY DRAINED
MAXIMUM STRUCTURE HEIGHT	=50' VERY POORLY DRAINED
SEPTIC SETBACK	=50'/75' HYDRIC SOILS
OVERLAY DISTRICTS:	(AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)

7. THE EXISTING USES ON TAX MAP 3 LOT 9 ARE TRUCK BED SALES, CUSTOM KITCHEN CABINET, ENTRY DOOR, VANITY DESIGN AND FABRICATION. THE EXISITNG USE OF TAX MAP 3 LOT 6 IS VACANT LAND THE EXISTING USE OF TAX MAP 3 LOT 10 IS VACANT LAND WITH A PARTIALLY CONSTRUCTED STEEL BUILDING.

8. THERE WILL BE NO CHANGE OF USES ON ALL LOTS

9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.

10. WATER TO BE PROVIDED BY ON-SITE WELLS.

11. ABUTTING PROPERTY INFORMATION, TOPOGRAPHY, PROPERTY LINES, OTHER EXISTING FEATURES, PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.

12. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.

13. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE: MAY 17, 2005, THE SITE RESIDES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN.

14. NRCS SOILS DATA:
447A-SCITUATE-NEWFIELDS COMPLEX, 0 TO 3 PERCENT SLOPES, VERY STONY.

15. A BLANKET EASEMENT TO PLACED ON LOT 9 IN FAVOR OF LOT 6 & 10 TO ALLOW ACCESS TO POWER LINES AND POWER STRUCTURES FOR MAINTENANCE AND/OR REPLACEMENT.

APPROVED BY NOTTINGHAM, NH PLANNING BOARD

CHAIRMAN _____ DATE 03/08/2024

STATE OF NEW HAMPSHIRE — No. 1050 JOHN P. NEWMAN — LICENSED LAND SURVEYOR — SIGNATURE

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 PLAT, AND APPROVAL OF THIS PLAT 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 PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

JOHN P. NEWMAN, LLS DATE: 3/5/2024

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/31/24	REVISED PER TOWN COMMENTS	SRF
2	2/7/24	FINALS PLANS FOR RECORDING	SRF
3	2/22/24	REVISED NOTES #1 & #7	SRF
4	3/5/2024	ADDED PLAN REFERENCE & REVISED NOTE 1	SRF

GRAPHIC SCALE
40 20 0 80
SCALE: 1"=80'

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: NHLANDCONSULTANTS.COM

LOT LINE ADJUSTMENT PLAN
TAX MAP 3 LOT 6,9 & 10
NOTTINGHAM BUSINESS PARK, LLC
155 OLD TURNPIKE ROAD, NOTTINGHAM NH, 03890
OWNED BY
NOTTINGHAM BUSINESS PARK, LLC
5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842

ROCKINGHAM CO.
JOB NO: 683.00
DATE: DECEMBER 18, 2023

LLA-1
SHT. 4 of 4

D-44387