

NOTES:

- The subject parcels, also known as Tax Map 68 Lot 56 (McMahon) & Tax Map 68 Lot 10 (Szafran), are located within the Residential-Agricultural Zoning District.
 - Plan intent is to adjust a portion of the the existing common boundary line between Lot 56 and Lot 10, by conveying Parcel A area from Lot 10 to enlarge Lot 56.
 - Parcel A is to be combined with Lot 56, and not to be deemed a separate parcel of land.
- No portion of the subject parcels fall within a Special Flood Hazard Area (SFHA) as shown on the FEMA, NFIP-FIRM, Community Panel No. 330137-0185-E, Effective Date May 17, 2005.
- The status of Cahill Point Road, Shore Road and Cove Road, as depicted in the "Overall Plot Plan", went from private to public, "as is", by Town vote on Article #19, at the Annual Town Meeting held on June 8, 2021. No information listed mentioned the limits/width of the accepted right-of-ways. ABUTTER, "As defined under RSA 672:3 and 676:4, any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board."

LIST OF ABUTTERS
NOTE: ALL LOTS ARE ON TAX MAP 68

LOT 55 (off Cahill Road)
Carey, Lisa A. & Shane F.
41 Seaman's Point Road
Nottingham, NH 03290

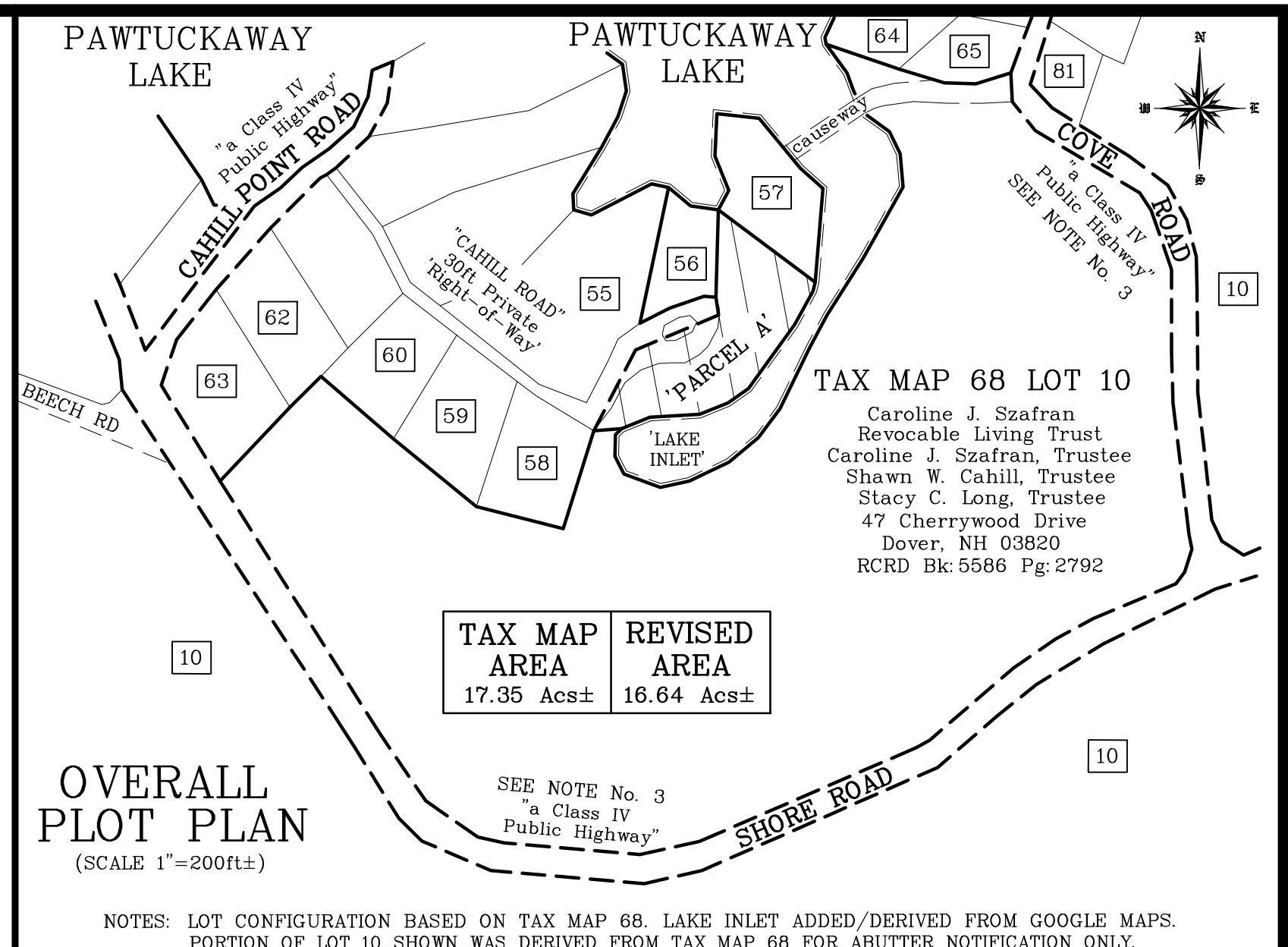
LOT 57 (12 Cove Road)
CSJ Irrevocable Trust
Susan M. & Christopher Hayes
15 Balcom Road
Pelham, NH 03076

LOTS 58-60 (Cahill Road)
LOTS 62-63 (Cahill Point Road)
Caroline J. Szafran
Revocable Living Trust
Caroline J. Szafran, Trustee
Shawn W. Cahill, Trustee
Stacy C. Long, Trustee
47 Cherrywood Drive
Dover, NH 03820

LOT 64 (16 Cove Road)
Anne D. Noeth Revocable Trust
Anne D. & William H. III
Noeth, Trustees
60 Quarry Road
Acton, Ma. 01720

LOT 65 (Cove Road)
McMahon, Vincent P. & Georgia Geist
30 Lighthouse Road
Scituate, Ma. 02066

LOT 81 (17 Cove Road)
LaPointe, Priscilla C.
17 Cove Road
Nottingham, NH 03290

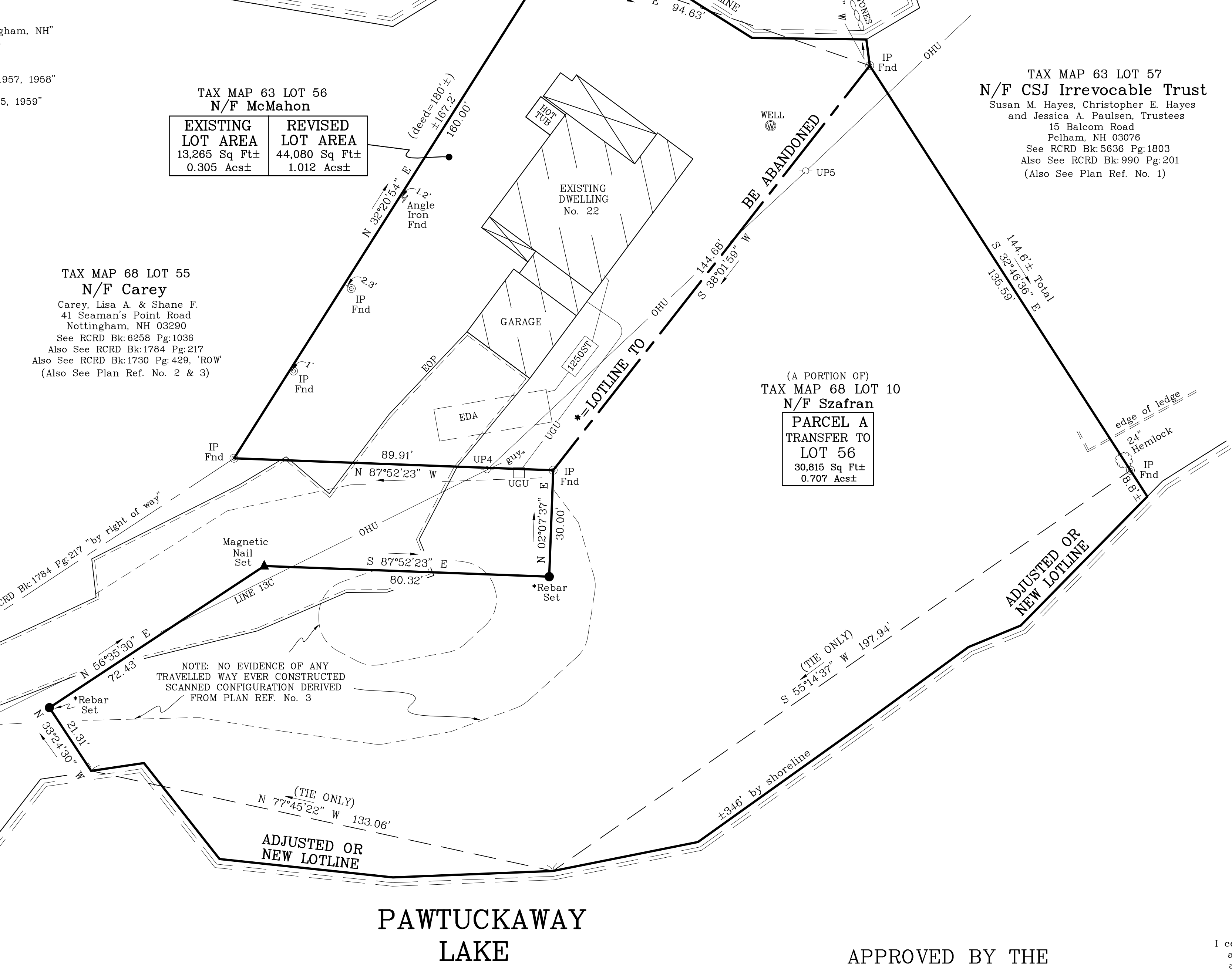


PLAN REFERENCES:

- See "Plan of Bacon Land - Pawtuckaway Lake - Nottingham, NH" Scale: 1"=50' Dated: August 1945 by TW Chesley Eng Co. "Lots from Land of John Cahill - Exeter, NH" See RCRD Plan No. 01180
- See "Composite Plan from Surveys of 1945, 1948, 1953, 1957, 1958" Scale: 1"=100' Dated: May 1959 by TW Chesley Eng Co. "Building Inspector Approved June 4, 1959 - filed June 5, 1959" See RCRD Plan No. 02860 (sheet 1 of 2)
- See "Plan of Lots of John Cahill - Nottingham, NH" Scale: 1"=100' Dated: Nov. 1962 Revised Oct. 1963 by TW Chesley Engineering Co. See RCRD Plan No. 127

ZONING SUMMARY:
Zoning District: Residential-Agricultural
"Pre-existing non-conforming lot of less than two (2) acres, as of the date of passage (03/08/94)"
Dwelling, accessory buildings and septic system
Setback to all Property Lines = 20ft
Maximum building height = 34ft from grade

Overlay Districts: Wetland Conservation Areas
Septic Systems 75ft from Lake and any Wetland
Structure to Poorly Drained Soil = 50ft
Structure to Very Poorly Drained Soil = 75ft



TAX MAP 68 LOT 55
N/F Carey
Carey, Lisa A. & Shane F.
41 Seaman's Point Road
Nottingham, NH 03290
See RCRD Bk:6258 Pg:1036
Also See RCRD Bk:1784 Pg:217
Also See RCRD Bk:1730 Pg:429, 'ROW'
(Also See Plan Ref. No. 2 & 3)

TAX MAP 68 LOT 58
N/F Szafran
Caroline J. Szafran Revocable Trust
Caroline J. Szafran, Trustee
47 Cherrywood Drive
Dover, NH 03820
RCRD Bk:5586 Pg:2792
(Also See Plan Ref. No. 2 & 3)

SPECIFIC TOWN NOTES:

- "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."
- "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."
- "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."

WAIVER REQUEST:
Article 11, Section 11.8, "Monument Corners"
Granted on April 10, 2024.

REVISION BLOCK			
#	Date	Description	By
1	4/18/24	Board comments	PDL

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman _____

Date _____

LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acre
Fnd	Found
IP	Iron Pipe
•Rebar	Reinforced Iron Bar w/Plastic I.D. Cap #893
EDA	Effluent Disposal Area (Septic System)
ST	Septic Tank
UP	Utility Pole
OHU	Overhead Utilities
UGU	Underground Utilities

OWNERS OF RECORD
(per Town Office Records)

TAX MAP 68 LOT 56 Benjamin G. & Haley R. McMahon 22 Cahill Lane Nottingham, NH 03290 RCRD Bk:5614 Pg:1720 (Also See Plan Ref. No. 2 & 3)	TAX MAP 68 LOT 10 Caroline J. Szafran Revocable Living Trust Caroline J. Szafran, Trustee Shawn W. Cahill, Trustee Stacy C. Long, Trustee 47 Cherrywood Drive Dover, NH 03820 RCRD Bk:5586 Pg:2792 (Also See Plan Ref. No. 1-3)
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"LOTLINE ADJUSTMENT"
Plat of Land
for
Benjamin G. & Haley R. McMahon
and
Caroline J. Szafran Revocable Living Trust
Caroline J. Szafran, Trustee
Shawn W. Cahill, Trustee
Stacy C. Long, Trustee
in
Nottingham, N.H.
Rockingham County
February 2024
Revised April 2024
Scale 1 inch = 20 feet

I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).

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