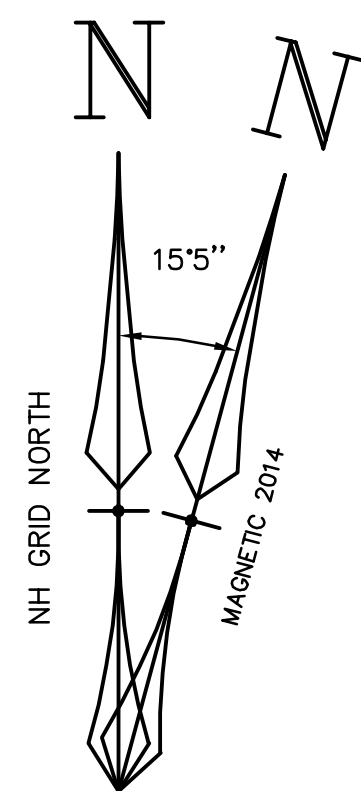


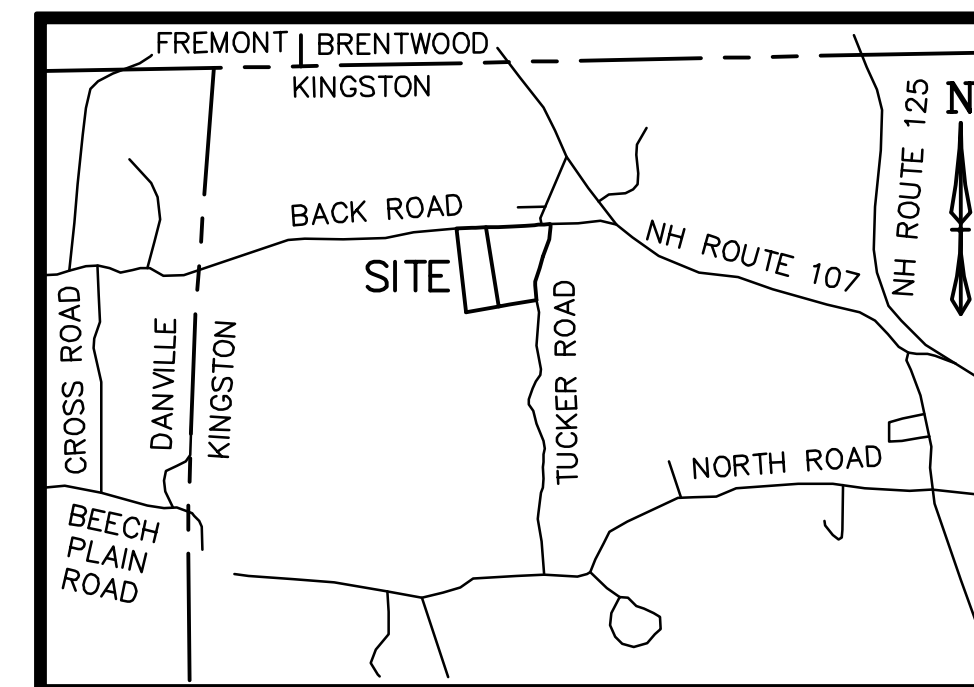


MAP R-42 LOT 7
SOUTHEAST LAND TRUST OF NH
PO BOX 675
EXETER, NH 03833-0675
R.C.R.D. BK. 5130 PG. 2760
SEE PLAN REF. #3

MAP R-42 LOT 8
PIAZZA, CHRISTOPHER N.
FACELLA-PIAZZA, NADINE M.
10 THORNE ROAD
KINGSTON, NH 03848
R.C.R.D. BK. 5931 PG. 1371

MAP R-41 LOT 6
KATHLEEN M. EMERY
PO BOX 614
KINGSTON, NH 03848-0614

MAP R-41 LOT 4
JEFFREY G. GOLDMAN
8 THORNE ROAD
KINGSTON, NH 03848
C.C.R.D. BK. 3223 PG. 1928



VICINITY PLAN

SCALE: 1" = 2,500'

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 1 & 1A ON TAX MAP R-42, CREATING PARCEL "A" (10.24 ACRES.), WHICH IS TO BE TRANSFERRED BY DEED FROM THE OWNER OF LOT 1 TO THE OWNER OF LOT 1A. PARCEL "A" IS TO BE ADDED TO LOT 1A AND IS NOT CONSIDERED A SEPARATE BUILDABLE LOT. PARCEL "A" IS THE REMAINING AREA OF LOT 1 TO BE ADDED TO LOT 1A.
2. ORIGINAL AND ADJUSTED PARCEL AREAS:

	<u>EXISTING</u>	<u>ADJUSTED</u>
TAX MAP R-42 LOT 1	14.98 Ac. ±	4.74 Ac. ±
TAX MAP R-42 LOT 1A	10.02 Ac. ±	20.26 Ac. ±
3. PRESENT ZONING: RURAL RESIDENTIAL
MINIMUM LOT AREA = 110,000 SF
MINIMUM ROAD FRONTAGE = 200'
MINIMUM BUILDING SETBACKS:
 - A. MINIMUM FRONT SETBACK = 30'
 - B. MINIMUM SIDE AND REAR SETBACK = 20'
4. THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 33015C0379E, EFFECTIVE MAY 17, 2005.
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON PLAN REFERENCE #1 AND IS ON THE STATE PLANE COORDINATE SYSTEM.
6. ALL DRILL HOLES WERE FOUND UNLESS OTHERWISE NOTED HEREON.
7. PER BOOK 2255 PAGE 24 LOT 1 (LOT 3 PER PLAN REF. #2) IS SUBJECT TO "AN EASEMENT BEGINNING ON THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN CONVEYED NEAR THE INTERSECTION OF THORN ROAD AND MILL ROAD AND RUNNING PARALLEL TO SAID THORN ROAD, BEING 30 FEET IN WIDTH AND FOR THE PURPOSES OF INGRESS AND EGRESS FROM LOT 1 (NOW LOT 1B) AND LOT 2 (NOW LOT 1A) AS SHOWN ON SAID PLAN HEREIN ABOVE REFERRED TO.", WHICH PLAN REFERRED TO IS PLAN REF. #2.
8. THE ROUTE OF INGRESS AND EGRESS TO THE EXISTING CONSERVATION EASEMENT IS FROM BACK, THORNE OR TUCKER ROADS.
9. NO STATE APPROVALS ARE REQUIRED.

LEGEND

- | | |
|---|----------------------------------|
| ○ <i>IRS</i> | IRON ROD SET PER PLAN REF. 1 |
| ○ <i>IRF</i> | IRON ROD FOUND PER PLAN REF. 1 |
| ● <i>DHS</i> | DRILL HOLE SET PER PLAN REF. 1 |
| ● <i>DHF</i> | DRILL HOLE FOUND PER PLAN REF. 1 |
| ○ <i>DHF-22</i> | DRILL HOLE FOUND 2022 |
| ● <i>DHS-22</i> | DRILL HOLE SET 2022 |
| ○ <i>IRS-22</i> | IRON ROD SET 2022 |
| ○ <i>MNS</i> | MAG NAIL SET |
| ■ <i>GBTBS</i> | GRANITE BOUND TO BE SET 2022 |
| ○ <i>IRTB5</i> | IRON ROD TO BE SET 2022 |
| ○ <i>DHTBS</i> | DRILL HOLE TO BE SET 2022 |
|  | TREE WITH WIRE/BLAZE |
|  | UTILITY POLE |
|  | GUY WIRE |
| OHW _____ | OVERHEAD WIRE |
| _____ | EDGE OF PAVEMENT |
| _____ | APPROXIMATE EDGE OF WET |
|  _____ | PER GRANIT DATABASE |
|  _____ | EDGE OF WETLANDS |
| _____ | EXISTING TRAIL |
| _____ | EDGE OF GRAVEL |
| _____ | PROPERTY LINE |
|  | STONE WALL |
| _____ | ABUTTER LINE |
| _____ | BUILDING SETBACK LINE |
| _____ | CONSERVATION EASEMENT LINE |
| _____ | TRAIL |
|  | APPROXIMATE TREE LINE |

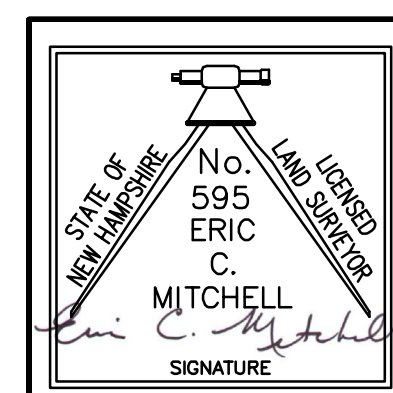
MAP R-32 LOT 2
SOUTHEAST LAND TRUST OF NH
PO BOX 675
EXETER, NH 03833-0675
R.C.R.D. BK. 5123 PG. 1528
SEE PLAN REF. #3

MAP R-32 LOT 12
JAMES J. & ERIN FERRARI
PO BOX 814
KINGSTON, NH 03848
R.C.R.D. BK. 3138 PG. 709

MAP R-41 LOT 2
SOUTHEAST LAND TRUST OF NH
PO BOX 675
EXETER, NH 03833-0675
R.C.R.D. BK. 5130 PG. 2760
SEE PLAN REF. #4

PLAN REFERENCES

1. "WETLANDS RESERVE EASEMENT WRE CONTRACT #5414281401GXB TAX MAP R-42 LOTS 1, 1A & 1B JACK TUCKER & TUCKER ROAD, KINGSTON, NH. OWNED BY ROBERT & MARGARET BEAN PREPARED FOR UNITED STATES OF AMERICA, NATURAL RESOURCES CONSERVATION SERVICE, DEPARTMENT OF AGRICULTURE SCALE 1"=100' PREPARED BY ERIC C. MITCHELL & ASSOCIATES, INC DATED OCTOBER 30, 2014 R.C.R.D. PLAN #D-38689.
2. "SUBDIVISION PLAN OF LAND FOR HARRY DEUTSCH IN KINGSTON, N.H.", SCALE: 1"=100', DATED AUGUST, 1975, BY PARKER SURVEY ASSOC., INC. R.C.R.D. PLAN #D-5880.
3. "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT WRP CONTRACT #6614280930 TAX MAP 32 LOTS 2, 8 & 11 TUCKER ROAD KINGSTON, NH OWNER: WILLIAM T. GEORGE E. & JOHN M. TUCKER" SCALE: 1" = 120'. FEBRUARY 5, 2010. PREPARED BY THIS OFFICE R.C.R.D. PLAN #D-36402.
4. "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT WRP CONTRACT #6614280939 KINGSTON TAX MAP R-30 LOT 33 TAX MAP R-33 LOTS 29 & 30 TAX MAP R-41 LOT 2 TAX MAP R-42 LOTS 3, 4, 7 & 14 DANVILLE TAX MAP 2 LOT 50 BRENTWOOD TAX MAP 224 LOTS 23 & 31, NH ROUTE 107, BACK ROAD, TUCKER ROAD AND CROSS ROAD KINGSTON, BRENTWOOD AND DANVILLE NH OWNER: MEADOWSEND TIMBERLANDS, LIMITED PARTNERSHIP" MARCH 18, 2010. PREPARED BY THIS OFFICE R.C.R.D. PLAN #D-36474.



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING OCTOBER OF 2014 AND FEBRUARY 2022 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL

3/10/22
DATE

LOT LINE ADJUSTMENT PLAN

TAX MAP R-42 LOTS 1 AND 1A
BACK, THORNE & TUCKER ROADS
KINGSTON, NH

OWNERS:

ROBERT & MARGARET BEAN

44 TUCKER ROAD, KINGSTON, NH 03848
SEE R.C.R.D. BOOK 2255 PAGE 24, BOOK 2358 PAGE 1721 &
BOOK 2370 PAGE 1055

MARCH 8, 2022

SCALE: 1" = 100'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

REV.	DATE	DESCRIPTION	BY
<i>REVISIONS</i>			