

TM  
NH-SPC M0063/2011

#### OWNERS OF RECORD

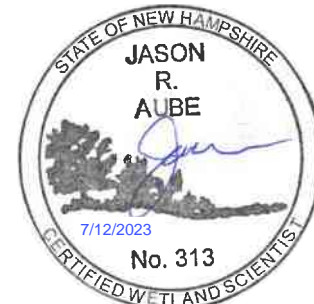
OWNER OF RECORD OF MAP R-11 LOT 9:  
RICHARD W. SENTER (TRUSTEE)  
TWO MILL ROAD REALTY TRUST  
86 ROCKRIMMON ROAD  
KINGSTON, NH 03848  
DEED REFERENCE TO PARCEL IS BK. 2893 PG. 2178  
AREA OF PARCEL = 2,692,860 S.F.± OR 61.820 ACRES±  
OWNER OF RECORD OF MAP R-12 LOT 26:  
RICHARD W. SENTER (TRUSTEE)  
24 TOWLE ROAD REALTY TRUST  
86 ROCKRIMMON ROAD  
KINGSTON, NH 03848  
DEED REFERENCE TO PARCEL IS BK. 2893 PG. 2190  
AREA OF PARCEL = 1,432,611 S.F.± OR 32.888 ACRES±

#### LEGEND

2' CONTOUR ---152---  
10' CONTOUR ---150---  
TREELINE ---  
GRAVEL ---  
SIGN ---  
GUY ANCHOR ---  
ABUTTING PROPERTY LINE ---  
STONEWALL ---  
WETLAND SYMBOL ---  
OVERHEAD UTILITIES ---  
UTILITY POLE ---  
BOUND ---  
DRILL HOLE ---  
IRON PIN ---  
WETLAND FLAGGING ---

#### WETLAND SCIENTIST CERTIFICATION

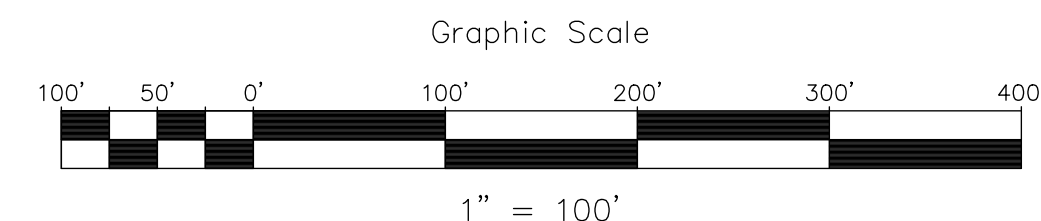
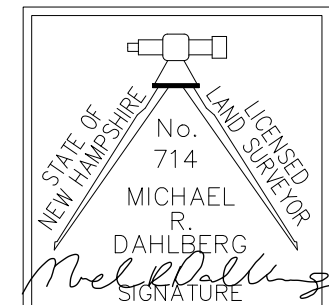
WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON OCTOBER 13, 2022 BY JASON R. AUBE, CWS NO. 313. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012).



#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, FURTHER, THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING APRIL OF 2022, SAID SURVEY HAS AN ERROR OF CLOSURE OF NOT LESS ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

*Michael R. Dahlberg*  
MICHAEL R. DAHLBERG, LLS  
NH LICENSE NO. 714  
FOR TF MORAN, INC.  
07-06-2023  
DATE



TAX MAP R-11 LOT 9 & TAX MAP R-12 LOT 26

#### EXISTING CONDITIONS PLAN MILL ROAD & TOWLE ROAD KINGSTON, NEW HAMPSHIRE

OWNED BY:  
**RICHARD W. SENTER (TRUSTEE)**  
**TWO MILL ROAD REALTY TRUST**  
**24 TOWLE ROAD REALTY TRUST**

PREPARED FOR:  
**UNITIL ENERGY SYSTEMS**

SCALE: 1" = 60'

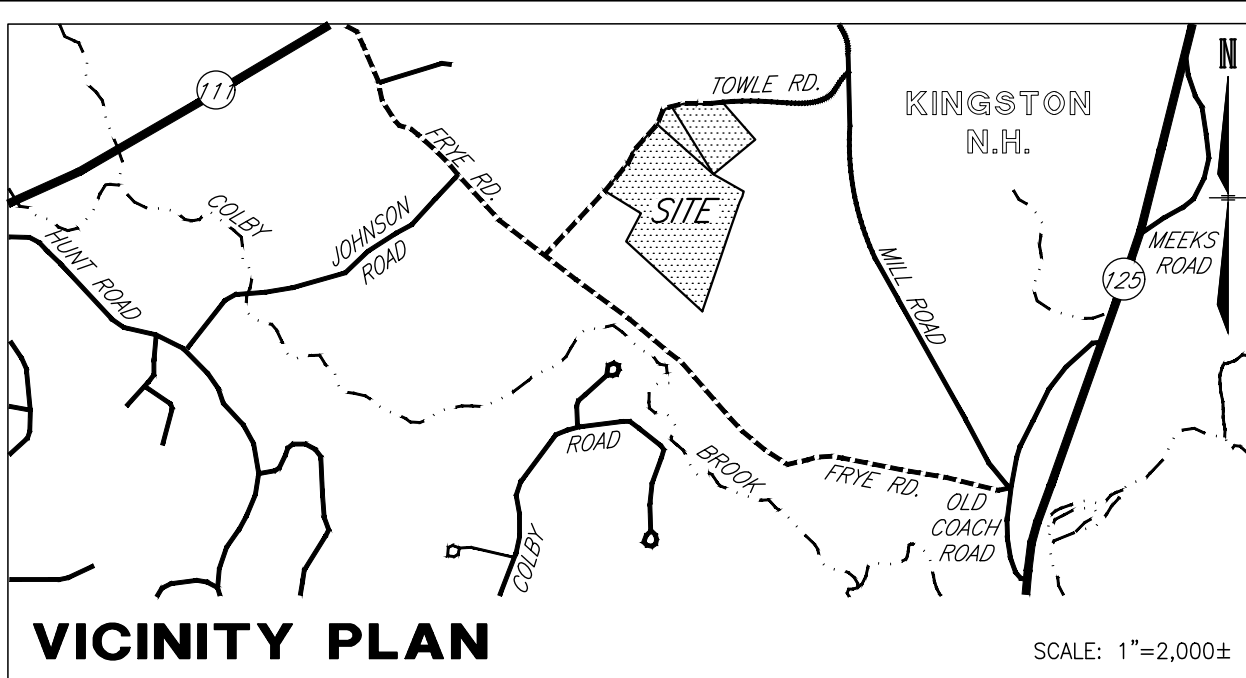
APRIL 07, 2023



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists  
48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
www.tfmoran.com

20025.00	DR TNB	FB	2095	SHEET: EX-01
CK MRD	CADFILE	20025-00	Survey	





OWNER OF RECORD OF MAP R-12 LOT 26:  
RICHARD G. HOMAN  
14 TOWLE ROAD  
KINGSTON, NH 03848  
DEED REFERENCE: BK. 2893 PG. 2178

ORIGINAL AREA = 485,307 S.F.± OR 11.141 ACRES±  
PARCEL "A" AREA: = 153,536 S.F.± OR 3.525 ACRES±  
NEW AREA = 331,771 S.F.± OR 7.616 ACRES±

OWNER OF RECORD OF MAP R-12 LOT 26:  
RICHARD W. SENTER (TRUSTEE)  
24 TOWLE ROAD AND SENTER ROAD REALTY TRUST  
86 ROCKMIRON ROAD  
KINGSTON, NH 03848  
DEED REFERENCE: BK. 2893 PG. 2190

ORIGINAL AREA = 1,432,611 S.F.± OR 32.888 ACRES±  
PARCEL "A" AREA: = 153,536 S.F.± OR 3.525 ACRES±  
NEW AREA = 1,586,147 S.F.± OR 36.413 ACRES±

2. R-12-26 INDICATES TAX MAP AND LOT NUMBER.

3. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 12, LOT 25 LOCATED AT 14 TOWLE ROAD AND MAP 12, LOT 26 LOCATED AT 24 TOWLE ROAD IN KINGSTON, NEW HAMPSHIRE. PARCEL "A" SHALL BECOME PART OF MAP 12, LOT 26,

4. THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN OCTOBER 2022 AND APRIL 2023.

5. CURRENT ZONING DISTRICT: RURAL RESIDENTIAL (RR)  
MINIMUM LOT FRONTAGE: 200 FEET ON CLASS V HIGHWAY OR BETTER.  
MINIMUM AREA: 3 ACRES  
MINIMUM BUILDING SETBACKS:  
FRONT: 30 FEET  
SIDE: 20 FEET  
REAR: 20 FEET

\*COMMERCIAL USE WITHIN RURAL RESIDENTIAL ZONING DISTRICT REQUIRES A 50 FOOT VEGETATIVE BUFFER.

5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C0390E, EFFECTIVE DATE MAY 17, 2005, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.

6. HORIZONTAL DATUM: NAD83(2011)  
VERTICAL DATUM: NAVD83  
BENCHMARKS SET: AS NOTED

7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH OF ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) MAY DETERMINE.

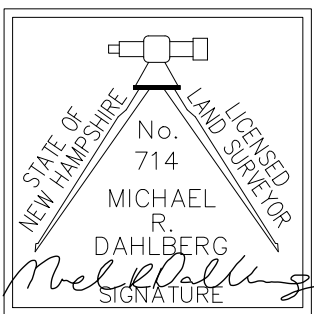
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TEMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN, IN ADDITION TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.

Date: \_\_\_\_\_


Signed: \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING APRIL OF 2022, SAID SURVEY HAS AN ERROR OF CLOSURE OF NOT LESS ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

*Michael R. Dahlberg* 07-06-2023  
\_\_\_\_\_  
MICHAEL R. DAHLBERG, LLS  
DATE  
NH LICENSE NO. 714  
FOR TF MORAN, INC.



**RICHARD W. SENTER (TRUSTEE)** (TM R-12, LOT 26)  
**24 TOWLE ROAD AND SENTER ROAD REALTY TRUST**  
**RICHARD G. HOMAN** (TM R-12, LOT 25)  
 PREPARED FOR:  
**RICHARD W. SENTER**

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4448 Fax (603) 472-9787 <a href="http://www.tfmoran.com">www.tfmoran.com</a>	
	20025.00	TNB CK MRD	FB CADFILE	2095 20025-00 LOT LINE ADJUSTMENT PLAN	