

ABUTTERS NOT SHOWN

15/06-1
KIMBALL CROSSING LLC
P.O. BOX 430
HAMPTON, NH 03843
6406/1406 (5/9/2022)

23/06-1
A&C MANAGEMENT LLC
144 BEAN ROAD
MOUNTAINBOROUGH, NH 03054
6543/2897 (4/25/2024)

23/06-2
STEPHEN A. HARDY JR.
23 OLD STAGE COACH ROAD
#1
EPPING, NH 03042
6553/1887 (2/9/2024)

WATERS, TIFFANY
23 OLD STAGE COACH ROAD
#2
EPPING, NH 03042
6453/1287 (11/11/2022)

23/06-4
MCKENZIE, CHRISTOPHER
23 OLD STAGE COACH ROAD
#3
EPPING, NH 03042
4818/0471 (7/2/2007)

23/06-5
BONFADIO, ANDY
23 OLD STAGE COACH ROAD
#4
EPPING, NH 03042
6551/1213 (6/3/2024)

23/06-6
JOSHUA, LOGAN
23 OLD STAGE COACH ROAD
#5
EPPING, NH 03042
6549/0255 (5/17/2024)

23/06-7
FARRINGTON, NATHANIEL
23 OLD STAGE COACH ROAD
#6
EPPING, NH 03042
6538/1882 (2/20/2024)

23/06-8
PETERSON, SHARON
23 OLD STAGE COACH ROAD
#7
EPPING, NH 03042
4628/2662 (3/14/2006)

23/06-9
PRINCE, JAMES RICHARD
23 OLD STAGE COACH ROAD
#8
EPPING, NH 03042
5670/1011 (11/13/2015)

23/06-10
MAGNUS, BRANDON D
C/O MICHEL, COURTNEY E
23 OLD STAGE COACH ROAD
#9
EPPING, NH 03042
5830/0951 (8/28/2017)

23/06-11
LAMBERT CHRISTINE TRUSTEE
P.O. BOX 771
KINGSTON, NH 03848
5775/2925 (11/16/2016)

23/06-12
DEWIL, RACHEL MELANIE
23 OLD STAGE COACH ROAD
#10
EPPING, NH 03042
6455/0307 (11/23/2022)

23/06-13
GRENER, MEAGAN
118 JACOBS WELLS ROAD
EPPING, NH 03042
5669/1333 (3/24/2017)

23/06-14
HURON CHANCK
23 OLD STAGE COACH ROAD
#11
EPPING, NH 03042
6180/1557 (10/16/2020)

23/06-15
ANDRINO, DELORE A
23 OLD STAGE COACH ROAD
#12
EPPING, NH 03042
3812/0731 (6/5/2002)

23/06-16
SPRINGUE RANDY J.
23 OLD STAGE COACH ROAD
#13
EPPING, NH 03042
5475/2894 (8/30/2013)

23/06-17
HAMILTON, RENEE A
23 OLD STAGE COACH ROAD
#14
EPPING, NH 03042
3474/0703 (3/16/2000)

23/06-18
VAN KAVELAN, JENNIFER E
23 OLD STAGE COACH ROAD
#15
EPPING, NH 03042
6303/0800 (7/13/2021)

23/06-19
SARONE, ERICA
23 OLD STAGE COACH ROAD
#16
EPPING, NH 03042
4622/0650 (2/27/2006)

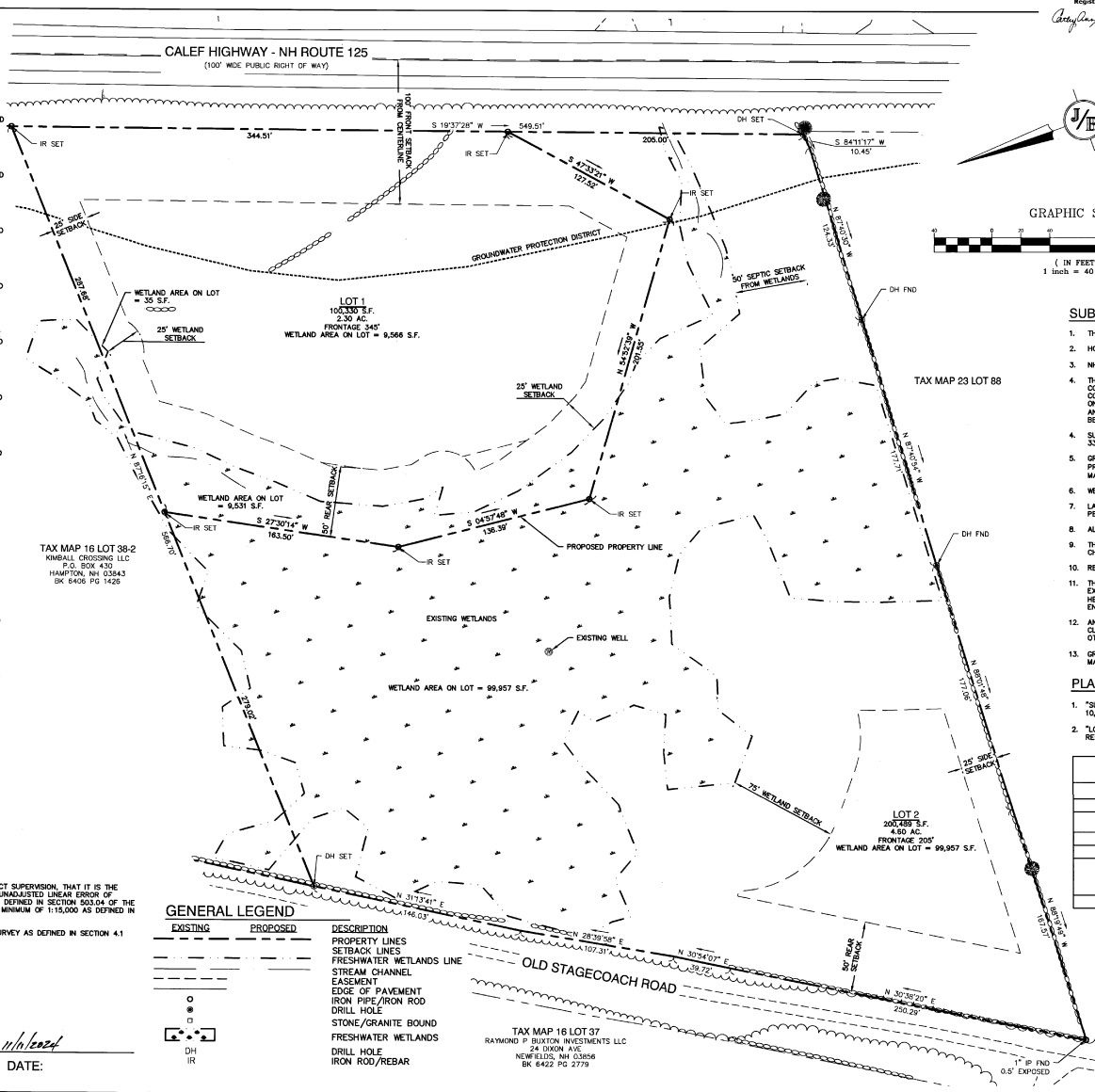
23/06-20
KARELS, STEVEN
23 OLD STAGE COACH ROAD
#17
EPPING, NH 03042
6536/1346 (3/18/2024)

23/06-21
ZIMKOWSKI, LEONARD P
23 OLD STAGE COACH ROAD
#18
EPPING, NH 03042
5770/0945 (12/16/1987)

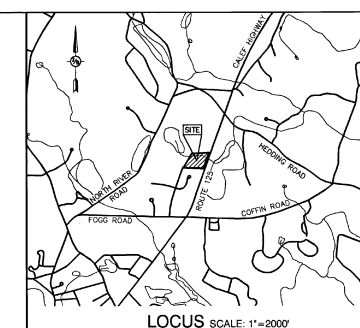
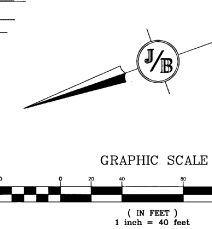
23/06-22
LAMPREY, DIANE TRUSTEE
C/O S FENG DRIVE REALTY TRUST
44 BAKER STREET
SALESBURY, MA 01952
5207/2863 (4/11/2011)

23/06-23
BISHOP, PAMELA
23 OLD STAGE COACH ROAD
#19
EPPING, NH 03042
4610/0837 (5/24/2006)

23/06-24
TAMMAN, JORDAN
23 OLD STAGE COACH ROAD
#20
EPPING, NH 03042
5668/0257 (10/31/2017)



D-44796
11/15/2024 02:30:24 PM
Register of Deeds, Rockingham County
OWNER: JONES & BEACH ENGINEERS, INC.
PLAN: 10000/1406 25.00
PLAN: 10000/1406 25.00



SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE EPPING, NH TAX MAP 16, LOT 38-3 INTO TWO (2) SEPARATE LOTS.
- HORIZONTAL DATUM: PLAN REFERENCE 2
- INDEX APPROVAL FOR SUBDIVISION PERMIT NO. 4542024103103, DATED 10/31/24.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNDESIGNED CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE, REFERENCE FEMA COMMUNITY PANEL NO. 3301500220P, DATED JANUARY 28, 2021.
- GRANITE BORDERS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY; IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- WETLANDS WERE DELINEATED AND LOCATED BY BRENDAN WALDEN OF GOVE ENVIRONMENTAL SERVICES, INC. DURING SUMMER, 2023.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EPPING TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EPPING ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- GROUNDWATER PROTECTION DISTRICT LINE SHOWN HAS BEEN DEPICTED PER THE "EPPING GROUNDWATER PROTECTION DISTRICT" MAP ADOPTED MARCH 15, 2023. THE DELINEATION OF THIS DISTRICT LINE SHOULD BE CONSIDERED APPROXIMATE.

PLAN REFERENCES:

- "SUBDIVISION PLAN, PROPOSED SUBDIVISION, 5 HEDDING ROAD, EPPING, NH", PREPARED BY JONES & BEACH ENGINEERS, INC., DATED MARCH 10, 2022, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-43311.
- "LOT LINE ADJUSTMENT PLAN, 5 HEDDING ROAD, EPPING, NH", PREPARED BY JONES & BEACH ENGINEERS, INC., DATED JUNE 7, 2022, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-43368.

ZONING SUMMARY			
ZONE	HIGHWAY-COMMERCIAL	LOT 1	LOT 2
MINIMUM LOT SIZE	87,120 S.F.	100,330 S.F.	200,489
MINIMUM FRONT SETBACK	100' FROM CENTERLINE OF EXISTING ROADS; 75' FROM PROPOSED ROADS OF CLASS V OR GREATER	100' FROM CENTERLINE	100' FROM CENTERLINE
MINIMUM REAR SETBACK	50'	50'	50'
MINIMUM SIDE SETBACK	25'	25'	25'
WETLAND SETBACK	SAME AS SIDE SETBACK OF UNDERLYING ZONE FOR WETLANDS LESS THAN 10,000 S.F.; 50' FOR WETLANDS GREATER 10,000 S.F.; TO AN ACRE & 75' FOR WETLANDS GREATER THAN AN ACRE	25'	75'
MINIMUM FRONTAGE	200'	344.5'	205.0'

CERTIFICATION:
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1/10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1/15,000 AS DEFINED IN SECTION 4.3 OF THE N.A.L.S.A. ETHICS AND STANDARDS.
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.A.L.S.A. ETHICS AND STANDARDS.

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.
DATE: 9/12/24

GENERAL LEGEND		DESCRIPTION
EXISTING	PROPOSED	PROPERTY LINES
---	---	SETBACK LINES
---	---	FRESHWATER WETLANDS LINE
---	---	STREAM CHANNEL
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	FRESHWATER WETLANDS
---	---	DRILL HOLE
---	---	IRON ROD/REBAR

Design: JAC	Draft: KDR	Date: 8/1/24
Checked: JAC	Scale: AS SHOWN	Project No.: 19182.3
Drawing Name: 19182.3-BUXTON-LOT.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	10/24/24	REVISED FOR RECORDING	DJD
1	10/14/24	MYLAR PREP	KDR
0	7/26/24	ISSUED FOR REVIEW	KDR

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN MAP 16, LOT 38-3	DRAWING NO.	A1
Project:	BUXTON LOT CALEF HIGHWAY, EPPING, NH	SHEET 2 OF 3	JBE PROJECT NO. 19182.3
Owner of Record:	KIMBALL CROSSING LLC P.O. BOX 430, HAMPTON, NH 03843		

D-44796