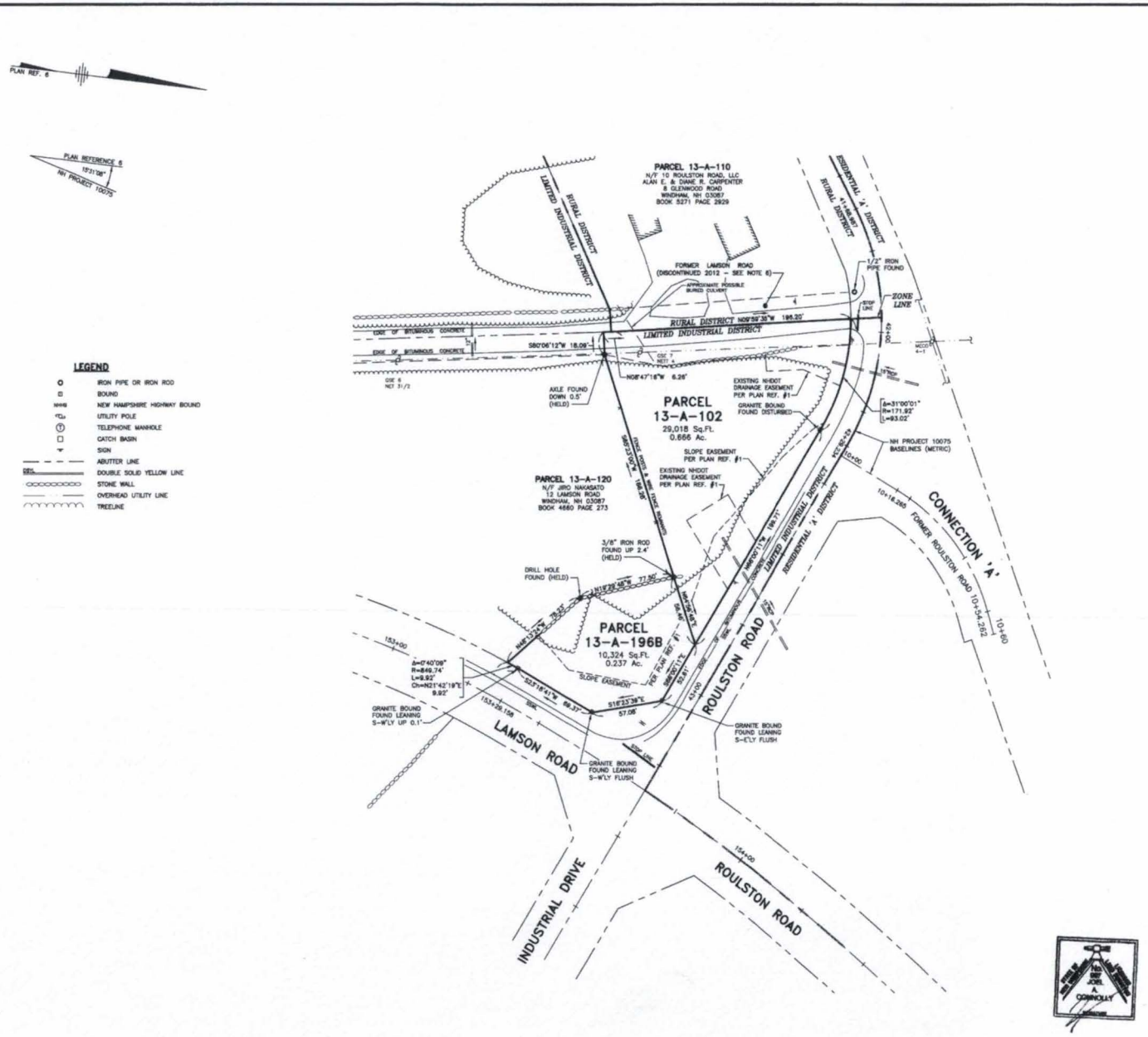

NOTES:

1. THE BOUNDARY INFORMATION AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH, 2015 AND KNIGHT LAND SURVEYING SERVICES, INC. IN MAY 2012.
2. BEARINGS SHOWN HEREON ARE BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES ESTABLISHED FROM GPS OBSERVATIONS ON MARCH 23, 2015.
3. STATE ROADWAY BASELINES SHOWN HEREON ARE METRIC AND BASED ON STATE OF NEW HAMPSHIRE PROJECT 10075.
4. PARCEL PARCEL 'A' ZONED LIMITED INDUSTRIAL DISTRICT PER TOWN OF WINDHAM ZONING MAP.

   MIN. LOT FRONTAGE: 175 FT
   MIN. FRONT YARD: 50 FT
   MIN. SIDE YARD: 20 FT
   MIN. REAR YARD: 30 FT
   (SIDE & REAR YARDS 50 FT WHERE ABUTS RESIDENTIAL DISTRICT)

   REFER TO THE TOWN OF WINDHAM ZONING ORDINANCE FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS.
5. PARCELS 13-A-102 & 13-A-196B ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0534E & MAP NUMBER 33015C0545E WITH AN EFFECTIVE DATES OF MAY 17, 2005.
6. FORMER LAWSON ROAD WAS DISCONTINUED BY TOWN VOTE PER WARRANT ARTICLE 15 IN 2012. SAID FORMER ROAD IS SUBJECT TO RIGHTS OF EXISTING UTILITIES PER RSA 231:46.
7. PARCELS 13-A-102 & 13-A-196B SHOWN HEREON ARE THE SAME PARCELS DESCRIBED IN A DEED FROM THE STATE OF NEW HAMPSHIRE TO RANOS REAL ESTATE, LLC EXECUTED ON MARCH 24, 2015 AND NOTED THEREIN AS BEING PURSUANT TO THE VOTE OF THE GOVERNOR AND EXECUTIVE COUNCIL ON JULY 2, 2014 (ITEM #80).

PLAN REFERENCES:

1. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, RIGHT OF WAY PLANS FEDERAL AID PROJECT, N.H. PROJECT NO. 10075, N.H. ROUTE 111 (METRIC).
2. PLAN OF LAND IN WINDHAM, N.H. AS SURVEYED FOR RUSSELL B. LAMSON; SCALE: 1"=80'; DATED: SEPT. 1958; PREPARED BY ROBERT W. THORNDIKE; ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) BOOK 1438 PAGE 338.
3. PLAN OF LAND IN WINDHAM, N.H. AS SURVEYED BY GEORGE H. ARMSTRONG ET AL; SCALE: 1"=80'; DATED: OCT. 1959; R.C.R.D. BOOK 1530 PAGE 227.
4. PLAN OF LAND IN WINDHAM, N.H. AS SURVEYED FOR GEORGE H. ARMSTRONG ET AL; SCALE: 1"=80'; DATED: OCT. 1971; PREPARED BY ROBERT W. THORNDIKE; R.C.R.D. BOOK 1607 PAGE 180.
5. PLAN OF LAND IN WINDHAM, N.H. AS SURVEYED FOR JOSEPH P.H. WAGENBACH; SCALE: 1"=100'; DATED: DEC. 1985; PREPARED BY ROBERT W. THORNDIKE; R.C.R.D. PLAN 627.
6. PLAN OF LAND IN WINDHAM, N.H. AS SURVEYED FOR RUSSELL B. LAMSON; SCALE: 1"=80'; DATED: APRIL 1953; R.C.R.D. PLAN #02080.
7. SUBDIVISION PLAN, WINDHAM INDUSTRIAL PARK; SCALE: 1"=100'; DATED: OCT. 10, 1979; PREPARED BY THOMAS F. MORAN, INC.; R.C.R.D. PLAN D-9401.
8. LOT CONSOLIDATION PLAN, WINDHAM INDUSTRIAL PARK; SCALE: 1"=100'; DATED: MAY 10, 1979; R.C.R.D. PLAN D-9442.
9. WINDHAM INDUSTRIAL PARK; SCALE: 1"=50'; DATED: JULY 12, 1980; PREPARED BY ROBERT W. THORNDIKE; R.C.R.D. PLAN D-9747.
10. EASEMENT PLAN MAP 13 / LOT 155 PREPARED FOR: VERIZON NEW ENGLAND, INC.; SCALE: 1"=20'; DATED: JANUARY 28, 2005; PREPARED BY MAYNARD & PAQUETTE EGINEERING ASSOCIATES, LLC; R.C.R.D. PLAN D-32812.
11. PLAN OF LAND, LOT 13-A-196 INDUSTRIAL DRIVE, WINDHAM, NEW HAMPSHIRE 03087, PREPARED FOR WINDHAM COOPERATIVE KINDERGARTEN; SCALE: 1"=40'; DATED SEPTEMBER 21, 2006; PREPARED BY MHF DESIGN CONSULTANTS, INC.; R.C.R.D. PLAN D-34570.
12. LOTS 13-A-197 & 13-A-198, LOT LINE ADJUSTMENT PLAN, 1 & 3 INDUSTRIAL DRIVE, WINDHAM, NH, OWNED BY THREE INDUSTRIAL DRIVE CONDO & CMC RT, PREPARED FOR CMCM REALTY; SCALE: 1"=50'; DATED: FEBRUARY 12, 2008; PREPARED BY TFM; R.C.R.D. PLAN D-35404.
13. LOTS 13-A-197 & 13-A-198, BOUNDARY PLAN OF LAND, 1 & 3 INDUSTRIAL DRIVE, WINDHAM, NH, OWNED BY THREE INDUSTRIAL DRIVE CONDO & CMC RT, PREPARED FOR CMC REALTY; SCALE: 1"=50'; DATED: JULY 16, 2008; PREPARED BY TFM; R.C.R.D. PLAN D-35579.

LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN MARCH, 215 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOEL A. CONNOLLY, LLS #997 — 4/6/2015 DATE

The Dubay Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462
Engineers
Planners
Surveyors
TheDubayGroup.com

1 INCH = 40 FEET

REVISIONS:			
REV:	DATE:	COMMENT:	BY:
1	4/6/15	ADD NOTE #7 & SLOPE EASEMENT	JAC

DRAWN BY: JAC
CHECKED BY: JAC
DATE: MARCH 27, 2015
SCALE: 1"=40'
FILE: 159 Plan of Land
DEED REF:
BOOK 3283 PAGE 0490
BOOK 4494 PAGE 1853

PARCELS 13-A-102 & 13-A-196B

12 ROULSTON ROAD
& LAWSON ROAD
WINDHAM, NEW HAMPSHIRE

OWNER OF RECORD

STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302
BOOK 4494 PAGE 1853
& BOOK 3283 PAGE 490

SHEET TITLE:

PLAN OF LAND

PROJECT #159 SHEET 1 of 1

N:\+PROJECTS\159-Carpenter - Windham\Survey\159 Plan of Land.dwg