



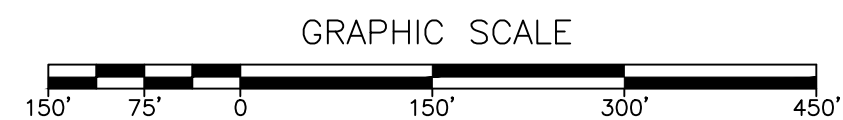
LINE	BEARING	DISTANCE
L1	N50°42'43"E	11.34'
L2	N49°46'52"E	38.67'
L3	N49°46'52"E	21.67'
L4	N48°56'08"E	13.33'
L5	N48°56'08"E	24.92'
L6	N51°07'22"E	122.62'
L7	S36°31'00"E	200.00'
L8	S51°07'22"W	112.54'
L9	S68°07'47"E	237.68'

LOT SYNOPSIS:

LOT NO.	EXISTING	-PARCEL A	+PARCEL A	-PARCEL B	+PARCEL B	RESULTING
26-12	2,025,540 S.F. 46.54 ACRES (PER REF #1)	-	444,521 S.F. 10.136 ACRES	-	-	2,069,550 S.F. 57.716 ACRES
26-12-02	29,477 S.F. 0.677 ACRES	-	-	-	3,489 S.F. 0.080 ACRES	32,966 S.F. 0.757 ACRES
26-12-04	530,010 S.F. 12.167 ACRES	441,521 S.F. 10.136 ACRES	-	3,489 S.F. 0.080 ACRES	-	85,000 S.F. 1.951 ACRES

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN LOTS 26-12 AND LOT 26-12-4. PARCEL A IS TO BE CONVEYED FROM LOT 26-12-4 TO LOT 26-12. PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- THE OWNER OF RECORD OF TAX MAP 26 LOT 12 IS FLAG HILL PROPERTIES, LLC, 297 NORTH RIVER ROAD, LEE, NH 03861. SEE S.C.R.D. BK. 4529 PG. 980, DATED 11/28/2017.
- THE OWNER OF RECORD OF TAX MAP 26 LOT 12-4 IS BRIAN K. FERGUSON, II AND MADDIE FERGUSON, TRUSTEES OF THE FERGUSON FAMILY REVOCABLE TRUST OF 2017, 293 NORTH RIVER ROAD, LEE, NH 03861. SEE S.C.R.D. BK. 5273 PG. 751 DATED 6/25/2025.
- THE OWNER OF RECORD OF TAX MAP 26 LOT 12-2 IS ERIC MAHER AND GINA MAHER, 289 NORTH RIVER ROAD, LEE, NH 03861. SEE S.C.R.D. BK. 4697 PG. 863 DATED 10/9/2019.
- THE PROPERTIES ARE LOCATED WITHIN RESIDENTIAL ZONE (ZONE A). LOTS WITHIN THE "RESIDENTIAL ZONE" MUST HAVE A MINIMUM LOT SIZE OF 85,000 SQUARE FEET, 250' OF MINIMUM ROAD FRONTAGE, 50' FRONT SETBACKS AND 25' REAR AND SIDE YARD SETBACKS.
- BOUNDARY LINES FOR THE RESULTING LOT 26-12-4 IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING OCTOBER 2025 AND THE REMAINING PORTION OF THE PROPERTY IS BASED ON FIELD INVESTIGATIONS PERFORMED BY THIS OFFICE DURING APRIL 2022 AND SUPPLEMENTED WITH INFORMATION FROM THE REFERENCE PLANS NOTED HEREON.
- WETLANDS ON RESULTING LOT 26-12-4 AND PARCEL A WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER C. TATE C.W.S./C.S.S. DURING THE MONTH OF AUGUST, 2025. NO WESTLAND INVESTIGATION WAS PERFORMED ON THE REMAINING PORTIONS OF THE PROPERTY SHOWN. ADDITIONAL BUILDING RESTRICTIONS MAY APPLY.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
- HORIZONTAL ORIENTATION IS BASED UPON REFERENCE PLAN #1 NOTED HEREON.
- ALL OF 26-12-4 AND A PORTION OF LOT 26-12 LIES WITHIN ZONE X WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF LOT 26-12 LIES WITHIN ZONE A WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FLOOD INSURANCE RATE MAP NO. 3301C0360D, EFFECTIVE DATE 5/17/2005.
- ACCORDING TO THE LEE ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING DATED: OCTOBER 16, 2025, CASE NUMBER P2526-02, A VARIANCE WAS GRANTED ALLOWING A REDUCED FRONTAGE OF 50' TO WHERE 250' IS REQUIRED.



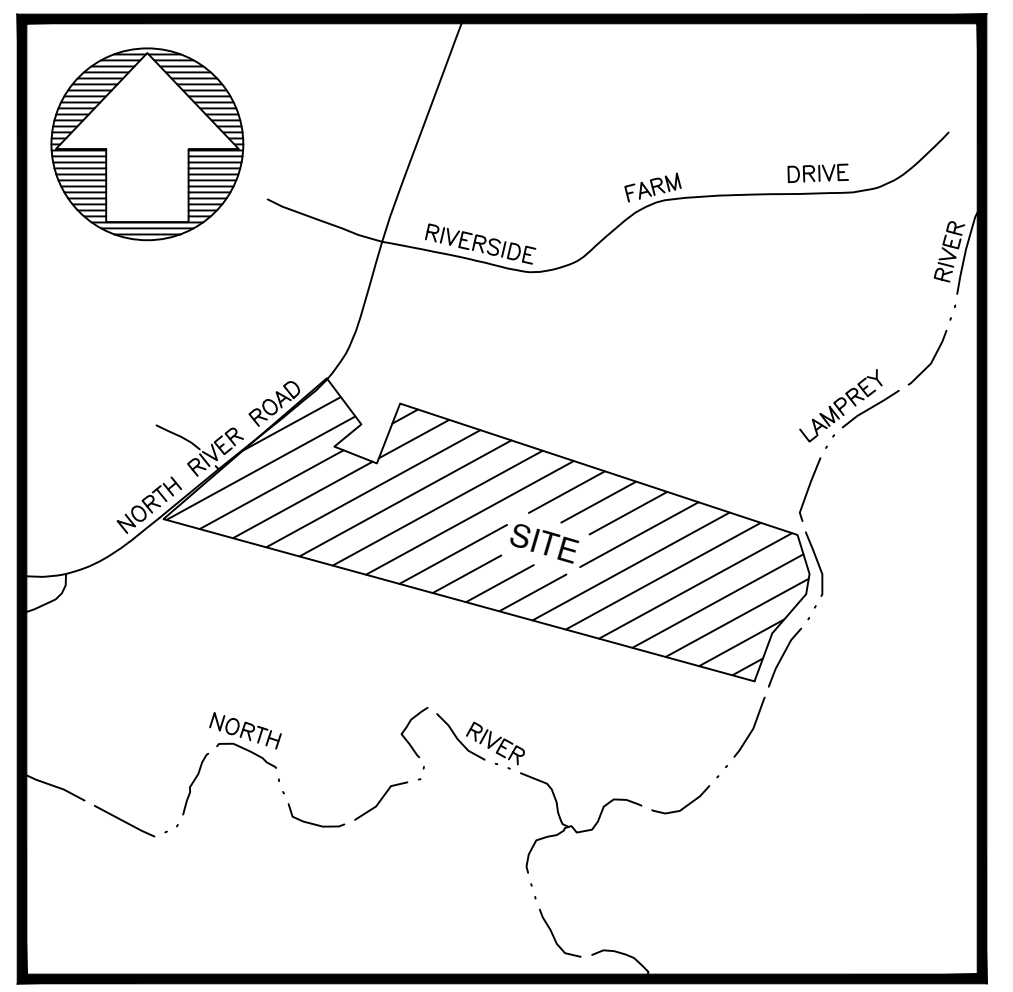
REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	4/2/26	ADDED ADDITIONAL LOT	--	JPH	SDI



APPROVED BY THE LEE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____
 CHAIRMAN: _____
 DESIGNATED MEMBER: _____

- REFERENCE PLANS:**
- "SUBDIVISION - PLAN OF LAND - PREPARED FOR - VERNON N. & NORMA B. - REINHOLD - LEE, N.H." SCALE: 1"=100' DATED JUNE, 1983, REVISED THROUGH 7/8/83 BY THOMAS F. MORAN, INC., RECORDED AS SCRD PLAN 24-54.
 - "SUBDIVISION OF LAND - OF - VMJ ENTERPRISES, INC. - LEE, NEW HAMPSHIRE" SCALE: 1"=100' DATED 12/02/85, REVISED THROUGH 5/9/86 BY SEACOAST ENGINEERING ASSOC., RECORDED AS SCRD PLAN 23-99.
 - "LOT LINE ADJUSTMENT PLAN - TAX MAP PARCELS 4-17-2 & 4-29 -DAVID R. & LAURA REINHOLD - ROBERT N.& JEAN M. REINHOLD - EPPING, NEW HAMPSHIRE" SCALE: 1"= 100', DATED JULY 31, 1996 BY THIS OFFICE RECORDED AS RCRD PLAN D-25162.
 - "SUBDIVISION PLAN - PREPARED FOR - DAVID R. REINHOLD - EPPING, NEW HAMPSHIRE" SCALE: 1"= 100' DATED SEPT. 5, 1989, REVISED THROUGH 10/27/89 BY THOMAS F. MORAN, INC. RECORDED AS RCRD PLAN D-19893.
 - "SURVEY & PLAT OF A - LOT LINE ADJUSTMENT - AND A SUBDIVISION -PREPARED FOR - SGH DEVELOPMENT COMPANY - AND SITUATED IN THE TOWN OF - LEE, N.H." SCALE: 1"= 60' DATED 7/31/03, REVISED THROUGH 12/3/03 BY R.S.L. LAYOUT & DESIGN, INC., RECORDED AS SCRD PLAN 73-84.



CERTIFICATION:
 "I HEREBY CERTIFY THAT THE RESULTING LOT 26-12-4 AND PARCEL "A" ARE THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."

LOT LINE ADJUSTMENT PLAN
LANDS OF:
FLAG HILL PROPERTIES, LLC
 TAX MAP 26 LOT 12
BRIAN K. FERGUSON, II
MADDIE FERGUSON
 TRUSTEES OF THE
FERGUSON FAMILY REVOCABLE TRUST OF 2017
 TAX MAP 26 LOT 12-04
ERIC MAHER & GINA MAHER
 TAX MAP 26 LOT 12-02
 LEE, NEW HAMPSHIRE

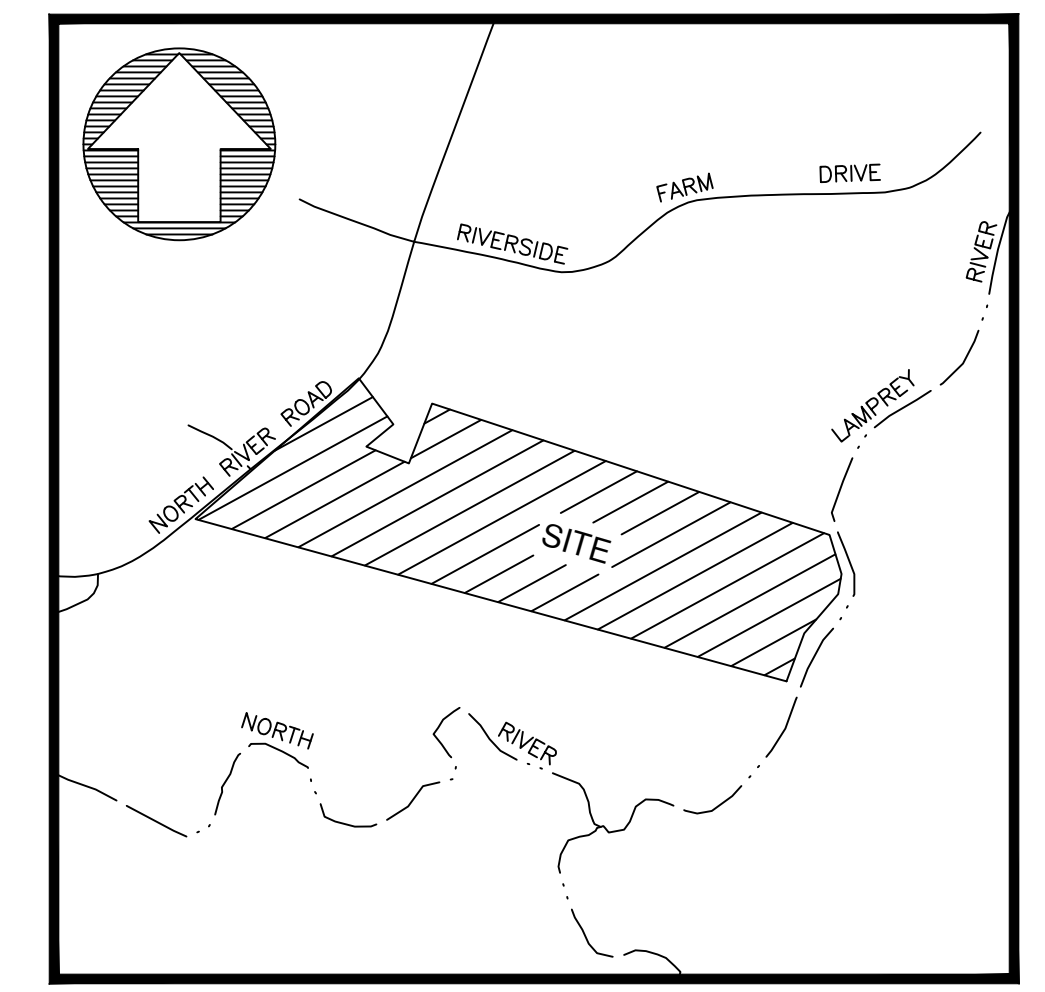
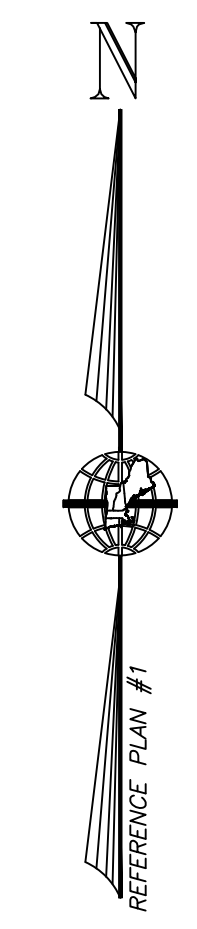
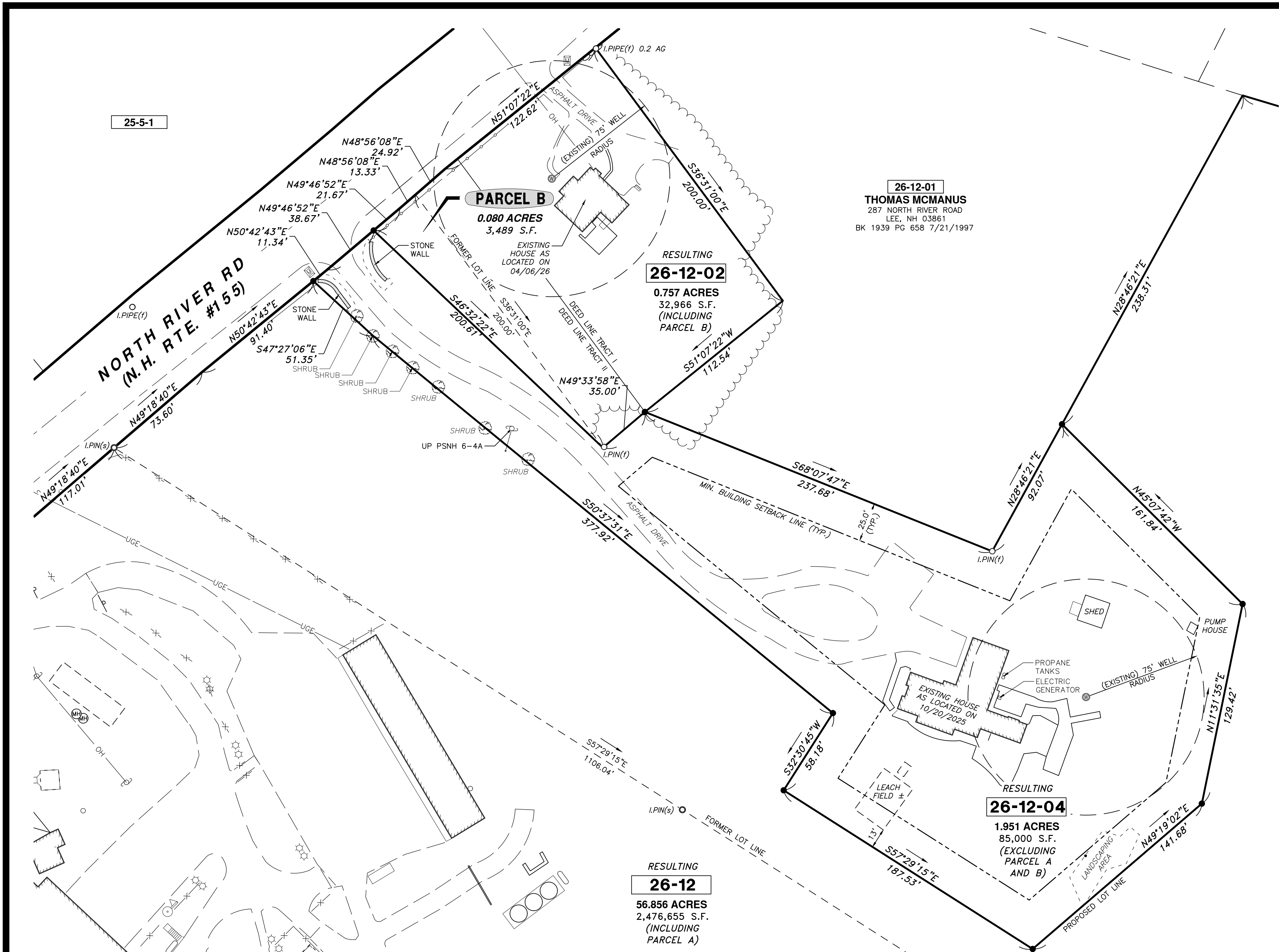
SCALE: 1" = 150' APRIL 13, 2026



MERIDIAN LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

LEGEND:

	RIGHT-OF-WAY SIDELINE		EXISTING STONE RETAINING WALL
	PROPERTY LINE		EXISTING BARBED WIRE FENCE LINE
	TOWN / ZONE LINE		EXISTING DRILL HOLE FOUND/SET
	ABUTTING LOT LINE		EXISTING IRON PIPE FOUND
	FORMER LOT LINE		EXISTING TELEPHONE MANHOLE
	EASEMENT LINE		EXISTING MANHOLE
	BUILDING SETBACK LINE		EXISTING CATCH BASIN SQUARE
	EDGE OF PAVEMENT		EXISTING UTILITY POLE & GUY WIRE
	EXISTING GRAVEL ROAD		EXISTING LIGHT
	EXISTING OH ELECTRIC LINE		EXISTING SINGLE POST SIGN
	EDGE OF WETLANDS		EXISTING WELL
	STONE WALL		EXISTING MAILBOX
	EXISTING TAX MAP AND LOT NUMBER		MONUMENT TO BE SET
	EXISTING BUILDING		



LOCUS MAP:
SCALE: 1"=1,000'±

LEGEND:

	RIGHT-OF-WAY SIDELINE		EXISTING STONE RETAINING WALL
	PROPERTY LINE		EXISTING BARBED WIRE FENCE LINE
	TOWN / ZONE LINE		EXISTING DRILL HOLE FOUND/SET
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	EDGE OF WETLANDS		EXISTING WELL
	STONE WALL		EXISTING MAILBOX
	EXISTING TAX MAP AND LOT NUMBER		MONUMENT TO BE SET
	EXISTING BUILDING		

LOT LINE ADJUSTMENT PLAN
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BRIAN K. FERGUSON, II
MADDIE FERGUSON
 TRUSTEES OF THE
FERGUSON FAMILY
REVOCABLE TRUST
OF 2017
 TAX MAP 26 LOT 12-04
ERIC MAHER &
GINA MAHER
 TAX MAP 26 LOT 12-02
LEE, NEW HAMPSHIRE

SCALE: 1" = 40' APRIL 13, 2026



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 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

26-12-01
THOMAS MCMANUS
 287 NORTH RIVER ROAD
 LEE, NH 03861
 BK 1939 PG 658 7/21/1997

PARCEL A
 1.136 ACRES
 441,521 S.F.

RESULTING
26-12
 56.856 ACRES
 2,476,655 S.F.
 (INCLUDING
 PARCEL A)

RESULTING
26-12-04
 1.951 ACRES
 85,000 S.F.
 (EXCLUDING
 PARCEL A
 AND B)

PARCEL B
 0.080 ACRES
 3,489 S.F.

RESULTING
26-12-02
 0.757 ACRES
 32,966 S.F.
 (INCLUDING
 PARCEL B)

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APPROVED BY THE LEE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____
 CHAIRMAN: _____
 DESIGNATED MEMBER: _____

GRAPHIC SCALE

D	--	--	--	--	
C	--	--	--	--	
B	--	--	--	--	
A	--	--	--	--	
REV.	DATE	DESCRIPTION	C/O	DR	CK



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