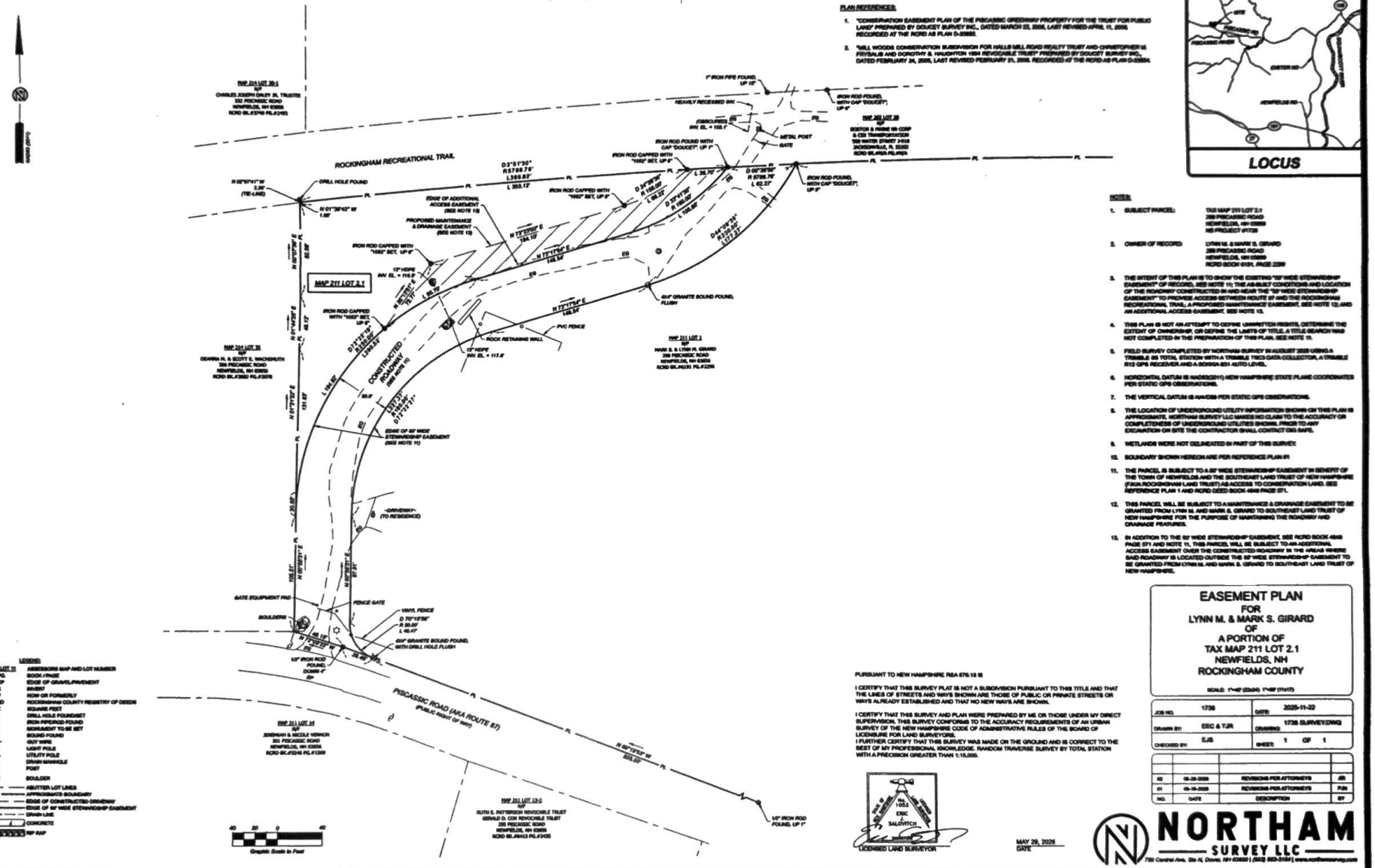
D - 45698
05/17/2026 09:03:20 AM
Register of Deeds, Rockingham County
LCHIP $0.00
PLAN $0.00



PLAN REFERENCES:

1. "CONSERVATION EASEMENT PLAN OF THE PISCASSIC GREENWAY PROPERTY FOR THE TRUST FOR PUBLIC LAND" PREPARED BY DOUCET SURVEY INC., DATED MARCH 22, 2006, LAST REVISED APRIL 11, 2006. RECORDED AT THE RCRD AS PLAN D-33682.
2. "MILL WOODS CONSERVATION SUBDIVISION FOR HALLS MILL ROAD REALTY TRUST AND CHRISTOPHER M. FRYBALB AND DOROTHY B. HAUGHTON 1994 REVOCABLE TRUST" PREPARED BY DOUCET SURVEY INC., DATED FEBRUARY 24, 2006, LAST REVISED FEBRUARY 23, 2006. RECORDED AT THE RCRD AS PLAN D-33804.

NOTES:

1. SUBJECT PARCEL: TAX MAP 211 LOT 2.1
   288 PISCASSIC ROAD
   NEWFIELDS, NH 03856
   NS PROJECT #1728
2. OWNER OF RECORD: LYNN M. & MARK S. GIRARD
   288 PISCASSIC ROAD
   NEWFIELDS, NH 03856
   RCRD BOOK 6191, PAGE 2294
3. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING "50' WIDE STEWARDSHIP EASEMENT" OF RECORD, SEE NOTE 11; THE AS-BUILT CONDITIONS AND LOCATION OF THE ROADWAY CONSTRUCTED IN AND NEAR THE "50' WIDE STEWARDSHIP EASEMENT" TO PROVIDE ACCESS BETWEEN ROUTE 87 AND THE ROCKINGHAM RECREATIONAL TRAIL; A PROPOSED MAINTENANCE EASEMENT, SEE NOTE 13; AND AN ADDITIONAL ACCESS EASEMENT, SEE NOTE 13.
4. THIS PLAN IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE. A TITLE SEARCH WAS NOT COMPLETED IN THE PREPARATION OF THIS PLAN. SEE NOTE 15.
5. FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN AUGUST 2025 USING A TRIMBLE R8 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
6. HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
7. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
8. THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
9. WETLANDS WERE NOT DELINEATED IN PART OF THIS SURVEY.
10. BOUNDARY SHOWN HEREON ARE PER REFERENCE PLAN #1
11. THE PARCEL IS SUBJECT TO A 50' WIDE STEWARDSHIP EASEMENT IN BENEFIT OF THE TOWN OF NEWFIELDS AND THE SOUTHEAST LAND TRUST OF NEW HAMPSHIRE (FKA ROCKINGHAM LAND TRUST) AS ACCESS TO CONSERVATION LAND. SEE REFERENCE PLAN 1 AND RCRD DEED BOOK 4648 PAGE 871.
12. THIS PARCEL WILL BE SUBJECT TO A MAINTENANCE & DRAINAGE EASEMENT TO BE GRANTED FROM LYNN M. AND MARK S. GIRARD TO SOUTHEAST LAND TRUST OF NEW HAMPSHIRE FOR THE PURPOSE OF MAINTAINING THE ROADWAY AND DRAINAGE FEATURES.
13. IN ADDITION TO THE 50' WIDE STEWARDSHIP EASEMENT, SEE RCRD BOOK 4648 PAGE 871 AND NOTE 11, THIS PARCEL WILL BE SUBJECT TO AN ADDITIONAL ACCESS EASEMENT OVER THE CONSTRUCTED ROADWAY IN THE AREAS WHERE SAID ROADWAY IS LOCATED OUTSIDE THE 50' WIDE STEWARDSHIP EASEMENT TO BE GRANTED FROM LYNN M. AND MARK S. GIRARD TO SOUTHEAST LAND TRUST OF NEW HAMPSHIRE.

LEGEND:

MAP 107 LOT 11	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BOOK / PAGE
EOGP	EDGE OF GRAVEL/PAVEMENT
INV.	INVERT
RF	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
	DRILL HOLE FOUND/SET
	IRON PIPE/ROD FOUND
	MONUMENT TO BE SET
	ROUND FOUND
	GUY WIRE
	LIGHT POLE
	UTILITY POLE
	DRAIN MANIFOLD
	POST
	BOULDER
	ABUTTER LOT LINES
PL	APPROXIMATE BOUNDARY
	EDGE OF CONSTRUCTED DRIVEWAY
	EDGE OF 50' WIDE STEWARDSHIP EASEMENT
	DRAIN LINE
	CONCRETE
	RIP RAP

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

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.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

STATE OF NEW HAMPSHIRE — No. 1053 — ERIC J. SALOVITCH — LICENSED LAND SURVEYOR

MAY 29, 2026
DATE

EASEMENT PLAN
FOR
LYNN M. & MARK S. GIRARD
OF
A PORTION OF
TAX MAP 211 LOT 2.1
NEWFIELDS, NH
ROCKINGHAM COUNTY

SCALE: 1"=40' (22x34) 1"=80' (11x17)

JOB NO.	1728	DATE:	2025-11-22
DRAWN BY:	EEC & TJR	DRAWING:	1728 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY
#2	05-28-2026	REVISIONS PER ATTORNEYS	JD
#1	05-19-2026	REVISIONS PER ATTORNEYS	PJH
NO.	DATE	DESCRIPTION	BY

NORTHAM SURVEY LLC
700 Central Ave, Ste H, Dover, NH 03820 | (603) 603-3164 | www.northamsurvey.com

D-45698