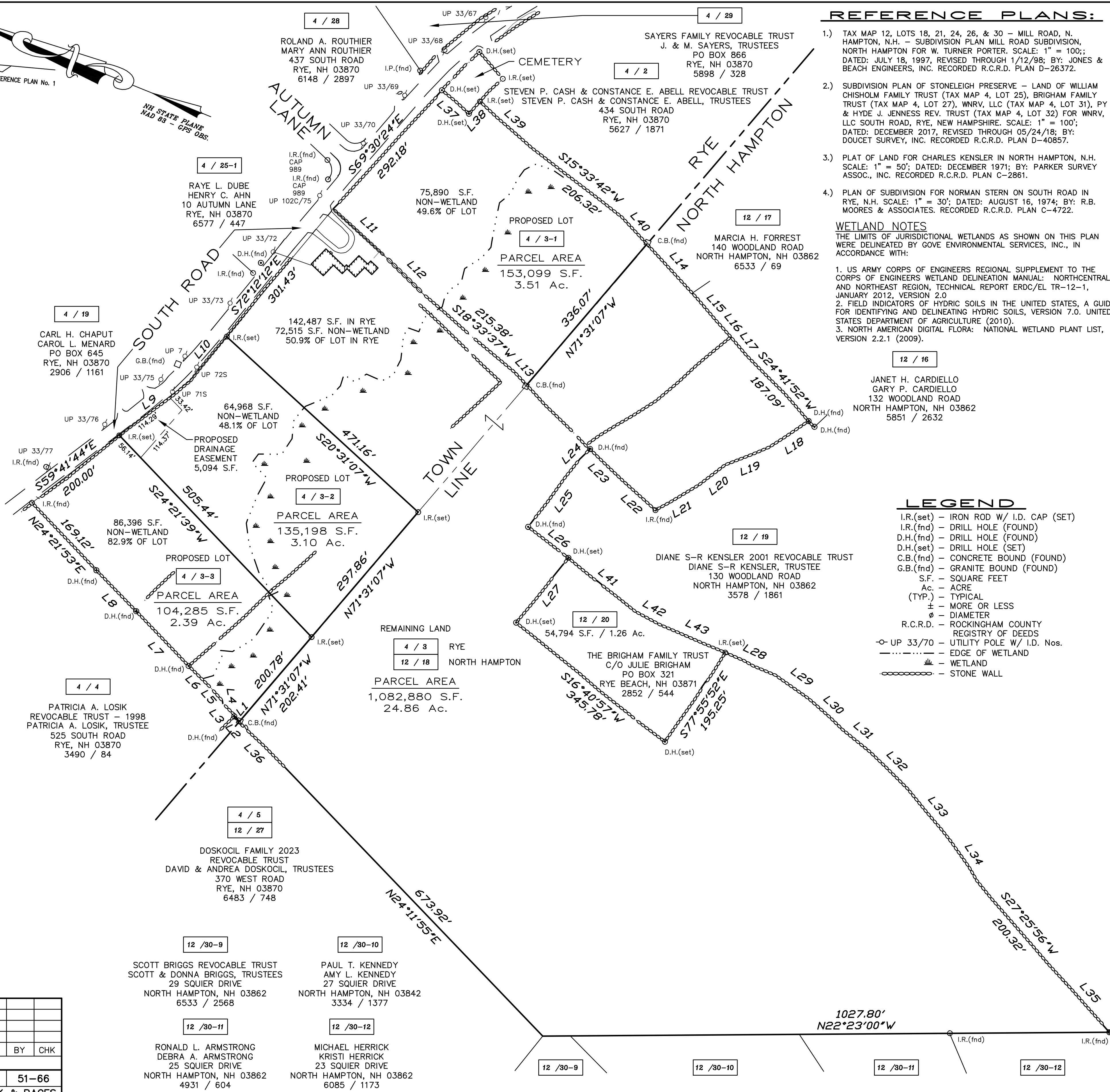


No.	Bearing	Distance
L1	N71°31'07"W	1.63'
L2	N26°39'01"E	13.35'
L3	N26°34'27"E	31.26'
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L5	N26°32'33"E	29.65'
L6	N22°40'36"E	58.51'
L7	N24°13'50"E	137.58'
L8	N23°46'24"E	103.50'
L9	S59°41'44"E	161.86'
L10	S72°12'12"E	104.42'
L11	S20°20'51"W	126.58'
L12	S22°33'57"W	100.27'
L13	S24°38'02"W	32.75'
L14	S25°54'01"W	120.89'
L15	S25°17'14"W	83.13'
L16	S28°20'15"W	22.82'
L17	S29°50'26"W	21.05'
L18	N55°24'19"W	85.88'
L19	N43°52'29"W	86.16'
L20	N59°23'12"W	60.01'
L21	N52°13'14"W	90.89'
L22	N20°02'57"E	79.51'
L23	N22°04'11"E	83.02'
L24	N66°42'10"W	26.75'
L25	N74°43'35"W	153.85'
L26	S15°40'31"W	92.01'
L27	N73°07'41"W	150.84'
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LEGEND

- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
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- R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 33/70 - UTILITY POLE W/ I.D. Nos.
- - EDGE OF WETLAND
- - WETLAND
- - STONE WALL

NOTES:

- 1.) OWNER OF RECORD:
THE BRIGHAM FAMILY TRUST
C/O JULIE BRIGHAM
P.O. Box 321
RYE BEACH, NEW HAMPSHIRE 03871
S.C.R.D. VOLUME 2852, PAGE 544
 - 2.) 4 / 3 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) PARCEL AREA (RYE) = 535,068 S.F. / 12.28 Ac.
TOTAL PARCEL AREA = 1,475,462 S.F. / 33.872 Ac.
 - 4.) THE INTENT OF THIS PLAN IS TO DEPICT A FOUR (4) LOT SUBDIVISION OF THE SUBJECT PARCEL. PARCEL IS SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS. THE MUNICIPAL WATER MAIN APPEARS TO RUN WITHIN THE PAVEMENT LIMITS ON THE NEAR SIDE OF SOUTH ROAD.
 - 5.) ZONING DISTRICT (RYE) IS SINGLE RESIDENCE DISTRICT (SR)
- DIMENSIONAL REQUIREMENTS:
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CORNER CLEARANCE = NOTHING TO IMPEDE VISION BETWEEN 2.5' AND 10 FEET
BUILDING AREA = NO DWELLING SHALL OCCUPY MORE THAN 15 PERCENT OF ITS LOT.
LOT AREA MINIMUM = 66,000 SQUARE FEET
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HEIGHT MAXIMUM = 35 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330141; PANEL 0431; SUFFIX F; MAP NUMBER 33015C0431F; EFFECTIVE DATE JANUARY 29, 2021.
 - 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2025.
 - 8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
 - 9.) NH D.E.S. SUBDIVISION APPROVAL NUMBER (PENDING), DATED: ().
 - 10.) WETLAND BUFFER PLACARDS WILL BE PLACED PER THE TOWN OF RYE SPECIFICATIONS.

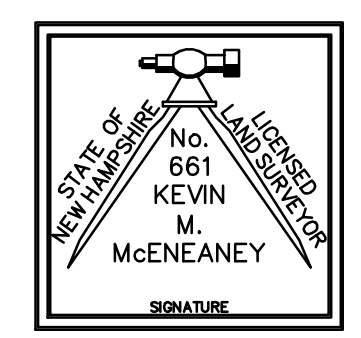
APPROVED BY THE TOWN OF RYE, N.H. PLANNING BOARD

PLANNING BOARD CHAIR _____ DATED _____

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

SUBDIVISION PLAN OF LAND
PREPARED FOR
CHINBURG PROPERTIES, INC.
OF LAND OF
THE BRIGHAM FAMILY TRUST
TAX MAP 4, LOT No. 3; TAX MAP 12, LOT No. 18
460 SOUTH ROAD
TOWNS of RYE & NORTH HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: **RJM** FILE: P:\25150\SD\25150 SUBD
SCALE: 1" = 100' DATE: NOVEMBER 11, 2025



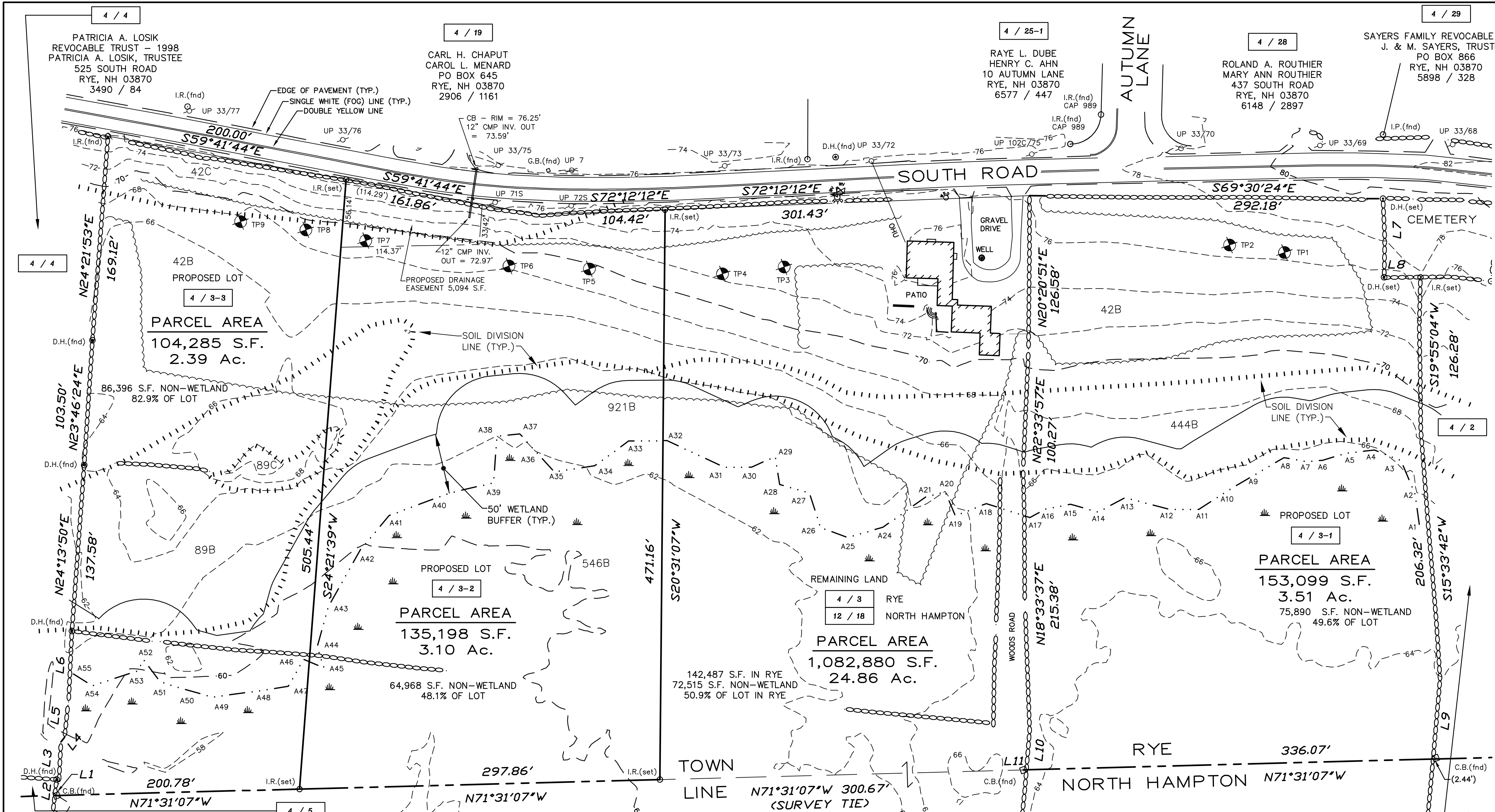
McEneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25150		SUBDIVISION	25-08	51-66
PROJECT NO		TYPE	FIELDBOOK & PAGES	

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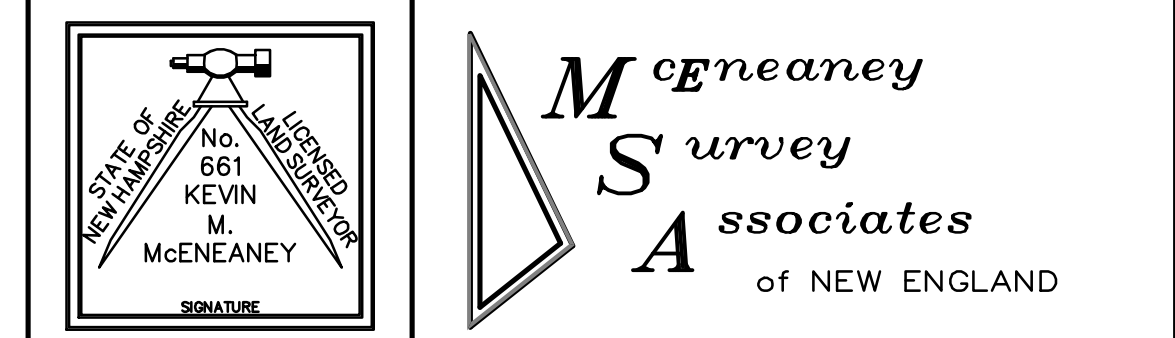


- NOTES:**
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DETAIL SUBDIVISION PLAN
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 OF LAND OF
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 TAX MAP 4, LOT No. 3; TAX MAP 12, LOT No. 18
460 SOUTH ROAD
TOWNS of RYE & NORTH HAMPTON
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STATE of NEW HAMPSHIRE

DRAWN BY: **RJM** FILE: P:\25150\SD\25150 EC
 SCALE: 1" = 50' DATE: OCTOBER 27, 2025



McGeneaney Survey Associates
 of NEW ENGLAND
 P.O. Box 1166 - 181 WATSON ROAD
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

LOCATION PLAN
 1" = 1,500'

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
25150	EXIST. COND.	25-08	51-66	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

- LEGEND**
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
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 - OHU - OVERHEAD UTILITIES
 - O.A. - OVERALL DISTANCE
 - CB - CATCH BASIN
 - CMP - CORRUGATED METAL PIPE
 - INV. - INVERT ELEVATION
 - HYD - FIRE HYDRANT
 - WSO - WATER SHUT OFF (CURB-STOP)
 - W - WATER GATE VALVE
 - - EDGE OF WETLAND
 - - WETLAND
 - A5 - WETLAND I.D. FLAG
 - - SOILS LINE
 - 140B - SOILS DELINEATION
 - - STONE WALL
 - - TREE LINE
 - 68 - CONTOUR LINE (2 FOOT INTERVAL)
 - TP6 - SOIL TEST PIT

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map. The Site Specific Soil Map was produced 10-24-2025, and was prepared by Brenden Walden and reviewed by James P. Gove, CSS # 004, Gove Environmental Services, Inc. SOIL IDENTIFICATION LEGEND

Symbol	Unit Name	HISS Symbol	Soil Group	Hydrologic Soil Group
42	Canton Fine Sandy Loam	221	A	A
444	Newfield Fine Sandy Loam	321	B	B
921	Newfields Variant FSL (spd)	421	C	C
89	Chatfield (well drained)	227	B	B
546	Walpole FSL	513	C	C

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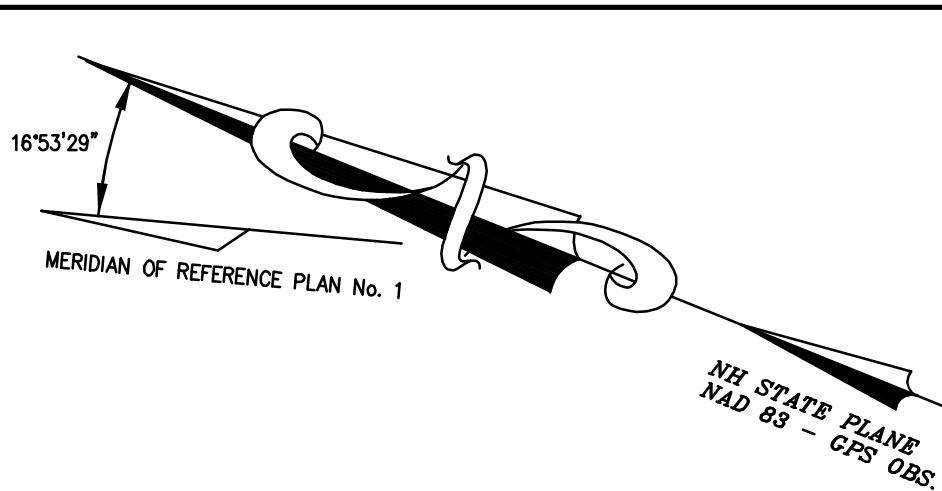
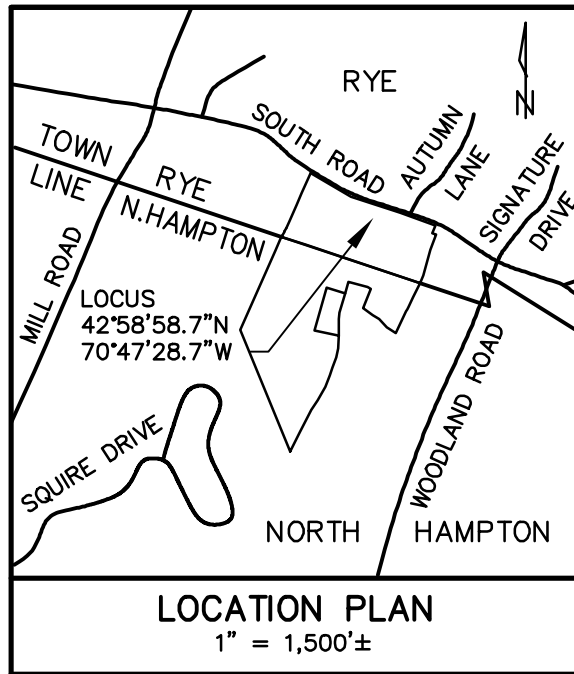
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STEVEN P. CASH & CONSTANCE E. ABELL REVOCABLE TRUST
 STEVEN P. CASH & CONSTANCE E. ABELL, TRUSTEES
 434 SOUTH ROAD
 RYE, NH 03870
 5627 / 1871

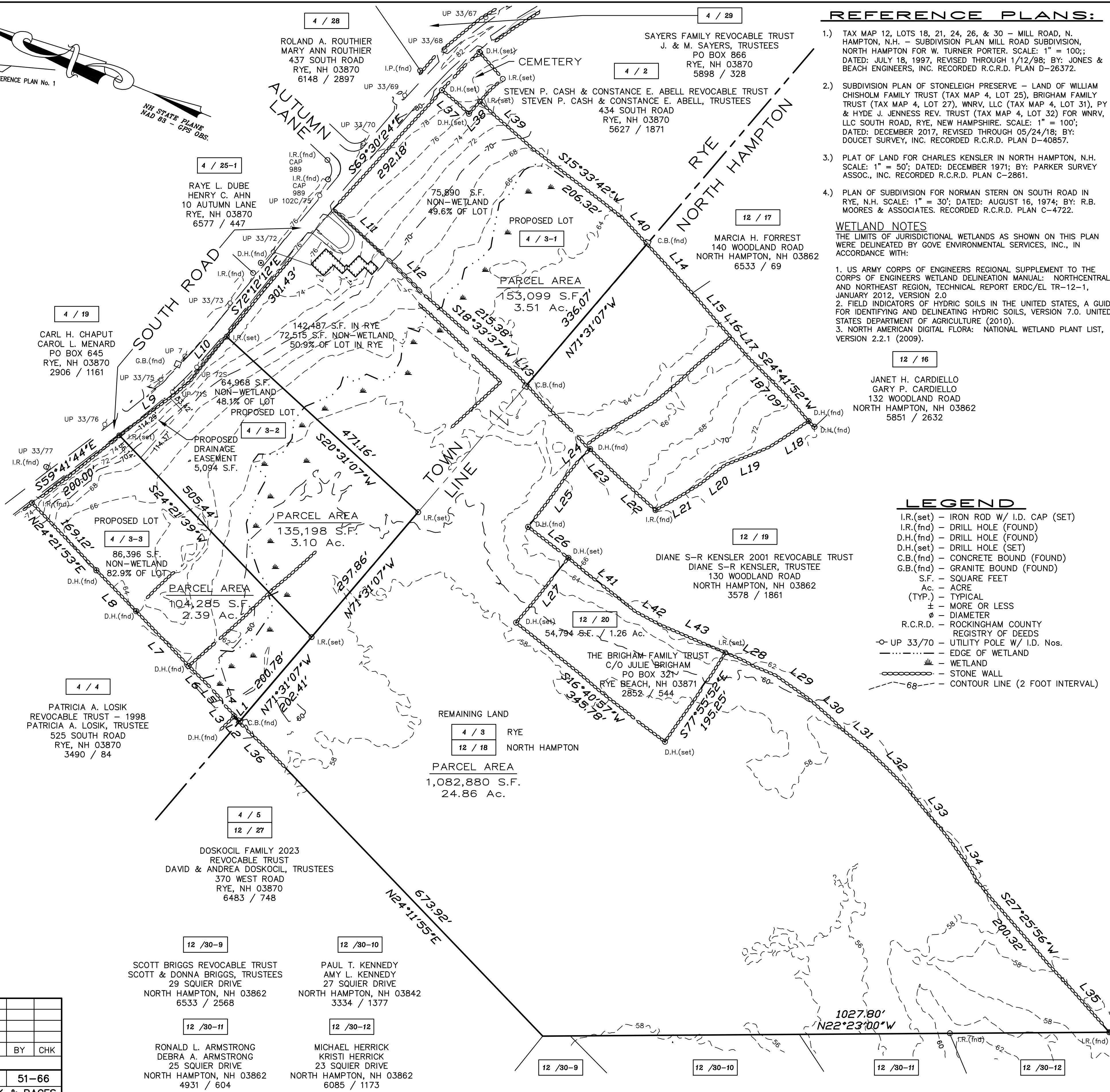
MARCIA H. FORREST
 140 WOODLAND ROAD
 NORTH HAMPTON, NH 03862
 6533 / 69

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12/20/2025 09:28:25 File: P:\25150 - 460 South Road Rye NH ChinburgSurvey\Drawing\25150 EC.dwg Layout: 25150 RYE SUBD



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 - R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - UP 33/70 - UTILITY POLE W/ I.D. Nos.
 - EDGE OF WETLAND
 - WETLAND
 - STONE WALL
 - 68 - CONTOUR LINE (2 FOOT INTERVAL)

NOTES:

- 1.) OWNER OF RECORD: THE BRIGHAM FAMILY TRUST
C/O JULIE BRIGHAM
P.O. Box 321
RYE BEACH, NEW HAMPSHIRE 03871
S.C.R.D. VOLUME 2852, PAGE 544
 - 2.) 4 / 3 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) PARCEL AREA (RYE) = 535,068 S.F. / 12.28 Ac.
TOTAL PARCEL AREA = 1,475,462 S.F. / 33.872 Ac.
 - 4.) THE INTENT OF THIS PLAN IS TO DEPICT A FOUR (4) LOT SUBDIVISION OF THE SUBJECT PARCEL. PARCEL IS SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS. THE MUNICIPAL WATER MAIN APPEARS TO RUN WITHIN THE PAVEMENT LIMITS ON THE NEAR SIDE OF SOUTH ROAD.
 - 5.) ZONING DISTRICT (RYE) IS SINGLE RESIDENCE DISTRICT (SR)
- DIMENSIONAL REQUIREMENTS:**
- REAR YARD MINIMUM DEPTH = 1/4 THE DEPTH OF THE LOT OR 30 FEET, WHICHEVER IS LESS.
 - SIDE YARD MINIMUM WIDTH = 20 FEET ON EACH SIDE OF EVERY BUILDING
 - FRONT YARD MINIMUM DEPTH = 40 FEET
 - CORNER CLEARANCE = NOTHING TO IMPEDE VISION BETWEEN 2.5' AND 10 FEET
 - BUILDING AREA = NO DWELLING SHALL OCCUPY MORE THAN 15 PERCENT OF ITS LOT.
 - LOT AREA MINIMUM = 66,000 SQUARE FEET
 - FRONTAGE MINIMUM = 200 FEET
 - LOT DEPTH MINIMUM = 150 FEET
 - HEIGHT MAXIMUM = 35 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330141; PANEL 0431; SUFFIX F; MAP NUMBER 33015C0431F; EFFECTIVE DATE JANUARY 29, 2021.
 - 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED SEPTEMBER 15, 2025.
 - 8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
 - 9.) NH D.E.S. SUBDIVISION APPROVAL NUMBER (PENDING), DATED: ().
 - 10.) WETLAND BUFFER PLACARDS WILL BE PLACED PER THE TOWN OF RYE SPECIFICATIONS.

TOPOGRAPHIC PLAN

SUBDIVISION PLAN OF LAND
PREPARED FOR
CHINBURG PROPERTIES, INC.
OF LAND OF
THE BRIGHAM FAMILY TRUST
TAX MAP 4, LOT No. 3; TAX MAP 12, LOT No. 18
460 SOUTH ROAD
TOWNS of RYE & NORTH HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: **RJM** FILE: P:\25150\SD\25150 SUBD
SCALE: 1" = 100' DATE: NOVEMBER 11, 2025

McGeneaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

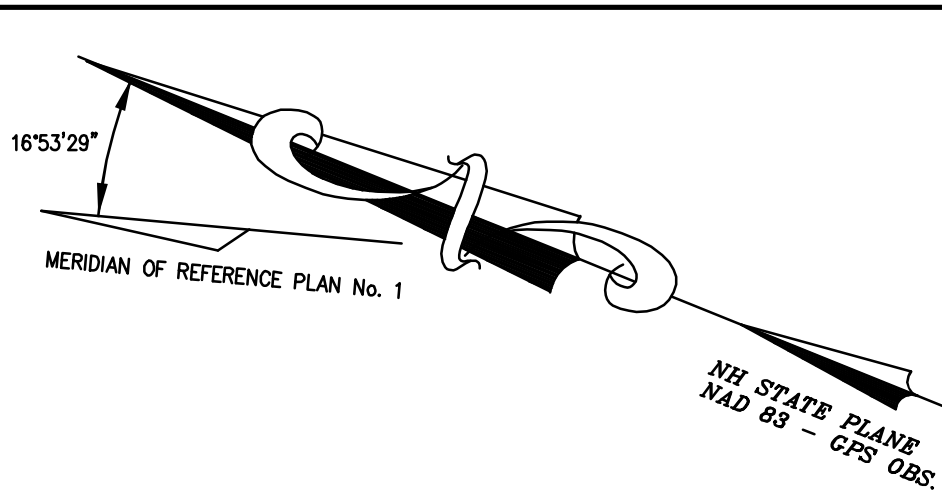
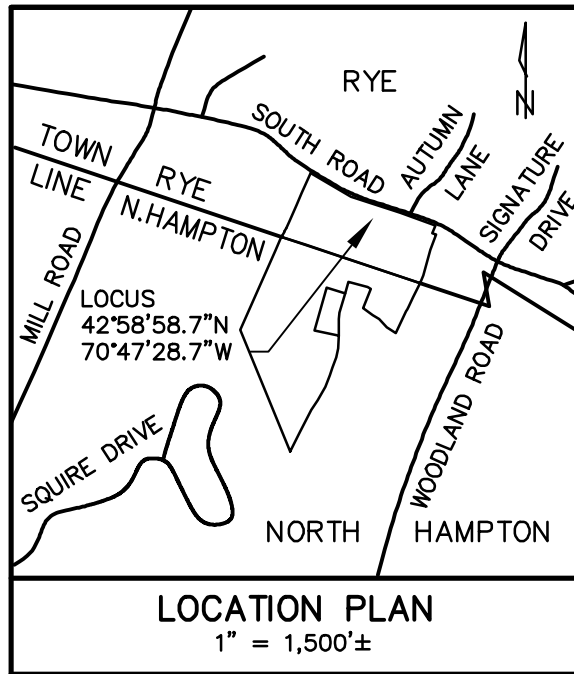
SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25150		SUBD TOPO	25-08	51-66
PROJECT NO		TYPE	FIELDBOOK & PAGES	

REMAINING LAND

4 / 3	RYE
12 / 18	NORTH HAMPTON
PARCEL AREA	
1,082,880 S.F.	
24.86 Ac.	

4 / 28 ROLAND A. ROUTHIER, MARY ANN ROUTHIER, 437 SOUTH ROAD, RYE, NH 03870, 6148 / 2897
4 / 29 SAYERS FAMILY REVOCABLE TRUST, J. & M. SAYERS, TRUSTEES, PO BOX 866, RYE, NH 03870, 5898 / 328
4 / 2 STEVEN P. CASH & CONSTANCE E. ABELL REVOCABLE TRUST, STEVEN P. CASH & CONSTANCE E. ABELL, TRUSTEES, 434 SOUTH ROAD, RYE, NH 03870, 5627 / 1871
4 / 25-1 RAYE L. DUBE, HENRY C. AHN, 10 AUTUMN LANE, RYE, NH 03870, 6577 / 447
4 / 18 CARL H. CHAPUT, CAROL L. MENARD, PO BOX 645, RYE, NH 03870, 2906 / 1161
4 / 3-1 MARCIA H. FORREST, 140 WOODLAND ROAD, NORTH HAMPTON, NH 03862, 6533 / 69
12 / 17 JANET H. CARDIELLO, GARY P. CARDIELLO, 132 WOODLAND ROAD, NORTH HAMPTON, NH 03862, 5851 / 2632
12 / 16 DIANE S-R KENSLE 2001 REVOCABLE TRUST, DIANE S-R KENSLE, TRUSTEE, 130 WOODLAND ROAD, NORTH HAMPTON, NH 03862, 3578 / 1861
12 / 20 THE BRIGHAM FAMILY TRUST, C/O JULIE BRIGHAM, PO BOX 321, RYE BEACH, NH 03871, 2852 / 544
4 / 4 PATRICIA A. LOSIK REVOCABLE TRUST - 1998, PATRICIA A. LOSIK, TRUSTEE, 525 SOUTH ROAD, RYE, NH 03870, 3490 / 84
4 / 5 DOSKOCIL FAMILY 2023 REVOCABLE TRUST, DAVID & ANDREA DOSKOCIL, TRUSTEES, 370 WEST ROAD, RYE, NH 03870, 6483 / 748
12 / 30-9 SCOTT BRIGGS REVOCABLE TRUST, SCOTT & DONNA BRIGGS, TRUSTEES, 29 SQUIER DRIVE, NORTH HAMPTON, NH 03862, 6533 / 2568
12 / 30-10 PAUL T. KENNEDY, AMY L. KENNEDY, 27 SQUIER DRIVE, NORTH HAMPTON, NH 03842, 3334 / 1377
12 / 30-11 RONALD L. ARMSTRONG, DEBRA A. ARMSTRONG, 25 SQUIER DRIVE, NORTH HAMPTON, NH 03862, 4931 / 604
12 / 30-12 MICHAEL HERRICK, KRISTI HERRICK, 23 SQUIER DRIVE, NORTH HAMPTON, NH 03862, 6085 / 1173

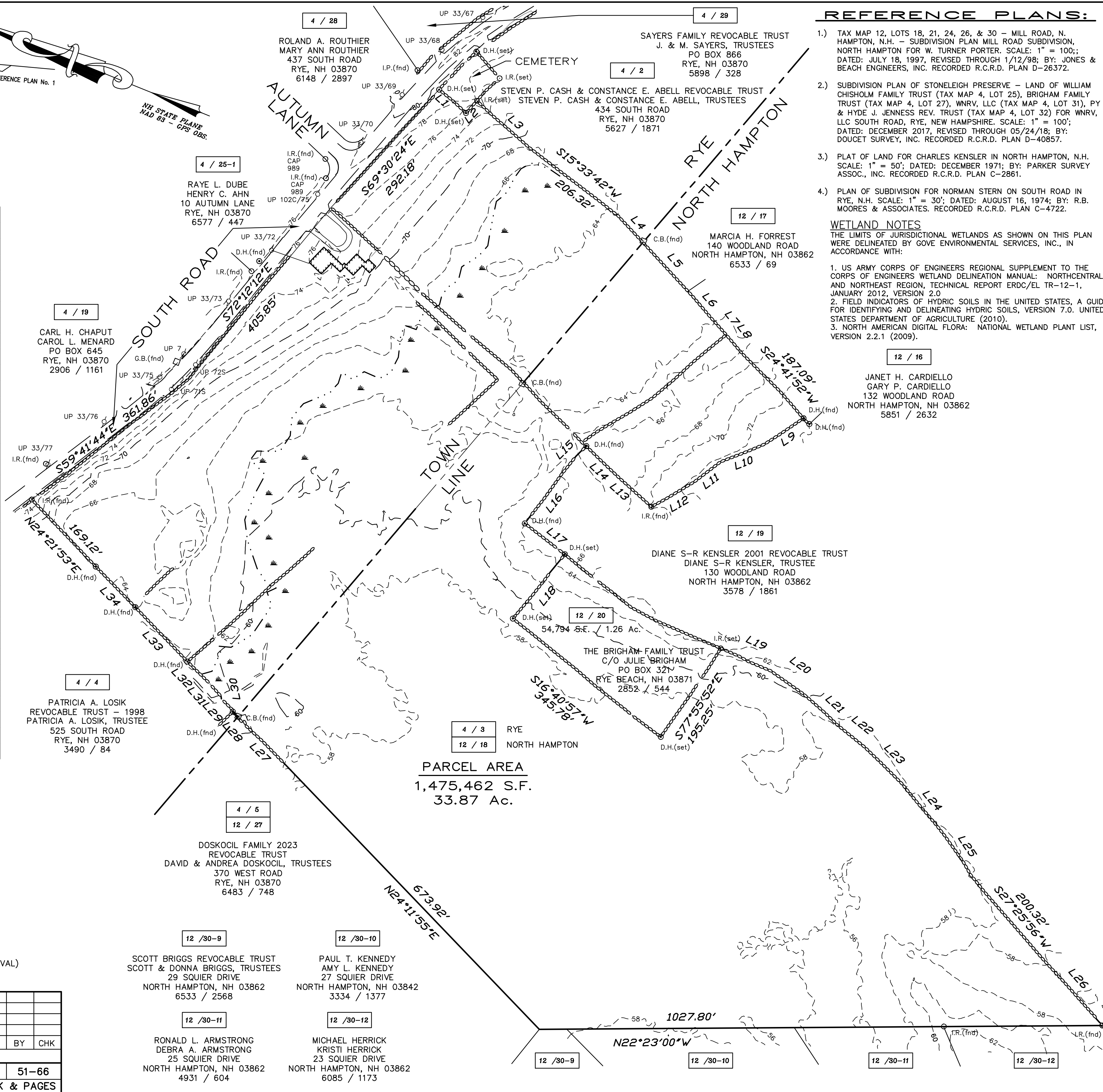


No.	Bearing	Distance
L1	S19°08'06\"W	64.95'
L2	S69°52'17\"E	30.07'
L3	S19°55'04\"W	126.28'
L4	S25°05'45\"W	66.54'
L5	S25°54'01\"W	120.89'
L6	S25°17'14\"W	83.13'
L7	S28°20'15\"W	22.82'
L8	S29°50'26\"W	21.05'
L9	N55°24'19\"W	85.88'
L10	N43°52'29\"W	86.16'
L11	N59°23'12\"W	60.01'
L12	N52°13'14\"W	90.89'
L13	N20°02'57\"E	79.51'
L14	N22°04'11\"E	83.02'
L15	N66°42'10\"W	26.75'
L16	N74°43'35\"W	153.85'
L17	S15°40'31\"W	92.01'
L18	N73°07'41\"W	150.84'
L19	S02°18'04\"W	99.83'
L20	S13°10'18\"W	73.96'
L21	S20°27'20\"W	82.97'
L22	S17°07'03\"W	64.43'
L23	S22°27'21\"W	94.89'
L24	S28°31'36\"W	122.47'
L25	S34°25'57\"W	86.81'
L26	S26°10'12\"W	165.03'
L27	N22°48'54\"E	118.50'
L28	N26°39'01\"E	13.35'
L29	N26°34'27\"E	31.26'
L30	N57°37'54\"E	4.80'
L31	N26°32'33\"E	29.65'
L32	N22°40'36\"E	58.51'
L33	N24°13'50\"E	137.58'
L34	N23°46'24\"E	103.50'

LEGEND

- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- I.R.(fnd) - DRILL HOLE (FOUND)
- D.H.(fnd) - DRILL HOLE (FOUND)
- D.H.(set) - DRILL HOLE (SET)
- C.B.(fnd) - CONCRETE BOUND (FOUND)
- G.B.(fnd) - GRANITE BOUND (FOUND)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (Typ.) - TYPICAL
- ± - MORE OR LESS
- ∅ - DIAMETER
- R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
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NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25150	EXIST. COND.	25-08	51-66	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



PARCEL AREA
1,475,462 S.F.
33.87 Ac.

REFERENCE PLANS:

- TAX MAP 12, LOTS 18, 21, 24, 26, & 30 - MILL ROAD, N. HAMPTON, N.H. - SUBDIVISION PLAN MILL ROAD SUBDIVISION, NORTH HAMPTON FOR W. TURNER PORTER. SCALE: 1" = 100'; DATED: JULY 18, 1997, REVISED THROUGH 1/12/98; BY: JONES & BEACH ENGINEERS, INC. RECORDED R.C.R.D. PLAN D-26372.
- SUBDIVISION PLAN OF STONELEIGH PRESERVE - LAND OF WILLIAM CHISHOLM FAMILY TRUST (TAX MAP 4, LOT 25), BRIGHAM FAMILY TRUST (TAX MAP 4, LOT 27), WNRV, LLC (TAX MAP 4, LOT 31), PY & HYDE J. JENNESS REV. TRUST (TAX MAP 4, LOT 32) FOR WNRV, LLC SOUTH ROAD, RYE, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DECEMBER 2017, REVISED THROUGH 05/24/18; BY: DOUCET SURVEY, INC. RECORDED R.C.R.D. PLAN D-40857.
- PLAT OF LAND FOR CHARLES KENSLER IN NORTH HAMPTON, N.H. SCALE: 1" = 50'; DATED: DECEMBER 1971; BY: PARKER SURVEY ASSOC., INC. RECORDED R.C.R.D. PLAN C-2861.
- PLAN OF SUBDIVISION FOR NORMAN STERN ON SOUTH ROAD IN RYE, N.H. SCALE: 1" = 30'; DATED: AUGUST 16, 1974; BY: R.B. MOORES & ASSOCIATES. RECORDED R.C.R.D. PLAN C-4722.

WETLAND NOTES

- THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN ACCORDANCE WITH:
- US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
 - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).

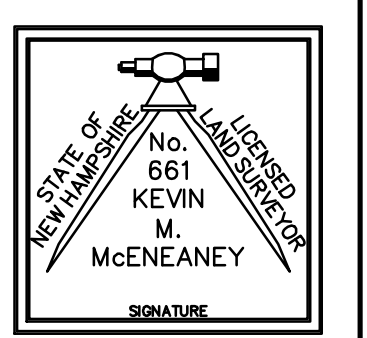
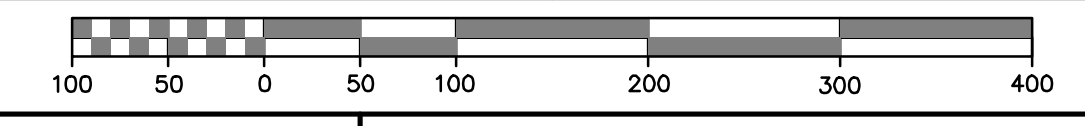
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C/O JULIE BRIGHAM
P.O. Box 321
RYE BEACH, NEW HAMPSHIRE 03871
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 - THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF OCTOBER 22, 2025. PARCEL IS SERVICED BY MUNICIPAL WATER AND SUBSURFACE DISPOSAL SYSTEM. THE MUNICIPAL WATER MAIN APPEARS TO RUN WITHIN THE PAVEMENT LIMITS ON THE NEAR SIDE OF SOUTH ROAD.
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 - NH D.E.S. SUBDIVISION APPROVAL NUMBER (PENDING), DATED: ().

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

EXISTING CONDITIONS PLAN OF LAND
PREPARED FOR
CHINBURG PROPERTIES, INC.
OF LAND OF
THE BRIGHAM FAMILY TRUST
TAX MAP 4, LOT No. 3; TAX MAP 12, LOT No. 18
460 SOUTH ROAD
TOWNS of RYE & NORTH HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: **RJM** FILE: P:\25150\SD\25150 SUBD
SCALE: 1" = 100' DATE: NOVEMBER 11, 2025



McEneaney
Survey
Associates
of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

12/30/2025 08:27:40 File: P:\25150 - 460 South Road Rye NH ChinburgSurvey\Drawings\25150 SUBD.dwg Layout: 25150 EC-100e