

1. TOTAL AREA OF PARCEL IS 100,400 ACRES.
2. DEEDS OF RECORD ARE V. 900, P. 430; V. 900, P. 821 AND V. 900, P. 823 AT THE B.C.R.D.
3. SEE V. 335, P. 123 AT THE B.C.R.D. FOR P.S.C. OF N.H. 135 FOOT WIDE EASEMENT.
4. THIS PLAN IS PREPARED FROM SEVERAL SURVEYS HAVING AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
5. THIS PARCEL IS IN THE INDUSTRIAL ZONE. SETBACKS ARE FRONT = 50', SIDE = 30', AND REAR = 25'.
6. THE 20-FOOT WIDE AREA ALONG THE EAST RIGHT-OF-WAY LINE OF ROUTE 132, SANBORN ROAD, IS TO BE RESERVED FOR OPTION BY THE STATE OF NEW HAMPSHIRE.
7. APPROPRIATE BOUNDS WILL BE SET AT ALL LOT CORNERS.
6. NHDOT DRIVEWAY PERMIT #451-376 IS INTENDED FOR PHASE I DEVELOPMENT OF A 38,400 S.F. BUILDING AND 125 EMPLOYEES. ANY CHANGE IN USE OR INCREASE IN USE REQUIRES REAPPLICATION.

R20
1-1
Nickerson

CONSERVATION RESTRICTION

THE PROPERTY HAS CONSERVATION VALUE AS UNDEVELOPED OPEN SPACE WHICH INCLUDES WETLANDS AND OTHER NATURAL HABITAT IN WHICH WILDLIFE LIVE. THE RESTRICTION IS HEREBY GRANTED WITH RESPECT TO 19.174 ACRES DESIGNATED AS A CONSERVATION RESTRICTION CONSISTING OF A PORTION OF LOT 15.1 ON THIS PLAN, PRESENTLY OWNED BY CLARKE CASE NICKERSON ("GRANTOR").

- I. USE LIMITATIONS.
 - A. THE PROPERTY SHALL BE MAINTAINED IN PERPETUITY BY THE GRANTOR, ITS ASSIGNS AND SUCCESSORS, AS OPEN SPACE WITHOUT THEIR BEING CONDUCTED THEREON ANY INDUSTRIAL OR COMMERCIAL ACTIVITIES.
 - B. NO STRUCTURE SHALL BE PERMITTED ON THIS PROPERTY OTHER THAN FENCES FOR THE PURPOSES OF SECURING THIS PROPERTY OR AS NECESSARY TO ACCOMPLISH THE CONSERVATION OF THIS PROPERTY.
2. RESERVED RIGHTS.
 - A. GRANTOR, ITS ASSIGNS AND SUCCESSORS, RESERVES THE RIGHT TO MAINTAIN, REPAIR, INSTALL OR REPLACE UTILITIES ON THE PROPERTY THAT SERVE THE PROPERTY OR UNRESTRICTED LAND OF THE GRANTOR.
 - B. GRANTOR RESERVES THE RIGHT TO POST AGAINST HUNTING AND ACCESS.

ENVIRONMENTAL
MANUAL FOR
JANUARY 10,

SERVICES, INC.
SERVICE MANUAL
WATER HABITATS

GOVERNANCE
OF PLANT
COMMUNITY (PORTER B.

