

**REFERENCE PLANS:**

- 1.) SUBDIVISION PLAN PREPARED FOR LOUISE ABBOTT, TAX MAP 2, LOT No. 20, LONG HILL ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 80'; DATED: JANUARY 2006, REVISED THROUGH 4/4/06; BY MGENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 85-25.
- 2.) PLAN OF SUBDIVISION FOR DONALD CAMMETT & MYRA COOK, LONG HILL ROAD, MADBURY, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 1978; BY K.E. MOORE; RECORDED S.C.R.D. PLAN 17D-80.
- 3.) SUBDIVISION PLAN, JOSIAH FISHER, MADBURY, N.H.; SCALE: 1" = 100'; DATED: NOVEMBER 1987; BY FREDERICK E. DREW ASSOCIATES; RECORDED S.C.R.D. PLAN 32-61.
- 4.) REVISED BOUNDARY PLAN, OX PASTURE, MADBURY, N.H.; SCALE: 1" = 100'; DATED: SEPTEMBER 1986; BY FREDERICK E. DREW ASSOCIATES; RECORDED S.C.R.D. PLAN 30-12.

**NOTES:**

- 1.) OWNER OF RECORD:  

2 / 20	LOUISE M. ABBOTT 38 HUCKINS ROAD MADBURY, NEW HAMPSHIRE 03823 S.C.R.D. VOLUME 3183, PAGE 968
2 / 22	FRED & LINNETTE ROSS 44 HUCKINS ROAD MADBURY, NEW HAMPSHIRE 03823 S.C.R.D. VOLUME 1193, PAGE 523
- 2.) CLIENT:  
 ONE HOME BUILDERS, LLC  
 P.O. BOX 334  
 STRATHAM, NH
- 3.) DENOTES TAX MAP AND PARCEL NUMBER.
- 4.) TOTAL PARCEL AREA = 1,666,174 S.F. (38.25 Ac.)
- 5.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE PARCEL 2/20 TO CREATE 8 SINGLE FAMILY RESIDENTIAL LOTS TO BE SERVICED BY ONSITE WELLS AND SEPTIC SYSTEMS.
- 6.) WETLANDS DELINEATED BY LEONARD A. LORD Ph.D., CAREX ECOSCIENCES, LLC, ON JANUARY 23, 2006 AND LOCATED BY THIS OFFICE.
- 7.) HIGH INTENSITY SOIL MAP FIELDWORK CONDUCTED FEBRUARY 13, 2006 BY LEONARD A. LORD, Ph.D., NHCSS #19, AND DANIEL J. MILLER, NHSSA #24 OF CAREX ECOSCIENCES, LLC.
- 8.) ZONING DISTRICT IS "GENERAL RESIDENTIAL AND AGRICULTURAL"  
 MINIMUM LOT SIZE: = 80,000 S.F.  
 MINIMUM FRONTAGE: = 200 FEET  
 BUILDING SETBACKS:  
 FRONT = 50 FEET  
 SIDE = 15 FEET
- 9.) THE PARCEL IS AFFECTED BY THE WET AREA OVERLAY DISTRICT - WC.  
 WET AREA BUFFER = 25 FEET  
 BUILDING & SEPTIC = 50 FEET (POORLY DRAINED SOIL)
- 10.) BASIS OF BEARING AND COORDINATES SHOWN ARE NH STATE PLANE, NAD83.
- 11.) THE PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 33017C0305D, EFFECTIVE DATE MAY 17, 2005.
- 12.) CERTIFICATION OF MONUMENTATION SET WILL BE COMPLETED AND DELIVERED TO THE TOWN UPON COMPLETION.

SHEET 2 OF 10

**LOT AREAS**

LOT No.	AREA (S.F.)	AREA (Ac.)	CONTIGUOUS DEVELOPABLE AREA (S.F.)
1	107,055 S.F.	2.46 Ac.	93,139 S.F.
2	242,010 S.F.	5.56 Ac.	73,405 S.F.
3	395,576 S.F.	9.08 Ac.	100,063 S.F.
4	97,317 S.F.	2.23 Ac.	60,037 S.F.
5	104,875 S.F.	2.41 Ac.	100,235 S.F.
6	83,158 S.F.	1.91 Ac.	83,158 S.F.
7	80,609 S.F.	1.85 Ac.	80,609 S.F.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	96°48'58"	35.00	59.14	52.35	S84°07'58"E
C2	32°36'20"	100.00	56.91	56.14	N18°01'29"W
C3	81°47'12"	75.00	107.06	98.20	N06°33'57"E
C4	114°35'26"	100.00	200.00	168.29	N55°34'24"E
C5	114°35'26"	100.00	200.00	168.29	S09°50'10"E
C6	83°11'02"	35.00	50.81	46.47	S05°52'02"W

No.	Bearing	Distance
L1	S35°43'29"E	122.95'
L2	S48°46'06"W	75.21'
L3	N47°27'33"E	91.61'
L4	S48°46'06"W	97.79'
L5	S00°50'49"W	46.38'
L6	N47°27'33"E	36.03'
L7	N47°18'10"W	90.41'
L8	N32°33'01"W	43.03'
L9	N19°42'41"W	120.12'
L10	N48°22'37"W	113.50'
L11	N43°42'46"W	128.60'
L12	N45°03'59"W	130.29'
L13	S62°21'26"E	20.63'
L14	S42°11'46"E	42.95'
L15	S35°43'29"E	127.87'
L16	S48°46'06"W	30.00'
L17	S48°46'06"W	30.00'
L18	S13°02'54"W	70.76'

**LEGEND**

- I.R.(fd) - IRON ROD (FOUND)
- ⊙ D.H.(fd) - DRILL HOLE (FOUND)
- ⊙ D.H.(set) - DRILL HOLE (SET)
- I.R.(set) - IRON ROD WITH ID CAP #661 (SET)
- — — — — STONE WALL
- - - - - REMAINS OF BARBED WIRE FENCE
- TREE
- WETLAND BOUNDARY
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. - SQUARE FEET
- Ac. - ACRES
- typ. - TYPICAL
- φ - DIAMETER
- UP - 376/31 - UTILITY POLE AND IDENTIFICATION #

NO.	DATE	DESCRIPTION	BY	CHK
2	5/15/14	REVISE LOTS 4,5,6 & REMAINING LAND 2/20	KJF	RM
1	4/25/14	PER REVIEW COMMENTS	KJF	

PROJECT NO	TYPE	FIELDBOOK & PAGES
14-1616	SUBDIVISION	14-02 1-7

**2 / 25C**  
 NOREEN GAETJENS REVOCABLE TRUST  
 P.O. BOX 282  
 BARRINGTON, NH 03825  
 3722 / 228  
 S.C.R.D. PLAN 30-12

**2 / 25D**  
 GERARD PAPE  
 NANCY PIERPOINT  
 57 NUTE ROAD  
 MADBURY, NH 03823  
 1662 / 439  
 S.C.R.D. PLAN 32-61

"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."

5/15/14  
 DATE: / KEVIN M. MGENEANEY LLS # 661

**SUBDIVISION PLAN OF "JASPER'S CORNER"**  
 PREPARED FOR  
 ONE HOME BUILDERS LLC  
 AND  
 FRED & LINNETTE ROSS  
 TAX MAP 2, LOT No.s 20 & 22  
 HUCKINS ROAD  
 TOWN of MADBURY  
 COUNTY of STRAFFORD  
 STATE of NEW HAMPSHIRE

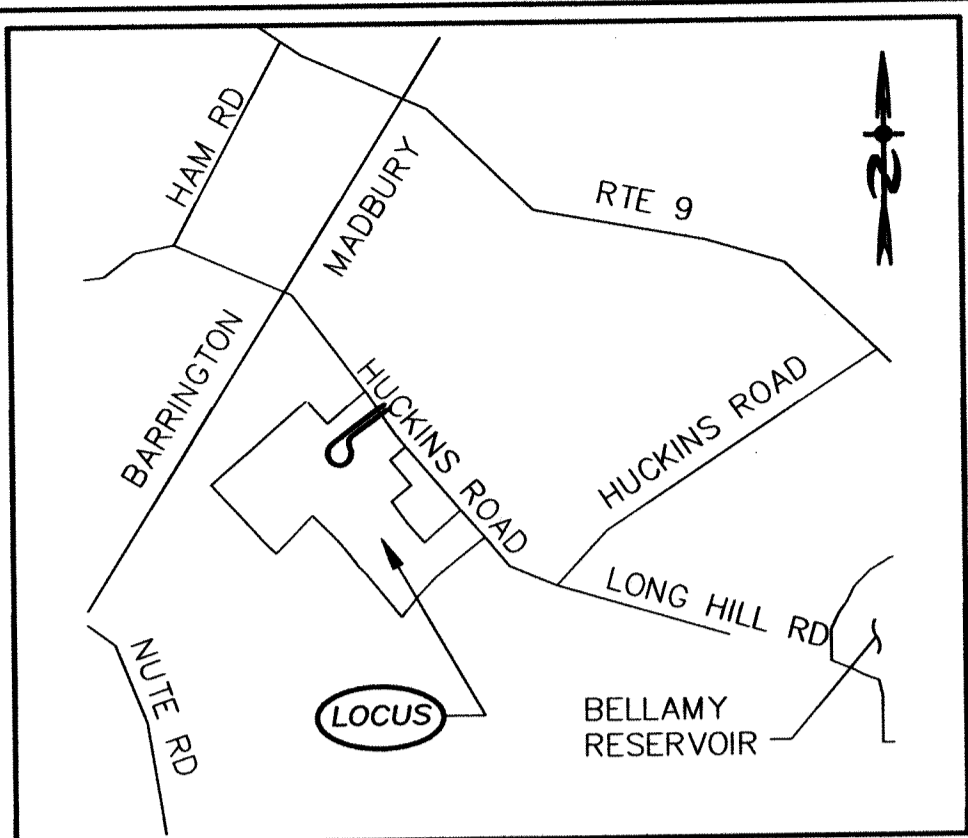
DRAWN BY: KJF FILE: VR CP\1616\14-1616.DWG  
 SCALE: 1" = 80' DATE: MARCH 17, 2014



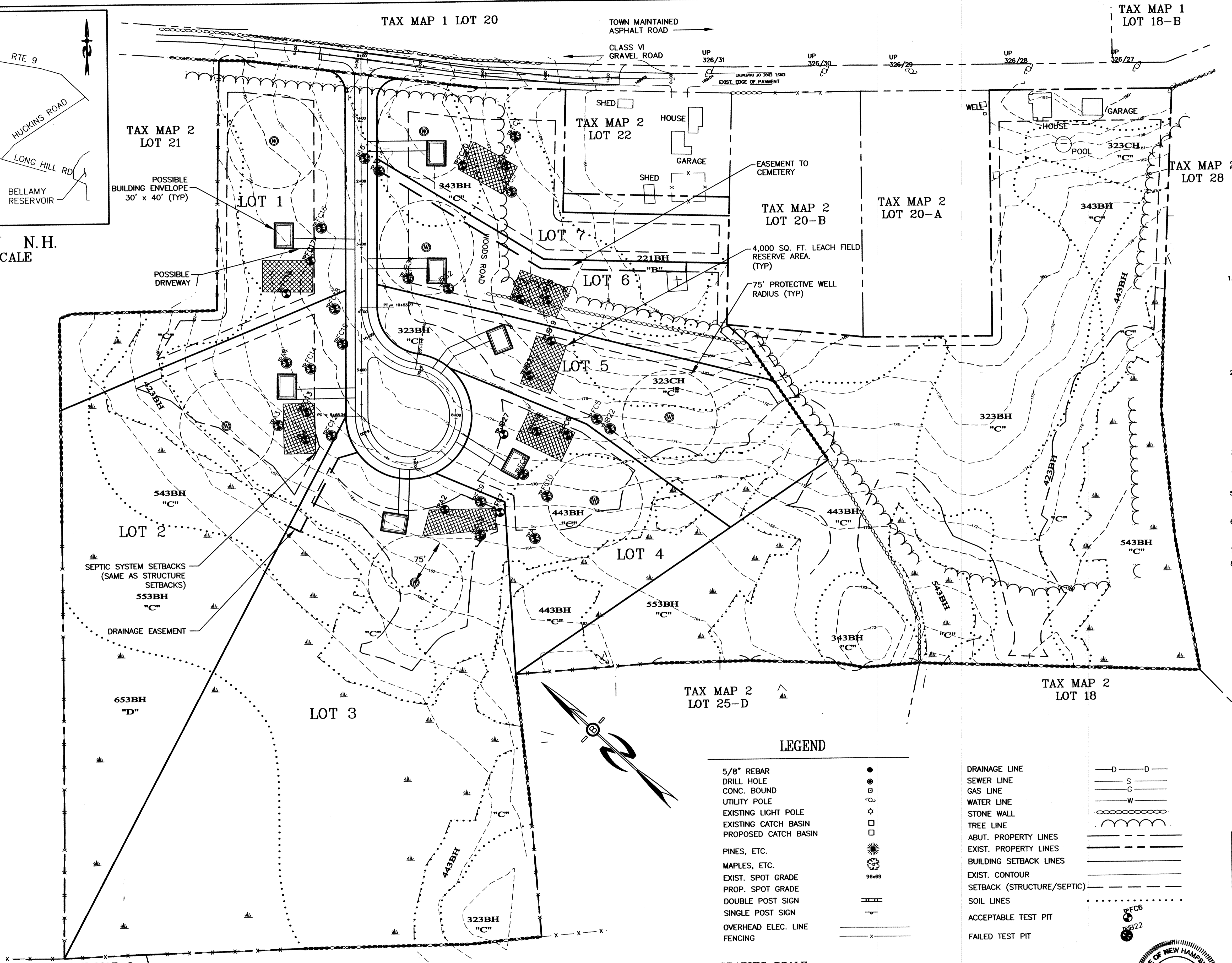
**M cGeneaney**  
 Survey  
 Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET  
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



MADBURY N.H.  
NOT TO SCALE



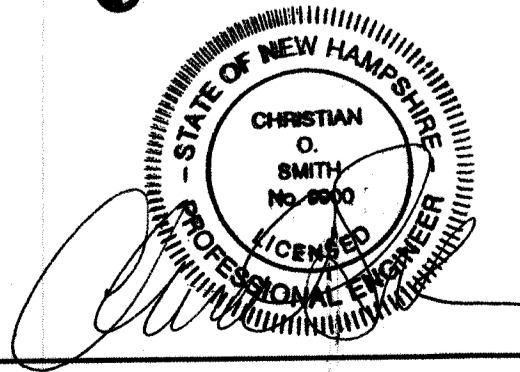
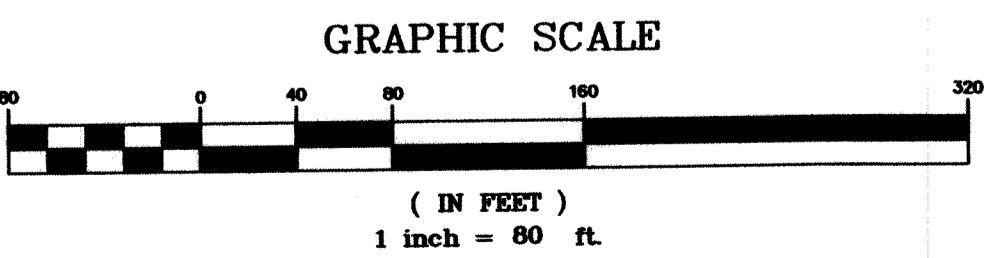
PREPARED FOR:  
ONE HOME BUILDERS, LLC  
PO BOX 334  
STRATHAM, N.H. 03885

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863

- NOTES**
- THIS PLAN HAS BEEN PREPARED BY BEALS ASSOCIATES, PLLC, FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ONSITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ONSITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
  - UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-344-7233.
  - BENCHMARK: ELEVATIONS BASED ON USGS, TBM'S LOCATED AS SHOWN ON THE SITE PLAN.
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN OF MADBURY STANDARD SPECIFICATIONS AND TO N.H.D.O.T. STANDARDS AND REGULATIONS.
  - ALL DRIVEWAY CULVERTS TO BE MIN. 15" ADS N-12 AND TO HAVE MASONRY HEADWALLS UNLESS FLARED END SECTIONS ARE SPECIFIED ON THE PLANS.
  - ALL PROPOSED LOTS ARE TO BE ONE SINGLE FAMILY RESIDENCE ONLY.
  - ALL HOMES SHALL BE CONTAIN SPRINKLER SYSTEMS.

**LEGEND**

5/8" REBAR	●	DRAINAGE LINE	— D — D —
DRILL HOLE	○	SEWER LINE	— S —
CONC. BOUND	□	GAS LINE	— G —
UTILITY POLE	○	WATER LINE	— W —
EXISTING LIGHT POLE	☆	STONE WALL	— — — — —
EXISTING CATCH BASIN	□	TREE LINE	— — — — —
PROPOSED CATCH BASIN	□	ABUT. PROPERTY LINES	— — — — —
PINES, ETC.	☼	EXIST. PROPERTY LINES	— — — — —
MAPLES, ETC.	☼	BUILDING SETBACK LINES	— — — — —
EXIST. SPOT GRADE	96:69	EXIST. CONTOUR	— — — — —
PROP. SPOT GRADE	96:69	SETBACK (STRUCTURE/SEPTIC)	— — — — —
DOUBLE POST SIGN	— —	SOIL LINES	— — — — —
SINGLE POST SIGN	—	ACCEPTABLE TEST PIT	○
OVERHEAD ELEC. LINE	— x —	FAILED TEST PIT	○
FENCING	— x —		



AMENDED LOTS 4, 5 & 6 REAR LOT LINES		5/19/14
REVISED PER REVIEW COMMENTS		4/25/14
REVISIONS:		DATE:
<b>SUBDIVISION SITE PLAN</b>		
PLAN FOR: JASPER'S CORNER HUCKINS ROAD MADBURY, NH		
DATE: MARCH, 2014	SCALE: 1"=80'	
PROJ. NO: NH-767	SHEET NO. 3 OF 10	