

- REFERENCE PLANS:**
- 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 McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 85-25.
 - 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.
 - 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.
 - 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:**
- 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
 - CLIENT:
 ONE HOME BUILDERS, LLC
 P.O. BOX 334
 STRATHAM, NH
 - 2 / 20 - DENOTES TAX MAP AND PARCEL NUMBER.
 - TOTAL PARCEL AREA = 1,666,174 S.F. (38.25 Ac.)
 - 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.
 - WETLANDS DELINEATED BY LEONARD A. LORD Ph.D., CAREX ECOSCIENCES, LLC, ON JANUARY 23, 2006 AND LOCATED BY THIS OFFICE.
 - 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.
 - 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
 - THE PARCEL IS AFFECTED BY THE WET AREA OVERLAY DISTRICT - WC.
 WET AREA BUFFER = 25 FEET
 BUILDING & SEPTIC = 50 FEET (POORLY DRAINED SOIL)
 - BASIS OF BEARING AND COORDINATES SHOWN ARE NH STATE PLANE, NAD83.
 - 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.
 - CERTIFICATION OF MONUMENTATION SET WILL BE COMPLETED AND DELIVERED TO THE TOWN UPON COMPLETION.

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	S09°50'10"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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
4	6/12/14	REV. PER CONDITIONS OF APPROVAL	KJF	
3	6/4/14	REVISE CEMETERY ACCESS EASEMENT	KJF	
2	5/15/14	REVISE LOTS 4,5,6 & REMAINING LAND 2/20	KJF	RM
1	4/25/14	PER REVIEW COMMENTS	KJF	

14-1616 SUBDIVISION 14-02 1-7

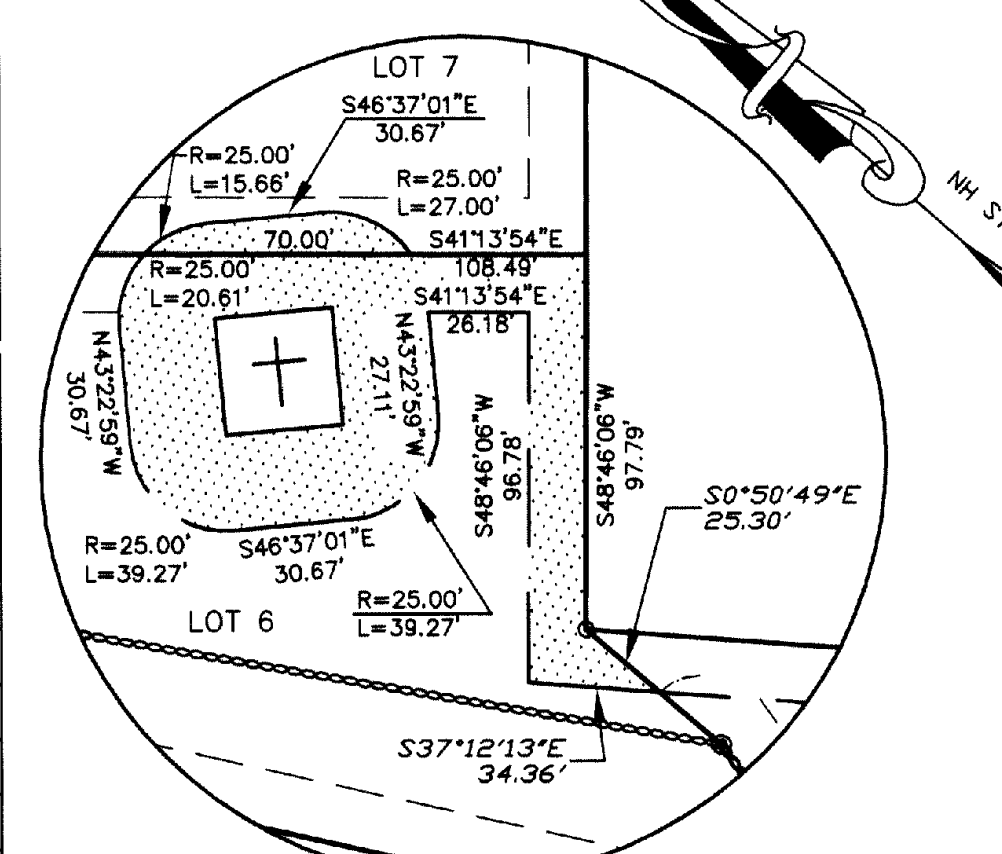
PROJECT NO	TYPE	FIELDBOOK & PAGES

2 / 25C
 NOREEN GAETJENS REVOCABLE TRUST
 P.O. BOX 282
 BARRINGTON, NH 03825
 3722 / 226
 S.C.R.D. PLAN 30-12

LEGEND

- I.R.(fnd) - IRON ROD (FOUND)
- ⊙ D.H.(fnd) - 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
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. - SQUARE FEET
- Ac. - ACRES
- typ. - TYPICAL
- ∅ - DIAMETER
- — — — — UTILITY POLE AND IDENTIFICATION #
- ∅ UP - 376/31

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'



CEMETERY EASEMENT DETAIL
 1" = 50'

"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."

6/12/14 Kevin M. Mceneaney
 DATE: KEVIN M. McENEANEY 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 CPY1616\14-1616.DWG
 SCALE: 1" = 80' DATE: MARCH 17, 2014

Mceneaney Survey Associates, inc.
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING