

LOT 4/14A REVISED

GROSS AREA = 2,768,708 S.F.
 CONTIGUOUS UPLAND AREA = 1,864,512 S.F.
 TOTAL UPLAND AREA = 1,980,359 S.F.

LOT 4/14B REVISED

GROSS AREA = 155,379 S.F.
 CONTIGUOUS UPLAND AREA = 86,702 S.F.
 TOTAL UPLAND AREA = 93,646 S.F.

LOT #3

GROSS AREA = 146,091 S.F.
 CONTIGUOUS UPLAND AREA = 60,003 S.F.
 TOTAL UPLAND AREA = 62,633 S.F.

LOT #4

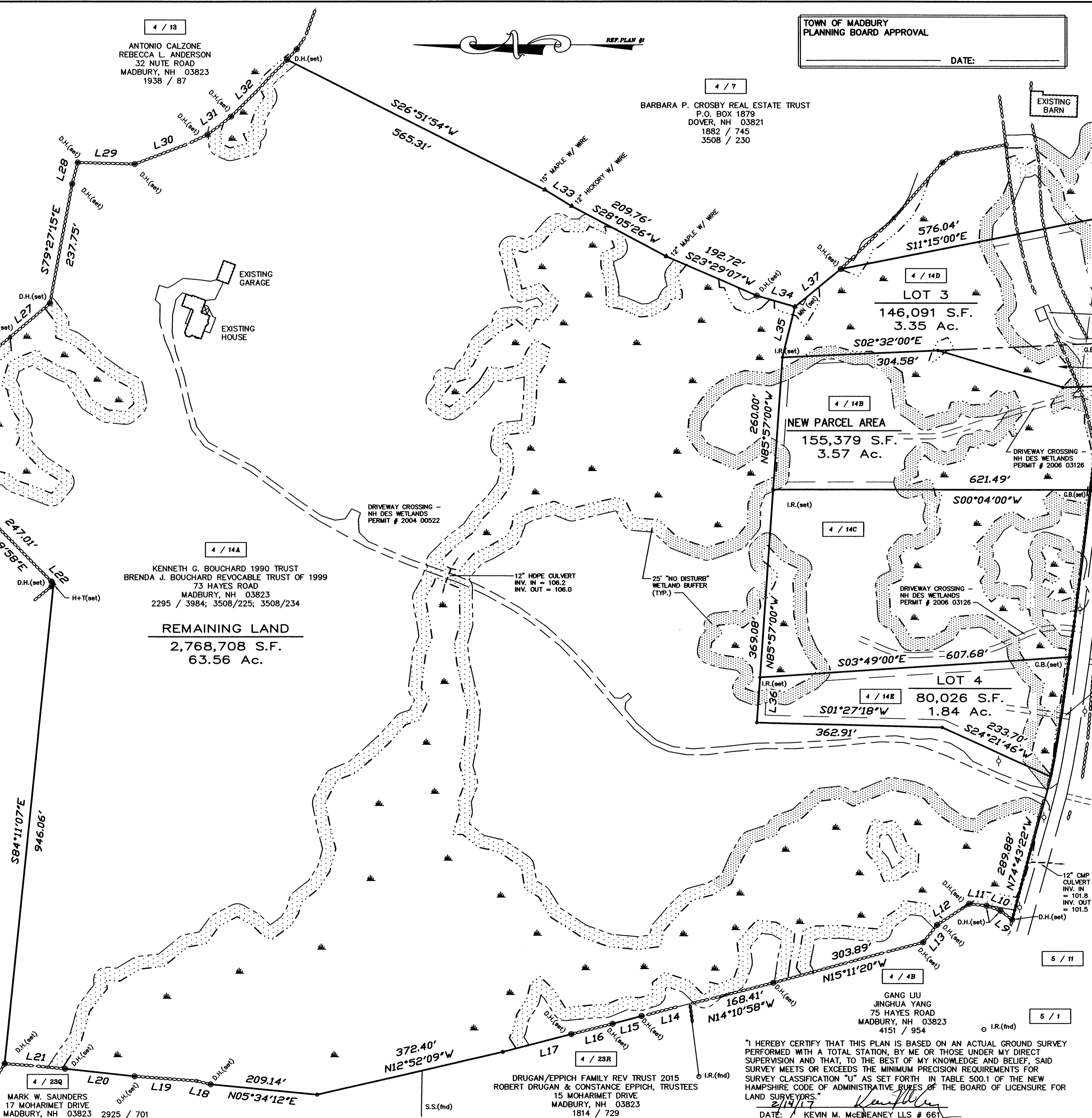
GROSS AREA = 80,026 S.F.
 CONTIGUOUS UPLAND AREA = 67,600 S.F.
 TOTAL UPLAND AREA = 69,187 S.F.

4 / 14

KATHERINE K. CORNWELL REVOCABLE TRUST
 G. GRAY & KATHERINE CORNWELL, TRUSTEES
 42 NUTE ROAD
 MADBURY, NH 03823
 3872 / 166

No.	Bearing	Distance
L9	N37°07'08"E	28.71'
L10	N19°00'51"E	28.79'
L11	N06°19'54"E	34.26'
L12	N33°24'59"W	74.84'
L13	N51°27'49"W	44.20'
L14	N14°12'27"W	97.13'
L15	N14°47'23"W	58.41'
L16	N14°08'51"W	83.42'
L17	N14°45'17"W	138.38'
L18	N13°48'22"E	28.64'
L19	N04°07'18"E	121.31'
L20	N06°04'43"E	136.65'
L21	N04°45'13"E	118.31'
L22	N45°05'55"E	5.58'
L23	N67°18'17"E	78.15'
L24	N79°52'34"E	73.78'
L25	N69°56'00"E	11.43'
L26	N70°53'20"E	28.82'
L27	S40°35'48"E	103.44'
L28	S75°24'23"E	43.36'
L29	S01°33'52"W	111.26'
L30	S22°10'18"E	153.71'
L31	S37°35'40"E	58.09'
L32	S45°25'30"E	156.32'
L33	S31°23'16"W	60.99'
L34	S15°57'59"W	77.84'
L35	N76°06'21"W	102.81'
L36	N85°57'00"W	88.82'
L37	S39°17'14"E	115.93'

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
17-1516		SUBD - LLADJ	04-2, 06-7	66-81,54-62
PROJECT NO		TYPE	FIELDBOOK & PAGES	



TOWN OF MADBURY
 PLANNING BOARD APPROVAL
 DATE: _____

- NOTES:**
- SEE SHEET 3 OF 3 FOR NOTES, REFERENCE PLANS, ABUTTERS & SOIL DATA.
 - SEE SHEET 2 OF 3 FOR ADDITIONAL METES AND BOUNDS OF FRONTAGE LOTS & LEGEND.

— OVERALL PLAN —
LOT LINE ADJUSTMENT & SUBDIVISION
 PREPARED FOR
KENNETH G. BOUCHARD 1990 TRUST
BRENDA J. BOUCHARD REV. TRUST OF 1999
 TAX MAP 4, LOT Nos. 14A & 14B
HAYES ROAD
TOWN of MADBURY
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

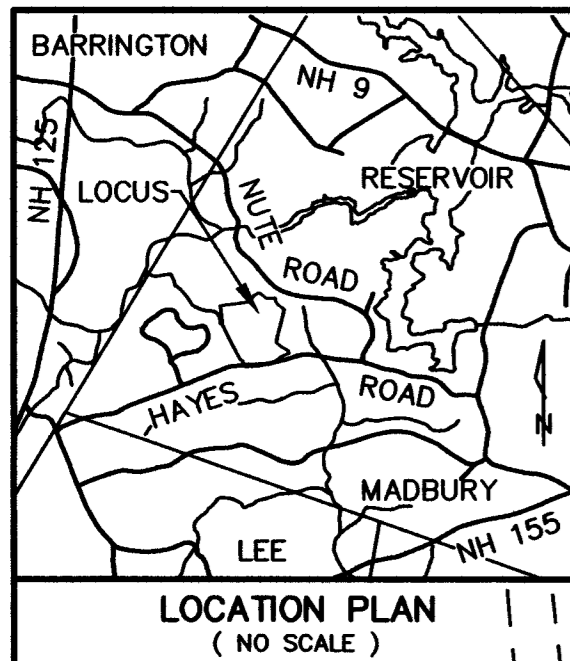
DRAWN BY: RJM FILE: W10 CP\1516\17-1516
 SCALE: 1" = 100' DATE: FEBRUARY 14, 2017

McNeaney Survey Associates, inc.

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

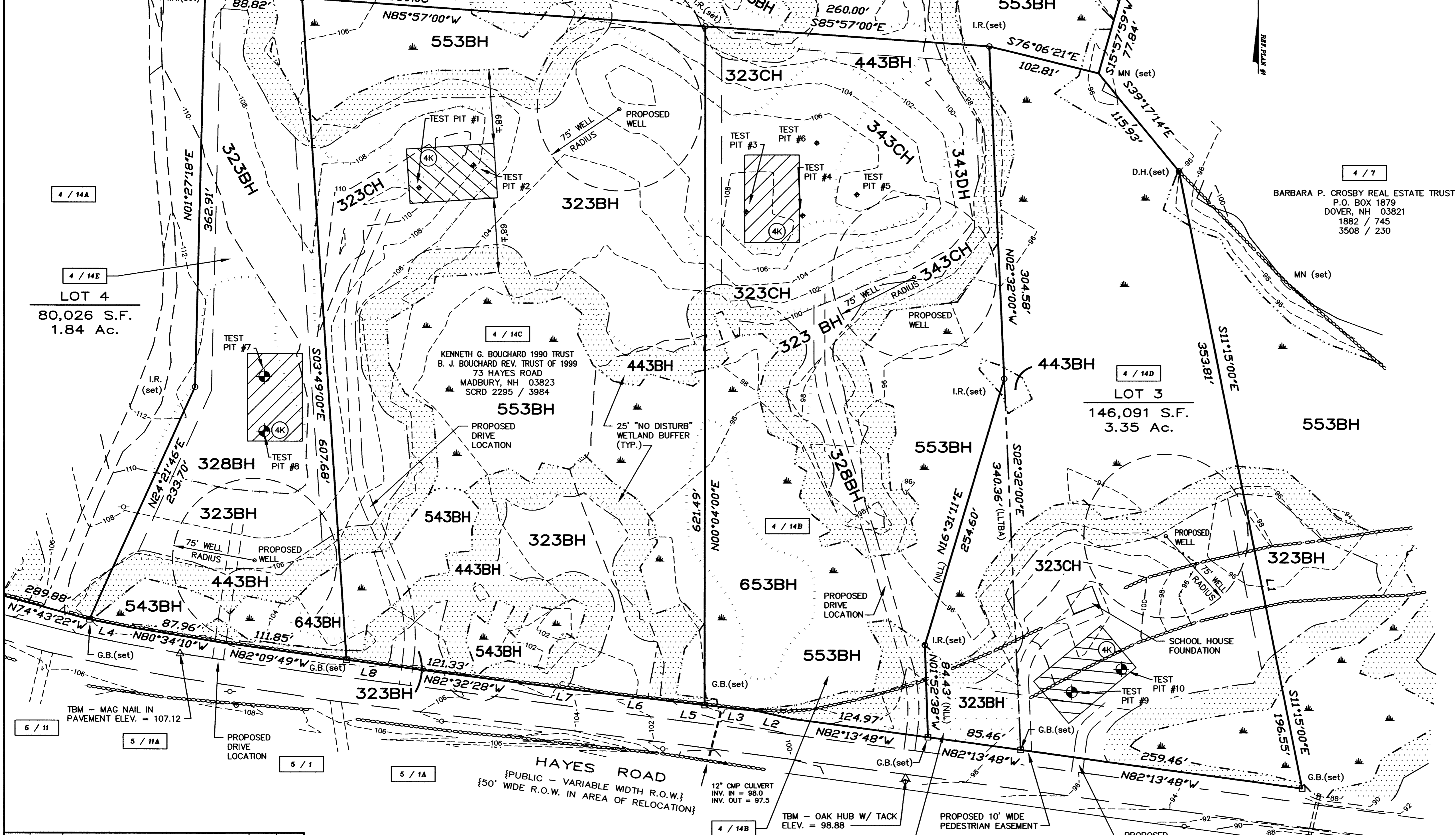
SURVEYING — PLANNING — CONSULTING

"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."
 DATE: 2/14/17 KEVIN M. McNEANEY LLS # 661



4 / 14A
 REMAINING LAND
 2,768,708 S.F.
 63.56 Ac.

LOT 4
 80,026 S.F.
 1.84 Ac.



NOTES:
 1.) SEE SHEET 3 OF 3 FOR NOTES, REFERENCE PLANS, & SOIL DATA.

LEGEND

- I.R.(set) - 1/2" IRON ROD WITH PLASTIC I.D. CAP SET
- G.B.(set) - 4"x4"x48" GRANITE BOUND WITH DRILL HOLE SET
- SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS
- xxx / xxx - BOOK No. / PAGE No.
- O.A. - OVERALL
- S.F. - SQUARE FEET
- U - UTILITY POLE
- U - UTILITY POLE GUY WIRE
- FND. - FOUND
- S.S. - STEEL STAKE
- 4 / 14A - TAX MAP # / LOT #
- OHW - OVERHEAD WIRES
- BARBED WIRE FENCE
- EDGE OF PAVEMENT
- JURISDICTIONAL WETLAND
- EDGE OF JURISDICTIONAL WETLAND
- - SOIL TEST PIT LOCATION
- 4000 - 4,000 S.F. AREA SUITABLE FOR SEWAGE EFFLUENT DISPOSAL
- 323BH - HIGH INTENSITY SOIL SURVEY (TYPE)
- HIGH INTENSITY SOIL BOUNDARY
- MN(set) - MAGNETIZED (MAG) NAIL (SET)
- H+T(set) - OAK HUB WITH TACK (SET)
- D.H.(set) - DRILL HOLE (SET)
- STONEWALL
- (LLTBA) - LOT LINE TO BE ABANDONED
- (NLL) - NEW LOT LINE

No.	Bearing	Distance
L1	S11°15'00"E	25.68'
L2	N77°16'33"W	33.19'
L3	N83°31'11"W	48.01'
L4	N78°56'17"W	37.79'
L5	N83°31'11"W	34.94'
L6	N83°17'21"W	53.35'
L7	N82°54'25"W	82.07'
L8	N82°09'49"W	37.89'

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
17-1516	SUBD - LLADJ	04-2, 06-7	66-81, 54-62	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

LOT 4/14A REVISED	LOT #3
GROSS AREA = 2,768,708 S.F.	GROSS AREA = 146,091 S.F.
CONTIGUOUS UPLAND AREA = 1,864,512 S.F.	CONTIGUOUS UPLAND AREA = 60,003 S.F.
TOTAL UPLAND AREA = 1,980,359 S.F.	TOTAL UPLAND AREA = 62,633 S.F.
LOT 4/14B REVISED	LOT #4
GROSS AREA = 155,379 S.F.	GROSS AREA = 80,026 S.F.
CONTIGUOUS UPLAND AREA = 86,702 S.F.	CONTIGUOUS UPLAND AREA = 67,500 S.F.
TOTAL UPLAND AREA = 93,646 S.F.	TOTAL UPLAND AREA = 69,187 S.F.

NEW PARCEL AREA
 155,379 S.F.
 3.57 Ac.

17,701 S.F.
 0.41 Ac.

TOWN OF MADBURY
 PLANNING BOARD APPROVAL

DATE: _____

"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."

2/14/17
 DATE: / KEVIN M. McNEANEY LLS # 661

SHEET 2 OF 3

- LOT LINE ADJUSTMENT & SUBDIVISION PLAN -
 LOT LINE ADJUSTMENT & SUBDIVISION
 PREPARED FOR
 KENNETH G. BOUCHARD 1990 TRUST
 BRENDA J. BOUCHARD REV. TRUST OF 1999
 TAX MAP 4, LOT Nos. 14A & 14B
 HAYES ROAD
 TOWN of MADBURY
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: W10 CP\1516\17-1516
 SCALE: 1" = 50' DATE: FEBRUARY 14, 2017

McNeaney
 Survey
 Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

TEST PIT LOGS - 2006

Test Pit # 01, Evaluated By: James H. Long, CPSS, CSS. Designer: 989. Witnessed By: Dick Bond. Date: 6/15/2006. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-8, 8-18, 18-36, and 36-74 inches.

Test Pit # 02, Evaluated By: James H. Long, CPSS, CSS. Designer: 989. Witnessed By: Dick Bond. Date: 6/15/2006. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-8, 8-16, 16-32, and 32-68 inches.

Test Pit # 03, Evaluated By: James H. Long, CPSS, CSS. Designer: 989. Witnessed By: Dick Bond. Date: 6/15/2006. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-4, 4-16, 16-32, and 32-84 inches.

Test Pit # 04, Evaluated By: James H. Long, CPSS, CSS. Designer: 989. Witnessed By: Dick Bond. Date: 6/15/2006. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-4, 4-16, 16-28, and 28-74 inches.

Test Pit # 05, Evaluated By: James H. Long, CPSS, CSS. Designer: 989. Witnessed By: Dick Bond. Date: 6/15/2006. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-4, 4-14, 14-24, and 24-66 inches.

Test Pit # 06, Evaluated By: James H. Long, CPSS, CSS. Designer: 989. Witnessed By: Dick Bond. Date: 6/15/2006. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-4, 4-16, 16-28, and 28-60 inches.

Table with columns for NO., DATE, DESCRIPTION, BY, and CHK. Includes a REVISIONS table and a TOWN OF MADBURY PLANNING BOARD APPROVAL stamp with a date field.

HISS LEGEND

HIGH INTENSITY SOIL SURVEY CONDUCTED BY NH SOIL CONSULTANTS, INC. JOHN P. HAYES, III, CWS, CSS ON JULY 24, 2006

- 323BH - A moderately well drained glacial till with a mineral restrictive layer within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.
323CH - A moderately well drained glacial till with a mineral restrictive layer within 40 inches of the soil surface. Slopes range between 0 percent and 15 percent.
328BH - A moderately well drained glacial till with an areas where depth to bedrock is so variable that a single soil type cannot be applied, will be mapped as a complex of soil types and will have a symbol C of 8. Slopes range between 0 percent and 8 percent.
343BH - A moderately well drained soil of loam/sandy deposits over silts/clays. A mineral restrictive layer is within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.
343CH - A moderately well drained soil of loamy/sandy deposits over silts/clays. A mineral restrictive layer is within 40 inches of the soil surface. Slopes range between 8 percent and 15 percent.
343DH - A moderately well drained soil of loamy/sandy deposits over silts/clays. A mineral restrictive layer is within 40 inches of the soil surface. Slopes range between 15 percent and 25 percent.
443BH - A somewhat poorly drained loamy/sandy soil over silt/clay deposits with a mineral restrictive layer within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.
543BH - A poorly drained loamy/sandy soil over silt/clay deposits with a mineral restrictive layer within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.
553BH - A poorly drained soil of silts and clays with a mineral restrictive feature within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.
643BH - A very poorly drained loamy/sandy soil over silt/clay deposits with a mineral restrictive layer within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.
653BH - A very poorly drained soil of silts and clays with a mineral restrictive feature within 40 inches of the soil surface. Slopes range between 0 percent and 8 percent.

TEST PIT LOGS - 2017

Test Pit # 07, Evaluated By: Christopher S. Albert. Designer: 1085. Witnessed By: Michael Cuomo. Date: 2/8/2017. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-4, 4-27, and 27-62 inches.

Test Pit # 08, Evaluated By: Christopher S. Albert. Designer: 1085. Witnessed By: Michael Cuomo. Date: 2/8/2017. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-5, 5-25, and 25-62 inches.

Test Pit # 09, Evaluated By: Christopher S. Albert. Designer: 1085. Witnessed By: Michael Cuomo. Date: 2/8/2017. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-5, 5-28, and 28-61 inches.

Test Pit # 10, Evaluated By: Christopher S. Albert. Designer: 1085. Witnessed By: Michael Cuomo. Date: 2/8/2017. Table with columns for depth, color, and description. Includes soil profiles for Forest mat, 0-6, 6-30, and 30-62 inches.

Table with columns for Gross Area, Contiguous Upland Area, and Total Upland Area for Lot 4/14A Revised and Lot 4/14B Revised. Includes a GROSS AREA table.

REFERENCE PLANS:

- 1.) REVISED SUBDIVISION PLAN - TAX MAP 4, LOT 14, DEBORAH F. TASKER, MADBURY, N.H. SCALE: 1" = 200'; DATED: OCTOBER 1990, REVISED FEBRUARY 25, 1991; BY: WALTER J. ZWEARCAN; RECORDED S.C.R.D. PLAN 38A-52.
2.) PROPOSED RELOCATION - HAYES ROAD, MADBURY, N.H. SCALE: 1" = 50'; DATED: APRIL 1981, REVISED 12/8/1981; BY: FREDERICK E. DREW ASSOCIATES. NOT RECORDED, ON FILE WITH TOWN OF MADBURY.
3.) LOT NOS. 1-8, 21-38 & 45-47, FINAL PLAN SHEET 1 OF 2, WALTER W. CHENEY, INC. HAYES HILL, MADBURY, N.H. SCALE: 1" = 100'; DATED: JULY 1976; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 16-85.
4.) SUBDIVISION PLAN - SHIRLEY FAMILY REVOCABLE TRUST OF 1999, MADBURY, NEW HAMPSHIRE, STRAFFORD COUNTY. SCALE: 1" = 60'; DATED: APRIL 1999, REVISED THROUGH JULY 1999; BY: ORVIS/DREW, LLC. RECORDED S.C.R.D. PLAN 56-47.
5.) PLAN OF LAND C. THOMAS CROSBY, MADBURY, N.H. SCALE: 1" = 200'; DATED: JAN. 1979, REVISED FEB. 1988; BY: FREDERICK E. DREW ASSOCIATES. RECORDED S.C.R.D. PLAN 32-30.
6.) LOT LINE ADJUSTMENT & SUBDIVISION PREPARED FOR BARBARA CROSBY ESTATE AND KENNETH G. BOUCHARD 1990 TRUST & BRENDA J. BOUCHARD REV. TRUST OF 1999, TAX MAP 4, LOT Nos. 7 & 14A, HAYES ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JULY 31, 2006, REVISED THROUGH 3/1/07; BY THIS OFFICE. RECORDED S.C.R.D. PLANS 89-76, 89-77, 89-78 & 89-79.

NOTES:

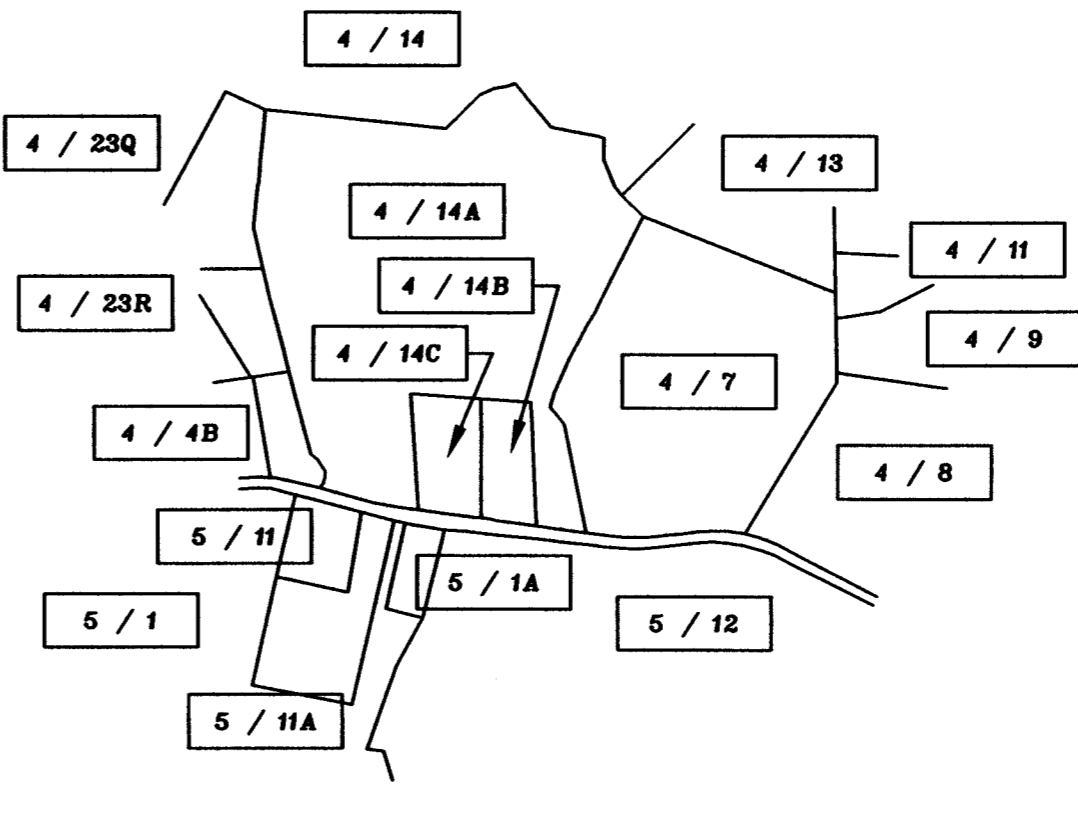
- 1.) OWNERS OF RECORD: KENNETH G. BOUCHARD 1990 TRUST, KENNETH G. BOUCHARD, TRUSTEE, BRENDA J. BOUCHARD REVOCABLE TRUST OF 1999, BRENDA J. BOUCHARD, TRUSTEE, 73 HAYES ROAD, MADBURY, NH 03823.
2.) DENOTES TAX MAP AND PARCEL NUMBER.
3.) THE INTENT OF THIS PLAN IS TO ADJUST THE EASTERLY LINE OF PARCEL 4/14B AND SUBDIVIDE PARCEL 4/14A INTO THREE LOTS.
4.) ZONING DISTRICT IS GENERAL RESIDENTIAL AND AGRICULTURAL. MINIMUM WETLAND BUILDING SETBACK = 50 FEET, MAXIMUM IMPERVIOUS COVERAGE = 25 PERCENT OF LOT AREA, MINIMUM LOT SIZE (SINGLE FAMILY) = 80,000 S.F., QUALIFYING AREA CONSISTS OF NOT MORE THAN 25 PERCENT POORLY DRAINED SOILS AND/OR SLOPES GREATER THAN 15 PERCENT, MINIMUM CONTIGUOUS ROAD FRONTAGE = 200 FEET, BUILDING SETBACK REQUIREMENTS: FRONT = 50 FEET, SIDES & REAR = 15 FEET, MINIMUM LOT DEPTH = 150 FEET.
5.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0315E, EFFECTIVE DATE: SEPTEMBER 30, 2015; COMMUNITY MADBURY, NUMBER 330219, PANEL 315, SUFFIX E.
6.) BASIS OF BEARING IS REFERENCE PLAN #1.
7.) TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE DURING JULY 2006. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS ASSUMED.
8.) WETLANDS SHOWN WERE DELINEATED BY JAMES H. LONG, CWS #007, CSS #13 OF NH SOIL CONSULTANTS, INC. AND LOCATED BY THIS OFFICE MARCH 23-26, 2004 AND BY JOHN P. HAYES, III CWS, CSS OF NH SOIL CONSULTANTS JULY 24, 2006 AND LOCATED BY THIS OFFICE.
9.) HIGH INTENSITY SOIL SURVEY WAS CONDUCTED ON JULY 24, 2006 BY JOHN P. HAYES, III CWS, CSS OF NH SOIL CONSULTANTS, INC., INFORMATION WAS TRACED BY THIS OFFICE ON JULY 31, 2006 BY THIS OFFICE.
10.) SOIL TEST PITS #1 - #6 WERE OBSERVED BY JAMES H. LONG, CPSS, CSS OF NH SOIL CONSULTANTS, INC. ON JUNE 15, 2006 AND LOCATED BY THIS OFFICE ON JULY 7, 2006 BY THIS OFFICE. SOIL TEST PITS #7 - #10 WERE OBSERVED BY CHRISTOPHER S. ALBERT, SSD #1085 OF JONES AND BEACH ENGINEERS, INC. ON FEBRUARY 8, 2017.
11.) REFERENCE IS MADE TO AN UNDEFINED LOT TO BE USED BY THE "SCHOOL BUILDINGS".
12.) UTILITIES ARE TO BE INSTALLED UNDERGROUND.
13.) REFERENCE IS MADE TO NH DES WETLANDS AND NON-SITE SPECIFIC PERMIT No. 2006-03126, DATED: 01/12/2007.
14.) NH DES STATE SUBDIVISION APPROVAL NUMBER SA , DATED (PENDING).

ABUTTERS LIST

Table with columns for MAP / LOT, NAME, ADDRESS, and BOOK / PAGE. Lists adjacent property owners and their details.

LEGEND

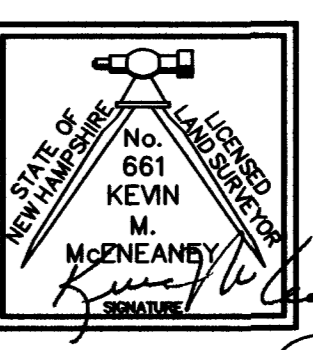
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G.B.(set) - 4"x4"x48" GRANITE BOUND WITH DRILL HOLE SET
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS
xxx / xxx - BOOK No. / PAGE No.
O.A. - OVERALL
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-U - UTILITY POLE
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S.S. - STEEL STAKE
TAX MAP # / LOT #
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--o-- - SOIL TEST PIT LOCATION
--- - 4,000 S.F. AREA SUITABLE FOR SEWAGE EFFLUENT DISPOSAL
--- - HIGH INTENSITY SOIL SURVEY (TYPE)
--- - HIGH INTENSITY SOIL BOUNDARY
MN(set) - MAGNETIZED (MAG) NAIL (SET)
H+T(set) - OAK HUB WITH TACK (SET)
D.H.(set) - DRILL HOLE (SET)
--- - STONEWALL
(LLTBA) - LOT LINE TO BE ABANDONED
(NLL) - NEW LOT LINE



TAX MAP SKETCH 1" = 1,000' ±

NOTES SHEET
LOT LINE ADJUSTMENT & SUBDIVISION
PREPARED FOR
KENNETH G. BOUCHARD 1990 TRUST
BRENDA J. BOUCHARD REV. TRUST OF 1999
TAX MAP 4, LOT Nos. 14A & 14B
HAYES ROAD
TOWN of MADBURY
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

Table with columns for DRAWN BY (RJM), FILE (W10 CP 1516 17-1516), SCALE (AS NOTED), and DATE (FEBRUARY 14, 2017).



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

SURVEYING - PLANNING - CONSULTING

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DATE: / KEVIN M. MCNEANEY LLS # 661