



No.	Bearing	Distance
L1	N78°59'12"E	48.48'
L2	N88°15'40"E	94.10'
L3	N88°13'06"E	94.57'
L4	N72°28'48"E	47.25'
L5	N47°55'28"E	43.96'
L6	N35°55'08"E	22.81'
L7	N27°39'26"E	72.68'
L8	N32°58'59"W	100.00'
L9	N82°04'01"E	141.75'
L10	N70°24'16"E	42.11'
L11	N72°56'11"E	43.68'
L12	N62°34'12"E	79.09'
L13	N76°48'08"E	59.83'



- REFERENCE PLANS:**
- 1.) LOT LINE REVISION PREPARED FOR WILLIAM AND TRACY JANELLE AND SINCLAIR R. JANELLE, JENKINS ROAD, MADBURY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DECEMBER 12, 1993; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 43-75.
 - 2.) SUBDIVISION OF LAND FOR SINCLAIR R. JANELLE, STRAFFORD COUNTY, MADBURY, NH. SCALE: 1" = 100'; DATED: JANUARY 30, 1988, REVISED THROUGH 9/21/88; BY: WILLIAM P. JANELLE. RECORDED S.C.R.D. PLAN 34A-116.
 - 3.) SUBDIVISION OF LAND FOR SINCLAIR R. JANELLE, STRAFFORD COUNTY, MADBURY, NH. SCALE: 1" = 100'; DATED: NOVEMBER 2, 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-147.
 - 4.) SUBDIVISION PLAN BRADLEY G. TRAFTON, MADBURY, N.H. SCALE: 1" = 100'; DATED: AUGUST 1979; BY: FREDERICK E. DREW ASSOCIATES. RECORDED S.C.R.D. PLAN 19A-64.
 - 5.) SUBDIVISION OF LAND LOCATED IN DOVER, NH PREPARED FOR ALBERT LAWRENCE. SCALE: 1" = 50'; DATED: OCTOBER 21, 1985; BY: KIMBALL CHASE COMPANY, INC. RECORDED S.C.R.D. PLAN 29-13.
 - 6.) PLAN OF LAND OF BARBARA S. BREWER (TAX MAP 11, LOT 18) "GRANDPA WATSON'S WOOD LOT", JENKINS ROAD, MADBURY, NEW HAMPSHIRE FOR THE NATURE CONSERVANCY. SCALE: 1" = 100'; DATED: DECEMBER 30, 2005; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 87-24.
 - 7.) HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN, TAX MAP 1", LOT No. 94C & 127A, HIDDEN VALLEY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 11, 2009, REVISED THROUGH 6/17/09; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 97-51, 97-52, 97-53 & 97-54.

- NOTES:**
- 1.) OWNERS OF RECORD:
 11 / 14A WILLIAM P. JANELLE
 TRACY J. JANELLE
 6 JENKINS ROAD
 MADBURY, NEW HAMPSHIRE 03823
 S.C.R.D. VOL. 4272, PAGE 842

 WILLIAM P. JANELLE
 TRACY J. JANELLE
 6 JENKINS ROAD
 MADBURY, NEW HAMPSHIRE 03823
 S.C.R.D. VOL. 2293, PAGE 300
 - 2.) 11 / 14A - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) PLAN INTENT: TO ADJUST THE SUBJECT PARCEL BOUNDARIES AS SHOWN. TRACT "A" 748,102 S.F. / 17.17 Ac. IS TO BE TRANSFERRED FROM PARCEL 11 / 14A TO PARCEL 11 / 14C.
 - 4.) PARCEL AREAS:

PARCEL	ORIGINAL	NEW
11 / 14A	828,172 S.F. / 19.01 Ac.	80,069 S.F. / 1.84 Ac.
11 / 14C	89,451 S.F. / 2.04 Ac.	837,553 S.F. / 19.23 Ac.
 - 5.) ZONING DISTRICT: GENERAL RESIDENTIAL AND AGRICULTURAL
 MINIMUM LOT SIZE = 80,000 S.F.
 MINIMUM FRONTAGE = 200 FEET
 FRONT SETBACK = 50 FEET
 SIDE SETBACK = 15 FEET
 REAR SETBACK = 15 FEET
 MINIMUM LOT DEPTH = 150 FEET
 - 6.) 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 COMMUNITY NUMBER 330219; PANEL 0320; SUFFIX E; MAP NUMBER 33017C0320E; EFFECTIVE DATE SEPTEMBER 30, 2015.
 - 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MARCH 29, 2017.
 - 8.) SOIL PROBES #1 AND #2 CONDUCTED BY KENNETH J. FAUCHER, DESIGNER #851 ON APRIL 28, 2016 AND LOCATED BY THIS OFFICE.

LEGEND

- I.R. (set) ○ - IRON ROD W/ I.D. CAP (SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ⊕ - DIAMETER
- ⊙ - UTILITY POLE
- - STONE WALL
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- ISDS - INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM

NO.	DATE	DESCRIPTION	BY	CHK
1	5/1/17	ADD NOTE 8, POTENTIAL REPLACEMENT AREAS 1+2	RJM	KMM
REVISIONS				
17-2143	LL ADJ	17-01	66-69	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

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."

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
WILLIAM P. AND TRACY J. JANELLE
 TAX MAP 11, LOT Nos. 14A & 14C
 6 & 8 JENKINS ROAD
 TOWN of MADBURY
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: W10 CP\2143\17-2143
 SCALE: 1" = 100' DATE: APRIL 7, 2017

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