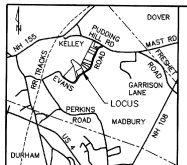
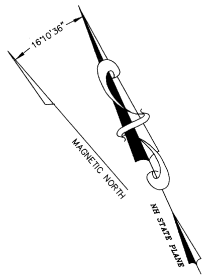
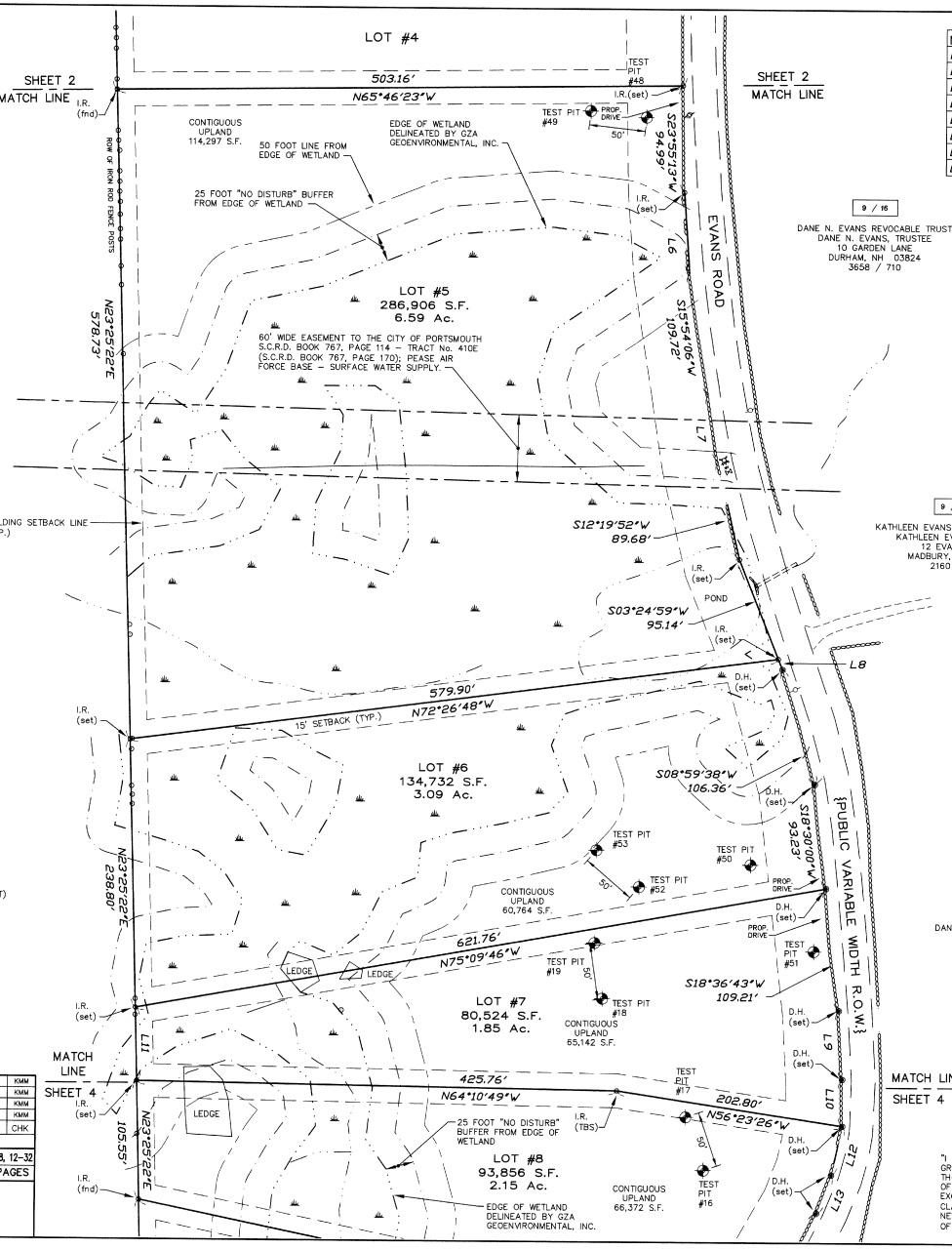
Doc # 0017494 Dec 20, 2011 10:14 AM
Plan 103-010 1 of 1
Register of Deeds, Strafford County

For Registry of Deeds Use




LOCATION PLAN
( NO SCALE )




| No. | Bearing | Distance |
|---|---|---|
| L6 | S20°56'21"W | 72.27' |
| L7 | S16°23'01"W | 59.44' |
| L8 | S03°24'59"W | 10.00' |
| L9 | S21°46'30"W | 61.30' |
| L10 | S24°25'14"W | 41.57' |
| L11 | N23°25'22"E | 65.17' |
| L12 | S37°12'43"W | 44.51' |
| L13 | S45°54'18"W | 36.44' |

## NOTES:

1.) OWNER OF RECORD:
DANE N. EVANS REVOCABLE TRUST
DANE N. EVANS, TRUSTEE
10 GARDEN LANE, DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. VOL. 3658, PAGE 710

2.) 8 / 2 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCELS AS SHOWN.

4.) ZONING DISTRICT: GENERAL RESIDENTIAL AND AGRICULTURAL.
ZONING REQUIREMENTS AND PROVISIONS:
- SINGLE FAMILY AND TWO-FAMILY DWELLING IS PERMITTED
- MINIMUM YARD REQUIREMENT:
  NO BUILDING SHALL CLOSER THAN:
  - 50 FEET FROM ANY CLASS HIGHWAY
  - 15 FEET FROM ANY SIDELINES
  LOT SIZING:
  - SUFFICIENT SIZE TO PROVIDE ADEQUATE WATER SUPPLY AND SEWAGE FACILITIES
  - SINGLE FAMILY = 80,000 S.F. MINIMUM
  - TWO-FAMILY = 120,000 S.F. MINIMUM

5.) SEE SHEET 2 OF 9 FOR REFERENCE PLANS.

6.) THE DRIVEWAY FOR LOT 2 ONLY TO BE ALLOWED ACCESS VIA PROPOSED LOCATION ON EVANS ROAD.

7.) THE DRIVEWAY FOR LOT 1 ONLY TO BE ALLOWED ACCESS VIA EXISTING DRIVEWAY LOCATION ON EVANS ROAD.

8.) THE DRIVEWAY FOR LOT 11 AND LOT 12 WILL BE VIA A SHARED DRIVE ON LOT 11.

TOWN OF MADBURY
PLANNING BOARD APPROVAL
Robert Stronstad DATE: Dec 19, 2011

## REGULATORY APPROVALS

NH DEPARTMENT OF ENVIRONMENTAL SERVICES:
WETLANDS BUREAU DREDGE AND FILL PERMIT
No: 2011-02529 ISSUED: 11/22/2011

SUBSURFACE SYSTEMS BUREAU SUBDIVISION APPROVAL
No: SA 2011 009787 ISSUED: 12/16/2011

SHEET 3 OF 9

## LEGEND

I.R.(set) – IRON ROD W/ PLASTIC I.D. CAP (SET)
I.R. (TBS) – IRON ROD W/ PLASTIC I.D. CAP (TO BE SET)
D.H.(set) – DRILL HOLE (SET)
I.R.(fnd) – IRON ROD (FOUND)
G.B.(TBS) – GRANITE BOUND (TO BE SET)
UP – UTILITY POLE
OHU – OVERHEAD UTILITIES
IRFP – IRON ROD FENCE POST
– SIGN POST
– STONEWALL
S.F. – SQUARE FEET
Ac. – ACRE
± – MORE OR LESS
(TYP.) – TYPICAL
ø – DIAMETER
R.O.W. – RIGHT OF WAY
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| 4 | 12/16/11 | REVISE PER COND OF APPR, ADD STATE APPR NOS. | RJM | KMM |
| 3 | 12/12/11 | REVISE SHTS 1, 6–9 PER NHDES COMMENTS | RJM | KMM |
| 2 | 8/19/11 | REVISE PER COMMENTS | RJM | KMM |
| 1 | 6/23/11 | REVISE PER COMMENTS | RJM | KMM |

REVISIONS

| 11–1932 | SUBDIVISION | 10–07, 11–03 | 36–78, 12–32 |
|---|---|---|---|
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

For Registry of Deeds Use

9 / 16
DANE N. EVANS REVOCABLE TRUST
DANE N. EVANS, TRUSTEE
10 GARDEN LANE
DURHAM, NH 03824
3658 / 710

STATE OF NEW HAMPSHIRE JAMES H. LONG No. 15 STRAFFORD COUNTY

STATE OF NEW HAMPSHIRE JAMES H. LONG No. 0017 CERTIFIED WETLAND SCIENTIST

"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."

# SUBDIVISION PLAN OF LAND
PREPARED FOR
DANE EVANS REVOCABLE TRUST
TAX MAP 8, LOT No. 2
EVANS & PUDDING HILL ROADS
TOWN of MADBURY
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: VR CP\1932\11-1932 1
SCALE: 1" = 50' DATE: MAY 31, 2011

50 25 0 25 50 100 150 200

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY

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

SURVEYING – PLANNING – CONSULTING