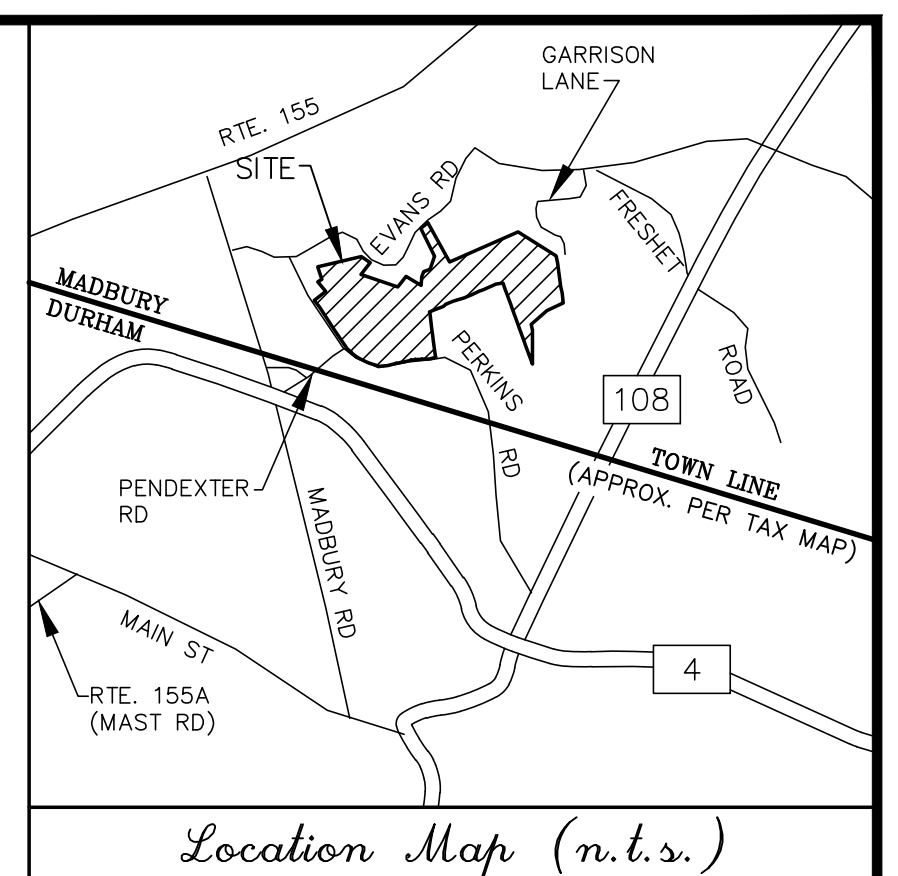


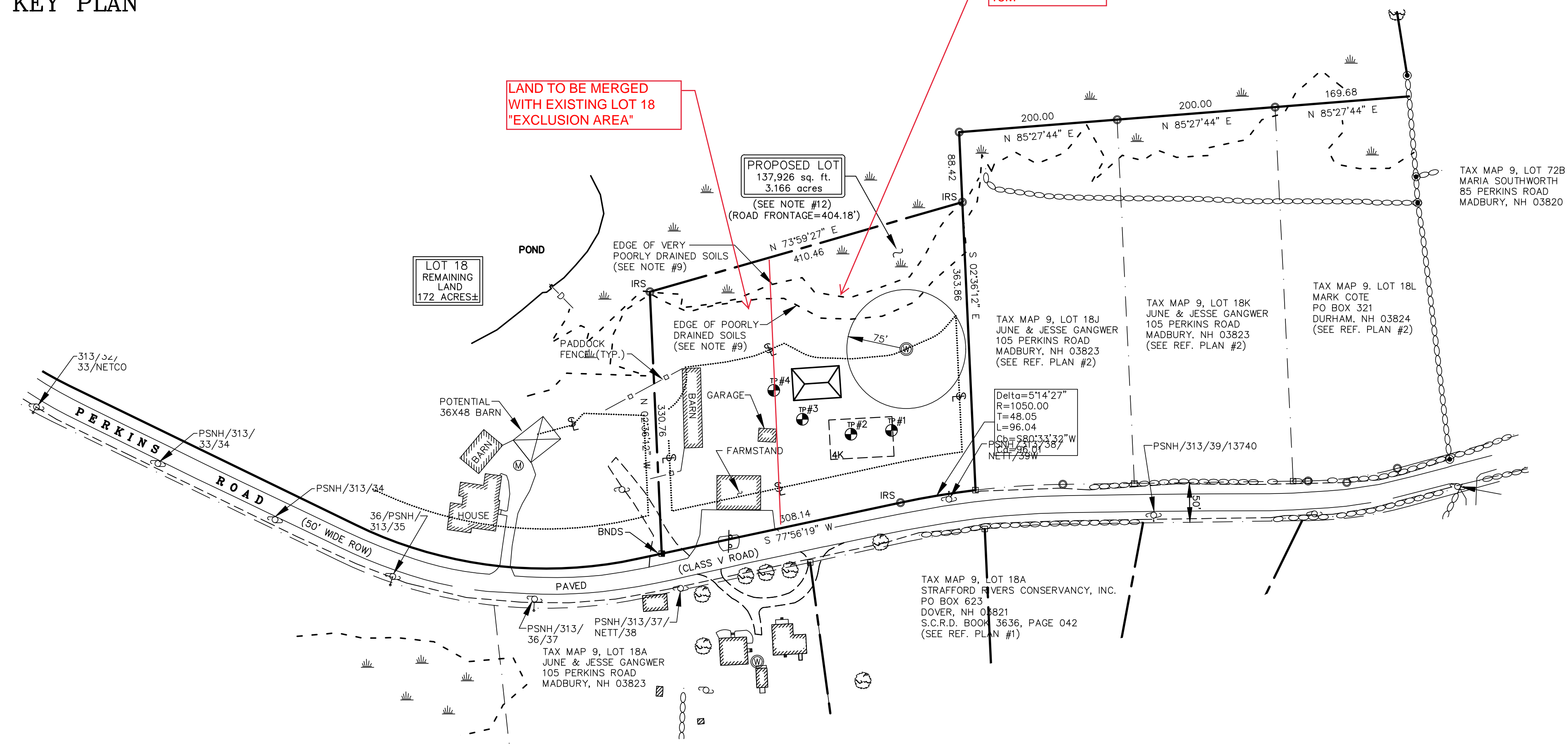
KEY PLAN

ADDITIONAL ABUTTERS LIST

TAX MAP 9, LOT 13A PAUL E. JR. & MELISSA J. JANETOS 123 PERKINS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 16A DANE EVANS REV. TRUST 10 GARDEN LANE DURHAM, NH 03824	TAX MAP 8, LOT 2 DANE EVANS REV. TRUST 10 GARDEN LANE DURHAM, NH 03824
TAX MAP 9, LOT 13B RICHARD P. & KATHERIN K. BOHAN 125 PERKINS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 16 DANE EVANS REV. TRUST 10 GARDEN LANE DURHAM, NH 03824	TAX MAP 8, LOT 10 WALKER REV. TRUST IAN & MELISSA WALKER, TRUSTEES 124 PERKINS ROAD MADBURY, NH 03823
TAX MAP 9, LOT 13C MATTHEW J. & MELISSA GIANINO 127 PERKINS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 60 TOWN OF MADBURY 13 TOWN HALL ROAD MADBURY, NH 03823	TAX MAP 8, LOT 12 JURRISSEN FAMILY TRUST 15 PENDEXTER ROAD MADBURY, NH 03823
TAX MAP 9, LOT 11A SANDRA & KENNETH HEALD 60 EVANS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 68K TOWN OF MADBURY 13 TOWN HALL ROAD MADBURY, NH 03823	TAX MAP 8, LOT 13 CLARK T. & NANCY J. CORSON 120 PERKINS ROAD MADBURY, NH 03823
TAX MAP 9, LOT 11 GEORGE & GENEVIEVE HICKMAN 54 EVANS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 44 WALNUT REALTY TRUST ROBERT L. DIBERTO, TRUSTEE 334 ROUTE 108 MADBURY, NH 03823	TAX MAP 8, LOT 13A BRIAN & KAREN LARSON 118 PERKINS ROAD MADBURY, NH 03823
TAX MAP 9, LOT 12A KAREN KENNEY 44 EVANS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 71 BRETT FAMILY REV. TRUST 349 ROUTE 108 MADBURY, NH 03823	TAX MAP 8, LOT 13D MARTIN & CYNDEY SCARANO 122 PERKINS ROAD MADBURY, NH 03823
TAX MAP 9, LOT 14B PAUL R. CARROLL 36 EVANS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 72A THOMAS McDONOUGH 7 NEWTON ROAD ARLINGTON, MA 02474	TAX MAP 8, LOT 14 MARY A. & KENNETH T. HULT 114 PERKINS ROAD MADBURY, NH 03823
TAX MAP 9, LOT 14 MICHAEL R. & SHARON B. LEMELIN 34 EVANS ROAD MADBURY, NH 03823	TAX MAP 9, LOT 38 RAYMOND E. & TERI W. GRIZZLE 16 PENDEXTER ROAD MADBURY, NH 03823	
TAX MAP 9, LOT 14A THOMAS C. FALK & LINDA C. STEIN 32 EVANS ROAD MADBURY, NH 03823		



Location Map (n.t.s.)



- NOTES:
- REFERENCE: MADBURY TAX MAP 9, LOT 18
 - TOTAL PARCEL AREA: 175 ± ACRES
 - OWNER OF RECORD: JESSE & JUNE GANGWER
105 PERKINS RD
MADBURY, NH 03823
S.C.R.D. PROBATE #A10583
 - ZONES & DIMENSIONAL REQUIREMENTS:
MADBURY - GENERAL RESIDENTIAL & AGRICULTURAL ZONE (REVISED MARCH 05)
SHORELAND PROTECTION & WET AREA CONSERVATION OVERLAY DISTRICTS
MIN. LOT AREA 80,000 sq.ft. (SINGLE FAMILY DWELLING)
120,000 sq.ft. (TWO FAMILY DWELLING)
MIN. FRONTAGE 200 ft.
MIN. FRONT SETBACK 50 ft.
MIN. SIDE/REAR SETBACK 15 ft.
MAX. BUILDING COVERAGE 25%
POORLY DRAINED SOILS 50 FT.
VERY POORLY DRAINED SOILS 75 FT.
NATURAL BUFFER FROM WETLAND 25 ft.
 - FLOOD HAZARD ZONE:
MADBURY-NOT WITHIN A FLOOD HAZARD AREA PER COMMUNITY #330219
SHEET 2 OF FEDERAL INSURANCE ADMINISTRATION BOUNDARY MAP.
 - VERTICAL DATUM IS BASED ON NAVD88 (PER NGS OPUS SOLUTION).
 - HORIZONTAL DATUM IS BASED ON NH STATE PLANE COORDINATES (OPUS).
 - H.I.S.S. SOILS MAPPING AND TEST PITS BY NHSC INC.
 - JURISDICTIONAL WETLANDS DELINEATED BY NHSC, INC. DURING FEBRUARY 2009 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
 - LAND IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF NET&T SEE S.C.R.D. BK. 716, PG. 469.
 - NHDES SUBDIVISION APPROVAL #SA 2009009132.
 - TOTAL AREA EXCLUDING VERY POORLY DRAINED SOILS=120,005 SQ. FT.
TOTAL CONTIGUOUS UPLANDS=109,797 SQ. FT.
TOTAL POORLY DRAINED SOILS USED IN LOT CALCULATION=10,208 SQ. FT. (7.4% OF TOTAL PARCEL AREA).
- REFERENCE PLANS:
- "CONSERVATION EASEMENT AND LOT CONSOLIDATION PLAN OF LAND OWNED BY JESSE AND JUNE GANGWER", BY DOUCET SURVEY, INC., DATED DECEMBER 14, 2007, S.C.R.D. PLAN #94-7 & 94-8.
 - "SUBDIVISION PLAN OF LAND OWNED BY JESSE & JUNE GANGWER", BY DOUCET SURVEY, INC., DATED OCTOBER 12, 2006, S.C.R.D. PLAN #91-38.

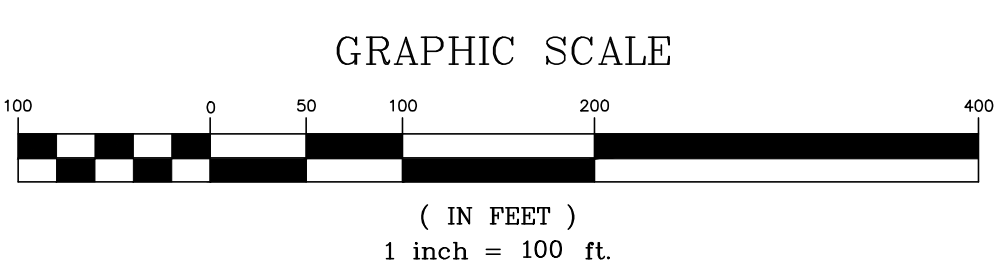
LEGEND

- | | | | |
|-----|--|-----------|---|
| ○ | UTILITY POLE & GUY WIRE | — BEARING | PROPERTY LINES |
| ● | GRANITE BOUND FOUND | — DIST | PROPOSED PROPERTY LINES |
| ○ | DRILL HOLE SET (UNLESS OTHERWISE NOTED) | — BEARING | APPROX. ABUTTERS LOT LINE |
| ○ | IRON PIPE/ROD FOUND | — DIST | STONE WALL |
| IRS | 5/8" RE-BAR W/ID CAP SET (8/7/09) | — | BUILDING SETBACK LINE |
| BNS | 4" SQ. GRANITE BOUND SET (8/7/09) | — | EDGE OF POORLY DRAINED SOILS (SEE NOTE #9) |
| W | JURISDICTIONAL WETLAND SYMBOL | — | EDGE OF VERY POORLY DRAINED SOILS (SEE NOTE #9) |
| ■ | EXISTING BUILDING/STRUCTURE | | |
| TYP | TYPICAL | | |
| ⊕ | TEST PIT | | |
| □ | POTENTIAL 4,000 SQ. FT. SEPTIC AREA | | |
| □ | POTENTIAL DWELLING | | |
| ○ | POTENTIAL WELL W/ 75' PROTECTIVE WELL RADIUS | | |

APPROVED BY THE MADBURY, NEW HAMPSHIRE PLANNING BOARD

CHAIRPERSON _____

DATE: _____



I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

_____, L.L.S. #937
DATE

NO.	DATE	DESCRIPTION	BY
1	8/10/09	ADD SET MONUMENTS	JFK

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

DRAWN BY: M.W.F.	DATE: APRIL 8, 2009
CHECKED BY: J.F.K.	DRAWING NO.: 2170D
JOB NO.: 2170	SHEET 1 OF 2

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