

LOCATION MAP 1" = 3000'

LEGEND:

N/F	NOW OR FORMERLY RECORD OF PROBATE
RP	STRAFFORD COUNTY REGISTRY OF DEEDS
SCRD	MAP 11 / LOT 21
(11/21)	BOUNDARY
- - -	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

- "PLAN OF LAND FOR DAVID & ROBERT CHASE, MADBURY, N.H., SUBDIVISION PLAN BEECH HILL WOODS" BY KIMBALL CHASE COMPANY, INC., DATED 2/21/83. SCR.D PLAN #24-36.
- "BOUNDARY PLAT, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE, FIRST NATIONAL BANK OF PORTSMOUTH" BY GEOMETRES BLUE HILLS, DATED MARCH 17, 1995. SCR.D PLAN #45-64.
- "SUBDIVISION OF LAND, PREPARED FOR CUTTER FAMILY PROPERTIES, LOCATED AT ROUTE 155, MADBURY, NEW HAMPSHIRE" BY ATLANTIC SURVEY COMPANY, DATED 24 JULY, 2000. SCR.D PLAN #59-85.
- "PLAN OF LAND FOR VARISTY DURHAM, LLC, LOCATED AT 10 LEE ROAD, MADBURY, NEW HAMPSHIRE." BY MSC CIVIL ENGINEERS, DATED 20 JANUARY, 2012. SCR.D PLAN #11082

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1*	102.35'	67.57'	66.35'	N20°38'59"E	37°49'43"
C2	10.00'	21.83'	17.75'	N69°39'58"E	125°05'53"

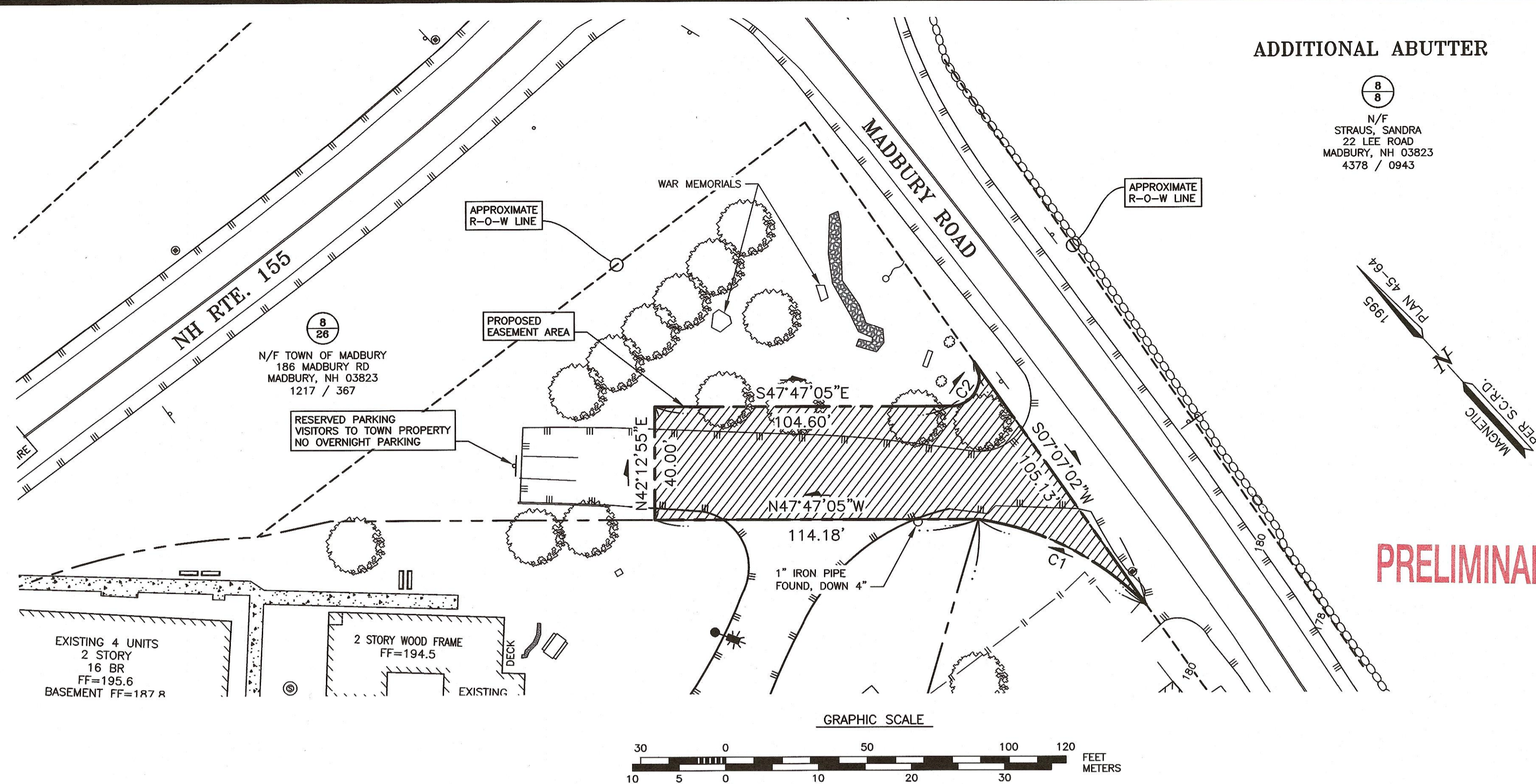
*NON-TANGENT OUT

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

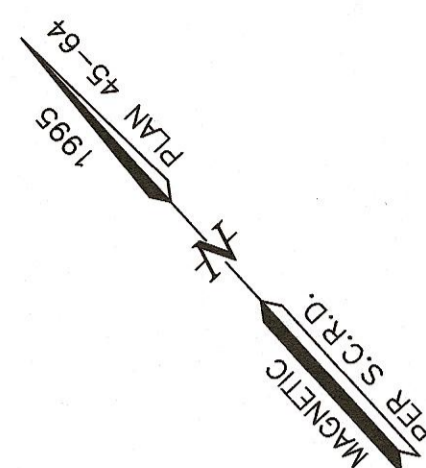
JOHN R. CHAGNON, LLS 738

DATE

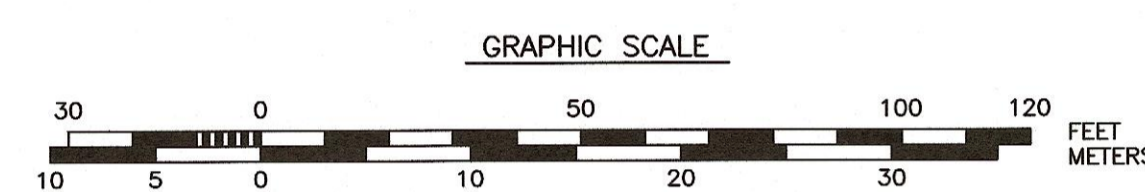


ADDITIONAL ABUTTER

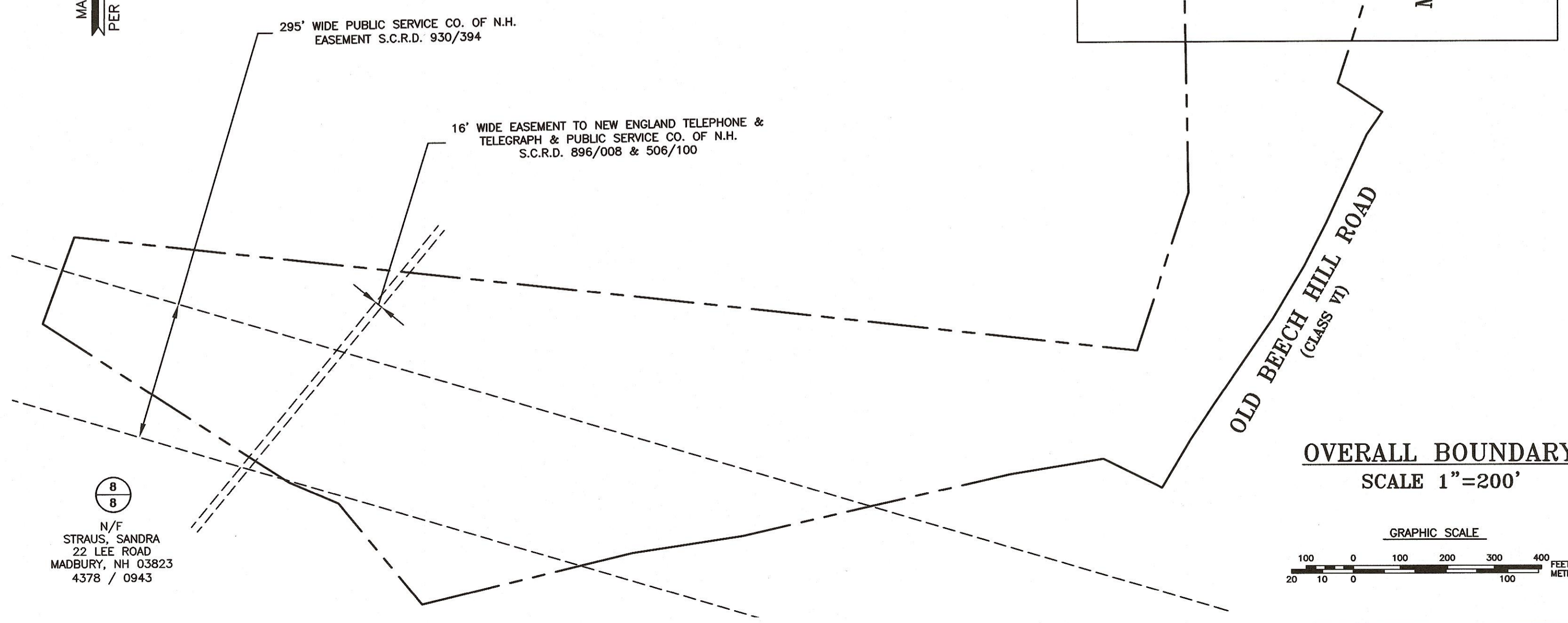
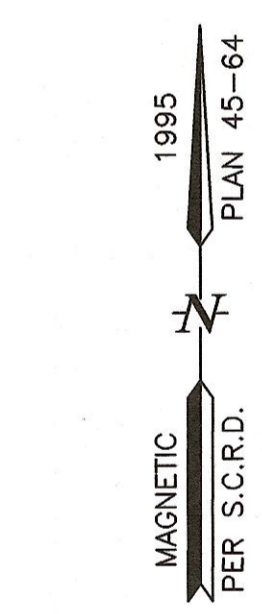
(8/8)
N/F
STRAUS, SANDRA
22 LEE ROAD
MADBURY, NH 03823
4378 / 0943



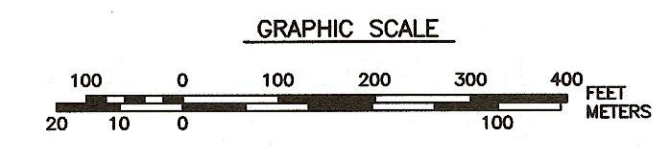
PRELIMINARY



PRELIMINARY



OVERALL BOUNDARY SCALE 1"=200'



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:
- PARCEL IS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9 AND MAP 8 AS LOT 26
 - OWNERS OF RECORD:
10 LEE ROAD LLC
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
4509/36

TOWN OF MADBURY
186 MADBURY RD
MADBURY, NH 03823
1217/367
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED ACCESS EASEMENT ON TAX MAP 8 LOT 26 IN THE TOWN OF MADBURY.

PRELIMINARY

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/6/22

REVISIONS

EASEMENT PLAN
TAX MAP 8 - LOT 26
TOWN OF MADBURY
TO BENEFIT
TAX MAP 8 - LOT 9
10 LEE ROAD, LLC
MADBURY ROAD
TOWN OF MADBURY
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE