

**LOCUS
NOT TO SCALE**

- REFERENCE PLANS:**
- 1.) "SUBDIVISION AND SITE PLAN, ELLIOTT ROSE COMPANY OF MADBURY, INC., ROUTE 155, MADBURY, NH." DATED DECEMBER 1, 1997. PREPARED BY TRITECH ENGINEERING CORP. S.C.R.D. PLAN 51-72.
 - 2.) "PLAN OF SUBDIVISION FOR DAVID J. & ROBERT S. CHASE, DURHAM ROAD & PERKINS ROAD, MADBURY, NEW HAMPSHIRE." DATED JULY 1979. PREPARED BY K.E. MOORE & B.G. STAPLES. S.C.R.D. PLAN #20-99.
 - 3.) "WILLIAM H. ELLIOTT TO BOSTON & MAINE R.R." DATED DECEMBER 1910. PREPARED BY B & M RAILROAD. S.C.R.D. V.360 P. 132.
 - 4.) "W. H. ELLIOTT & SONS, INC. TO JOHN S. ELLIOTT, MADBURY, NH." DATED MARCH 1976. PREPARED BY G.L. DAVIS & ASSOC. S.C.R.D. PLAN DRAWER 20 NUMBER 74 SHEET 1.
 - 5.) "RIGHT OF WAY AND TRACK MAP, BOSTON & MAINE R.R. OPERATED BY THE BOSTON & MAINE R.R. STATION 3337+37 TO 3390+17." DATED JUNE 30, 1914. PREPARED BY THE OFFICE OF VALUATION ENGINEER, N.H.D.O.T. RAIL ROAD DIV. V2 N.H./62.
 - 6.) "LOT LINE ADJUSTMENT PLAN LAND OF CHRISTOPHER LEVESQUE TAX MAP #8 LOT 22 & CHARLES M. HART TAX MAP #8 LOT 23" PREPARED BY THIS OFFICE AND RECORDED IN S.C.R.D. AS PLAN # P0097-0060

- NOTES:**
- 1.) THE SUBJECT PARCELS ARE LOT 22 AND LOT 23 ON THE TOWN OF MADBURY TAX MAP #8. THE OWNERS OF RECORD IS CHRISTOPHER LEVESQUE (LOT 22) DEED REFERENCE S.C.R.D. BOOK 1008 PAGE 318, AND STEVEN & LYRA ROBINETTE (LOT 23) DEED REFERENCE S.C.R.D. BOOK 3915 PAGE 738.
 - 2.) THE PURPOSE OF THIS PLAN IS TO FACILITATE A LOT LINE ADJUSTMENT BETWEEN TAX MAP #8 LOT 22 (LEVESQUE) AND TAX MAP #8 LOT 23 (ROBINETTE).
 - 3.) THE SUBJECT PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL & AGRICULTURAL ZONE. MINIMUM LOT FRONTAGE IS 200', MINIMUM LOT SIZE IS 80,000 SQ.FT. FOR SINGLE FAMILY HOMES, 120,000 SQ.FT. FOR A TWO FAMILY DWELLING. MINIMUM SETBACK REQUIREMENTS ARE 50' FRONT, 15' REAR AND SIDE. MAXIMUM BUILDING COVERAGE IS 25%.
 - 4.) THIS PLAN IS THE RESULT OF A SURVEY CONDUCTED AS A SURVEY CLASSIFICATION "U" AS DEFINED IN LAN 503.04, TABLE 500.1. THE FIELD WORK WAS CONDUCTED IN JULY 2022 USING A SOKKIA SET 530R TOTAL STATION. THE BOUNDARY LINES OF THE SUBJECT PARCELS WERE SURVEYED. ANY OTHER BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE REFERENCE PLANS.
 - 5.) THE PROPERTY CONVEYED AS A RESULT OF THIS ANNEXATION SHALL NOT BE DEEMED OR CONSIDERED A SEPARATE LOT OF RECORD BUT SHALL BE REGARDED AS MERGED INTO AND MADE INTEGRAL PART OF THE CONTIGUOUS LOT OF LAND PREVIOUSLY OWNED BY THE GRANTEEES SO THAT THE SAME SHALL HEREAFTER BE ONE CONFIRMED SINGLE LOT OF RECORD.

THE SUBDIVISION REGULATIONS OF THE TOWN OF MADBURY REQUIRE A PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR NOTIFICATION MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PRECISION OF CLOSED TRAVERSE IS BETTER THAN 1:15,000.

Paul F. Zuzgo
PAUL F. ZUZGO - L.L.S. #919 8/25/22 DATE

LOT LINE ADJUSTMENT

**LOT LINE ADJUSTMENT PLAN
LAND OF CHRISTOPHER LEVESQUE &
STEVEN & LYRA ROBINETTE
TAX MAP #8, LOT 22 & LOT 23
6 MILES LANE MADBURY
STRAFFORD COUNTY NEW HAMPSHIRE**

ECKMAN
Engineering, LLC
70 Heritage Ave Unit 10, PO Box 3035
Portsmouth, New Hampshire 03802
Phone: (603) 433-154

No.	Description	Appd	Date

DATE: SEPTEMBER 16, 2022
SCALE: AS SHOWN
DESIGNED BY: AMY
DRAWN BY: AMY
APPROVED BY: DEE/PTZ
PROJECT NO: 22-124
FILE NO: 22-124_BND

**TAX MAP 8
LOT 9A**
N/F CUTTER BEECH HILL LLC
PO BOX 190
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417 PAGE 685

**TAX MAP 8
LOT 16**
N/F TOWN OF MADBURY
13 TOWN HALL ROAD
MADBURY, NH 03823

TAX MAP 8 LOT 24
N/F LORENA MARY HART
REVOCABLE TRUST
C/O LORENA HART, TRUSTEE
171 MADBURY ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 4139
PAGE 119

**TAX MAP 8
LOT 6**
N/F PETER JAKOBS
55 EVANS ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 4035 PAGE 448

**TAX MAP 8
LOT 1C**
N/F DAVID & ELISA WAGNER
57 EVANS ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 3092 PAGE 700

OWNER CERTIFICATION
I CHRISTOPHER LEVESQUE CERTIFY THAT I AM THE CURRENT OWNER OF LOT 22 ON THE TOWN OF MADBURY TAX MAP #8 SHOWN HEREON AND THAT I APPROVED THE PROPOSED LOT LINE ADJUSTMENT.

CHRISTOPHER LEVESQUE DATE

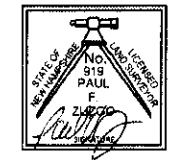
OWNER CERTIFICATION
I STEVEN & LYRA ROBINETTE CERTIFY THAT I AM THE CURRENT OWNER OF LOT 23 ON THE TOWN OF MADBURY TAX MAP #8 SHOWN HEREON AND THAT I APPROVED THE PROPOSED LOT LINE ADJUSTMENT.

STEVEN ROBINETTE DATE

LYRA ROBINETTE DATE

LINE	BEARING	LENGTH
L1	S50°-47'-16"W	101.19'
L2	S51°-40'-47"E	50.17'
L3	S40°-49'-00"E	54.38'
L4	S38°-14'-48"E	168.86'
L5	S42°-30'-30"E	80.16'
L6	S47°-33'-11"E	81.36'
L7	S68°-36'-23"E	86.01'
L8	S75°-57'-48"E	150.54'

**TAX MAP 8
LOT 10**
N/F MELISSA L. WALKER
REVOCABLE TRUST OF 1997
C/O MELISSA WALKER, TRUSTEE
124 PERKINS ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 4397 PAGE 428



APPROVAL DATE: _____
TOWN OF MADBURY, NH PLANNING BOARD
SIGNATURES OF THE BOARD:

CHAIR

**TAX MAP 8
LOT 1**
N/F ROSE REALTY, LLC
334 ROUTE 108
MADBURY, NH 03823
S.C.R.D. BOOK 2357 PAGE 497

**TAX MAP 8
LOT 22
SUBJECT PARCEL**
CHRISTOPHER LEVESQUE
6 MILES LN
MADBURY, NH 03823
S.C.R.D. BOOK 3776 PAGE 652
AREA: 22.60± ACRES 984,456± S.F.
AREA AFTER LLA: 23.38± ACRES
1,018,549± S.F.

**TAX MAP 8
LOT 23
SUBJECT PARCEL**
STEVEN & LYRA ROBINETTE
173 MADBURY ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 4972 PAGE 326
AREA: 10.20± ACRES
449,539± S.F.
AREA AFTER LLA: 9.42± ACRES
415,448± S.F.

**TAX MAP 8
LOT 21**
N/F BASTIANELLI FAMILY
REVOCABLE TRUST OF 2008
C/O PAT & STEPHEN
BASTIANELLI, TRUSTEES
132 PERKINS ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 3610 PAGE 331

**TAX MAP 8
LOT 20**
N/F PUBLIC SERVICE COMPANY OF
NEW HAMPSHIRE
780 NORTH COMMERCIAL STREET
PO BOX 330
MANCHESTER, NH 03101
S.C.R.D. BOOK 874 PAGE 99

**TAX MAP 8
LOT 25**
N/F ANDERSON FAMILY
REVOCABLE TRUST
C/O ARTHUR & ELIZABETH
ANDERSON, TRUSTEES
171 MADBURY ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 3100 PAGE 331

**TAX MAP 8
LOT 17**
N/F DANIEL & BETHANY FLETCHER
174 MADBURY ROAD
MADBURY, NH 03823
S.C.R.D. BOOK 4023 PAGE 358

- ABBREVIATION AND SYMBOL LEGEND**
- EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - RAILROAD TRACKS
 - IRON PIPE
 - IRON ROD
 - WELL
 - STONE WALL
 - PROPERTY LINE
 - UTILITY POLE (TYP.)
 - GUY WIRE (TYP.)
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

