

REFERENCE PLANS:

- 1.) PLAN OF LOTS, EDWARD H. YOUNG, MADBURY, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: FEB 1967; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 20, POCKET 6, FOLDER 4.
- 2.) SUBDIVISION, LAND OF HAROLD TAYLOR, MADBURY, N.H.; SCALE: 1" = 100'; DATED: MAR. 1976; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 16A-70.
- 3.) SUBDIVISION, LAND OF HAROLD TAYLOR, MADBURY, N.H.; SCALE: 1" = 100'; DATED: AUG 1981, REV. JAN. 1983; BY: FREDERICK E. DREW ASSOCIATES; RECORDED S.C.R.D. PLAN 22-43.
- 4.) EASEMENT PLAN, HUCKINS ROAD & LONG HILL RD., MADBURY, N.H. FOR MARK HURLEY AND JOHN A. & JANINE PARSONS; SCALE: 1" = 60'; DATED: JULY, 2003; BY: NORWAY PLAINS ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 71-53.
- 5.) REAL ESTATE, PEASE AIR FORCE BASE SURFACE WATER SUPPLY, MILITARY RESERVATION, SEGMENT 1; SCALE: 1" = 400'; DATED: MAY 1960; BY: DEPARTMENT OF THE ARMY OFFICE OF THE DIVISION ENGINEER NEW ENGLAND DIVISION; ON FILE WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
- 6.) SUBDIVISION PLAN PREPARED FOR ZELAND SCHWARTZ REVOCABLE TRUST, TAX MAP 1, LOT No. 16, 14 HUCKINS ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: DECEMBER 29, 2021, REVISED THROUGH 12/9/22; BY THIS OFFICE; RECORDED S.C.R.D. PLAN 12818.
- 7.) LOT LINE REVISION PLAN PREPARED FOR ZELAND SCHWARTZ REVOCABLE TRUST AND WILLIAM H. & RENADA L. TAYLOR, TAX MAP 1, LOT Nos. 16 & 17, 16 HUCKINS ROAD & 142 LITTLEWORTH ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MARCH 21, 2023 and REVISED: MAY 5, 2023; BY THIS OFFICE;

1 / 12
 GEORGE TAYLOR
 CAROL TAYLOR
 248 LITTLEWORTH ROAD
 MADBURY, NH 03823
 889 / 280

1 / 37-E1
 ELIZABETH A. BOUTIN
 ARTHUR P. BOUTIN, III
 9A HUCKINS ROAD
 MADBURY, NH 03823
 4502 / 543

No.	Bearing	Distance
L1	N59°13'39"E	25.00'
L2	N30°46'21"W	114.49'
L3	N44°08'28"E	130.31'

1 / 37-E2
 STEPHEN W. PELLEGRINI
 9B HUCKINS ROAD
 MADBURY, NH 03823
 3546 / 953

1 / 13
 VOLODYMYR IVANOV
 GANNA GRYN
 11 HUCKINS ROAD
 MADBURY, NH 03823
 5032 / 940

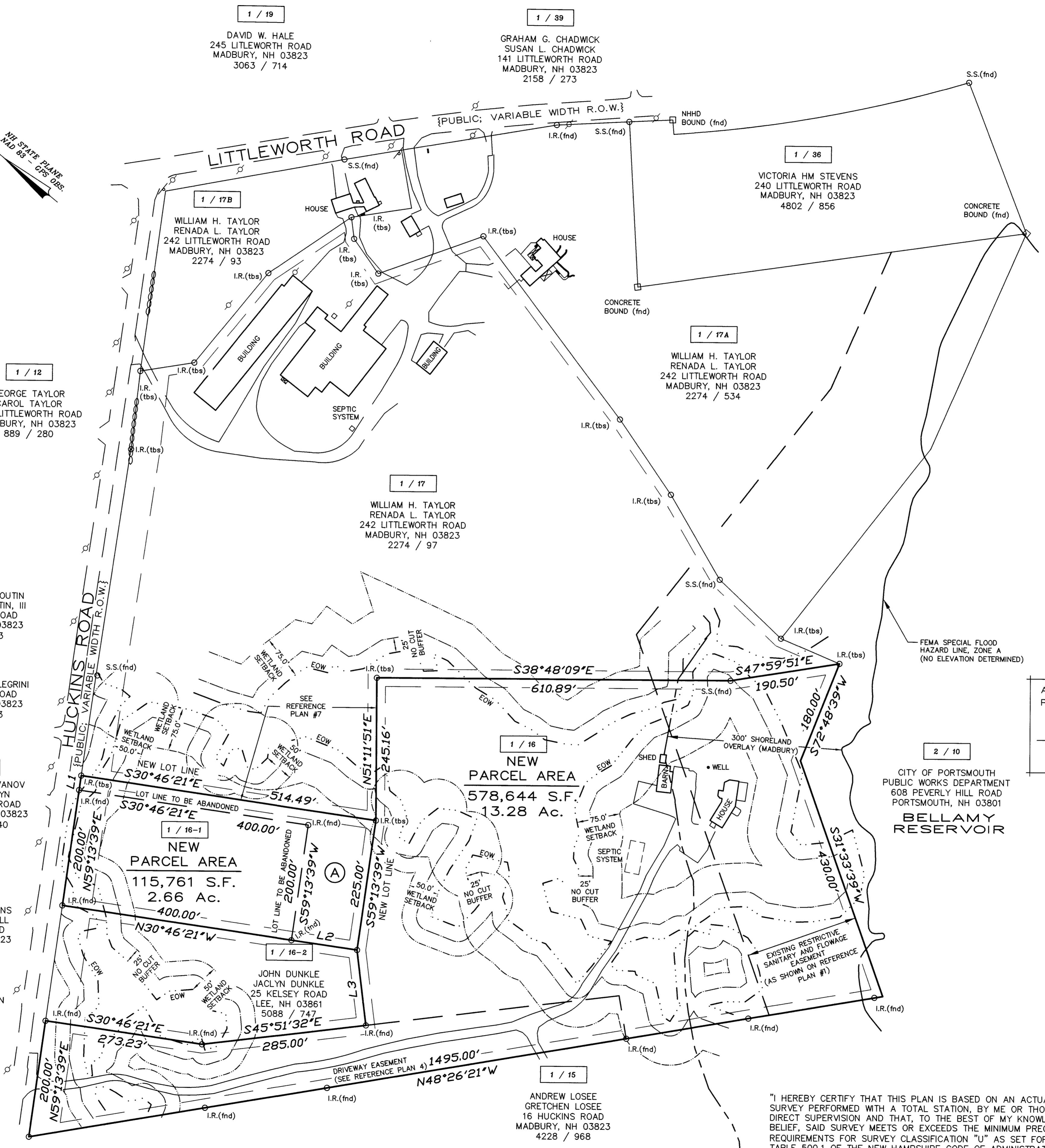
1 / 37A
 MATTHEW J. GIBBONS
 ASHLEY J. RANDALL
 13 HUCKINS ROAD
 MADBURY, NH 03823
 4166 / 545

1 / 37B
 RICHARD E. BROUGHTON
 JOHANNA BROUGHTON
 15 HUCKINS ROAD
 MADBURY, NH 03823
 3091 / 896

LEGEND

- S.F. - SQUARE FEET
- Ac. - ACRE
- EOW - EDGE OF WET (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 36A/6 - UTILITY POLE WITH ID NUMBER
- OHU - OVERHEAD UTILITY LINES
- CMP - CORRUGATED METAL PIPE
- S.S.(fnd) - STEEL STAKE FOUND (DAVIS ENG.)
- I.R.(fnd) - IRON ROD FOUND
- I.R.(tbs) - IRON ROD WITH ID CAP #661 TO BE SET
- NHHD - NEW HAMPSHIRE HIGHWAY DEPARTMENT

NO.	DATE	DESCRIPTION	BY	CHK
1	5/5/23	ADD WETLANDS AND SETBACK LINES	JRG	SJH
REVISIONS				
23-2486	LLADJ	23-01	8-14	
PROJECT NO	TYPE	FIELDBOOK	PAGES	



NOTES:

- 1.) OWNER OF RECORD:
 1 / 16 ZELAND SCHWARTZ, TRUSTEE
 ZELAND SCHWARTZ REVOCABLE TRUST
 14 HUCKINS ROAD
 MADBURY, NEW HAMPSHIRE 03823
 S.C.R.D. VOLUME 4704, PAGE 448
 1 / 16-1 RYAN JOHN MCGUIRE
 SAMANTH MCGUIRE
 24 CHESTNUT WAY
 LEE, NEW HAMPSHIRE 03861
 S.C.R.D. VOLUME 5088, PAGE 720
- 2.) 1 / 16 - DENOTES TAX MAP AND PARCEL NUMBER.
- 4.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AS SHOWN: PARCEL A (35,761 S.F. / 0.82 Ac.) IS TO BE ADDED TO LOT 1/16-1.
 LOT AREAS:

LOT	ORIGINAL	NEW
1/16	614,405 S.F. / 14.10 Ac.	578,644 S.F. / 13.28 Ac.
1/16-1	80,000 S.F. / 1.84 Ac.	115,761 S.F. / 2.66 Ac.
- 5.) ZONING DISTRICT: GENERAL RESIDENTIAL AND AGRICULTURAL
 DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE = 80,000 S.F.
 MINIMUM FRONTAGE = 200 FEET
 BUILDING SETBACK REQUIREMENTS:
 FRONT SETBACK = 50 FEET
 SIDE SETBACK = 15 FEET
 REAR SETBACK = 15 FEET
 POORLY DRAINED SOILS SETBACK = 50 FEET
 VERY POORLY DRAINED SOILS SETBACK = 75 FEET
 SHORELAND PROTECTION OVERLAY DISTRICT = 300 FEET
 THE PARCELS MAY ALSO BE SUBJECT TO THE WET AREA CONSERVATION OVERLAY DISTRICT (WC), THE SHORELAND PROTECTION OVERLAY DISTRICT, AND THE FLOOD HAZARD OVERLAY DISTRICT.
- 6.) A PORTION OF THE SUBJECT PARCELS IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330219; MAP NUMBER 33017C0305E; EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 20, 2021.
 VERTICAL DATUM IS USGS (NAVD88) BASED ON GPS OBSERVATION DATED JULY 20, 2021.
- 11.) PARCEL 1/16 IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWOPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RESERVOIR REFERENCE LINE.

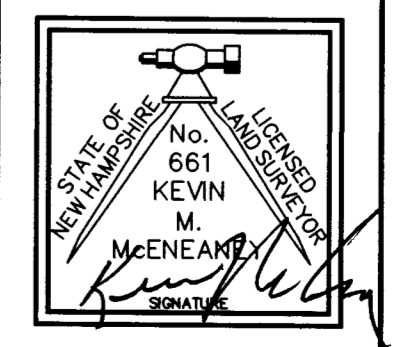
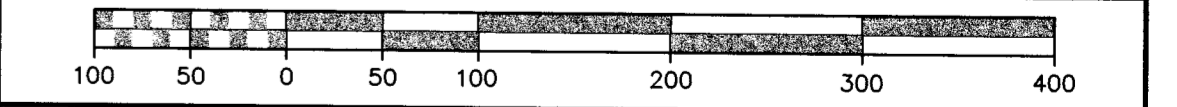
Approved by the Town of Madbury, NH
 Planning Board:

Chairman

2 / 10
 CITY OF PORTSMOUTH
 PUBLIC WORKS DEPARTMENT
 608 PEVERLY HILL ROAD
 PORTSMOUTH, NH 03801
 BELLAMY RESERVOIR

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
ZELAND SCHWARTZ REVOCABLE TRUST
 AND
RYAN JOHN & SAMANTHA MCGUIRE
 TAX MAP 1, LOT Nos. 16 & 16-1
10 & 14 HUCKINS ROAD
TOWN of MADBURY
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA 2486\23-2486
 SCALE: 1" = 100' DATE: MARCH 29, 2023



McNeaney
Survey
Associates
 of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"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."

ANDREW LOSEE
 GRETCHEN LOSEE
 16 HUCKINS ROAD
 MADBURY, NH 03823
 4228 / 968