

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.

No.	Bearing	Distance
L1	N59°13'39"E	25.00'
L2	N30°46'21"W	114.49'
L3	N57°30'31"E	135.29'
L4	S48°11'41"E	94.48'
L5	S43°42'36"W	37.39'
L6	S15°41'19"W	72.90'
L7	S04°32'01"W	146.34'
L8	S15°56'21"E	110.00'
L9	N44°08'28"E	130.31'

1 / 37-B1
ELIZABETH A. BOUTIN
ARTHUR P. BOUTIN, III
9A HUCKINS ROAD
MADBURY, NH 03823
4502 / 543

1 / 37-B2
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

1 / 19
DAVID W. HALE
245 LITTLEWORTH ROAD
MADBURY, NH 03823
3063 / 714

1 / 39
GRAHAM G. CHADWICK
SUSAN L. CHADWICK
141 LITTLEWORTH ROAD
MADBURY, NH 03823
2158 / 273

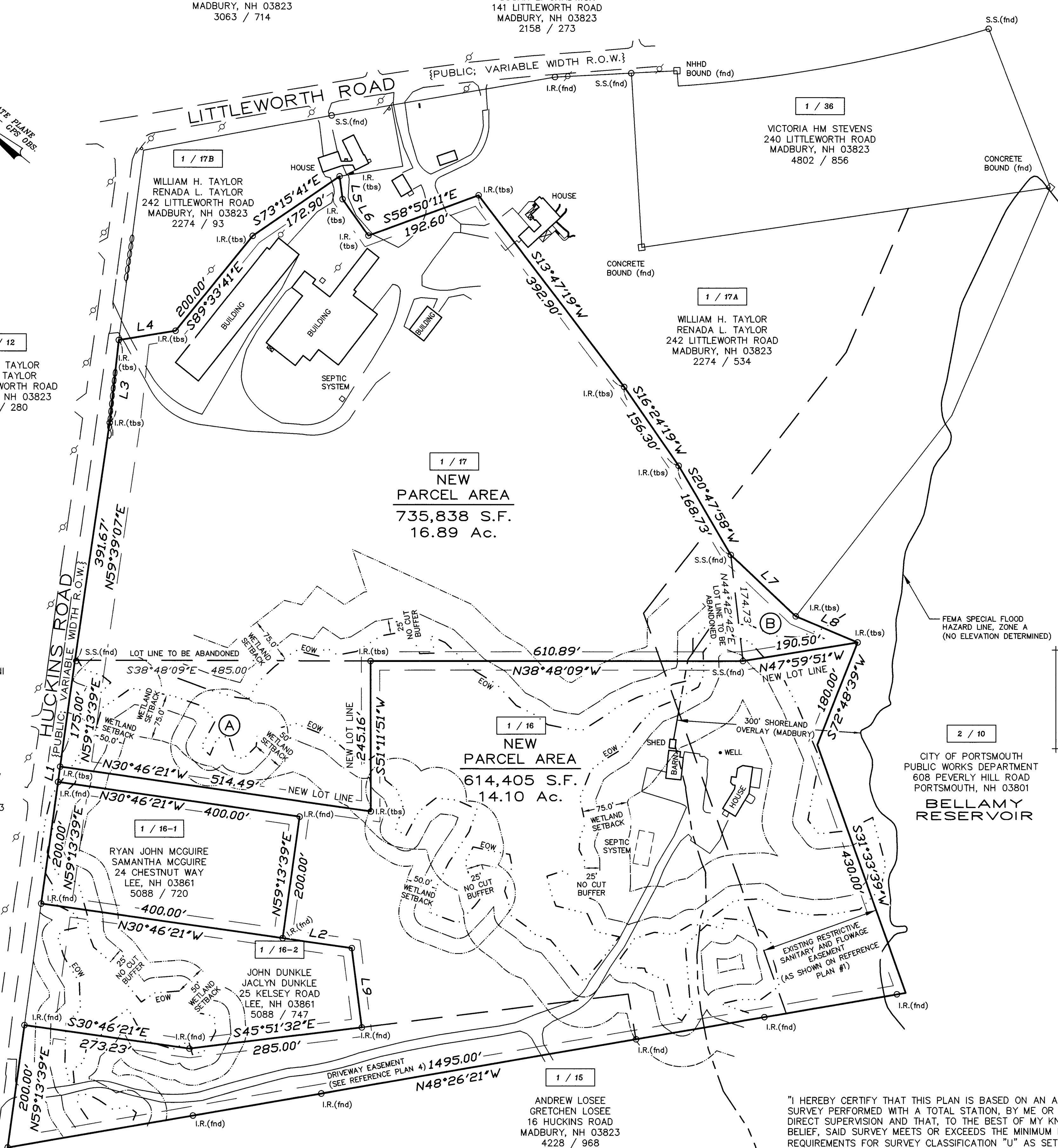
1 / 36
VICTORIA HM STEVENS
240 LITTLEWORTH ROAD
MADBURY, NH 03823
4802 / 856

1 / 17A
WILLIAM H. TAYLOR
RENADA L. TAYLOR
242 LITTLEWORTH ROAD
MADBURY, NH 03823
2274 / 534

1 / 17
NEW
PARCEL AREA
735,838 S.F.
16.89 Ac.

1 / 16
NEW
PARCEL AREA
614,405 S.F.
14.10 Ac.

1 / 15
ANDREW LOSEE
GRETCHEN LOSEE
16 HUCKINS ROAD
MADBURY, NH 03823
4228 / 968



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 / 17 WILLIAM H. TAYLOR
RENADA L. TAYLOR
242 LITTLEWORTH ROAD
MADBURY, NEW HAMPSHIRE 03823
S.C.R.D. VOLUME 2274, PAGE 97
 - 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 (104,469 S.F. / 2.40 Ac.) AND PARCEL B (13,809 S.F. / 0.32 AC.) ARE TO BE ADDED TO LOT 1/17.
- LOT AREAS:
LOT ORIGINAL NEW
1/16 732,683 S.F. / 16.82 Ac. 614,405 S.F. / 14.10 Ac.
1/17 617,560 S.F. / 14.18 Ac. 735,838 S.F. / 16.89 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.) PARCELS 1/16 AND 1/17 ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RESERVOIR REFERENCE LINE.

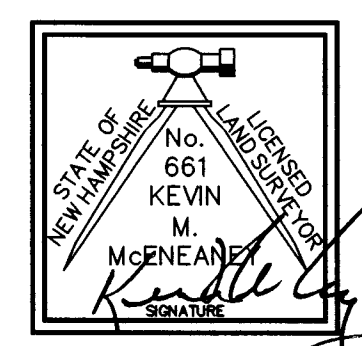
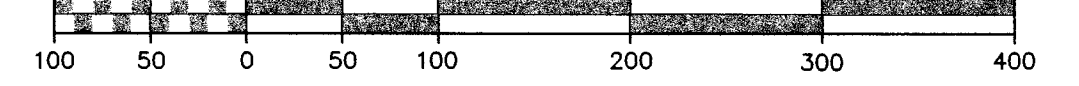
Approved by the Town of Madbury, NH
Planning Board:

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
WILLIAM H. & RENADA L. TAYLOR
TAX MAP 1, LOT Nos. 16 & 17
14 HUCKINS ROAD & 242 LITTLEWORTH ROAD
TOWN OF MADBURY
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: KJP FILE: MSA 2486.D.23-2486
SCALE: 1" = 100' DATE: MARCH 21, 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."

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