

**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	78.90'
L7	S04°32'01"W	146.34'
L8	S15°56'21"E	110.00'
L9	N44°08'28"E	130.31'

**LEGEND**

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

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

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

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

1/17B  
WILLIAM H. TAYLOR  
RENADA L. TAYLOR  
242 LITTLEWORTH ROAD  
MADBURY, NH 03823  
2274 / 93

1/38  
VICTORIA HM STEVENS  
240 LITTLEWORTH ROAD  
MADBURY, NH 03823  
4802 / 856

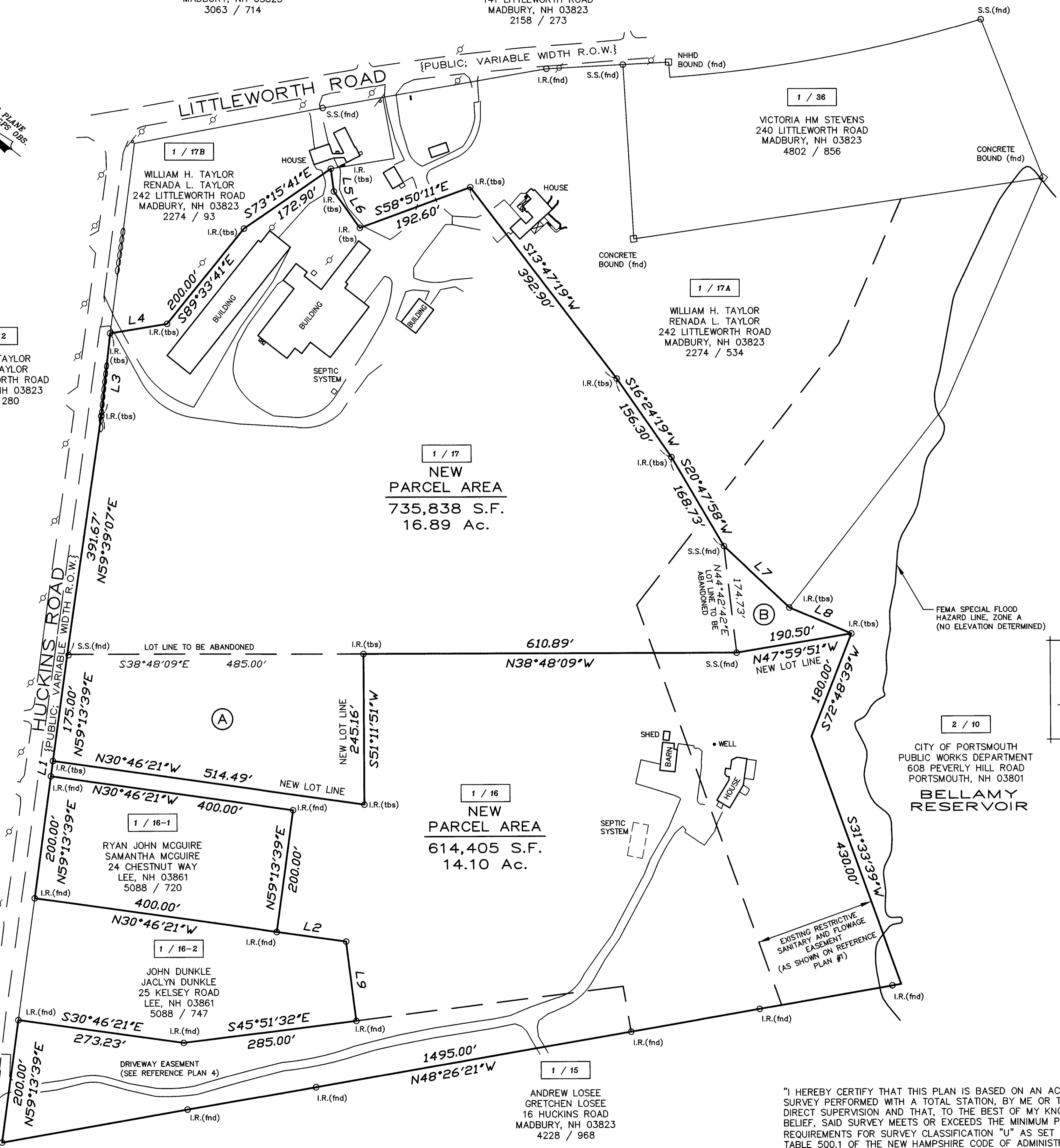
1/17A  
WILLIAM H. TAYLOR  
RENADA L. TAYLOR  
242 LITTLEWORTH ROAD  
MADBURY, NH 03823  
2274 / 534

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

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:**

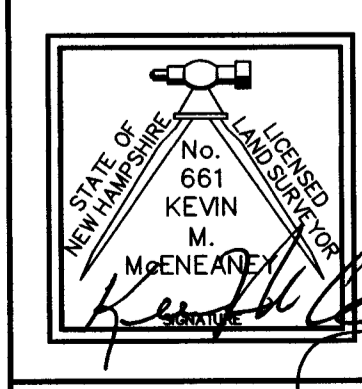
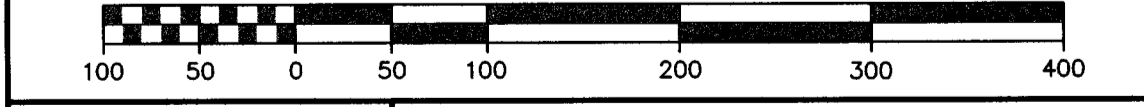
- 1.) OWNER OF RECORD:  
1/16 ZELAND SCHWARTZ, TRUSTEE  
ZELAND SCHWARTZ REVOCABLE TRUST  
14 HUCKINS ROAD  
MADBURY, NEW HAMPSHIRE 03823  
S.C.R.D. VOLUME 4704, PAGE 448  
1/17 WILLIAM H. TAYLOR  
RENADA L. TAYLOR  
242 LITTLEWORTH ROAD  
MADBURY, NEW HAMPSHIRE 03823  
S.C.R.D. VOLUME 2274, PAGE 97
  - 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  | 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
- 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 (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  
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\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
REVISIONS				
23-2486	LLADJ	23-01	8-14	
PROJECT NO	TYPE	FIELDBOOK & PAGES		