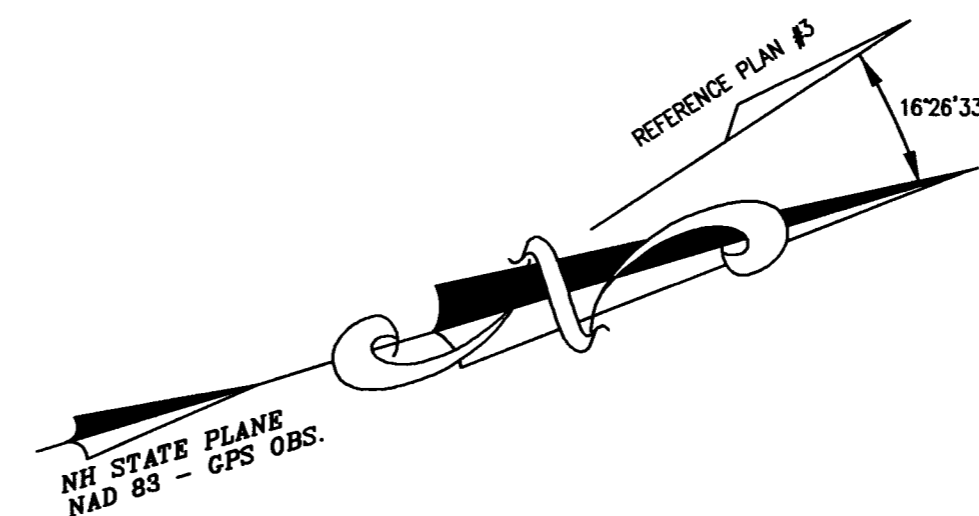


REFERENCE PLANS:

- 1.) SUBDIVISION OF LAND FOR NELSON BOLSTRIDGE IN MADBURY, N.H.; SCALE: 1" = 100'; DATED JULY 17, 1989; BY BRUCE L. POHOPEK; RECORDED S.C.R.D. PLAN 32-116.
- 2.) MINOR SUBDIVISION FOR NELSON G. BOLSTRIDGE IN MADBURY, N.H.; SCALE: 1" = 100'; DATED JANUARY 2, 1988; BY BRUCE L. POHOPEK; RECORDED S.C.R.D. 36-41.
- 3.) SUBDIVISION PLAN PREPARED FOR KAREN S. NILAND, KEVEN P. NILAND AND LUCY E. TILLMAN, SHALER R. McREEL, TAX MAP 5, LOT No. 16C, MILL HILL ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: APRIL 2003, REVISED THROUGH 9/26/03; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 75-15.

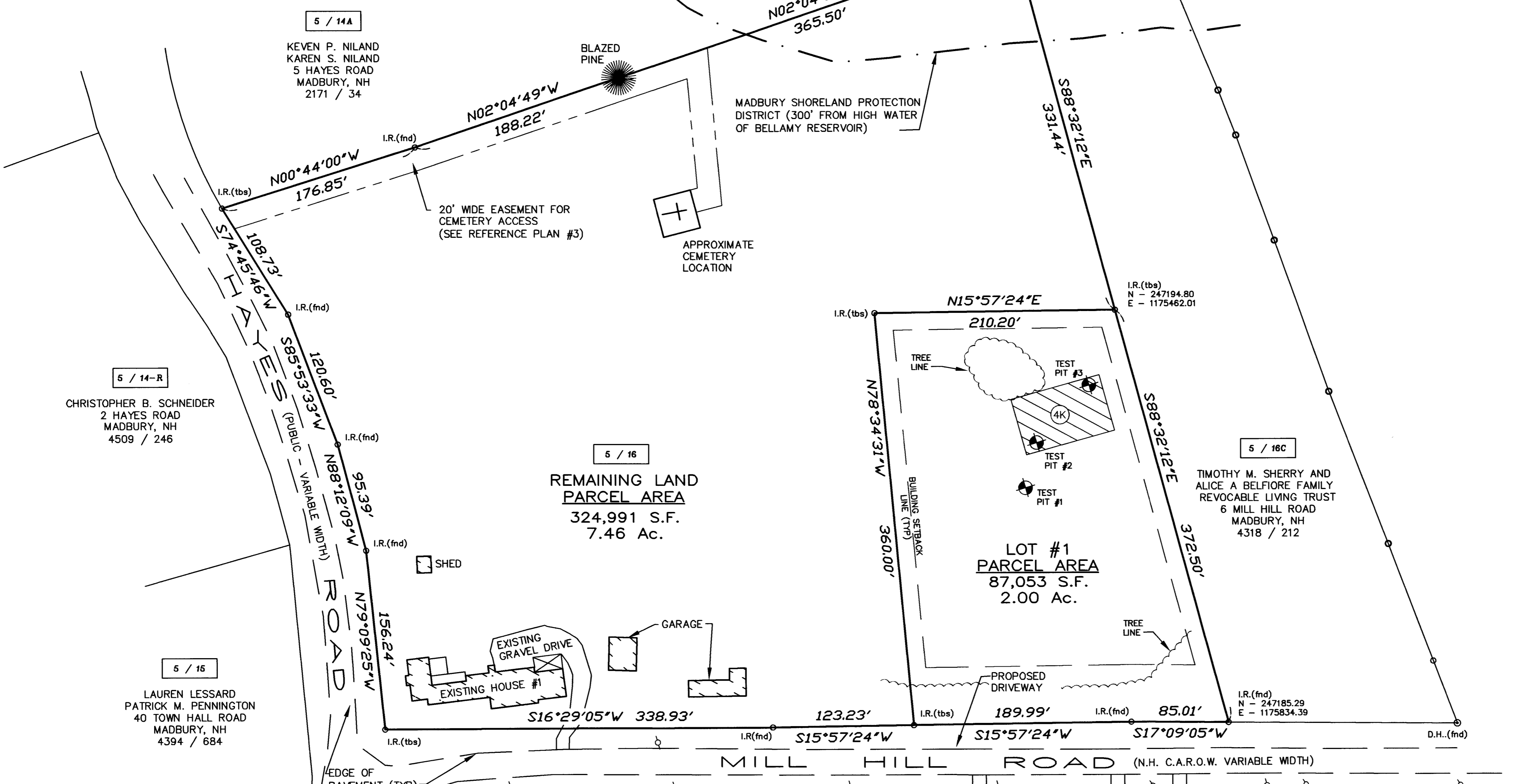
LEGEND

- I.R.(tbs) - IRON ROD WITH ID CAP #661 TO BE SET
- I.R.(fnd) - IRON ROD FOUND
- ⊙ D.H.(fnd) - DRILL HOLE FOUND
- o- UP - UTILITY POLE
- Ac. - ACRE
- R.O.W. - RIGHT OF WAY (TYP.)
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- ⊕ - TEST PIT LOCATION
- Ⓚ - 4,000 S.F. AREA FOR SEPTIC C.A.R.O.W. - CONTROLLED ACCESS RIGHT OF WAY



NOTES:

- 1.) OWNERS OF RECORD:
LUCY E. TILLMAN
1 HAYES ROAD
MADBURY, NH 03820
S.C.R.D. VOL. 2547 / PG 615
S.C.R.D. VOL. 3065 / 570
- 2.) 5 / 16 - DENOTES TAX MAP AND LOT NUMBER
- 3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL TO CREATE A NEW SINGLE FAMILY RESIDENTIAL LOT OF 2.00 ACRES. THE REMAINING LAND WITH THE EXISTING HOUSE WILL BE 7.46 ACRES.
- 4.) ZONING DISTRICT IS "GENERAL RESIDENTIAL AND AGRICULTURAL"
MINIMUM LOT SIZE: = 80,000 S.F.
MINIMUM FRONTAGE: = 200 FEET
BUILDING SETBACKS:
FRONT: = 50 FEET
SIDE: = 15 FEET
REAR: = 15 FEET
- 5.) TEST PITS WERE LOGGED ON JANUARY 27, 2021 BY KENNETH J. FAUCHER, DESIGNER PERMIT #851 AND WITNESSED BY MICHAEL CUOMO.
- 6.) WETLANDS ON LOT 5/16 WERE DELINEATED BY DAMON E. BURT, CWS OF FRAGGLE ROCK ENVIRONMENTAL ON DECEMBER 2, 2020. NO WETLANDS WERE NOTED ON THE PROPERTY.
- 7.) BASIS OF BEARING AND COORDINATES SHOWN ARE N.H. STATE PLANE NAD83.
- 8.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330219; PANEL 0315; SUFFIX E; MAP NUMBER 33017C0315E; EFFECTIVE DATE SEPTEMBER 30, 2015.



5 / 14A
KEVEN P. NILAND
KAREN S. NILAND
5 HAYES ROAD
MADBURY, NH
2171 / 34

5 / 14-R
CHRISTOPHER B. SCHNEIDER
2 HAYES ROAD
MADBURY, NH
4509 / 246

5 / 16
LAUREN LESSARD
PATRICK M. PENNINGTON
40 TOWN HALL ROAD
MADBURY, NH
4394 / 684

5 / 16
REMAINING LAND
PARCEL AREA
324,991 S.F.
7.46 Ac.

**LOT #1
PARCEL AREA
87,053 S.F.
2.00 Ac.**

5 / 16C
TIMOTHY M. SHERRY AND
ALICE A. BELFIORE FAMILY
REVOCABLE LIVING TRUST
6 MILL HILL ROAD
MADBURY, NH
4318 / 212

7 / 8B
MICHAEL GILL
43 TOWN HALL ROAD
MADBURY, NH
1504 / 440

7 / 8C
JOSEPH M. STEWART
1 MILL HILL ROAD
MADBURY, NH
1633 / 008

7 / 8D
KIRK D. HOPPE
KILEY A. HOPPE
3 MILL HILL ROAD
MADBURY, NH
4625 / 533

7 / 7
BRIAN R. SHERIDAN
5 MILL HILL ROAD
MADBURY, NH
4644 / 553

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-1422		SUBDIVISION	21-01	19-23
PROJECT NO		TYPE	FIELDBOOK & PAGES	

TOWN OF MADBURY
PLANNING BOARD APPROVAL

DATE: _____

"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."

**SUBDIVISION PLAN
PREPARED FOR
LUCY E. TILLMAN
TAX MAP 5, LOT No. 16
MILL HILL ROAD & HAYES ROAD
TOWN of MADBURY
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE**

DRAWN BY: KJF	FILE: MSA\1422\DWG\21-1422R
SCALE: 1" = 60'	DATE: FEBRUARY 22, 2021

**McEneaney
Survey
Associates**
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING