

**REFERENCE PLANS:**

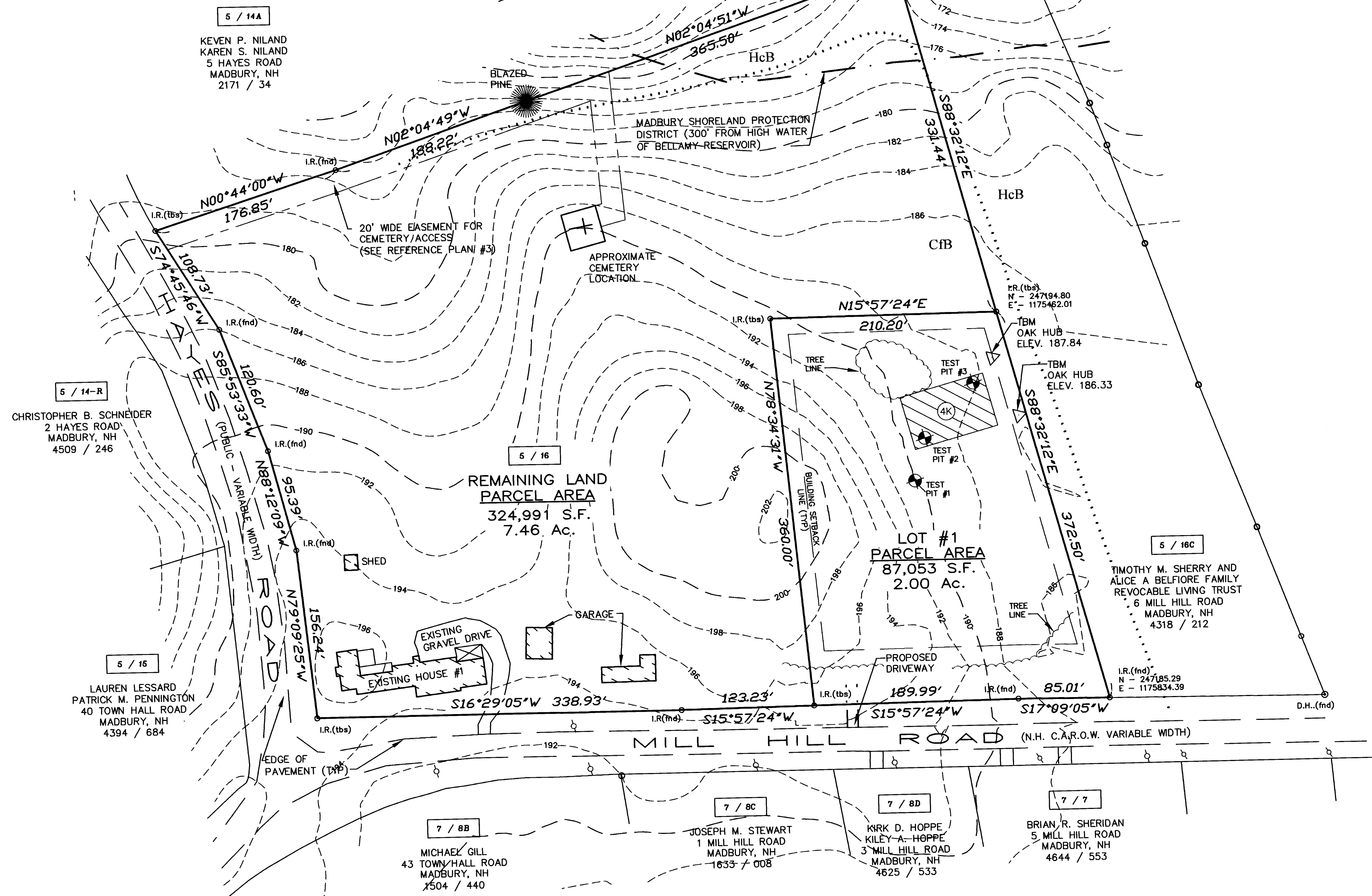
- 1.) SUBDIVISION OF LAND FOR NELSON BOLSTRIDGE IN MADBURY, N.H.; SCALE: 1" = 100'; DATED JULY 17, 1989; BY BRUCE L. POHOPEK; RECORDED S.C.R.D. PLAN 32-116.
- 2.) MINOR SUBDIVISION FOR NELSON G. BOLSTRIDGE IN MADBURY, N.H.; SCALE: 1" = 100'; DATED JANUARY 2, 1988; BY BRUCE L. POHOPEK; RECORDED S.C.R.D. 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
- ⊖ UP - UTILITY POLE
- Ac. - ACRE
- R.O.W. - RIGHT OF WAY
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- ⊕ - TEST PIT LOCATION
- ⊕ (4K) - 4,000 S.F. AREA FOR SEPTIC
- △ TBM - TEMPORARY BENCH MARK
- △ C.A.R.O.W. - CONTROLLED ACCESS RIGHT OF WAY
- CIB - SOIL DELINEATION LINE AND TYPE
- - - - - CIB - CONTOUR LINE

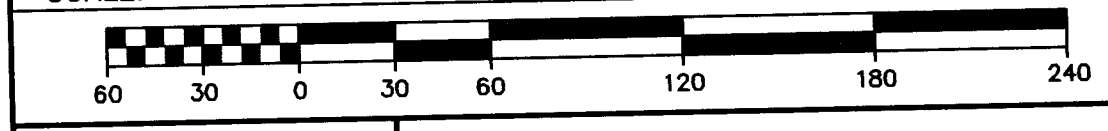
**NOTES:**

- 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 / 18 - 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.
- 9.) VERTICAL DATUM IS NAVD88, CONTOUR INTERVAL IS 2'.
- 10.) SOIL TYPES ON THE SUBJECT PARCEL ARE:  
CIB - CHARLTON FINE SANDY LOAM, 3-8% SLOPES  
HcB - HOLLIS CHARLTON FINE SAND LOAM, 3-8% SLOPES  
SOURCE: USDA NRCS WEB SOIL SURVEY.



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



**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."

TOWN OF MADBURY  
PLANNING BOARD APPROVAL  
DATE: \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY	CHK
21-1422	SUBDIVISION	20-21	19-23	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	