

LOCUS

NOTES:

- SUBJECT PARCEL:** TAX MAP 1 LOT 14
255 LITTLEWORTH RD
MADBURY, NH 03823
NS PROJECT #752
- OWNER OF RECORD:** D. ANNE DICKERSON
REVOCABLE TRUST
255 LITTLEWORTH RD
MADBURY, NH
S.C.R.D. BOOK 4857, PAGE 568
- PARCEL AREA:** TAX MAP 1 LOT 14
EXISTING: 373,197 S.F. OR 8.5674 AC
PROPOSED: 587,340 S.F. OR 13.4835 AC
- DIMENSIONAL REQUIREMENTS:**

| | |
|--------------------------|-------------|
| MIN LOT AREA: | 80,000 S.F. |
| MIN LOT FRONTAGE: | 200' |
| MIN FRONT SETBACK: | 50' |
| MIN SIDEREAR SETBACK: | 15' |
| MIN LOT DEPTH: | 150' |
| MAX IMPERVIOUS COVERAGE: | 25% |
| WETLAND SETBACKS: | 50' |
- OVERLAY:** AQUIFER PROTECTION
- ZONING INFORMATION:** SHOWN HEREON IS PER THE TOWN OF MADBURY ZONING ORDINANCE LAST REVISED MARCH 24, 2023. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE:** "A" "WITHOUT BASE FLOOD ELEVATION (BFE)" AND "X" "AREA OF MINIMAL FLOOD HAZARD", PER FIRM MAP #33017C0305E, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
- INTENT:** THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY:** COMPLETED BY NORTHAM SURVEY IN JUNE 2023 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC7 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM:** IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- VERTICAL DATUM:** IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS:** SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- UTILITY INFORMATION:** SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- PURPOSE:** THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- BOUNDARY:** THE PARCEL BOUNDARY SHOWN HEREON ARE PER REFERENCE PLAN #2.
- WETLAND DELINEATION:** CONDUCTED BY SERGIO BONILLA, NEW HAMPSHIRE STATE CERTIFIED WETLAND SCIENTIST (#261) ON MAY 25, 2023 IN ACCORDANCE WITH THE UNITED STATES ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).

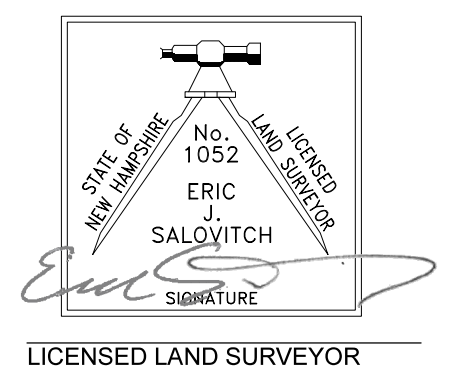
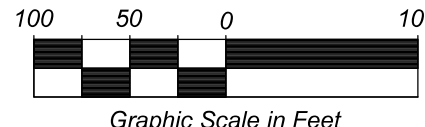
PLAN REFERENCES:

- "PLAN OF LAND OF ALICE E. FELKER LITTLEWORTH RD" PREPARED BY RICHARD P. TOWLE DATED DECEMBER 2ND 1981. RECORDED AT S.C.R.D. AS PLAN 023A-0009.
- "SUBDIVISION PLAN OF LAND PREPARED FOR GERALD & KATHRINE WHITEHOUSE TAX MAP 1, LOT NO. 14 225 LITTLEWORTH RD, NH ROUTE 9, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" PREPARED BY MCENEANEY SURVEY ASSOCIATES INC. DATED FEBRUARY 23RD 2007. RECORDED AT S.C.R.D. AS PLAN 0090-0028.
- "SUBDIVISION PLAN FOR CRAIG & PAMELA SEEVER, MADBURY NH" PREPARED BY FREDERICK E. DREW ASSOCIATES. DATED MARCH 1985. RECORDED AT S.C.R.D. AS PLAN 32A-54.
- "SUBDIVISION PLAN, MADBURY COMMONS, LLC HUCKINS ROAD & ROUTE 9 MADBURY, NEW HAMPSHIRE" PREPARED BY TRITECH ENGINEERING CORPORATION. DATED AUGUST 20TH 2001. RECORDED AT S.C.R.D. AS PLAN 64-66.

LEGEND:

| | | | |
|----------------|------------------------------------|-----------|------------------------|
| MAP 137 LOT 11 | ASSESSORS MAP AND LOT NUMBER | OHW | OVERHEAD WIRE |
| CONC. | CONCRETE | A - A - A | PICKET FENCE |
| EG | EDGE OF GRAVEL | --- | BOUNDARY LINE |
| EP | EDGE OF PAVEMENT | --- | SETBACK LINE |
| EM | ELECTRIC METER | --- | TREE LINE |
| SCRD | STRAFFORD COUNTY REGISTRY OF DEEDS | --- | SHRUB LINE |
| S.F. | SQUARE FEET | --- | EXISTING CONTOUR |
| ● | DRILL HOLE FOUND/SET | --- | STONEWALL |
| ○ | IRON PIPE/ROD FOUND | --- | EDGE OF WETLAND |
| □ | BOUND FOUND | --- | FEMA FLOOD HAZARD ZONE |
| ■ | MONUMENT TO BE SET | --- | WETLAND SETBACK |
| ○ | GUY POLE | --- | EDGE OF WATER |
| ○ | GUY WIRE | --- | CONCRETE |
| ○ | UTILITY POLE | --- | WETLANDS |
| ○ | MAILBOX | --- | WOODEN DECK |
| ○ | POST | --- | POND |
| ○ | CONIFEROUS TREE | --- | LANDSCAPING |
| ○ | DECIDUOUS TREE | --- | |
| ○ | WELL | --- | |
| ○ | SIGN | --- | |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 61°33'38" W | 86.06' |
| L2 | N 61°33'38" W | 50.00' |
| L3 | N 60°50'17" W | 59.94' |
| L4 | N 65°07'45" W | 80.34' |
| L5 | N 73°35'27" W | 82.22' |
| L6 | N 00°39'09" W | 92.98' |
| L7 | N 00°02'35" E | 92.05' |



OCTOBER 18, 2023
DATE

LOT LINE ADJUSTMENT PLAN
FOR
D. ANNE DICKERSON REVOCABLE TRUST
OF
TAX MAP 1 LOT 14 & 14C
255 & 257 LITTLEWORTH ROAD
MADBURY, NH
COUNTY OF STRAFFORD

SCALE: 1"=100' (22x34) 1"=200' (11x17)

| | | | |
|-------------|-----|----------|----------------|
| JOB NO. | 752 | DATE: | 2023-08-16 |
| DRAWN BY: | PJN | DRAWING: | 752 SURVEY.DWG |
| CHECKED BY: | EJS | SHEET: | 1 OF 1 |

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |



PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.