



- NOTES:
- REFERENCE: TAX MAP 9, LOT 18
 - TOTAL PARCEL AREA: 172.99 AC.
 - OWNER OF RECORD: GANGWER REVOCABLE TRUST OF 2011
JESSE & JUNE GANGWER, TRUSTEES
105 PERKINS RD
MADBURY, NH 03820
S.C.R.D. BOOK 3945, PAGE 188
 - ZONE & DIMENSIONAL REQUIREMENTS:
MADBURY - GENERAL RESIDENTIAL & AGRICULTURAL ZONE (REVISED MARCH 05)
SHORELAND PROTECTION & WET AREA CONSERVATION OVERLAY DISTRICTS
MIN. LOT AREA 80,000 sq.ft. (SINGLE FAMILY DWELLING)
120,000 sq.ft. (TWO FAMILY DWELLING)
MIN. FRONTAGE 200 ft.
MIN. FRONT SETBACK 50 ft.
MIN. SIDE/REAR SETBACK 15 ft.
MAX. BUILDING COVERAGE 25%
BUILDING & SEPTIC SETBACKS
POORLY DRAINED SOILS 50 ft.
VERY POORLY DRAINED SOILS 75 ft.
NATURAL BUFFER FROM WETLAND 25 ft.
 - FIELD SURVEY PERFORMED BY J.M.L. & L.P.S. DURING 09/2012 & 10/2012 USING A LEICA
705 TOR TOTAL STATION. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - JURISDICTIONAL WETLANDS DELINEATED BY GZA, DURING SEPTEMBER 2012
IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS
MANUAL, TECHNICAL REPORT Y-87-1.
 - FLOOD HAZARD ZONE: "X" PER FIRM MAP #33017C0318D DATED MAY 17, 2005.
 - HORIZONTAL DATUM BASED ON NH STATE PLANE COORDINATES (OPUS) PER REFERENCE
PLAN #1.
 - VERTICAL DATUM IS BASED ON NAVD 88 PER NGS OPUS SOLUTION.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE
WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT
TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE
LIMITS OF TITLE.
 - N.H.D.E.S. SUBDIVISION APPROVAL NO. SA2012010662 DATED 12/20/2012.
- REFERENCE PLANS:
- "SUBDIVISION PLAN OF LAND OWNED BY JESSE & JUNE GANGWER" BY DOUCET SURVEY, INC.
DATED APRIL 8, 2009. S.C.R.D. PLAN #98-11.
 - "SUBDIVISION PLAN OF LAND OWNED BY JESSE & JUNE GANGWER" BY DOUCET SURVEY, INC.
DATED OCTOBER 12, 2006. S.C.R.D. PLAN #91-38.
 - "SUBDIVISION PLAN OF LAND PREPARED FOR MARIA SOUTHWORTH" BY MCNEANEY SURVEY ASSOCIATES,
INC. DATED JUNE 12, 2003. S.C.R.D. PLAN #74-32.
 - "SUBDIVISION PREPARED FOR ALBERT M. GEARWAR TRUST AND LESLIE M. GEARWAR" BY MCNEANEY
ASSOCIATES, INC. DATED JULY 13, 1995. S.C.R.D. PLAN #46-40.
 - "CONSERVATION EASEMENT PLAN OF LAND PREPARED FOR BRETT FAMILY REVOCABLE TRUST"
BY MCNEANEY SURVEY ASSOCIATES, INC. DATED JUNE 21, 2011. S.C.R.D. PLAN #102-18.
 - "RESIDENTIAL CLUSTER SUBDIVISION FOR CHANGING PLACES REAL ESTATE, LLC." BY BEALS ASSOCIATES
PLLC. DATED NOVEMBER 19, 2003. S.C.R.D. PLAN #77-40.
 - "FINAL PLAN WALTER W. CHENEY INV. JABRE FARM" BY G.L. DAVIS & ASSOCIATES. DATE JUNE 1974.
S.C.R.D. PLAN #9-3-39.
 - "SUBDIVISION OF LAND PREPARED FOR WENDELL J. & MARILYN M. GREENE" BY ATLANTIC SURVEY
COMPANY. DATED NOVEMBER 17, 1999. S.C.R.D. PLAN #58-34.
 - "SUBDIVISION PLAN PREPARED FOR JESSE & JUNE GANGWER" BY MCNEANEY SURVEY ASSOCIATES, INC.
DATED JANUARY 12, 2001. S.C.R.D. #62-74.
 - "SUBDIVISION AND LOT LINE ADJUSTMENT PREPARED FOR DANE N. EVANS & CRAIG F. EVANS"
BY MCNEANEY SURVEY ASSOCIATES, INC. DATED MAY 6, 2011. S.C.R.D. PLAN #103-007.
 - "SUBDIVISION OF LAND FOR MALCOLM J. CHASE JR. AND CLARK CORSON" BY K.E.M. LAND SURVEY, INC.
DATED NOVEMBER 2000. S.C.R.D. PLAN #61-22.
 - "MAP OF LAND ALICE H. PUTNEY" BY K.E. MOORE. DATED NOVEMBER 1974. S.C.R.D. PLAN #16A-32.
 - "NATURAL RESOURCES CONSERVATION SERVICE WRP CONSERVATION EASEMENT, NRCS CONTRACT
#6614280128001, TAX MAP 9, LOT 18, PERKINS & EVANS ROAD, MADBURY, NEW HAMPSHIRE, OWNER:
JESSE P. & JUNE A. GANGWER REVOCABLE TRUST OF 2011" BY DOUCET SURVEY, INC. DATED FEB. 19,
2013. S.C.R.D. PLAN FOLDER 105, PLAN NUMBERS 34-38.

SUBDIVISION PLAN
FOR
GANGWER REVOCABLE TRUST OF 2011
105 PERKINS ROAD
MADBURY, NEW HAMPSHIRE

DRAWN BY: E.J.S. DATE: NOV. 29, 2012
CHECKED BY: J.F.K. DRAWING NO.: 3213B
JOB NO.: 3213 SHEET 1 OF 2

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102 Kent Place, Newmarket, NH 03857
(603) 856-8500 <http://www.doucetsurvey.com>