

FRONTAGE CHART:

LOT #	FRONTAGE
1	396.65'
2	389.04'

SOIL DATA:
 SCA - SCANTY SILT TOAM, 0 TO 3% SLOPES
 SA - SANDY SILTY LOAM, 0 TO 3% SLOPES
 SW - SANDY SILTY CLAY SAND
 W - WATER
 SEE WESSOL USDA/NRCS/NATIONAL COOPERATIVE SOIL SURVEY

N/F MAJOR WALDRON
 SPORTSMAN CLUB
 P.O. BOX 314
 BARRINGTON, N.H. 03825
TAX MAP 297, LOT 2 & 4
 S.C.R.D.: BOOK 1554, PAGE 576

N/F MORRIS, CHRISTOPHER
 AND JACKLYN
 298 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, N.H. 03825
TAX MAP 297, LOT 8
 S.C.R.D.: BOOK 4175, PAGE 760

N/F STONE, WILLIAM
 AND PAMELA
 297 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, N.H. 03825
TAX MAP 297, LOT 7
 S.C.R.D.: BOOK 1241, PAGE 201

N/F DANSELL, SCOTT F.
 AND TINA C.
 276 LITTLEWORTH ROAD
 MADBURY, N.H. 03823
TAX MAP 1, LOT 21-A
 S.C.R.D.: BOOK 3789, PAGE 95

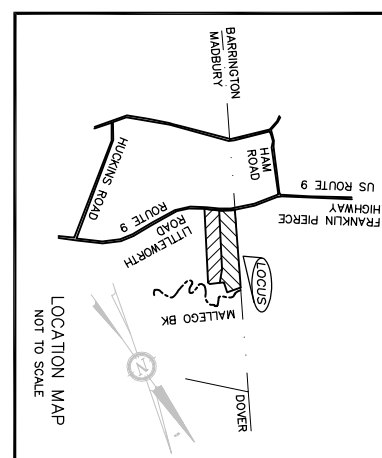
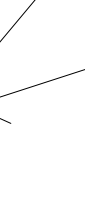
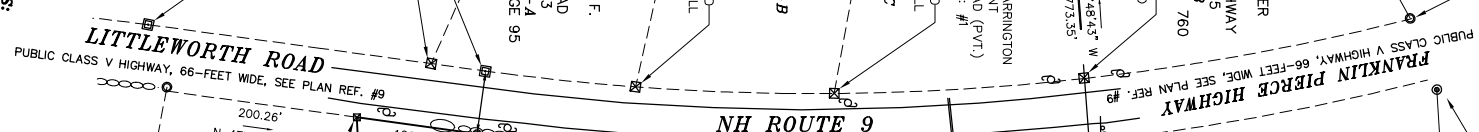
TAX MAP 1, LOT 21

ADDITIONAL ABUTTERS:

N/F MADBURY GREEN CONDO OWNERS
 274 LITTLEWORTH ROAD
 MADBURY, N.H. 03823
TAX MAP 1, LOT 21, 21-B, 21-C
 N/F KATHRYN BLACKMORE
 274 LITTLEWORTH ROAD, MADBURY, NH, 03823
TAX MAP 1, LOT 21-A
 N/F MATTHEW & RACHEL RAND
 274B LITTLEWORTH ROAD, MADBURY, NH 03823
TAX MAP 1, LOT 21-1B

ADDITIONAL ABUTTERS:

N/F LORI MULLEN
 276A LITTLEWORTH ROAD, MADBURY, N.H. 03823
TAX MAP 1, LOT 21-B
 N/F NANCY DESJARDINS
 278B LITTLEWORTH ROAD, MADBURY, NH, 03823
TAX MAP 1, LOT 21-BB
 N/F MATTHEW & ROBIN ARSENAULT
 P.O. BOX 1534, NORTH HAMPTON, NH 03862
TAX MAP 1, LOT 21-CA
 N/F THOMAS MATHESON
 269B LITTLEWORTH ROAD, MADBURY NH 03823
TAX MAP 1, LOT 21-CB



NOTES:

- 1) OWNER: LAURA AND MARK SMITH
281 LITTLEWORTH ROAD
MADBURY, NH 03823
- 2) TAX MAP 1, LOT 22
- 3) LOT AREA: 1,498,010 SQ. FT., 34.38 AC.
- 4) S.C.R.D. BOOK 1779, PAGE 45
- 5) ZONING: RESIDENTIAL/AGRICULTURAL
SETBACKS:
FRONT - 50 FT.
SIDE - 19 FT.
REAR - 19 FT.
WETLANDS SETBACK - 50 FT.
MIN. LOT SIZE:
SINGLE FAMILY - 80,000 SQ. FT.
MULTI-FAMILY - 200,000 SQ. FT.
MIN. LOT DEPTH: 150.0 FT.
MAX. LOT COVERAGE: 25%

- 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL PARTIALLY FALLS WITHIN THE FLOOD PLAN FLOOD HAZARD REF.: FEMA COMMUNITY # - 330219, MAP # - 330703050E, DATED: SEPTEMBER 30, 2015.
- 7) THE PLAN INTENT: THE INTENT OF THIS PLAN IS DEMONSTRATE THE EXISTING BOUNDARY LINES OF TAX MAP 1, LOT 22 AND TO DEMONSTRATE A TWO LOT SUBDIVISION OF LOT 22. THE PLAN SET CONSISTS OF THREE PLAN SHEETS. IT IS INTENDED THAT THE PROPOSED DRIVEWAY EASEMENT WILL BE RECORDED AT THE REGISTRY OF DEEDS. SHEET 3 OF 4, TOPOGRAPHIC SURVEY, AND SHEET 4 OF 4, HISS MAP, WILL BE ON FILE AT THE MADBURY, NH TOWN HALL AND AT BS&E.
- 8) PLAN REFERENCES, LEGEND, AND ADDITIONAL NOTES: SEE SHEET 2 OF 4
- 9) BOTH LOTS ARE SERVICES BY ON-SITE WELL AND SEPTIC SYSTEMS AND MALEGO BROOK IS A 4TH ORDER STREAM SHORELAND WATER QUALITY PROTECTION ACT.
- 10) A HINDS WETLANDS BUREAU DREDGE & FILL PERMIT WILL BE REQUIRED TO CONSTRUCT LOT #2 DRIVEWAY APPLICATION PERMITS.

N/F BAZO, JOSEPH E.
 AND TERESA A.
 275 LITTLEWORTH ROAD
 MADBURY, N.H. 03823
TAX MAP 1, LOT 24
 S.C.R.D.: BOOK 2108, PAGE 112

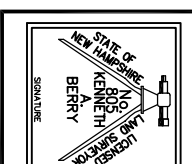
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF NH, AND OF THE TOWN OF MADBURY, - 1:10,000 -
 KENNETH A. BERRY LLS 805 DATE

APPROVED MADBURY, NEW HAMPSHIRE PLANNING BOARD

CHAIRPERSON

DATE :	
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MARC E. JACOBS, CWS #990



BERRY & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 100 FT.
 DATE : SEPTEMBER 22, 2015
 FILE NO. : DB 2015 - 097