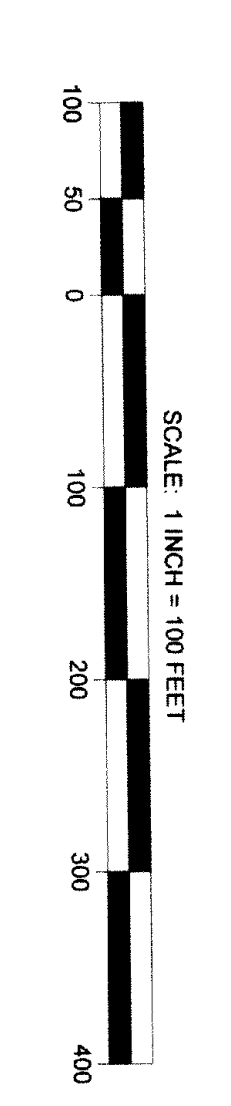
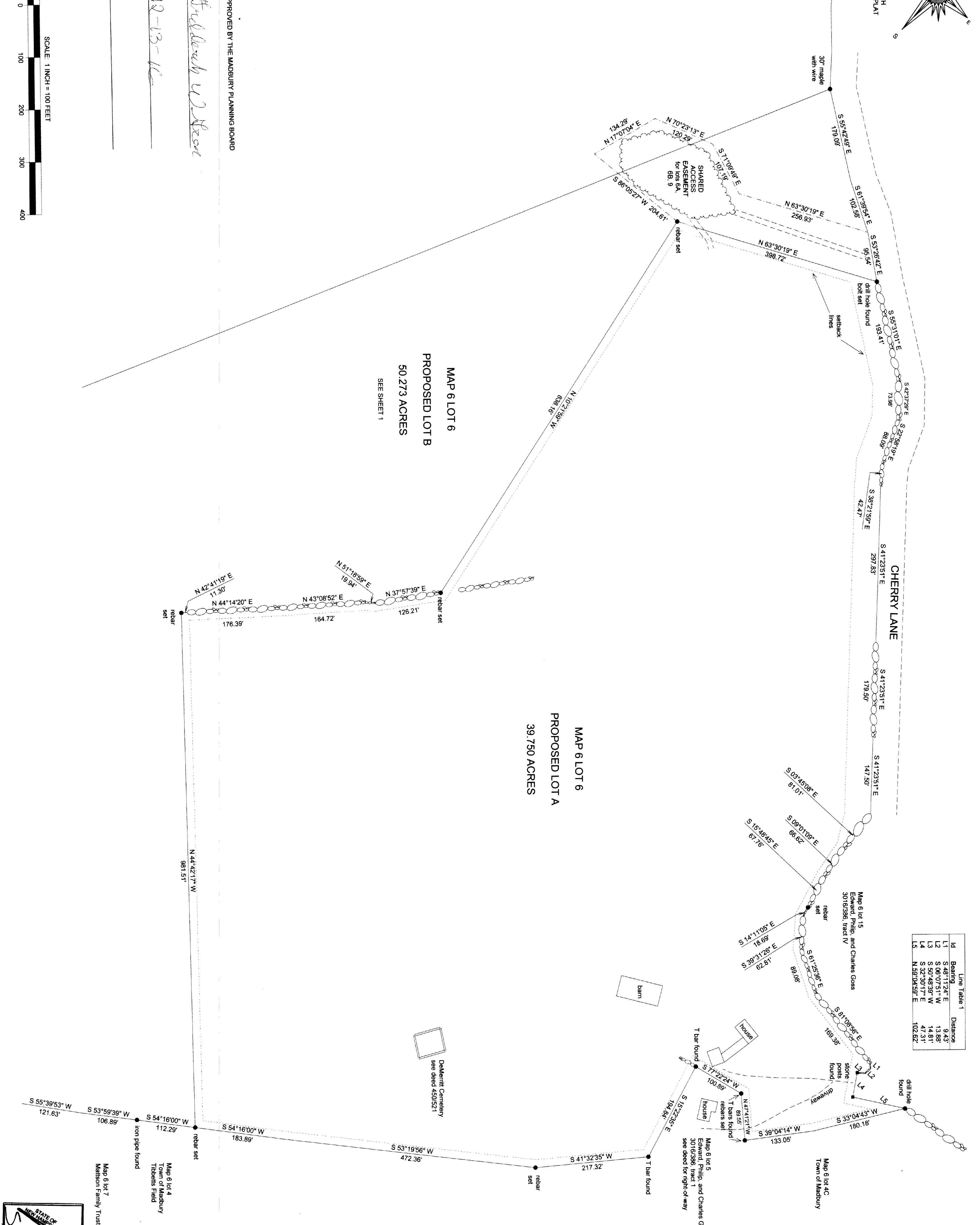


MAGNETIC NORTH
FROM REFERENCE PLAT



Line	Bearing	Distance
L1	S 68°12'24" E	9.43'
L2	S 06°07'51" W	13.88'
L3	S 50°48'39" W	14.81'
L4	S 32°30'17" E	47.31'
L5	N 39°35'52" E	102.02'



APPROVED BY THE MADBURY PLANNING BOARD

Edward W. Goss
Charles L. Goss II
12-13-16

MAP 6 LOT 6
PROPOSED LOT B
50.273 ACRES
SEE SHEET 1

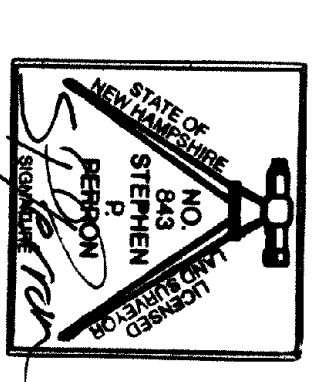
MAP 6 LOT 6
PROPOSED LOT A
39.750 ACRES

NOTES

1. The PURPOSE of this plat is to subdivide Madbury map 6 into two lots. Lot 6A being 39.750 acres with the existing buildings and lot 6B being 50.273 acres. The total area being 90.023 acres. The total area being subdivided is 90.023 acres which includes 88.743 acres in Madbury map 6 lot 6 and 1.28 acres in Durham map 9 lot 1-1. The land in Durham is part of the adjoining land in Madbury by deed (see note 5), and is not to be considered a separate lot.
2. This plat is compiled from the reference plat and a total station survey of the proposed new map 6 lot 6A, having a closure vector (sum) 1710.000.
3. The zoning district is Residential/Agricultural. Minimum lot size is 80,000 square feet, minimum frontage is 200 feet, setbacks are 50 feet front, 15 feet side and rear.
4. The REFERENCE PLAT is 'Reseal Boundary Plan, Georgia G. Drew, Holly Amittage, and Lane W. Goss' by Frederick E. Drew Associates, December 1980. Approved by the Madbury Planning Board and recorded as Plan 38A-51, Stratford County Registry of Deeds.
5. Owners of record are: Edward W. Philip, I and Charles L. Goss, Madbury map 6 lot 6 and 1.28 acres in Durham map 9 lot 1-1. Deed reference 30160386, tracts II and III. Address is 6 Cherry Lane, Madbury NH 03820.
6. The proposed lots are not in a flood hazard zone per FEMA map 33017C0315E viewed on line on the FEMA website.
7. Lots 6A, 6B, and adjoining lot 9 will share an access easement at an existing farm road off Cherry Lane as shown hereon.
8. The total area being subdivided is 90.023 acres which includes 88.743 acres in Madbury map 6 lot 6 and 1.28 acres in Durham map 9 lot 1-1. The land in Durham is part of the adjoining land in Madbury by deed (see note 5), and is not to be considered a separate lot.

SUBDIVISION PLAT

Land of Edward W. Goss, Phillip J. Goss, and Charles L. Goss II
Tax Map 6 Lot 6 located on Cherry Lane
MADBURY, NEW HAMPSHIRE
Stratford County



SURVEY AND COMPILED PLAT BY STEPHEN P. PERRON, L.L.S. #43
PO BOX 816, HENNIKER, NH 03242
DATE OF PLAT: OCTOBER 31, 2016
SHEET 2 OF 2