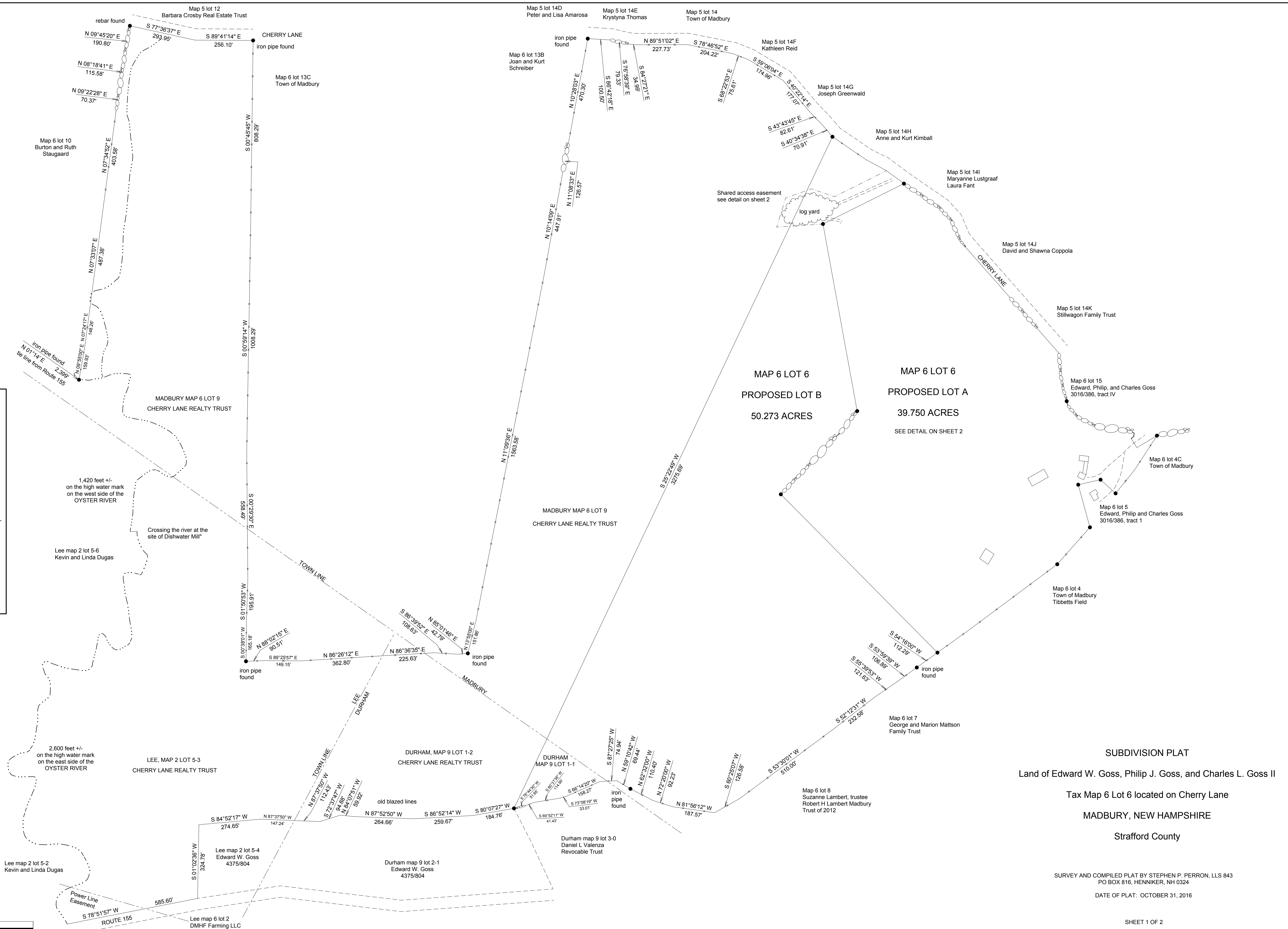
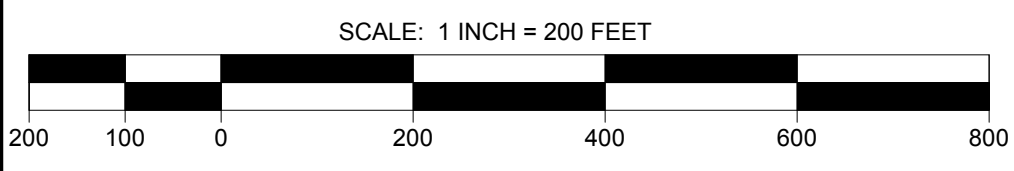
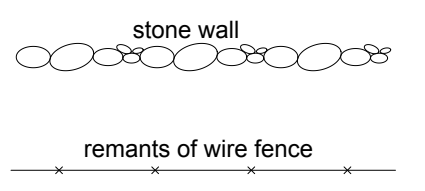


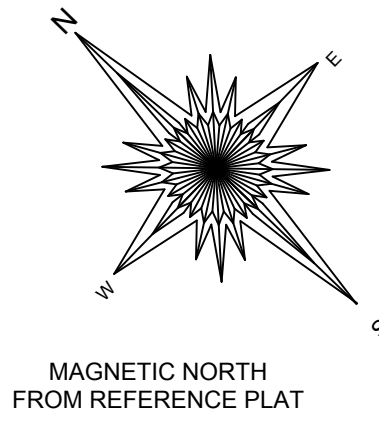
APPROVED BY THE MADBURY PLANNING BOARD

LEGEND:



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

SURVEY AND COMPILED PLAT BY STEPHEN P. PERRON, LLS 843
PO BOX 816, HENNIKER, NH 0324
DATE OF PLAT: OCTOBER 31, 2016



MAGNETIC NORTH FROM REFERENCE PLAT

Id	Bearing	Distance
L1	S 48°11'24" 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 59°04'59" E	102.62'

NOTES:

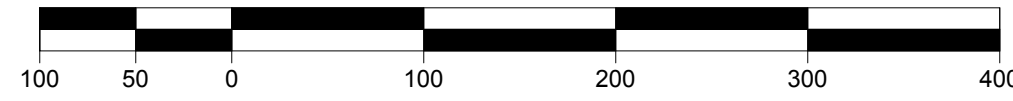
1. The PURPOSE of this plat is to subdivide Madbury map 6 lot 6 into two lots. Lot 6A being 39.750 acres with the existing buildings, and lot 6B being 50.273 acres (which includes 1.28 acres in Durham, map 9 lot 1-1) with no buildings, and 6B is to be a non building lot that will be conveyed to the Society for the Protection of NH Forests.
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 better than 1/10,000.
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 "Revised Boundary Plan, Georgia G. Drew, Holly Armitage, and Lane W. Goss" by Frederick E. Drew Associates, December 1990. Approved by the Madbury Planning Board and recorded as Plan 38A-51, Strafford County Registry of Deeds.
5. Owners of record are: Edward W. Philip J. and Charles L. II Goss, Madbury map 6 lot 6 and Durham map 9 lot 1-1. Deed reference 3016/386, tracts II and III. Address is 6 Cherry Lane, Madbury NH 03820.
6. The proposed lots are not in a flood hazard zone per FIRM 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.

MAP 6 LOT 6
PROPOSED LOT A
39.750 ACRES

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

APPROVED BY THE MADBURY PLANNING BOARD

SCALE: 1 INCH = 100 FEET



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

SURVEY AND COMPILED PLAT BY STEPHEN P. PERRON, LLS 843
PO BOX 816, HENNIKER, NH 03242
DATE OF PLAT: OCTOBER 31, 2016