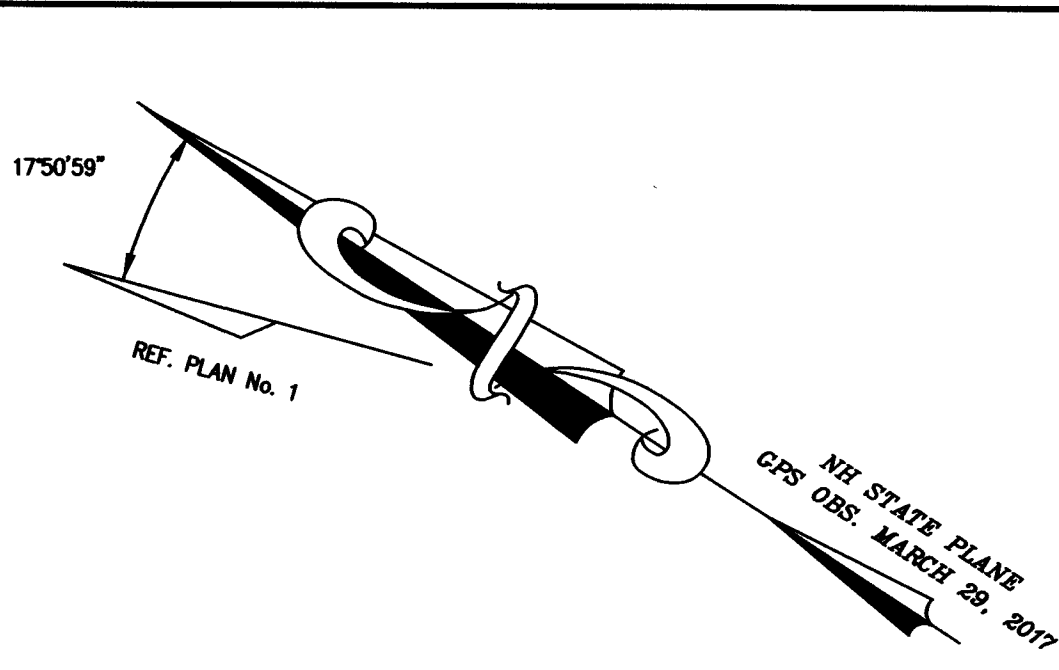


No.	Bearing	Distance
L1	N78°59'12"E	48.48'
L2	N88°15'40"E	94.10'
L3	N88°13'06"E	94.57'
L4	N72°28'48"E	47.25'
L5	N47°55'28"E	43.96'
L6	N35°55'08"E	22.81'
L7	N27°39'26"E	72.68'
L8	N32°58'59"W	100.00'
L9	N82°04'01"E	141.75'
L10	N70°24'16"E	42.11'
L11	N72°56'11"E	43.68'
L12	N62°34'12"E	79.09'
L13	N76°48'08"E	59.83'



I / 102-E  
DOUGLAS W. STEELE  
GWEN B. STEELE  
12 GOLD POST ROAD  
DOVER, NH 03820  
1520/644

DRILL HOLE (SET)  
N - 237,623.976  
E - 1,194,116.086

I / 15A  
PATRICIA & ALBERT J. LAWRENCE, SR., TRUSTEES  
LAWRENCE FAMILY REVOCABLE TRUST OF 1993  
(154 DREW ROAD)  
MADBURY, NH 03823  
1731 / 116 (1158 / 734)

I / 14A  
NEW PARCEL AREA  
80,069 S.F.  
1.84 Ac.

POTENTIAL REPLACEMENT  
SEPTIC AREA 2  
APPROXIMATE  
LOCATION OF ISDS  
POTENTIAL REPLACEMENT  
SEPTIC AREA 1

I / 13-1  
SHAUNA L. BURGESS  
1 BUNKER LANE MHP  
MADBURY, NH 03823

I / 13-62  
BUNKER LANE CONDO ASSC  
OF UNIT OWNERS INC  
52 BUNKER LANE MHP  
MADBURY, NH 03823  
2723 / 207 1518 / 472

I / 13-13  
JOHN F. CROOKS  
LORI J. WILLIAMS  
13 BUNKER LANE MHP  
MADBURY, NH 03823  
2770 / 472

I / 13-14  
ANNE M. CRAIG  
MEGHAN CRAIG  
14 BUNKER LANE MHP  
MADBURY, NH 03823  
2142 / 413

I / 14C  
NEW PARCEL AREA  
837,553 S.F.  
19.23 Ac.

A  
748,102 S.F.  
17.17 Ac.

I / 18  
SOCIETY PROTECTION NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301  
3701 / 196

I / 14B  
BRADFORD M. BERUBE  
KERRI L. BERUBE  
12 JENKINS ROAD  
MADBURY, NH 03823  
4455 / 194

I / 14  
LISA L. DALE  
10 JENKINS ROAD  
MADBURY, NH 03823  
1892 / 166

I / 94C-8  
SCOTT M. COUGHLIN  
LARA J. COUGHLIN  
10 HIDDEN VALLEY DRIVE  
DOVER, NH 03820  
3551/889

I / 94C-5  
MICHAEL J. TULLIS  
JASMINE A. TULLIS  
86 HIDDEN VALLEY DRIVE  
DOVER, NH 03820 4160/325  
4160/325

I / 94C-6  
JAMES D. HENSLEY  
DEBORAH A. HENSLEY  
87 HIDDEN VALLEY DRIVE  
DOVER, NH 03820  
4188/30

I / 94C-7  
RYAN LANOUÉ  
ASHLEY LANOUÉ  
85 HIDDEN VALLEY DRIVE  
DOVER, NH 03820  
4153/245

I / 94C-9  
TIMOTHY M. GRANFIELD  
BRITTANY N. GRANFIELD  
75 HIDDEN VALLEY DRIVE  
DOVER, NH 03820  
4222/383

I / 94C  
HIDDEN VALLEY  
HOMEOWNERS ASSOCIATION  
10 HIDDEN VALLEY DRIVE  
DOVER, NH 03820  
3966/405

IRON ROD (FOUND)  
N - 236,864.857  
E - 1,194,900.037

#### REFERENCE PLANS:

- LOT LINE REVISION PREPARED FOR WILLIAM AND TRACY JANELLE AND SINCLAIR R. JANELLE, JENKINS ROAD, MADBURY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DECEMBER 12, 1993; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 43-75.
- SUBDIVISION OF LAND FOR SINCLAIR R. JANELLE, STRAFFORD COUNTY, MADBURY, NH. SCALE: 1" = 100'; DATED: JANUARY 30, 1988, REVISED THROUGH 9/21/88; BY: WILLIAM P. JANELLE. RECORDED S.C.R.D. PLAN 34A-116.
- SUBDIVISION OF LAND FOR SINCLAIR R. JANELLE, STRAFFORD COUNTY, MADBURY, NH. SCALE: 1" = 100'; DATED: NOVEMBER 2, 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-147.
- SUBDIVISION PLAN BRADLEY G. TRAFTON, MADBURY, N.H. SCALE: 1" = 100'; DATED: AUGUST 1979; BY: FREDERICK E. DREW ASSOCIATES. RECORDED S.C.R.D. PLAN 19A-64.
- SUBDIVISION OF LAND LOCATED IN DOVER, NH PREPARED FOR ALBERT LAWRENCE. SCALE: 1" = 50'; DATED: OCTOBER 21, 1985; BY: KIMBALL CHASE COMPANY, INC. RECORDED S.C.R.D. PLAN 29-13.
- PLAN OF LAND OF BARBARA S. BREWER (TAX MAP 11, LOT 18) "GRANDPA WATSON'S WOOD LOT", JENKINS ROAD, MADBURY, NEW HAMPSHIRE FOR THE NATURE CONSERVANCY. SCALE: 1" = 100'; DATED: DECEMBER 30, 2005; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 87-24.
- HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN, TAX MAP 11, LOT No. 94C & 127A, HIDDEN VALLEY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 11, 2009, REVISED THROUGH 6/17/09; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 97-51, 97-52, 97-53 & 97-54.

#### NOTES:

- OWNERS OF RECORD:  
I / 14A  
WILLIAM P. JANELLE  
TRACY J. JANELLE  
6 JENKINS ROAD  
MADBURY, NEW HAMPSHIRE 03823  
S.C.R.D. VOL. 4272, PAGE 842  
  
I / 14C  
WILLIAM P. JANELLE  
TRACY J. JANELLE  
6 JENKINS ROAD  
MADBURY, NEW HAMPSHIRE 03823  
S.C.R.D. VOL. 2293, PAGE 300
- I / 14A - DENOTES TAX MAP AND PARCEL NUMBER.
- PLAN INTENT: TO ADJUST THE SUBJECT PARCEL BOUNDARIES AS SHOWN. TRACT "A" 748,102 S.F. / 17.17 Ac. IS TO BE TRANSFERRED FROM PARCEL 11 / 14A TO PARCEL 11 / 14C.
- PARCEL AREAS:

PARCEL	ORIGINAL	NEW
I / 14A	828,172 S.F. / 19.01 Ac.	80,069 S.F. / 1.84 Ac.
I / 14C	89,451 S.F. / 2.04 Ac.	837,553 S.F. / 19.23 Ac.
- ZONING DISTRICT: GENERAL RESIDENTIAL AND AGRICULTURAL  
MINIMUM LOT SIZE = 80,000 S.F.  
MINIMUM FRONTAGE = 200 FEET  
FRONT SETBACK = 50 FEET  
SIDE SETBACK = 15 FEET  
REAR SETBACK = 15 FEET  
MINIMUM LOT DEPTH = 150 FEET
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330219; PANEL 0320; SUFFIX E; MAP NUMBER 33017C0320E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MARCH 29, 2017.
- SOIL PROBES #1 AND #2 CONDUCTED BY KENNETH J. FAUCHER, DESIGNER #851 ON APRIL 28, 2016 AND LOCATED BY THIS OFFICE.

#### LEGEND

I.R. (set) o - IRON ROD W/ I.D. CAP (SET)  
S.F. - SQUARE FEET  
Ac. - ACRE  
(TYP.) - TYPICAL  
± - MORE OR LESS  
ø - DIAMETER  
- UTILITY POLE  
- STRAFFORD COUNTY  
S.C.R.D. - REGISTRY OF DEEDS  
ISDS - INDIVIDUAL SUBSURFACE  
DISPOSAL SYSTEM

NO.	DATE	DESCRIPTION	BY	CHK
1	5/1/17	ADD NOTE 8, POTENTIAL REPLACEMENT AREAS 1+2	RJM	KMM
REVISIONS				
17-2143	LL	ADJ	17-01	66-69
PROJECT NO	TYPE		FIELDBOOK & PAGES	

TOWN OF MADBURY  
PLANNING BOARD APPROVAL

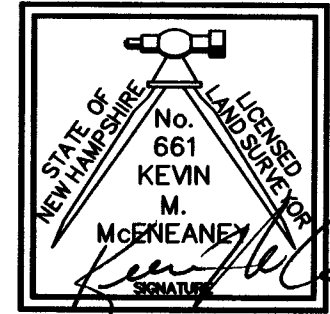
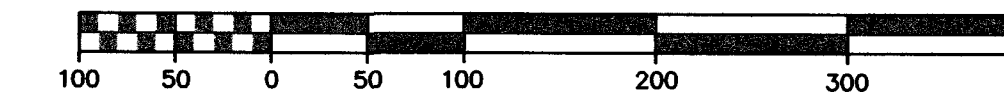
DATE:

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

#### LOT LINE ADJUSTMENT PLAN

PREPARED FOR  
WILLIAM P. AND TRACY J. JANELLE  
TAX MAP 11, LOT Nos. 14A & 14C  
6 & 8 JENKINS ROAD  
TOWN of MADBURY  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: W10 CP\2143\17-2143  
SCALE: 1" = 100' DATE: APRIL 7, 2017



McNeaney  
Survey  
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING