

ABUTTERS ACROSS HUCKINS ROAD

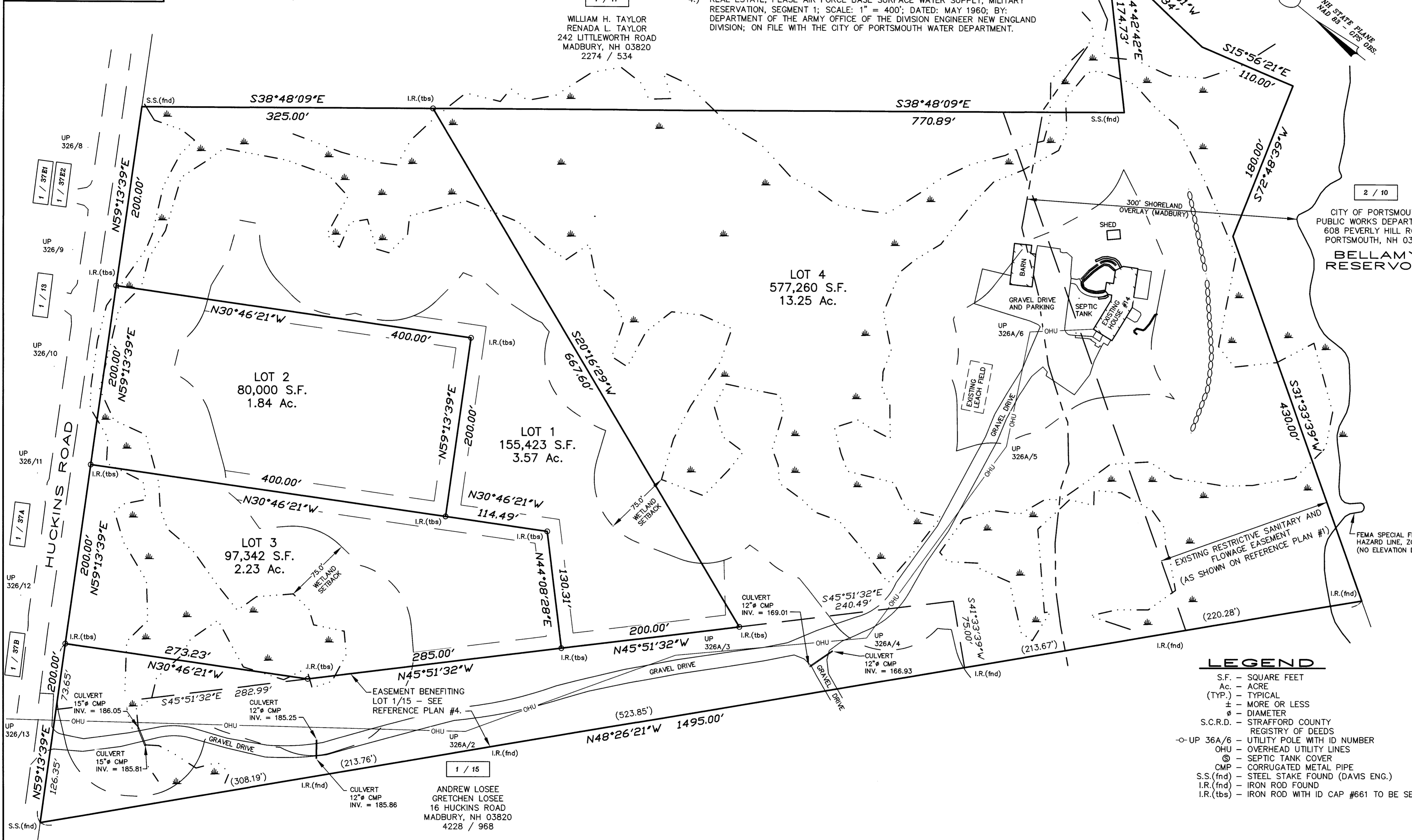
- 1 / 18 BRENDAN JAMES FORGET
KRISTEN LEIGH FORGET
11 HUCKINS ROAD
MADBURY, NH 03820
4749 / 517
- 1 / 37A MATTHEW J. GIBBONS
ASHLEY J. RANDALL
13 HUCKINS ROAD
MADBURY, NH 03820
4166 / 545
- 1 / 37B RICHARD E. BROUGHTON
JOHANNA BROUGHTON
15 HUCKINS ROAD
MADBURY, NH 03820
3091 / 896
- 1 / 37-81 ELIZABETH A. BOUTIN
ARTHUR P. BOUTIN, III
9A HUCKINS ROAD
MADBURY, NH 03820
4502 / 543
- 1 / 37-82 STEPHEN W. PELLEGRINI
9B HUCKINS ROAD
MADBURY, NH 03820
3546 / 953

REFERENCE PLANS:

- 1.) PLAN OF LOTS, EDWARD H. YOUNG, MADBURY, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: FEB 1967; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 20, POCKET 6, FOLDER 4.
- 2.) SUBDIVISION, LAND OF HAROLD TAYLOR, MADBURY, N.H.; SCALE: 1" = 100'; DATED: MAR. 1976; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 16A-70.
- 3.) SUBDIVISION, LAND OF HAROLD TAYLOR, MADBURY, N.H.; SCALE: 1" = 100'; DATED: AUG 1981, REV. JAN. 1983; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 22-43.
- 4.) EASEMENT PLAN, HUCKINS ROAD & LONG HILL RD., MADBURY, N.H. FOR MARK HURLEY AND JOHN A. & JANINE PARSONS; SCALE: 1" = 60'; DATED: JULY, 2003; BY: NORWAY PLAINS ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 71-53.
- 4.) REAL ESTATE, PEASE AIR FORCE BASE SURFACE WATER SUPPLY, MILITARY RESERVATION, SEGMENT 1; SCALE: 1" = 400'; DATED: MAY 1960; BY: DEPARTMENT OF THE ARMY OFFICE OF THE DIVISION ENGINEER NEW ENGLAND DIVISION; ON FILE WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.

NOTES:

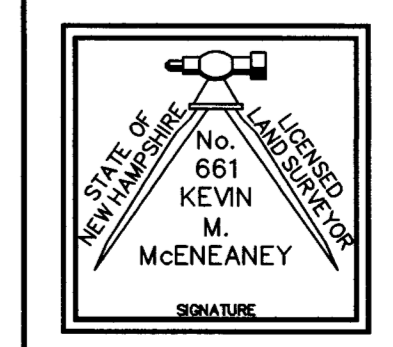
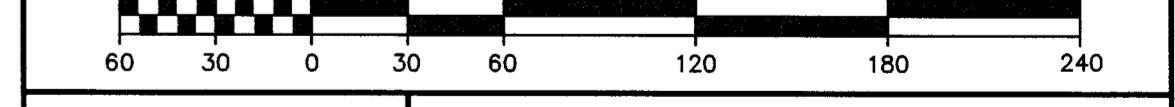
- 1.) OWNER OF RECORD:
ZELAND SCHWARTZ, TRUSTEE
ZELAND SCHWARTZ REVOCABLE TRUST
14 HUCKINS ROAD
MADBURY, NEW HAMPSHIRE
S.C.R.D. VOLUME 4704, PAGE 448
- 2.) 1 / 16 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 910,026 S.F. / 20.89 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT A FOUR LOT FRONTAGE SUBDIVISION. THE LOTS WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
- 5.) ZONING DISTRICT: GENERAL RESIDENTIAL AND AGRICULTURAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 80,000 S.F.
MINIMUM FRONTAGE = 200 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 50 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 15 FEET
- 6.) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330219; MAP NUMBER 33017C0305E; EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 20, 2021.
VERTICAL DATUM IS USGS (NAVD88) BASED ON GPS OBSERVATION DATED JULY 20, 2021.
- 8.) SITE SPECIFIC SOIL MAPPING (SSSM) WAS CONDUCTED BY JAMES P. GOVE OF GOVE ENVIRONMENTAL SERVICES, INC., NHCSS #004, IN DECEMBER 2021.
- 9.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES, ON JANUARY 23, 2021 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
- 10.) PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RESERVOIR REFERENCE LINE.



- LEGEND**
- S.F. - SQUARE FEET
 - Ac. - ACRE
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - Ø - DIAMETER
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - UP 36A/6 - UTILITY POLE WITH ID NUMBER
 - OHU - OVERHEAD UTILITY LINES
 - ⊙ - SEPTIC TANK COVER
 - CMP - CORRUGATED METAL PIPE
 - S.S.(fnd) - STEEL STAKE FOUND (DAVIS ENG.)
 - I.R.(fnd) - IRON ROD FOUND
 - I.R.(tbs) - IRON ROD WITH ID CAP #661 TO BE SET

SUBDIVISION PLAN
PREPARED FOR
ZELAND SCHWARTZ
TAX MAP 1, LOT No. 16
14 HUCKINS ROAD
TOWN of MADBURY
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: **KJF** FILE: MSA\2318\DWG\21-2318S
SCALE: 1" = 60' DATE: DECEMBER 29, 2021



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-2318		SUBDIVISION	21-08	44-55
PROJECT NO		TYPE	FIELDBOOK & PAGES	

"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."

3/14/2022 10:16:13 File: W:\survey\1\MSA\Projects\2318\Drawings\21-2318S.dwg Layout: SUBDIVISION