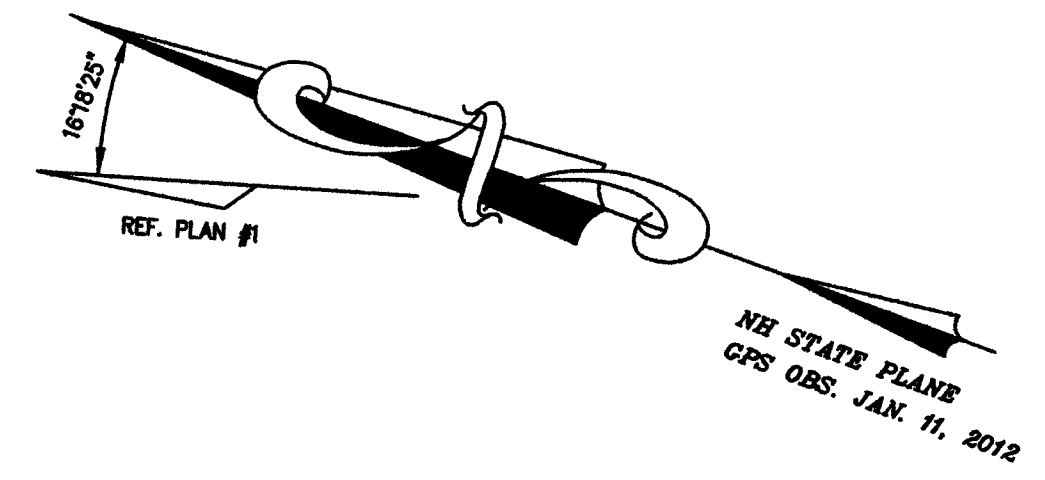


No.	Bearing	Distance
L1	S20°17'49"E	159.58'
L2	S10°51'48"E	44.96'
L3	S47°23'42"W	101.60'
L4	S56°29'23"W	158.84'
L5	S41°46'25"E	127.50'

**LEGEND**

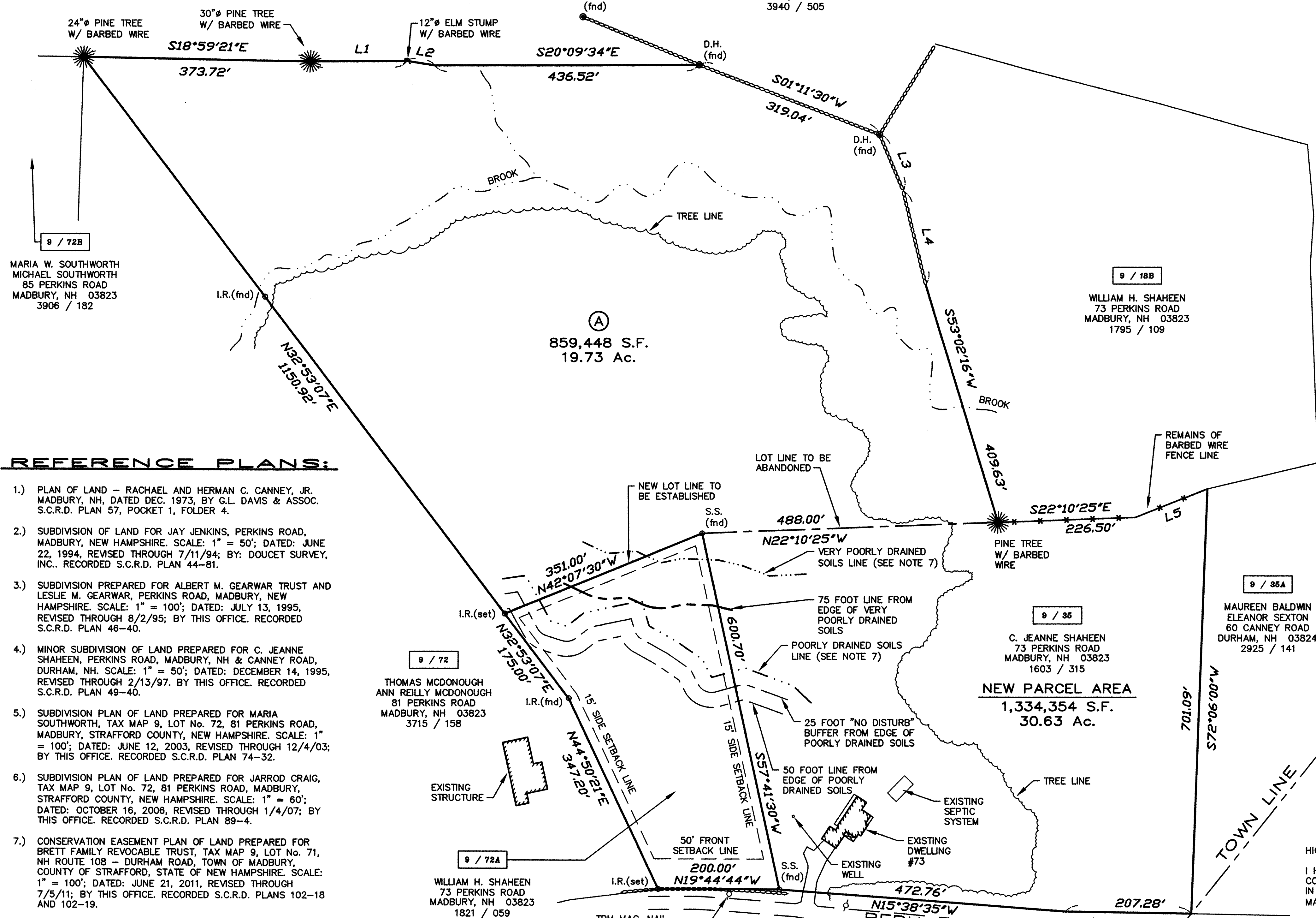
- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
- D.H. - DRILL HOLE
- I.R. - IRON ROD
- S.S. - STEEL STAKE
- U.P. - UTILITY POLE
- OHU - OVERHEAD UTILITIES
- STW - STONEWALL
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- (TYP.) - TYPICAL
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- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS



For Registry of Deeds Use

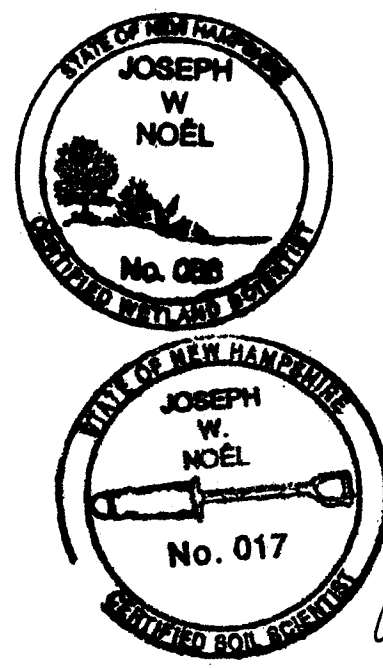
**NOTES:**

- 1.) OWNERS OF RECORD:  
 9 / 72A WILLIAM H. SHAHEEN  
 73 PERKINS ROAD  
 MADBURY, NEW HAMPSHIRE 03823  
 S.C.R.D. VOL. 1821, PAGE 059  
  
 9 / 35 C. JEANNE SHAHEEN  
 73 PERKINS ROAD  
 MADBURY, NEW HAMPSHIRE 03823  
 S.C.R.D. VOL. 1603, PAGE 315
  - 2.) 9 / 72A - DENOTES TAX MAP AND PARCEL NUMBER.
  - 3.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES OF THE SUBJECT PARCELS AS SHOWN. TRACT "A" 859,448 S.F. / 19.73 Ac. IS TO BE COMBINED WITH PARCEL 9 / 35
- | PARCEL AREAS: | ORIGINAL AREA | NEW AREA  |
|---------------|---------------|-----------|
| 9 / 72A       | 23.01 Ac.     | 3.28 Ac.  |
| 9 / 35        | 10.90 Ac.     | 30.63 Ac. |
- 4.) ZONING DISTRICT: GENERAL RESIDENTIAL AND AGRICULTURAL ZONING REQUIREMENTS AND PROVISIONS:  
 - SINGLE FAMILY AND TWO-FAMILY DWELLING IS PERMITTED  
 - MINIMUM YARD REQUIREMENT:  
 NO BUILDING SHALL CLOSER THAN:  
 - 50 FEET FROM ANY CLASS HIGHWAY  
 - 15 FEET FROM ANY SIDELINES  
 LOT SIZING:  
 - SUFFICIENT SIZE TO PROVIDE ADEQUATE WATER SUPPLY AND SEWAGE FACILITIES  
 - SINGLE FAMILY = 80,000 S.F. MINIMUM  
 - TWO-FAMILY = 120,000 S.F. MINIMUM
  - 5.) 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 0318; SUFFIX D; MAP NUMBER 33017C0318D; EFFECTIVE DATE MAY 17, 2005.
  - 6.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON JANUARY 11, 2012.
  - 7.) EDGE OF POORLY DRAINED SOILS, VERY POORLY DRAINED SOILS AND HIGH INTENSITY SOIL MAPPING DELINEATED BY JOSEPH W. NOEL, C.S.S. No. 017, DESIGNER No. 1104 DURING JANUARY AND FEBRUARY 2012 AND LOCATED BY THIS OFFICE. WETLANDS DELINEATED PER NHDES Env-Wq 1014.03.
  - 8.) TEST PITS S1 - S7 LOGGED BY JOSEPH W. NOEL, C.S.S. No. 017, DESIGNER No. 1104, FEBRUARY 1, 2012 AND LOCATED BY THIS OFFICE; TEST PITS S5, S6 & S7 WITNESSED BY MICHAEL CUOMO.



**REFERENCE PLANS:**

- 1.) PLAN OF LAND - RACHAEL AND HERMAN C. CANNEY, JR. MADBURY, NH, DATED DEC. 1973, BY G.L. DAVIS & ASSOC. S.C.R.D. PLAN 57, POCKET 1, FOLDER 4.
- 2.) SUBDIVISION OF LAND FOR JAY JENKINS, PERKINS ROAD, MADBURY, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JUNE 22, 1994, REVISED THROUGH 7/11/94; BY: DOUCET SURVEY, INC.. RECORDED S.C.R.D. PLAN 44-81.
- 3.) SUBDIVISION PREPARED FOR ALBERT M. GEARWAR TRUST AND LESLIE M. GEARWAR, PERKINS ROAD, MADBURY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JULY 13, 1995, REVISED THROUGH 8/2/95; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 46-40.
- 4.) MINOR SUBDIVISION OF LAND PREPARED FOR C. JEANNE SHAHEEN, PERKINS ROAD, MADBURY, NH & CANNEY ROAD, DURHAM, NH. SCALE: 1" = 50'; DATED: DECEMBER 14, 1995, REVISED THROUGH 2/13/97. BY THIS OFFICE. RECORDED S.C.R.D. PLAN 49-40.
- 5.) SUBDIVISION PLAN OF LAND PREPARED FOR MARIA SOUTHWORTH, TAX MAP 9, LOT No. 72, 81 PERKINS ROAD, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JUNE 12, 2003, REVISED THROUGH 12/4/03; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 74-32.
- 6.) SUBDIVISION PLAN OF LAND PREPARED FOR JARROD CRAIG, TAX MAP 9, LOT No. 72, 81 PERKINS ROAD, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 80'; DATED: OCTOBER 16, 2006, REVISED THROUGH 1/4/07; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 89-4.
- 7.) CONSERVATION EASEMENT PLAN OF LAND PREPARED FOR BRETT FAMILY REVOCABLE TRUST, TAX MAP 9, LOT No. 71, NH ROUTE 108 - DURHAM ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JUNE 21, 2011, REVISED THROUGH 7/5/11; BY THIS OFFICE. RECORDED S.C.R.D. PLANS 102-18 AND 102-19.



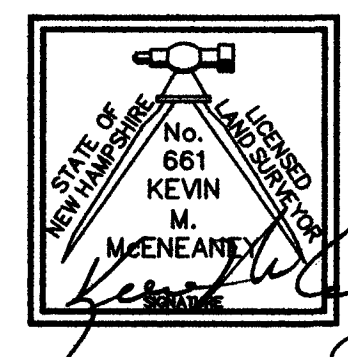
TOWN OF MADBURY PLANNING BOARD APPROVAL

DATE: \_\_\_\_\_

SHEET 1 OF 2

**LOT LINE ADJUSTMENT PLAN**  
 PREPARED FOR  
**WILLIAM H. SHAHEEN**  
 TAX MAP 9, LOT No. 72A  
 AND  
**C. JEANNE SHAHEEN**  
 TAX MAP 9, LOT No. 35  
 73 PERKINS ROAD  
 TOWN of MADBURY  
 COUNTY of STRAFFORD  
 STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: VR CP\1973\12-1973 NAD03  
 SCALE: 1" = 100' DATE: FEBRUARY 29, 2012



**McGoneaney**  
 Survey  
 Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

HIGH INTENSITY SOIL MAP  
 I HEREBY CERTIFY THAT THIS HIGH INTENSITY SOIL MAP WAS CONDUCTED IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE SSSNIE SPECIAL PUBLICATION NO. 1 HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE (APRIL 2008).

NAME Joseph W. Noel  
 NH CSS# 017  
 DATE 6/18/15

"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."

NO.	DATE	DESCRIPTION	BY	CHK
1	6/5/15	REV TO SHOW EXISTING SEPTIC	KJF	KMM
REVISIONS				
12-1973	LL	ADJ	11-11	14-17
PROJECT NO	TYPE	FIELDBOOK & PAGES		

For Registry of Deeds Use

NEW PARCEL AREA  
 142,857 S.F.  
 3.28 Ac.  
 CONTIGUOUS UPLAND  
 112,824 S.F.

NEW PARCEL AREA  
 1,334,354 S.F.  
 30.63 Ac.

JESSE P. GANGWER REV. TRUST  
 JUNE A. GANGWER REV. TRUST  
 105 PERKINS ROAD  
 MADBURY, NH 03823  
 3945 / 188

JOHN L. MOORE  
 ELLIOTT N. MOORE  
 74 PERKINS ROAD  
 MADBURY, NH 03823  
 3542 / 484

STEPHEN PETROVITIS  
 RENNIE PETROVITIS  
 72 PERKINS ROAD  
 MADBURY, NH 03823  
 2772 / 615

MAUREEN BALDWIN  
 ELEANOR SEXTON  
 60 CANNEY ROAD  
 DURHAM, NH 03824  
 2925 / 141

C. JEANNE SHAHEEN  
 73 PERKINS ROAD  
 MADBURY, NH 03823  
 1603 / 315

THOMAS MCDONOUGH  
 ANN REILLY MCDONOUGH  
 81 PERKINS ROAD  
 MADBURY, NH 03823  
 3715 / 158

WILLIAM H. SHAHEEN  
 73 PERKINS ROAD  
 MADBURY, NH 03823  
 1821 / 059

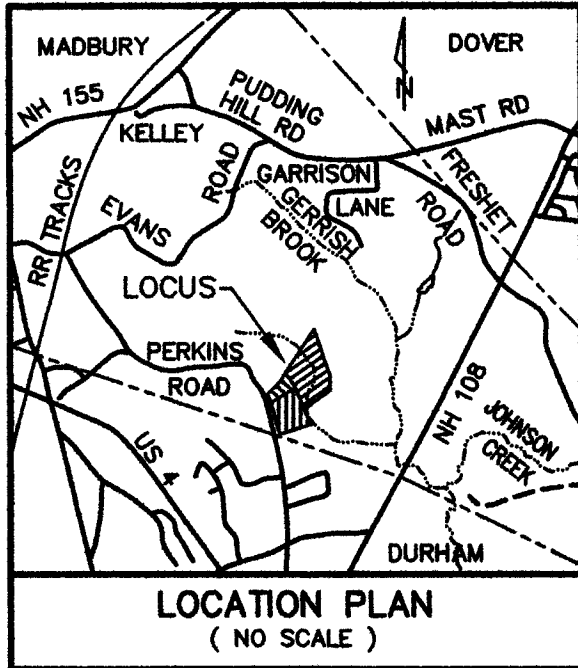
BRETT FAMILY REV. TRUST OF 1994  
 WESLEY F. & HELEN M. BRETT, TRUSTEE  
 240 BEEDE HILL ROAD  
 FREMONT, NH 03044  
 1792 / 702

BRETT FAMILY REV. TRUST OF 1994  
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 240 BEEDE HILL ROAD  
 FREMONT, NH 03044  
 1792 / 702

CONSERVATION EASEMENT  
 THE NATURE CONSERVANCY  
 22 BRIDGE STREET, 4TH FLOOR  
 CONCORD, NH 03301  
 3940 / 505

WILLIAM H. SHAHEEN  
 73 PERKINS ROAD  
 MADBURY, NH 03823  
 1795 / 109





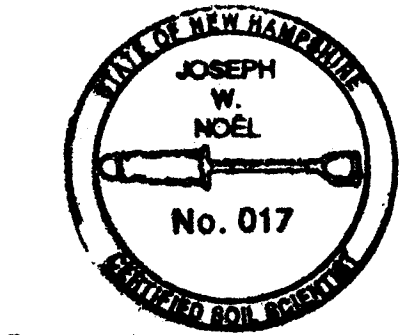
For Registry of Deeds Use

**LEGEND**

- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
- D.H. - DRILL HOLE
- I.R. - IRON ROD
- S.S. - STEEL STAKE
- O-UP - UTILITY POLE
- OHU - OVERHEAD UTILITIES
- - - - - STONEWALL
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- (TYP.) - TYPICAL
- Ø - DIAMETER
- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- > - GREATER THAN
- TP S1 - SOIL TEST PIT
- (4K) - 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL

**NOTES:**

- 1.) SEE SHEET 1 OF 1 FOR NOTES AND REFERENCE PLANS.



**HIGH INTENSITY SOIL MAP**

I HEREBY CERTIFY THAT THIS HIGH INTENSITY SOIL MAP WAS CONDUCTED IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE SSSNE SPECIAL PUBLICATION NO. 1 HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE (APRIL 2008).

NAME: John H. Noel  
 NH CSS# 017  
 DATE: 6/18/15

TOWN OF MADBURY PLANNING BOARD APPROVAL

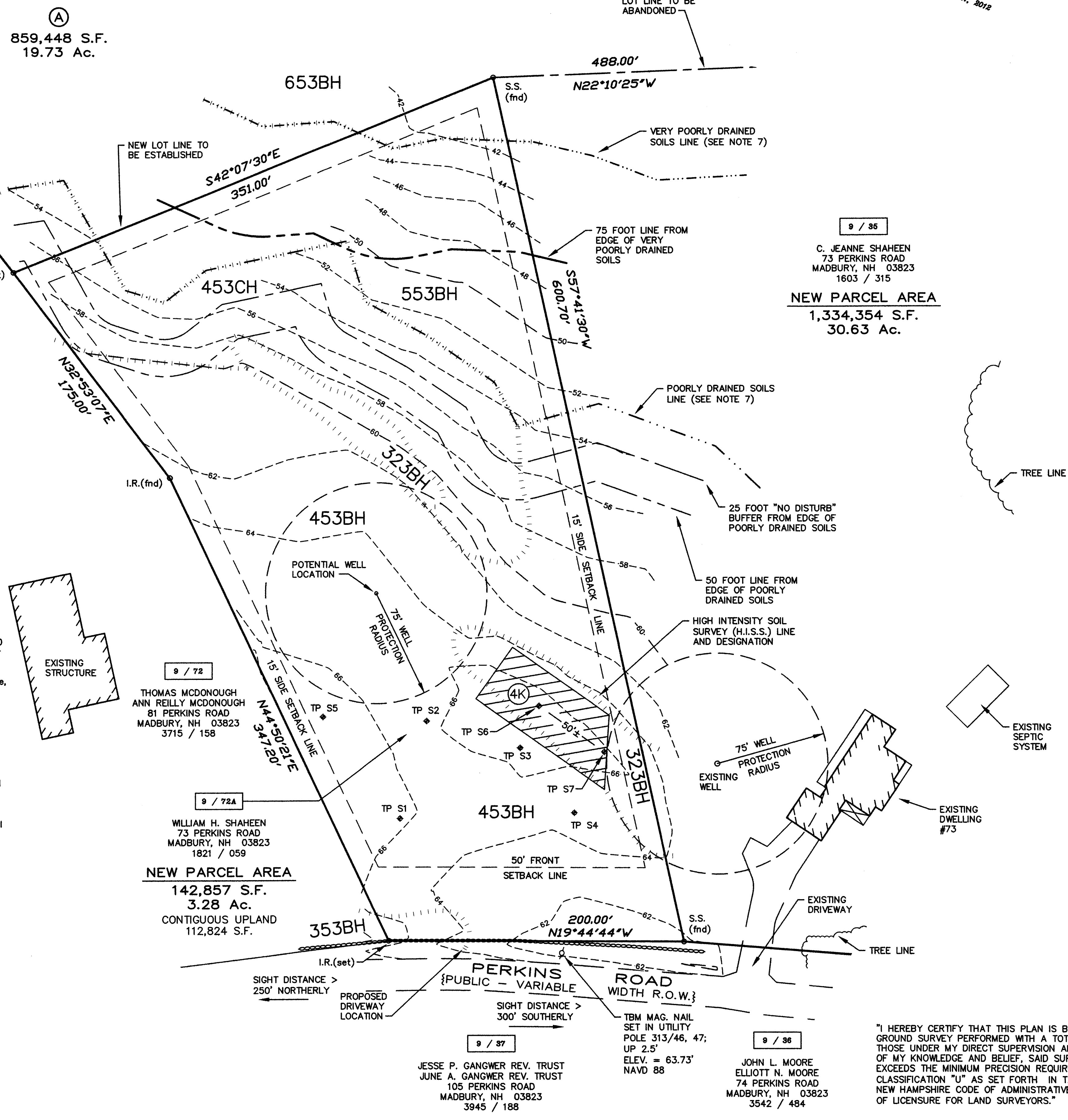
DATE: \_\_\_\_\_

SHEET 2 OF 2

**KEY TO SOIL TYPES**

- SYMBOL: A Drainage Class**
- 1 - Excessively drained
  - 2 - Well drained
  - 3 - Moderately well drained
  - 4 - Somewhat poorly drained
  - 5 - Poorly drained
  - 6 - Very poorly drained
  - 7 - Not determinable (to be used only with Symbol B-6)
- SYMBOL: B Parent Material**
- 1 - Glaciofluvial Deposits (outwash/terraces of sand or sand and gravel)
  - 2 - Glacial Till Material (active ice)
  - 3 - Marine or Glaciolacustrine Deposits (3, 4, or 5)
  - 4 - Very fine sand and silt deposits (glacial lakes)
  - 5 - Loamy/sandy over silt/clay deposits
  - 6 - Silt and clay deposits (ocean waters)
  - 7 - Excavated, regraded or filled (see Connotative Soil Legend)
  - 8 - Alluvial Deposits (flood plains)
  - 9 - Organic Materials - Fresh Water Bogs, etc.
  - 9 - Organic Materials - Tidal Marsh
- SYMBOL: C Restrictive Features**  
(if more than one applies, list the most restrictive)
- 1 - None
  - 2 - Boulderly, with more than 15% of the surface covered with boulders. (larger than 24 inches in diameter)
  - 3 - Mineral restrictive layer(s) are present in the soil profile less than 40 inches below the soil surface - such as hard pan, platy structure or clayey texture with consistence of at least firm, i.e., more than 20 newtons. For other examples of soil characteristics that qualify for restrictive layer, see Soil Manual for Site Evaluators in New Hampshire, 2nd Ed., page 3-17, figure 3-14.
  - 4 - Bedrock present in the soil profile 0 - 20 inches below mineral soil surface (Bedrock is either a lithic or paralithic contact - See User Note: Soil Taxonomy. Paralithic referenced bedrock that can be removed by an excavator, backhoe or by hand shovel with difficulty. Bedrock features are spaced more than 4 inches.
  - 5 - Subject to flooding.
  - 6 - Does not meet fill standards (see addendum - Standards for Fill Material). (only to be used with Symbol B-6)
  - 7 - Bedrock present in the soil profile 20 - 40 inches below the mineral soil surface. (Bedrock is either lithic or paralithic contact; see Soil Taxonomy).
  - 8 - Areas where depth to bedrock is so variable that a single soil type cannot be applied will be mapped as a complex of soil types and will have a symbol C of 8.
- SYMBOL: D Slope Class**
- B - 0% to 8%
  - C - 8% to 15%
  - D - 15% to 25%
  - E - 25% to 35%
  - F - 35% +
- SYMBOL: E - High Intensity Soil Map Identifier - H**  
 - Preliminary Soil Map Identifier - P

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REVISIONS				
12-1973	LL ADJ	11-11	14-17	
PROJECT NO	TYPE	FIELDBOOK & PAGES		
For Registry of Deeds Use				



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**LOT LINE ADJUSTMENT PLAN**  
 PREPARED FOR  
**WILLIAM H. SHAHEEN**  
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 AND  
**C. JEANNE SHAHEEN**  
 TAX MAP 9, LOT No. 35  
 73 PERKINS ROAD  
 TOWN of MADBURY  
 COUNTY of STRAFFORD  
 STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: VR CP\1973\12-1973 NAD83  
 SCALE: 1" = 40' DATE: FEBRUARY 29, 2012

40 20 0 20 40 80 120 160

**McGneaney Survey Associates, inc.**  
 P.O. Box 681 - 24 CHESTNUT STREET  
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 SURVEYING - PLANNING - CONSULTING