



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 reduce the acreage of Madbury map 6 lot 6 to 39.750 acres and to annex the remaining land to Madbury map 6 lot 9.
 2. This plat is compiled from the reference plat and a total station survey of the proposed new map 6 lot 6 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, 50 feet from poorly drained soil, and 100 feet from the Oyster River (Shoreland Protection Overlay District).
 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.
- And, The Cherry Lane Realty Trust, Madbury map 6 lot 9, Durham map 9 lot 1-2, and Lee map 2 lot 5-3. Deed reference 1904/647. Address is 83 Johnson Street, North Andover MA 01845.

ACREAGE TABLE

Goss Brothers before adjustment:
Madbury 6-6, 88.743 A.
Durham 9-1-1, 1.280 A.

Goss Brothers after adjustment:
Madbury 6-6, 39.750 A.

Cherry Lane Realty Trust before:
Madbury 6-9, 82.774 A
Durham 9-1-2, 12.090 A.
Lee 2-5-3, 35.900 A.

Cherry Lane Realty Trust after:
Madbury 6-9, 131.767 A.
Durham 9-1-1, 1.280 A
Durham 9-1-2, 12.090 A.
Lee 2-5-3, 35.900 A.

Total Acreage Before:
Goss Brothers, 90.023 A.
Cherry Lane, 130.764 A.

Total Acreage After:
Goss Brothers, 39.750 A.
Cherry Lane, 181.037 A.

Total = 220.787 A.

LOT LINE ADJUSTMENT PLAT

Land of Edward W. Goss, Philip J. Goss, and Charles L. Goss II

Tax Map 6 Lot 6 located on Cherry Lane

And

Land of the Cherry Lane Realty Trust

Tax Map 6 Lot 9 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:

SHEET 2 OF 2

PROPOSED MAP 6 LOT 6

39.750 ACRES TOTAL
34.467 ACRES SUBJECT TO CONSERVATION EASEMENT
5.283 ACRES EXCLUDED FROM CONSERVATION EASEMENT

AREA EXCLUDED FROM CONSERVATION EASEMENT NOT A SEPARATE LOT

DeMerritt Cemetery see deed 450/621

MAP 6 LOT 6
Area to be annexed to Map 6 lot 9

MAP 6 LOT 9

APPROVED BY THE MADBURY PLANNING BOARD

SCALE: 1 INCH = 100 FEET

