021070

2000 DEC -7 AM 9:53

REGISTER OF DEEDS
STRAFFORD COUNTY

LEGEND:

EOP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
UGE	UNDERGROUND UTILITIES
EDA	EFFLUENT DISPOSAL AREA
●	IRON ROD FOUND
Ⓦ	EXISTING WELL
o	EXISTING UTILITY PEDESTALS (ELEC., TEL. & CATV)

REFERENCE:

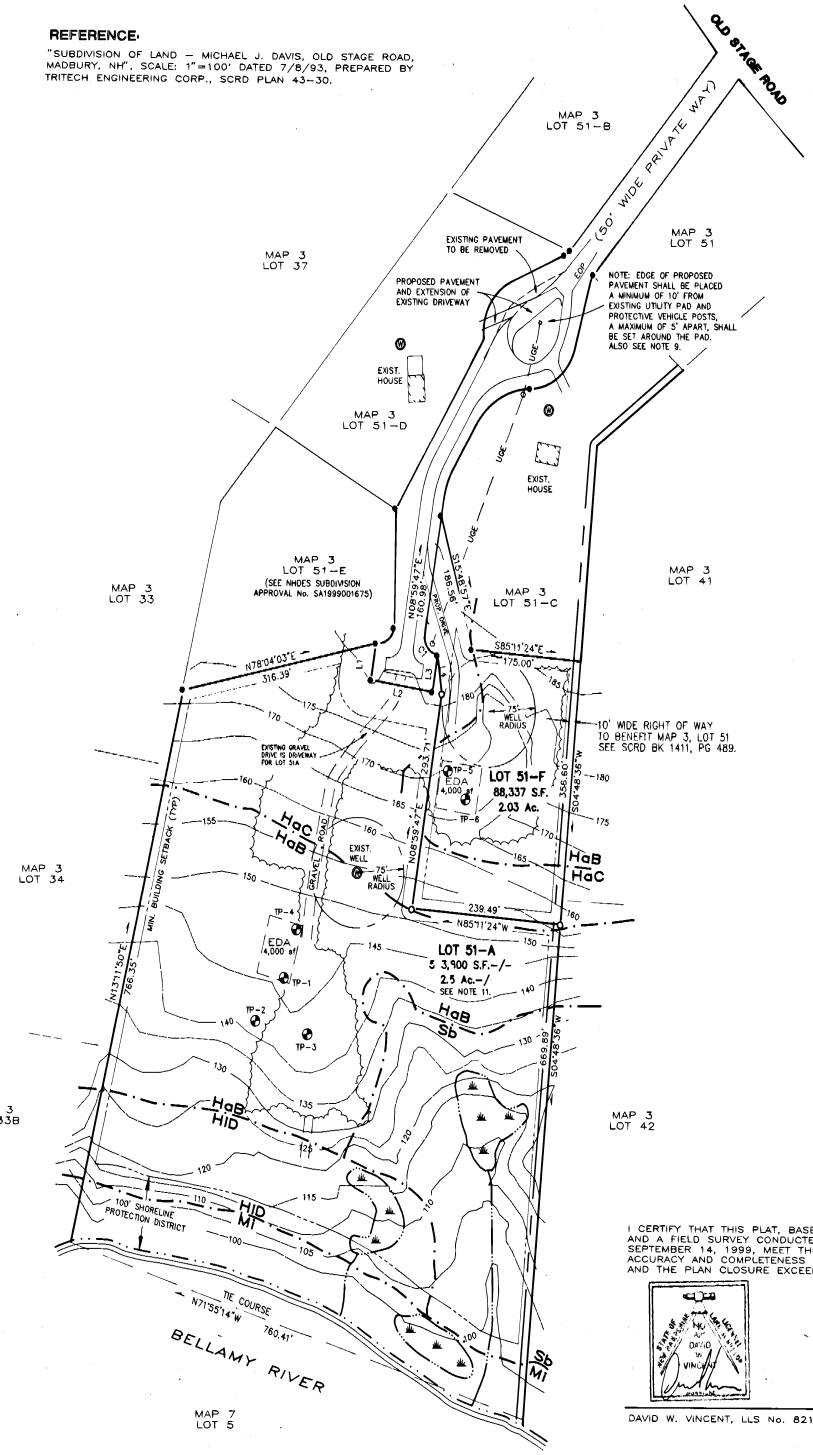
"SUBDIVISION OF LAND – MICHAEL J. DAVIS, OLD STAGE ROAD, MADBURY, NH", SCALE: 1"=100' DATED 7/8/93, PREPARED BY TRITECH ENGINEERING CORP., SCRD PLAN 43-30.

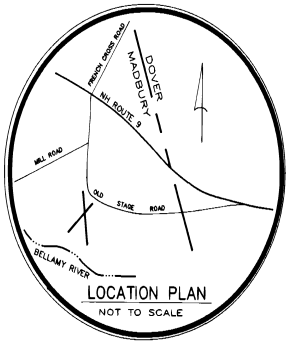
LENGTH TABLE

No.	Bearing	Distance
L1	S08°59'47"W	50.00'
L2	S81°00'13"E	100.00'
L3	N08°59'47"E	50.00'
L4	N07°42'29"W	52.20'

CURVE TABLE

No.	Delta	Radius	Arc Length
C1	90°00'00"	25.00	39.27





ABUTTERS:

Map 3 – Lot 33
Johanne L. Fitch
24 Fitch Road
Madbury, NH 03820

Map 3 – Lot 33B
Clifton E. Fitch, Jr.
24 Fitch Road
Madbury, NH 03820

Map 3 – Lot 34
Jean Murdock
27 Fitch Road
Madbury, NH 03820

Map 3 – Lot 37
Eileen Byron
18 Fitch Road
Madbury, NH 03820

Map 3 – Lot 41
David & Rosemary Raynes
54 Old Stage Road
Madbury, NH 03820

Map 3 – Lot 42
Dorothy Raynes
50 Old Stage Road
Madbury, NH 03820

Map 3 – Lot 51
Clyde R. Spaulding &
Marjorie E. Wharmby
56 Old Stage Road
Madbury, NH 03820

Map 3 – Lot 51-B
James & Karen Towle
60 Old Stage Road
Madbury, NH 03820

Map 3 – Lot 51-C
Collin Young & Mary Burovac
58C Old Stage Road
Madbury, NH 03820

Map 3 – Lot 51-D
Robert & Traci Greenlaw
58D Old Stage Road
Madbury, NH 03820

Map 3 – Lot 51-E
Robert Young & Mary Jane Cobb
29 Linden Street
Rochester, NH 03867

Map 7 – Lot 5
Haven H. & Barbara R. Hayes
22 Hayes Drive
Barrington, NH 03825

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 51-F FROM LOT 51-A. THIS PLAN SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN STATED ABOVE ANY OTHER USE SHALL BE AT USER'S OWN RISK.
2. PARCEL IS SHOWN AS LOT 51-A ON THE TOWN OF MADBURY ASSESSOR'S MAP 3.
3. PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL-AGRICULTURAL DISTRICT.
4. LOT 51-F SHALL BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. THE STRUCTURES ON LOT 51-A ARE TO BE RELOCATED OR REMOVED.
5. OWNER OF RECORD: MICHAEL J. DAVIS
   58A OLD STAGE ROAD
   MADBURY, NH 03820
   SCRD BK 1625, PG 485.
6. PROPOSED AREAS:

LOT 51-A	LOT 51-F
543,800 s.f. ±	88,337 s.f.
12.5 Acres ±	2.03 Acres

7. ZONING REQUIREMENTS:
   MINIMUM LOT AREA: 80,000 s.f.
   MINIMUM FRONTAGE: 200'
   MINIMUM YARD SETBACKS:
   FRONT: 50'
   SIDE: 15'
   REAR: 15'
   WETLANDS: 50'
8. BOUNDARY, TOPOGRAPHIC DATA, SOIL DATA AND WETLAND AREAS ARE SHOWN AS DEPICTED ON THE PLAN REFERENCE.
9. THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR MUST CONFIRM THE LOCATION PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTACT DIGSAFE AT 1-888-344-7233 72 HOURS PRIOR TO ANY CONSTRUCTION.
10. NHDES SUBDIVISION APPROVAL No. SA2000002180, DATED 08/07/2000.
11. LOT 51-A SHALL NOT BE FURTHER SUBDIVIDED.

I CERTIFY THAT THIS PLAT, BASED UPON THE PLAN REFERENCE AND A FIELD SURVEY CONDUCTED ON THE GROUND ON SEPTEMBER 14, 1999, MEET THE MINIMUM REQUIREMENTS FOR ACCURACY AND COMPLETENESS PER THE TOWN OF MADBURY AND THE PLAN CLOSURE EXCEEDS 1:10,000.

15-NOV, 2000

DAVID W. VINCENT, LLS No. 821 — DATE

TOWN OF MADBURY PLANNING BOARD APPROVAL

Wilson C. Bradshaw Chair

Dec 7 2000

DATE

NO.	DATE	DESCRIPTION	BY
4			
3	11/15/00	remove Kayla Cora Lane	dwv
2	10/31/00	add note 11 & prop. pavement	dwv
1	10/04/00	add NHDES Subdiv	dwv

SUBDIVISION PLAN

PREPARED FOR

MICHAEL J. DAVIS

OLD STAGE ROAD

COUNTY OF STRAFFORD

MADBURY, NH

FEET 100 0 50 100 200 400

METERS 0 25 50 100 150

SCALE: 1"= 100' DATE: JULY 27, 2000

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 664-5786

DWG NAME: 9953SUB2 | FB: 8/16-19

PLAN 61-14

9953