

**PLANNING DEPARTMENT**

**Town of Durham**

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**LOT LINE ADJUSTMENT APPLICATION**

**Town of Durham, New Hampshire**

Date: \_\_\_\_\_ [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information – Parcel A**

Property address/location: 117 PISCATAQUA BRIDGE ROAD, MADBURY, NH 03823

Tax map #: 207; lot #'s): 5; Zoning district: RESIDENCE C

Owner (include name of individual): LISA J. BEAUDOIN REVOCABLE TRUST

Mailing address: 117 PISCATAQUA BRIDGE ROAD, MADBURY, NH 03823

Telephone #: \_\_\_\_\_ Email: lbeaudoin@ci.durham.nh.us

**Property information – Parcel B**

Property address/location: 115 PISCATAQUA BRIDGE ROAD, MADBURY, NH 03823

Tax map #: 11; lot #'s): 9B; Zoning district: MADBURY RES/AGR

Owner (include name of individual): JAY R. & SUSAN K. TRAHAN

Mailing address: 115 PISCATAQUA BRIDGE ROAD, MADBURY, NH 03823

Telephone #: \_\_\_\_\_ Email: jay@seacoastsoapstone.com

**Surveyor**

Name (include name of individual): SCOTT D. BOUDREAU

Mailing address: 2 BEATRICE LANE, NEWMARKET, NH 03857

Telephone #: 603-659-3468 Fax #: \_\_\_\_\_

Email address: SCOTT@BOUDREAU.S.NET Professional license #: NH LLS #961

**Proposed project**

What is the purpose of the lot line revision? THE OWNERS OF BOTH PARCELS WOULD LIKE  
THE PROPERTY LINE CHANGED TO SUIT THE EXISTING LAWNS AND TREES THAT ARE  
CURRENTLY USED NO

Will any encroachments result? \_\_\_\_\_

(Continued Lot Line Revision application Tax Map: \_\_\_\_\_ Lots: \_\_\_\_\_ )

**Comments**

Please feel free to add any comments, additional information, or requests for waivers here:

THE PROPOSED LOT LINE ADJUSTMENT IMPACTS PROPERTIES IN BOTH MADBURY AND DURHAM. NO WAIVERS ARE REQUESTED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Submission of application**

This application must be signed by the property owner(s) and/or the agent.

*I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: Lisa Beaudou  
(Parcel A)

Date: 9/14/23

Signature of property owner: JTB Susan H. Trehan  
(Parcel B)

Date: 9/14/2023

Signature of agent: [Signature]

Date: 9/14/2023



Scott Boudreau, LLS 961  
2 Beatrice Lane  
Newmarket, NH 03857  
Phone: (603)659-3468  
scott@boudreauls.net

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September 7, 2023

Planning Board  
Town of Durham

RE: Letter of Intent – Lot Line Adjustment – 115 & 117 Piscataqua Bridge Road, Madbury, NH

Members of the Board,

The property owners of 115 & 117 Piscataqua Bridge Road have agreed to adjust the boundary line to a location that is more suitable for both parties. The proposed lot line as shown on the plan included with the application has been approved by the Town of Madbury Planning Board but is pending approval from the Town of Durham Planning Board, since a portion of the adjusted property falls within the town of Durham.

Sincerely,

Scott D. Boudreau  
NH Licensed Land Surveyor #961



Scott Boudreau, LLS 961  
2 Beatrice Lane  
Newmarket, NH 03857  
Phone: (603)659-3468  
scott@boudreauls.net

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## ABUTTER LIST

### Subject Properties

Tax Map 11 Lot 9  
Lisa J. Beaudoin Revocable Trust  
117 Piscataqua Bridge Road  
Madbury, NH 03823

Tax Map 11 Lot 9B  
Jay R. & Susan K. Trahan  
115 Piscataqua Bridge Road  
Madbury, NH 03823

### Surveyor

Scott Boudreau  
Boudreau Land Surveying  
2 Beatrice Lane  
Newmarket, NH 03857

### Madbury Abutters:

Tax Map 11 Lot 10  
Todd S. Gross Revocable Trust  
20 Watson Road  
Durham, NH 03824

Tax Map 11 Lot 7A  
Simpson Living Trust  
99 Piscataqua Road  
Dover, NH 03820

Tax Map 11 Lot 7  
Big Sky Farm, LLC  
P.O. Box 1384  
Hampton, NH 03842

Tax Map 11 Lot 8  
Kathleen Valentyn  
118 Piscataqua Bridge Road  
Madbury, NH 03823


### Durham Abutters:

Tax Map 216 Lot 7  
Donald Angus Locke  
32 Back River Road  
Durham, NH 03824

Tax Map 216 Lot 4  
Carol S. Tuveson Revocable Trust  
11 Watson Road  
Durham, NH 03824

Tax Map 216 Lot 6  
Geraldine M. Aviza  
6 Watson Road  
Durham, NH 03824

Tax Map 207 Lot 4  
Geoff Schultz  
10 Watson Road  
Durham, NH 03824

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****5 Thousand 6 Hundred 25 Dollars		
DATE	AMOUNT	
06/02/2008	ST812637 \$ ****5625.00	
VOID IF ALTERED		

## WARRANTY DEED

***KNOW ALL PERSONS BY THESE PRESENTS, That William R. Trumble and Mayme J. Trumble, husband and wife,*** of 115 Piscataqua Bridge Road, Madbury, Strafford County, State of New Hampshire 03820, for consideration paid, grants to ***Jay R. Trahan and Susan K. Trahan, husband and wife,*** of 34 Prospect Street, Dover, Strafford County, State of New Hampshire 03820, as **joint tenants with rights of survivorship**, with WARRANTY COVENANTS the following described premises:

A certain tract or parcel of land, with the buildings thereon, situated on Piscataqua Bridge Road, in the Town of Madbury, County of Strafford, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a steel stake which is located at a point on the West side of Piscataqua Bridge Road, 149.77 feet distant from a marker on the boundary line between the Town of Madbury and the Town of Durham, said distance being measured northerly along the right-of-way as it runs; thence N 33° 00' W a distance of 70.00 feet, more or less, to a steel stake; thence running N 68° 11' W a distance of 399.05 feet, more or less, to an iron pipe at land now or formerly of John and Martha Considine; thence running N 14° 00' E a distance of 214.02 feet, more or less, along land now or formerly of said John and Martha Considine, and along land now or formerly of Richard Considine, to a point in the thread of the brook; thence running easterly and southerly as the thread of the brook runs, along land now or formerly of Robert Simpson, to a point on the West side of the right-of-way of Piscataqua Bridge Road; thence running S 11° 04' 40" W a distance of 207.25 feet, more or less, along said Piscataqua Bridge Road to the point of beginning. Excepting the tract conveyed to the Town of Madbury by deed dated April 20, 1973, and recorded in the Strafford County Registry of Deeds at Book 923, Page 414. Reference is also made to Plan #21A-50 of the Strafford County Registry of Deeds.

Subject to all rights, restrictions, easements, covenants and other matters of record to the extent in force and applicable.

Meaning and intending to describe and convey the same premises conveyed to William R. Trumble and Mayme J. Trumble by Warranty Deed of Mark D. Morong, Trustee of the Mark D. Morong 1991 Trust dated August 19, 1999 and recorded at the Strafford County Registry of Deeds at Book 2134, Page 623.

Signed this 30<sup>th</sup> day of MAX, 2008.

*TR*  
Witness

*William R. Trumble*  
William R. Trumble

\_\_\_\_\_  
Witness

*Mayme J. Trumble*  
Mayme J. Trumble

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

Dated: 5-30-2008

Personally appeared William R. Trumble and Mayme J. Trumble, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

*TR*  
Notary Public/ Justice of the Peace  
My Commission Expires:



Escrow No.: 33395-Atlas

**SCHEDULE "A"****LEGAL DESCRIPTION**

A certain tract or parcel of land with the buildings thereon, situated at **Piscataqua Bridge Road**, Town of **Madbury**, County of **Strafford**, State of New Hampshire, bounded and described as follows:

Beginning at a steel stake which is located at a point on the West side of Piscataqua Bridge Road, 149.77 feet distant from a marker on the boundary line between the Town of Madbury and the Town of Durham, said distance being measured northerly along the right-of-way as it runs; thence North 33° 00' West a distance of 70.00 feet, more or less, to a steel stake; thence running North 68° 11' West a distance of 399.05 feet, more or less, to an iron pipe at land now or formerly of John and Martha Considine; thence running North 14° 00' East a distance of 214.02 feet, more or less, along land now or formerly of said John and Martha Considine, and along land now or formerly of Richard Considine, to a point in the thread of the brook; thence running Easterly and Southerly as the thread of the brook runs, along land now or formerly of Robert Simpson, to a point on the West side of the right-of-way of Piscataqua Bridge Road; thence running South 11° 04' 40" West a distance of 207.25 feet, more or less, along said Piscataqua Bridge Road to the point of beginning. Excepting the tract conveyed to the Town of Madbury by deed dated April 20, 1973, and recorded in the Strafford County Registry of Deeds at Book 923, Page 414. Reference is also made to Plan #21A-50 Lot#2 of the Strafford County Registry of Deeds.



Return to:

Lisa J. Beaudoin, Trustee of The Lisa J. Beaudoin Revocable Trust  
117 Piscataqua Bridge Road, Madbury, NH 03823 and  
33 Back River Road  
Durham, NH 03824

E-Doc # 210018969  
Book 4955 Page 738

09/20/2021 11:53:02 AM  
Page 1 of 2

Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA186214 25.00  
TRANS TAX ST855942 5,625.00

## WARRANTY DEED

### **\*successor trustee**

KNOW ALL MEN BY THESE PRESENTS, that Mark D. Morong, Single, and Bennett K. Morong, Married, Successor Trustee of The Lorraine I. Morong Revocable Trust, of 21 Emerson Road, Durham, NH 03824, for consideration paid grant(s) to Lisa J. Beaudoin, Trustee of The Lisa J. Beaudoin Revocable Trust, of 316 B Dover Point Road, Dover, NH 03820, with  
WARRANTY COVENANTS:

A certain lot of land, with the buildings thereon, situate on the westerly side of Piscataqua Bridge Road in the Towns of Madbury and Durham, County of Strafford and State of New Hampshire, being shown a Lot 1 on a plan entitled "Final Plan, Subdivision of Land of William H. & Lorraine B. Morong, Piscataqua Road, Madbury, N. H.", Scale: 1" = 50', Date: May, 1981, and recorded as Plan 21A-50 in the Strafford County Registry of Deeds. Said lot being more particularly bounded and described as follows:

Beginning at a steel stake set on the westerly side of Piscataqua Road, as shown on said plan, said point being the northeasterly corner of the within described lot; thence running S 11° 04' 40" W a distance of 30.00 feet along said Piscataqua Road to a point; thence turning and running S 2° 03' 50" E a distance of 119.77 feet to a concrete bound set at the Madbury/Durham town line; thence turning and running S 2° 46' 20" E a distance of 488.81 feet along said Piscataqua Road to a point at the northerly sideline of Watson Road, as shown on said plan; thence turning and running N 45° 52' W a distance of 382.13 feet along said Watson Road to an iron pin found; thence turning and running N 8° 15' 20" E a distance of 250.75 feet along land now or formerly of Clark, as shown on said plan, to an iron pin found; thence turning and running N 81° 46' 40" W a distance of 114.87 feet along said Clark land to an iron pin found; thence turning and running S 8° 25' W a distance of 173.25 feet along said Clark land to an iron pin found at the northerly sideline of said Watson Road; thence turning and running N 47° 33; 40" W a distance of 197.35 feet along said Watson Road to an iron pin found; thence turning and running N 14° 43' 40" E a distance of 364.28 feet along land now or formerly of Considine, as shown on said plan, to an iron pin found; thence turning and running S 68° 11' E a distance of 399.05 feet along Lot 2, as shown on said plan, to a steel stake set; thence turning and running S 33° 00' E a distance of 70.00 feet along said Lot 2 to the point of beginning.



Said Lot 1 containing 5.0 acres, according to said plan.

Meaning and intending to describe and convey a portion of the premises conveyed to Lorraine I. Morong, Trustee of The Lorraine I. Morong Revocable Trust by deed dated March 18, 2010 and recorded in the Strafford County Registry of Deeds in Book 3820, Page 500.

This is not homestead property of the grantors or their spouses.

The undersigned Trustees under the Lorraine I. Morong Revocable Trust created under trust agreement dated November 19, 2009, and thereto, have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this 17 day of September, 2021.

**The Lorraine I. Morong Revocable Trust**

By: [Signature]  
Mark D. Morong, Successor Trustee

By: [Signature]  
Bennett K. Morong, Successor Trustee

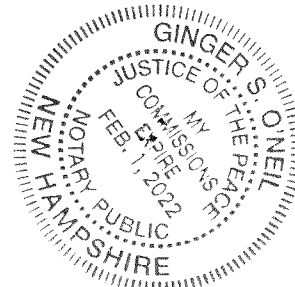
State of New Hampshire  
County of Strafford

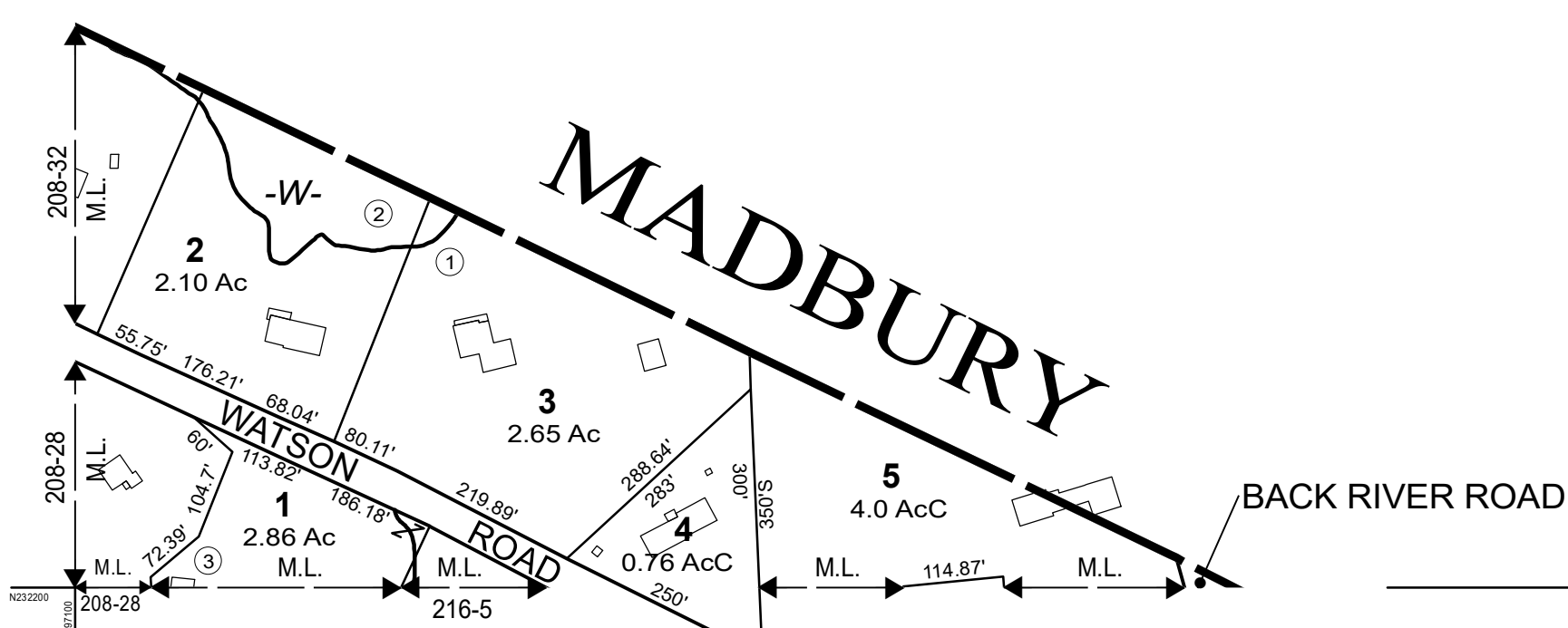
Then personally appeared before me on this 17 day of September, 2021, the said Mark D. Morong, Successor Trustee and Bennett K. Morong, Successor Trustee of the Lorraine I. Morong Revocable Trust and acknowledged the foregoing to be his/her/their voluntary act and deed.

[Signature]  
Notary Public

My commission expires:  
(seal)

Feb 1, 2022





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 29, 2019

COMPLETION DATE: DECEMBER 31, 2021

PRODUCED IN 2021 BY

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561  
800.322.4540 - www.cai-tech.com

LEGEND	
AREA SURVEYED	..... Ac
AREA CALCULATED	..... AcC
RECORD DIMENSION	..... 100'
SCALED DIMENSION	..... 100'S
MATCH LINE	..... M.L.
WATER	..... -W-
BUILDING	..... [Symbol]
EXEMPT PROPERTY	..... [Symbol]
SUBDIVISION LOT NO.	..... [Symbol]
RIGHT OF WAY/ACCESS	..... [Symbol]
COMMON OWNERSHIP	..... [Symbol]
WETLANDS	..... [Symbol]

SCALE: 1" = 200'

FEET: 200 100 0 200 400 600

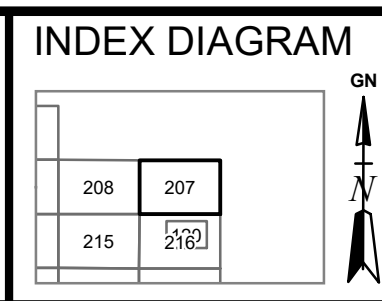
METERS: 50 25 0 50 100 150

REVISED TO: APRIL 1, 2022

PROPERTY MAPS

**DURHAM**

NEW HAMPSHIRE



MAP NO.

**207**



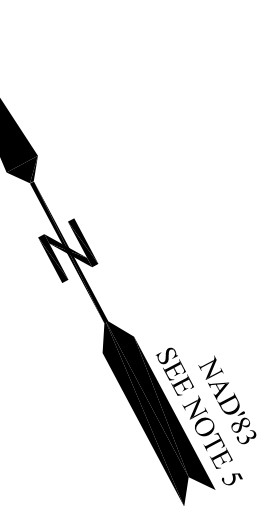
**SOILS:**

BzB - BUXTON SILT LOAM, 3 TO 8% SLOPES  
 HB - HOLLIS-GLOUCESTER FINE SANDY LOAMS, 3 TO 8% SLOPES  
 HgD - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES  
 ScA - SCANTIC SILT LOAM, 0 TO 3% SLOPES

SOIL DATA TAKEN FROM WEB SOIL SURVEY

TAX MAP 11 LOT 7A  
 SIMPSON LIVING TRUST  
 99 PISCATAQUA ROAD  
 DOVER, NH 03820  
 S.C.R.D. BOOK 4256 PAGE 331

TAX MAP 11 LOT 7  
 BIG SKY FARM, LLC  
 P.O. BOX 1384  
 HAMPTON, NH 03842  
 S.C.R.D. BOOK 5024 PAGE 633



**TEST PIT #1**  
11/18/2015

0-13"	10YR 3/2 - VERY DARK BROWN - SILT LOAM - VERY FRIABLE
13-18"	10YR 5/6 - YELLOWISH BROWN - SILT LOAM - BLOCKY - FRIABLE
18-30"	2.5Y 5/4 - LIGHT OLIVE BROWN - SILT LOAM - BLOCKY - FIRM
30-50"	2.5Y 4/4 - OLIVE BROWN - SILTY CLAY LOAM - FIRM WITH MOTTLES.

WATER: NONE OBSERVED  
 ESHWT: 18"

**TEST PIT #2**  
11/18/2015

0-11"	10YR 3/2 - VERY DARK BROWN - SILT LOAM - VERY FRIABLE
11-15"	10YR 5/6 - YELLOWISH BROWN - SILT LOAM - BLOCKY - FRIABLE
15-24"	2.5Y 5/4 - LIGHT OLIVE BROWN - SILT LOAM - BLOCKY - FIRM
24-52"	2.5Y 4/4 - OLIVE BROWN - SILTY CLAY LOAM - FIRM WITH MOTTLES.

WATER: NONE OBSERVED  
 ESHWT: 15"

**TEST PIT #3**  
8-23-2023

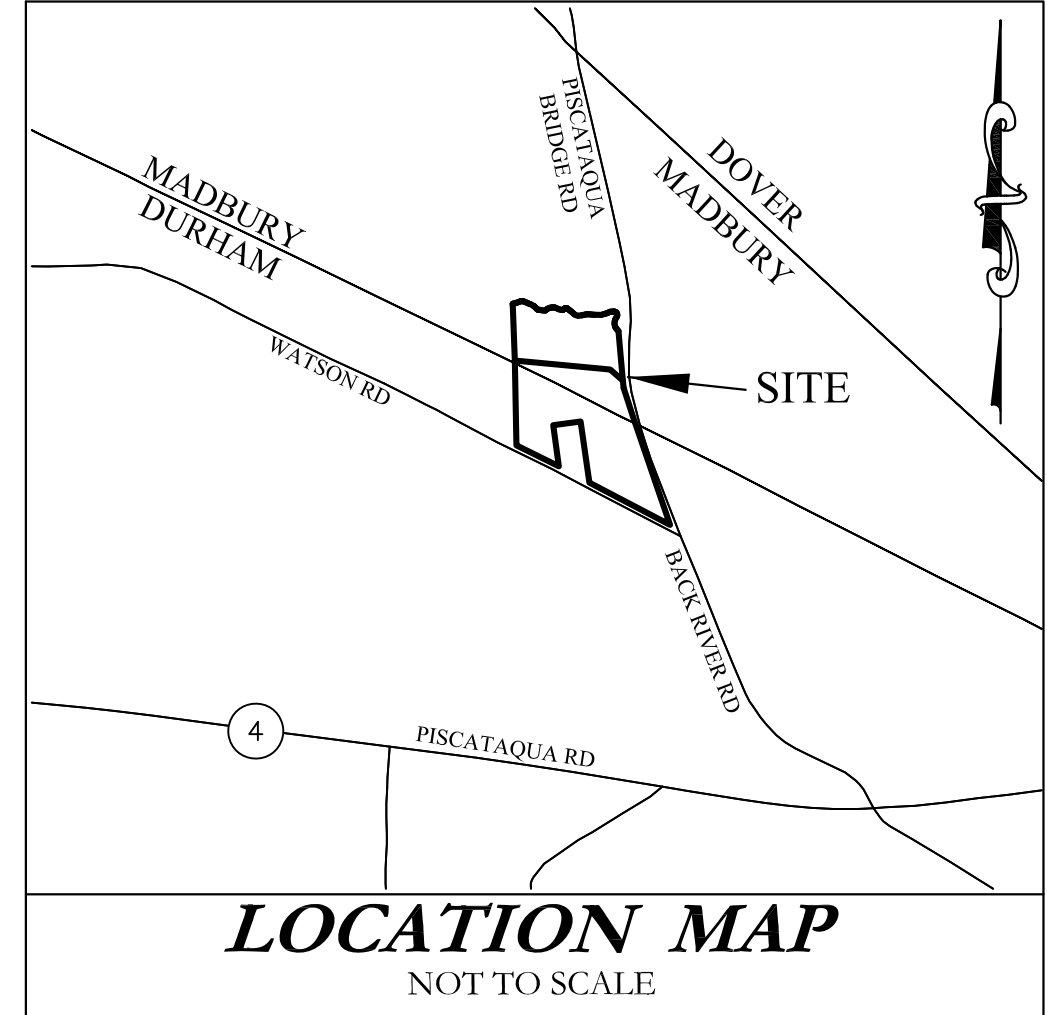
0-10"	10YR 3/2 - VERY DARK BROWN - SILT LOAM - GRANULAR - FRIABLE
10-24"	10YR 5/4 - YELLOWISH BROWN - SILT LOAM - BLOCKY - FRIABLE
24-28"	2.5Y 4/4 - OLIVE BROWN - SILT LOAM - BLOCKY - FRIABLE WITH REDOX.
28-72"	5Y 4/3 - OLIVE - SILT LOAM - MASSIVE - FIRM WITH REDOX.

OBSERVED WATER: 30"  
 ESHWT: 24"  
 LEDGE: NONE

**TEST PIT #4**  
8-23-2023

0-10"	10YR 2/2 - VERY DARK BROWN - SILT LOAM - GRANULAR - FRIABLE
10-24"	10YR 5/6 - YELLOWISH BROWN - SILT LOAM - BLOCKY - FRIABLE
24-30"	2.5Y 4/4 - OLIVE BROWN - SILT LOAM - BLOCKY - FRIABLE WITH REDOX.
30-72"	5Y 4/3 - OLIVE - SILTY CLAY LOAM - MASSIVE - FIRM WITH REDOX.

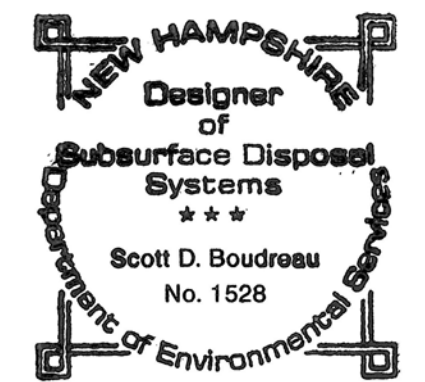
OBSERVED WATER: NONE  
 ESHWT: 24"  
 LEDGE: NONE



**NOTES:**

- REFERENCE:
  - TAX MAP 11 LOT 9 LISA J. BEAUDOIN REVOCABLE TRUST 117 PISCATAQUA BRIDGE ROAD MADBURY, NH 03823 S.C.R.D. BOOK 4955 PAGE 738
  - TAX MAP 11 LOT 9B JAY R. & SUSAN K. TRAHAN 115 PISCATAQUA BRIDGE ROAD MADBURY, NH 03823 S.C.R.D. BOOK 5623 PAGE 2965
  - TAX MAP 11 LOT 9 EXISTING AREA: 218,596 SF OR 5.02 AC. PROPOSED AREA: 196,263 OR 4.50 AC.
  - TAX MAP 11 LOT 9B EXISTING AREA: 102,047 SF OR 2.34 AC. PROPOSED AREA: 124,380 SF OR 2.86 AC.
- PARCEL AREAS:
- ZONE: DIMENSIONAL REQUIREMENTS:
 

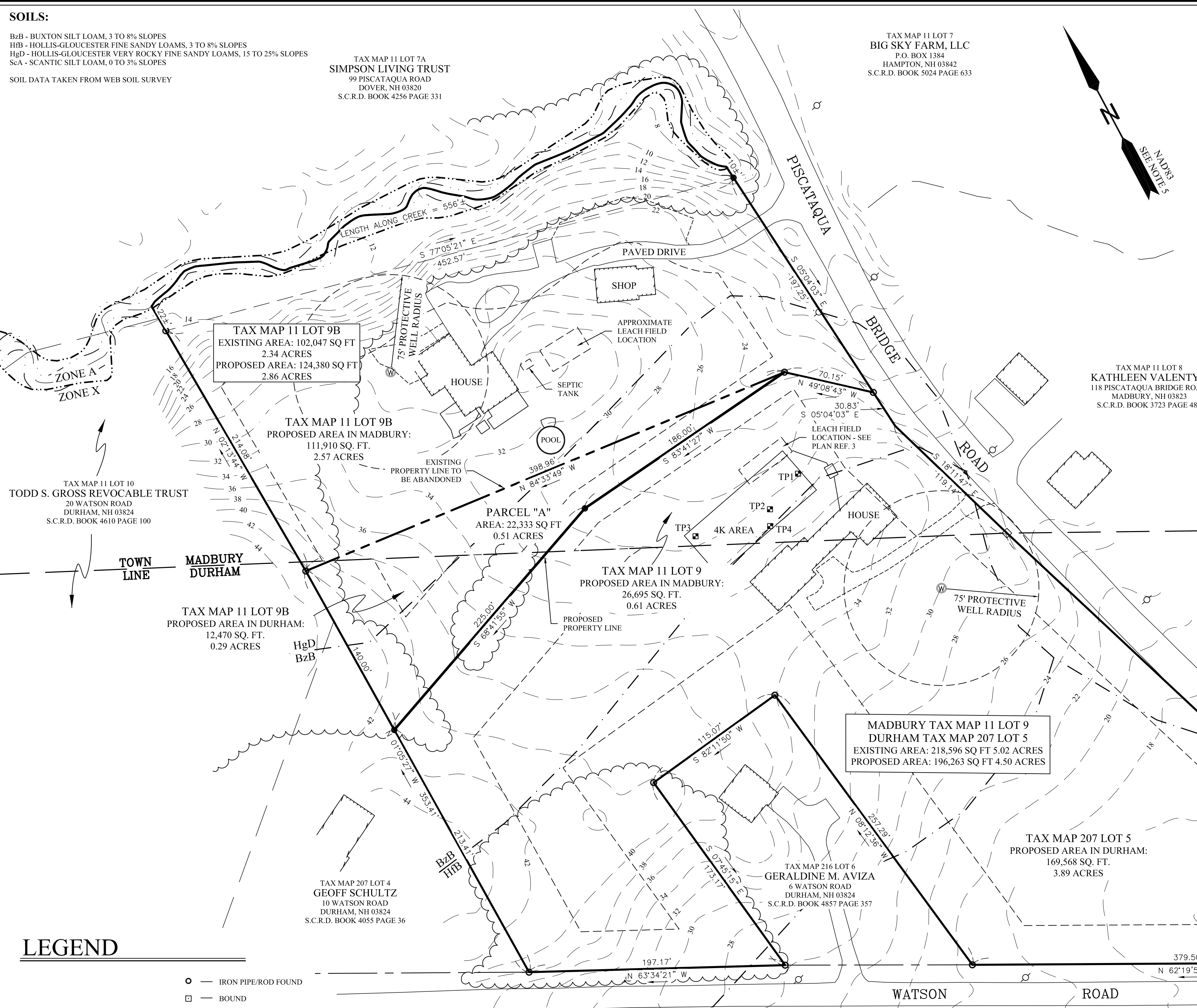
	MADBURY RESIDENTIAL/AGRICULTURAL	DURHAM RC - RESIDENCE C
MINIMUM LOT AREA	80,000 sq ft	150,000 sq ft
MINIMUM FRONTAGE	200 ft	300 ft
MINIMUM FRONT SETBACK	50 ft	30 ft
MINIMUM SIDE SETBACK	15 ft	50 ft
MINIMUM REAR SETBACK	15 ft	50 ft
NON-TIDAL WET AREAS	75 ft	
- FIELD SURVEY PERFORMED BY SDB ON 2/1/2023 USING A SPECTRA PRECISION FOCUS ROBOTIC TOTAL STATION WITH A DATA COLLECTOR, AND CARLSON BR57 GNSS RECEIVER.
- HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD '83) BASED ON GNSS OBSERVATIONS.
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON BENCHMARK STATION "WING-BELLAMY-WEST".
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION AND TO ADJUST THE BOUNDARY LINE BETWEEN MADBURY TAX MAP 11 LOTS 9 & 9B. PARCEL "A" IS TO BECOME PART OF TAX MAP 11 LOT 9B.
- LOTS SERVICED BY PRIVATE SEWER AND WATER.
- ABUTTER LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR PROPERTY LINE DETERMINATION.
- A PORTION OF TAX MAP 11 LOT 9B FALLS WITHIN ZONE "A" AS SHOWN ON FEMA F.I.R.M. PANEL 33017C0540E, HAVING AN EFFECTIVE DATE OF 9/30/2015.
- DATA FOR TEST PITS 1 & 2 IS FROM PLAN REFERENCE 3 AND WAS WITNESSED BY MICHAEL CUOMO OF THE ROCKINGHAM COUNTY CONSERVATION DISTRICT (RCCD) ON 11/18/2015 FOR A NEW SEPTIC SYSTEM FOR TAX MAP 11 LOT 9. TEST PITS 3 & 4 WERE WITNESSED BY MICHAEL CUOMO OF RCCD ON 8/23/2023.



TAX MAP 216 LOT 7  
 DONALD ANGUS LOCKE  
 32 BACK RIVER ROAD  
 DURHAM, NH 03824  
 S.C.R.D. BOOK 1653 PAGE 284

**PLAN REFERENCES:**

- PLAN TITLED "FINAL PLAN SUBDIVISION OF LAND OF WILLIAM H. & LORRAINE B. MORONG" DATED MAY 1981, PREPARED BY RICHARD TOWLE, REGISTERED LAND SURVEYOR, S.C.R.D. PLAN #21A-50.
- PLAN TITLED "SUBDIVISION OF LAND, DURHAM & MADBURY, N.H. FOR RICHARD A. CONSIDINE" DATED MARCH 4, 1986, PREPARED BY JOHN W. DURGIN, ASSOCIATES, S.C.R.D. PLAN #29A-57.
- PLAN TITLED "SEPTIC SYSTEM DESIGN MAP 11 LOT 9, MADBURY, N.H., FOR LORRAINE MORONG" DATED NOV. 2015, PREPARED BY GROOVER SEPTIC DESIGN.



MADBURY TAX MAP 11 LOT 9  
 DURHAM TAX MAP 207 LOT 5  
 EXISTING AREA: 218,596 SQ. FT. 5.02 ACRES  
 PROPOSED AREA: 196,263 SQ FT 4.50 ACRES

TAX MAP 207 LOT 5  
 PROPOSED AREA IN DURHAM:  
 169,568 SQ. FT.  
 3.89 ACRES

TAX MAP 216 LOT 6  
 GERALDINE M. AVIZA  
 6 WATSON ROAD  
 DURHAM, NH 03824  
 S.C.R.D. BOOK 4857 PAGE 357

TAX MAP 216 LOT 4  
 CAROL S. TUVESON REVOCABLE TRUST  
 11 WATSON ROAD  
 DURHAM, NH 03824  
 S.C.R.D. BOOK 3803 PAGE 13

**LEGEND**

- — IRON PIPE/ROD FOUND
- — BOUND
- — UTILITY POLE
- — TEST PIT
- ⊙ — WELL
- — IRON ROD TO BE SET WITH IDENTIFICATION CAP "L15 961" UNLESS OTHERWISE NOTED ON PLAN
- — BOUNDARY LINE
- — ABUTTER LINE
- — RIGHT-OF-WAY
- — EDGE OF BROOK
- — EDGE OF GRAVEL
- — EDGE OF PAVEMENT
- — BUILDING SETBACK LINE
- — F.E.M.A. FLOOD HAZARD BOUNDARY
- — TREE LINE

NO.	DATE	DESCRIPTION	BY
1	9/6/2023	ADDED ADDITIONAL TEST PIT DATA	SDB

TOWN OF MADBURY PLANNING BOARD  
 APPROVAL

CHAIRMAN OF THE BOARD \_\_\_\_\_ DATE \_\_\_\_\_

FINAL APPROVAL BY THE DURHAM PLANNING BOARD  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

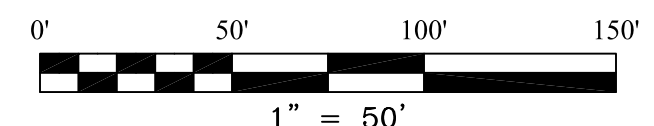
\_\_\_\_\_  
 DATE \_\_\_\_\_

PURSUANT TO RSA 676:18, III

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

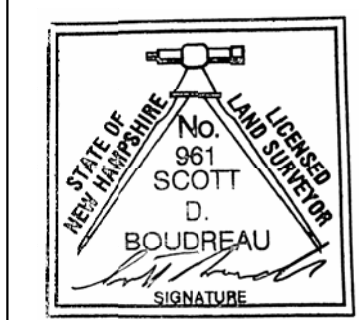
*Scott D. Boudreau*  
 L.L.S. #961  
 JUNE 27, 2023 DATE



**PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN**

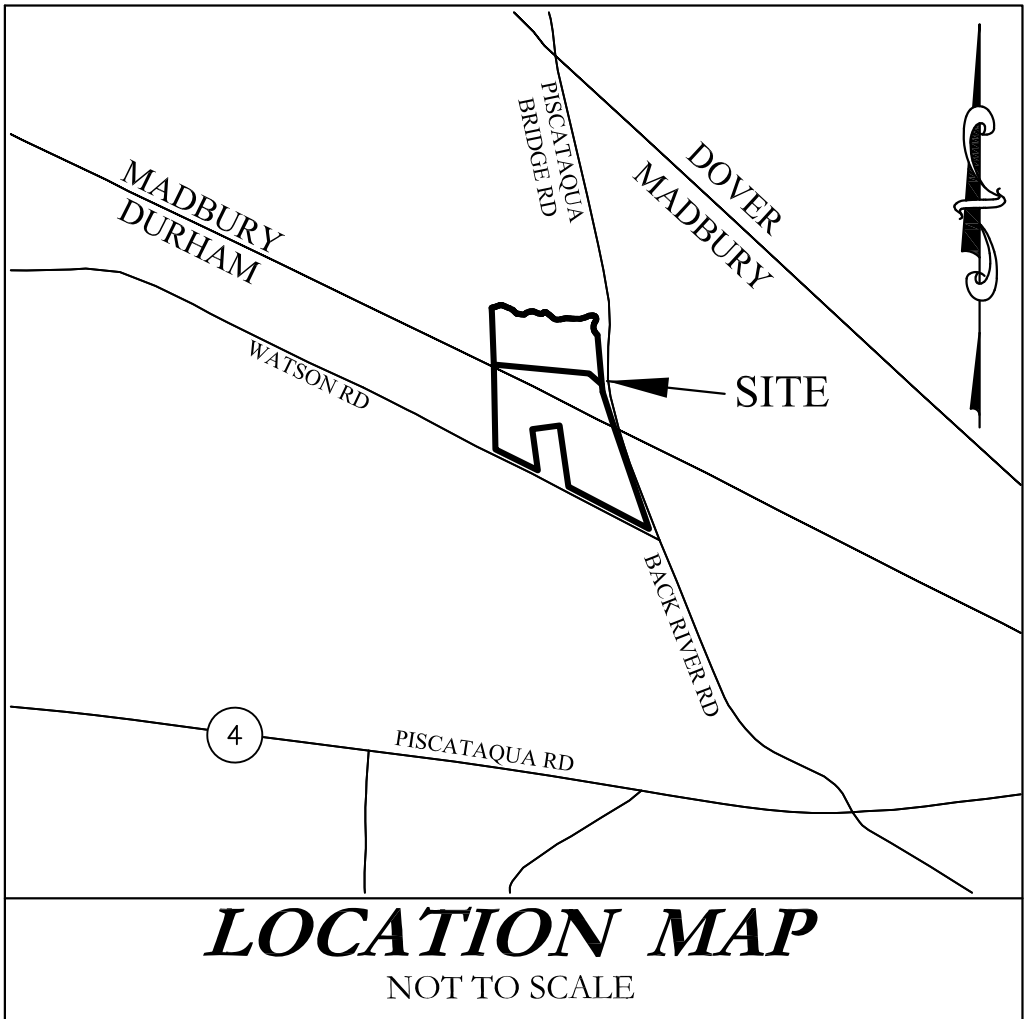
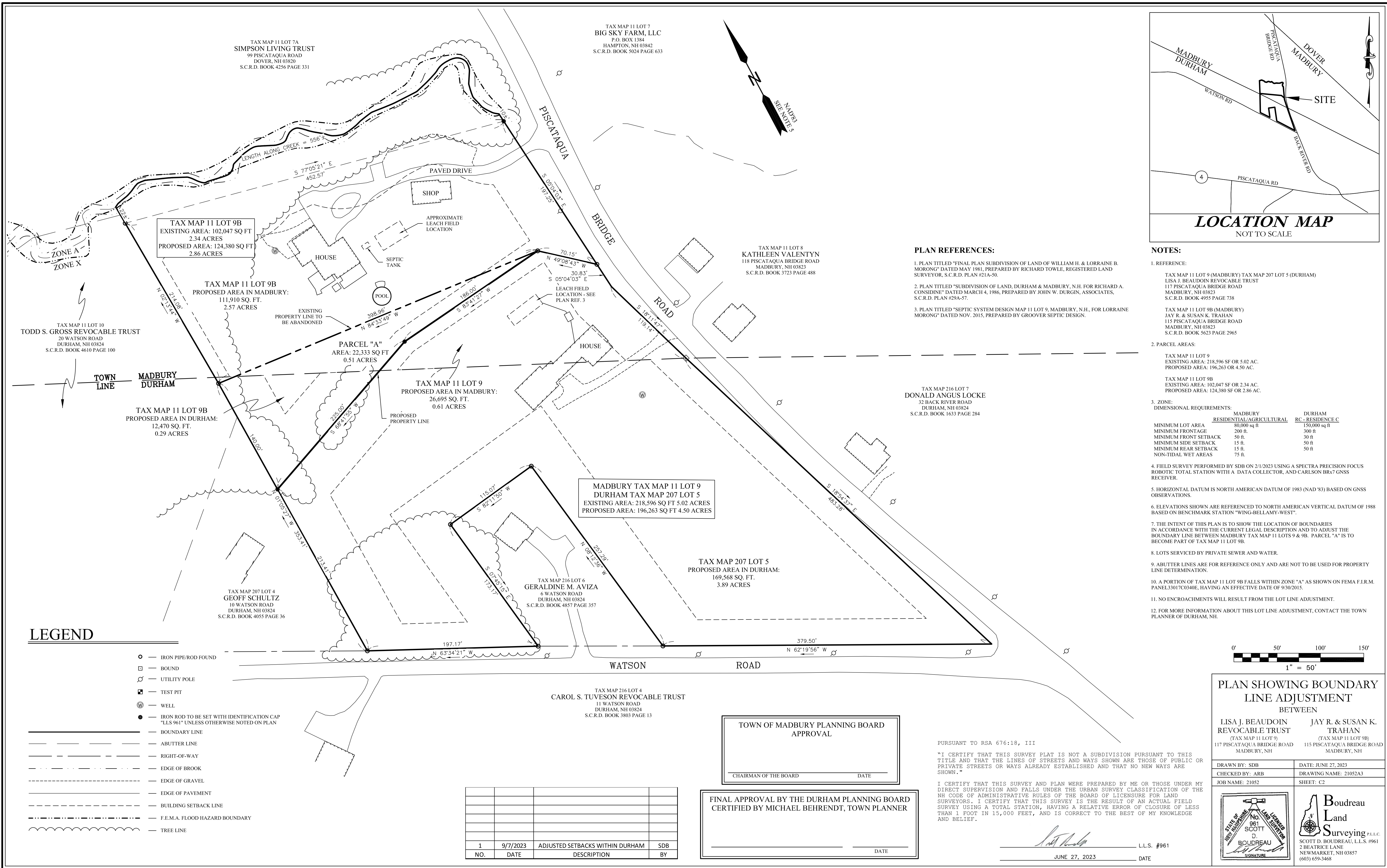
LISA J. BEAUDOIN REVOCABLE TRUST (TAX MAP 11 LOT 9) 117 PISCATAQUA BRIDGE ROAD MADBURY, NH  
 JAY R. & SUSAN K. TRAHAN (TAX MAP 11 LOT 9B) 115 PISCATAQUA BRIDGE ROAD MADBURY, NH

DRAWN BY: SDB DATE: JUNE 27, 2023  
 CHECKED BY: ARB DRAWING NAME: 21052A2  
 JOB NAME: 21052 SHEET: C1



**Boudreau Land Surveying P.L.L.C.**  
 SCOTT D. BOUDREAU, L.L.S. #961  
 2 BEATRICE LANE  
 NEWMARKET, NH 03857  
 (603) 659-3468





**PLAN REFERENCES:**

1. PLAN TITLED "FINAL PLAN SUBDIVISION OF LAND OF WILLIAM H. & LORRAINE B. MORONG" DATED MAY 1981, PREPARED BY RICHARD TOWLE, REGISTERED LAND SURVEYOR, S.C.R.D. PLAN #21A-50.
2. PLAN TITLED "SUBDIVISION OF LAND, DURHAM & MADBURY, N.H. FOR RICHARD A. CONSIDINE" DATED MARCH 4, 1986, PREPARED BY JOHN W. DURGIN, ASSOCIATES, S.C.R.D. PLAN #29A-57.
3. PLAN TITLED "SEPTIC SYSTEM DESIGN MAP 11 LOT 9, MADBURY, N.H., FOR LORRAINE MORONG" DATED NOV. 2015, PREPARED BY GROOVER SEPTIC DESIGN.

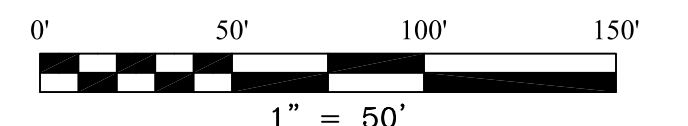
**NOTES:**

1. REFERENCE:
  - TAX MAP 11 LOT 9 (MADBURY) TAX MAP 207 LOT 5 (DURHAM) LISA J. BEAUDOIN REVOCABLE TRUST 117 PISCATAQUA BRIDGE ROAD MADBURY, NH 03823 S.C.R.D. BOOK 4955 PAGE 738
  - TAX MAP 11 LOT 9B (MADBURY) JAY R. & SUSAN K. TRAHAN 115 PISCATAQUA BRIDGE ROAD MADBURY, NH 03823 S.C.R.D. BOOK 5623 PAGE 2965
2. PARCEL AREAS:
  - TAX MAP 11 LOT 9 EXISTING AREA: 218,596 SF OR 5.02 AC. PROPOSED AREA: 196,263 SF OR 4.50 AC.
  - TAX MAP 11 LOT 9B EXISTING AREA: 102,047 SF OR 2.34 AC. PROPOSED AREA: 124,380 SF OR 2.86 AC.
3. ZONE: DIMENSIONAL REQUIREMENTS:
 

	MADBURY RESIDENTIAL/AGRICULTURAL	DURHAM RC - RESIDENCE C
MINIMUM LOT AREA	80,000 sq ft	150,000 sq ft
MINIMUM FRONTAGE	200 ft	300 ft
MINIMUM FRONT SETBACK	50 ft	30 ft
MINIMUM SIDE SETBACK	15 ft	50 ft
MINIMUM REAR SETBACK	15 ft	50 ft
NON-TIDAL WET AREAS	75 ft	
4. FIELD SURVEY PERFORMED BY SDB ON 2/1/2023 USING A SPECTRA PRECISION FOCUS ROBOTIC TOTAL STATION WITH A DATA COLLECTOR, AND CARLSON BR57 GNSS RECEIVER.
5. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD '83) BASED ON GNSS OBSERVATIONS.
6. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON BENCHMARK STATION "WING-BELLAMY-WEST".
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION AND TO ADJUST THE BOUNDARY LINE BETWEEN MADBURY TAX MAP 11 LOTS 9 & 9B. PARCEL "A" IS TO BECOME PART OF TAX MAP 11 LOT 9B.
8. LOTS SERVICED BY PRIVATE SEWER AND WATER.
9. ABUTTER LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR PROPERTY LINE DETERMINATION.
10. A PORTION OF TAX MAP 11 LOT 9B FALLS WITHIN ZONE "A" AS SHOWN ON FEMA F.I.R.M. PANEL 33017C0540E, HAVING AN EFFECTIVE DATE OF 9/30/2015.
11. NO ENCROACHMENTS WILL RESULT FROM THE LOT LINE ADJUSTMENT.
12. FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE TOWN PLANNER OF DURHAM, NH.

**LEGEND**

- — IRON PIPE/ROD FOUND
- — BOUND
- ⊕ — UTILITY POLE
- ⊞ — TEST PIT
- ⊙ — WELL
- — IRON ROD TO BE SET WITH IDENTIFICATION CAP "L15 961" UNLESS OTHERWISE NOTED ON PLAN
- — BOUNDARY LINE
- - - - ABUTTER LINE
- - - - RIGHT-OF-WAY
- - - - EDGE OF BROOK
- - - - EDGE OF GRAVEL
- - - - EDGE OF PAVEMENT
- - - - BUILDING SETBACK LINE
- - - - F.E.M.A. FLOOD HAZARD BOUNDARY
- ~~~~~ TREE LINE



**PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN**

LISA J. BEAUDOIN REVOCABLE TRUST (TAX MAP 11 LOT 9) 117 PISCATAQUA BRIDGE ROAD MADBURY, NH  
 JAY R. & SUSAN K. TRAHAN (TAX MAP 11 LOT 9B) 115 PISCATAQUA BRIDGE ROAD MADBURY, NH

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TOWN OF MADBURY PLANNING BOARD APPROVAL  
 CHAIRMAN OF THE BOARD \_\_\_\_\_ DATE \_\_\_\_\_

FINAL APPROVAL BY THE DURHAM PLANNING BOARD  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
 \_\_\_\_\_ DATE \_\_\_\_\_

PURSUANT TO RSA 676:18, III

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Scott D. Boudreau*  
 L.L.S. #961  
 JUNE 27, 2023 DATE

NO.	DATE	DESCRIPTION	BY
1	9/7/2023	ADJUSTED SETBACKS WITHIN DURHAM	SDB