

PLANNING DEPARTMENT
Town of Durham
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

RECEIVED
Town of Durham

SEP 15 2023

Planning, Zoning
and Assessing

LOT LINE ADJUSTMENT APPLICATION

Town of Durham, New Hampshire

Date: 9/15/2023 [office use only. Check # 0340 amount \$ 210 date 10/4/23]

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

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

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	ST812637	AMOUNT
06/02/2008		\$ ****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 30th 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

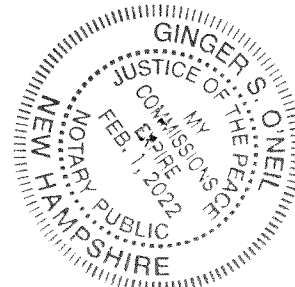
State of New Hampshire
County of Strafford

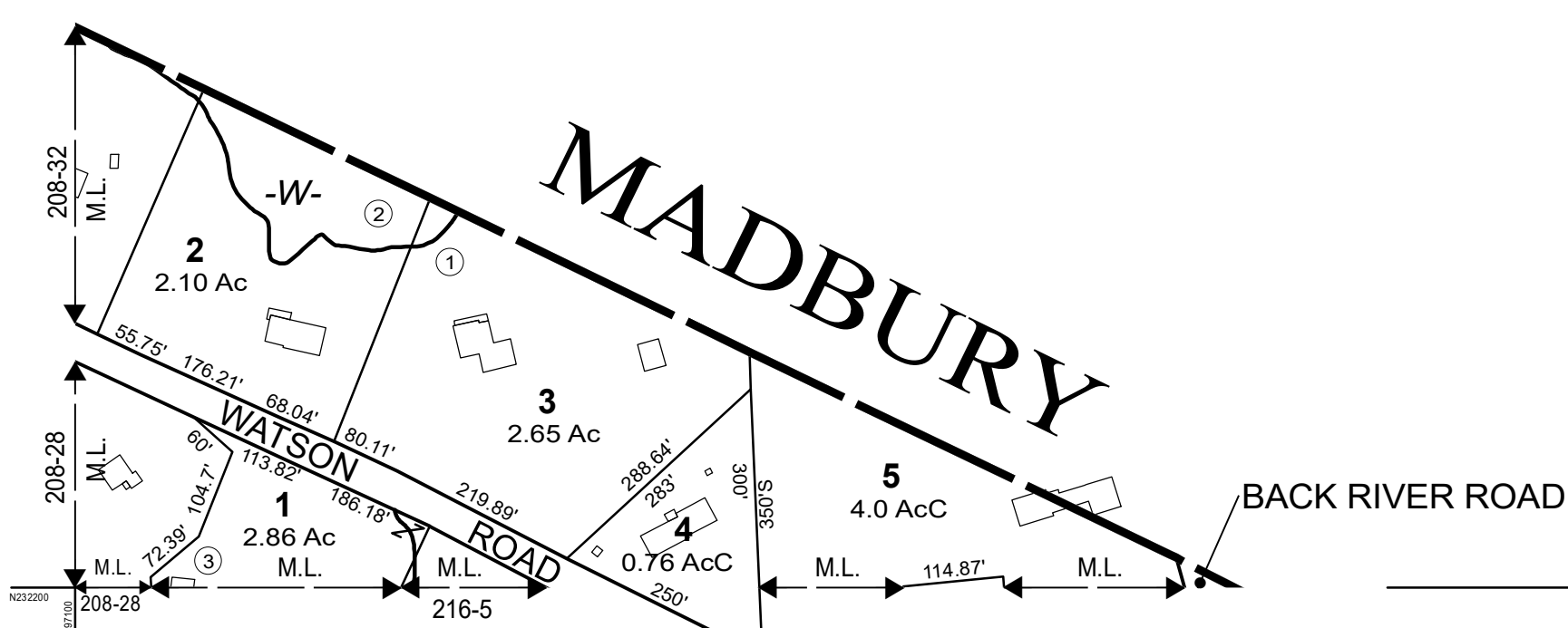
Then personally appeared before me on this 17 day of September, 2021, the said Mark D. Morong, Successor Trustee and Bennett K. Morong, Successor Trustee of the Lorraine I. Morong Revocable Trust and acknowledged the foregoing to be his/her/their voluntary act and deed.

[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

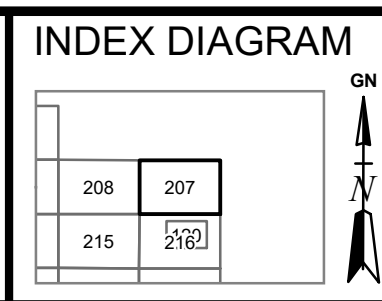
METERS: 50 25 0 50 100 150

REVISED TO: APRIL 1, 2022

PROPERTY MAPS

DURHAM

NEW HAMPSHIRE



MAP NO.

207

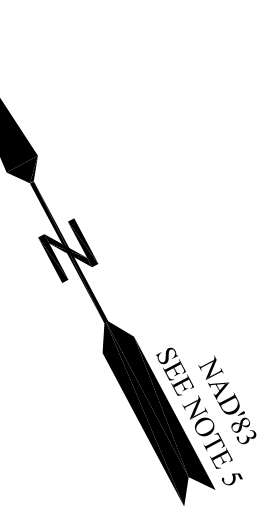
SOILS:

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

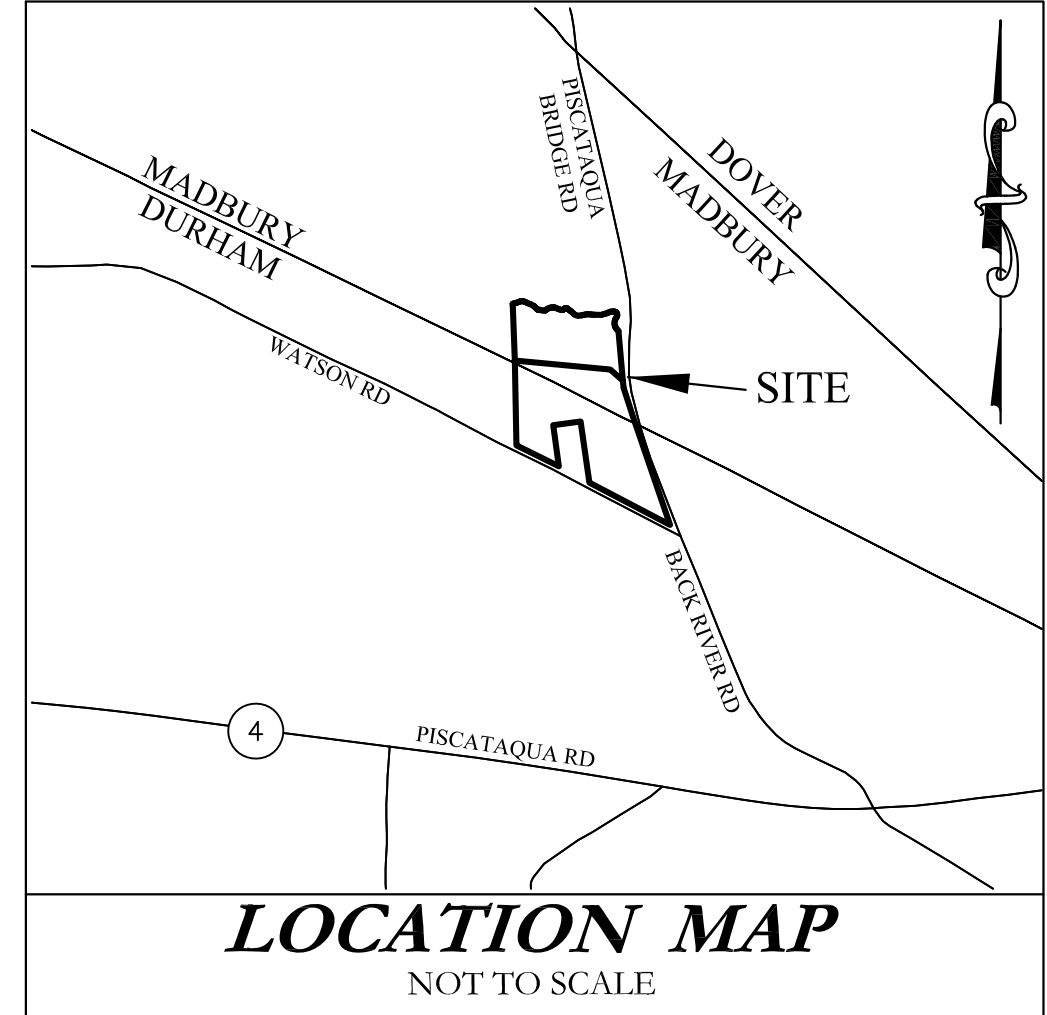
0-10"	10YR 3/2 - VERY DARK BROWN - SILT LOAM - GRANULAR - FRIABLE
10-24"	10YR 5/4 - YELLOWISH BROWN - SILT LOAM - BLOCKY - FRIABLE
24-28"	2.5Y 4/4 - OLIVE BROWN - SILT LOAM - BLOCKY - FRIABLE WITH REDOX.
28-72"	5Y 4/3 - OLIVE - SILT LOAM - MASSIVE - FIRM WITH REDOX.

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 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.
- PARCEL AREAS:
 - TAX MAP 11 LOT 9B EXISTING AREA: 102,047 SQ. FT. 2.34 ACRES
 - TAX MAP 11 LOT 9B PROPOSED AREA: 124,380 SQ. FT. 2.86 ACRES
 - TAX MAP 11 LOT 9B PROPOSED AREA IN MADBURY: 111,910 SQ. FT. 2.57 ACRES
 - PARCEL "A" AREA: 22,333 SQ. FT. 0.51 ACRES
 - TAX MAP 11 LOT 9 PROPOSED AREA IN MADBURY: 26,695 SQ. FT. 0.61 ACRES
 - TAX MAP 11 LOT 9B PROPOSED AREA IN DURHAM: 12,470 SQ. FT. 0.29 ACRES
 - TAX MAP 207 LOT 4 GEOFF SCHULTZ 10 WATSON ROAD DURHAM, NH 03824 S.C.R.D. BOOK 4055 PAGE 36
 - TAX MAP 216 LOT 6 GERALDINE M. AVIZA 6 WATSON ROAD DURHAM, NH 03824 S.C.R.D. BOOK 4857 PAGE 357
 - TAX MAP 207 LOT 5 PROPOSED AREA IN DURHAM: 169,568 SQ. FT. 3.89 ACRES
 - TAX MAP 216 LOT 4 CAROL S. TUVESON REVOCABLE TRUST 11 WATSON ROAD DURHAM, NH 03824 S.C.R.D. BOOK 3803 PAGE 13
- 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.

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

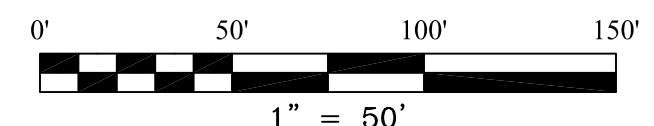
 DATE _____

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

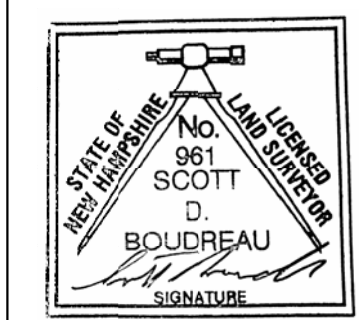


PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN

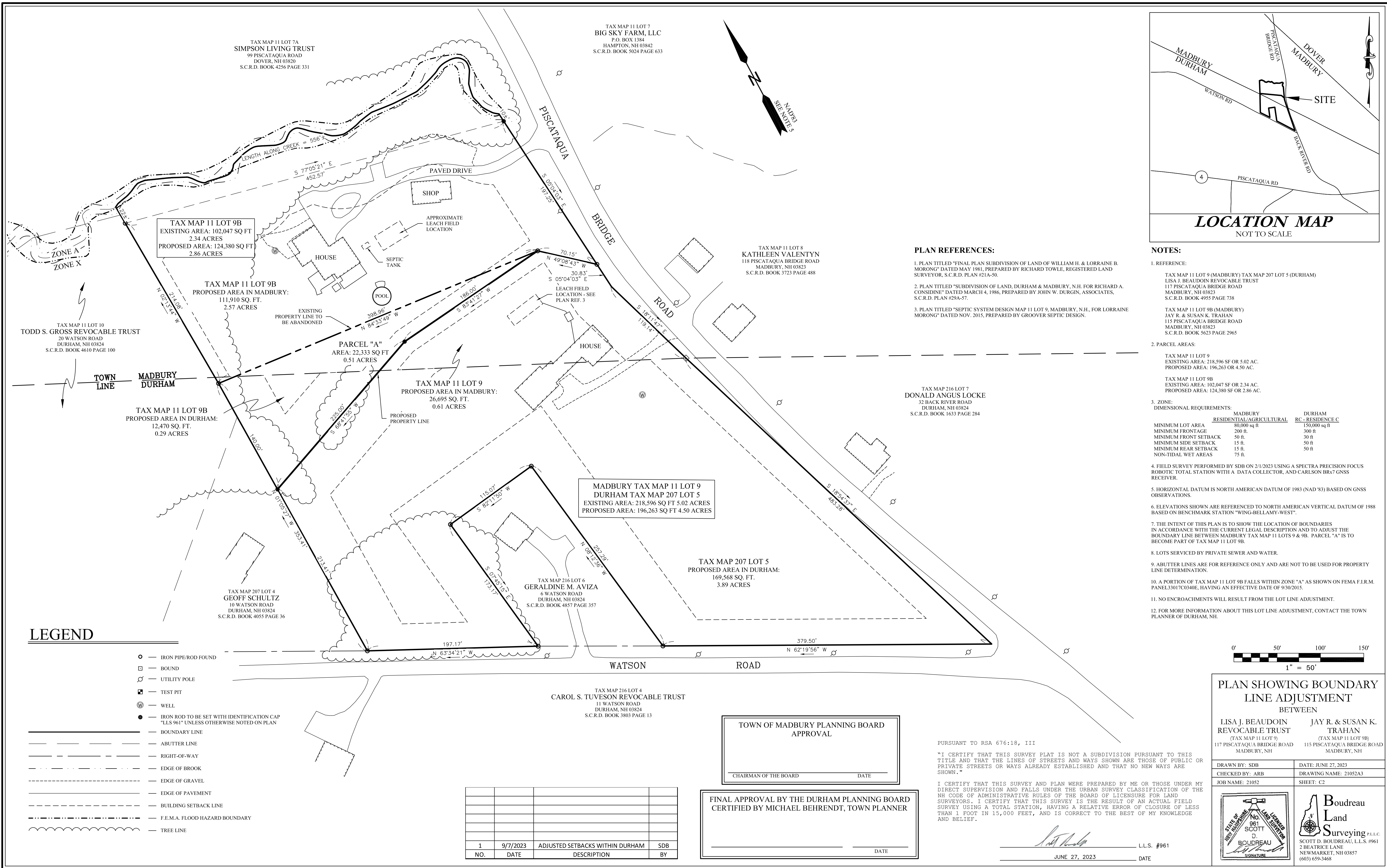
LISA J. BEAUDOIN REVOCABLE TRUST (TAX MAP 11 LOT 9) 117 PISCATAQUA BRIDGE ROAD MADBURY, NH

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

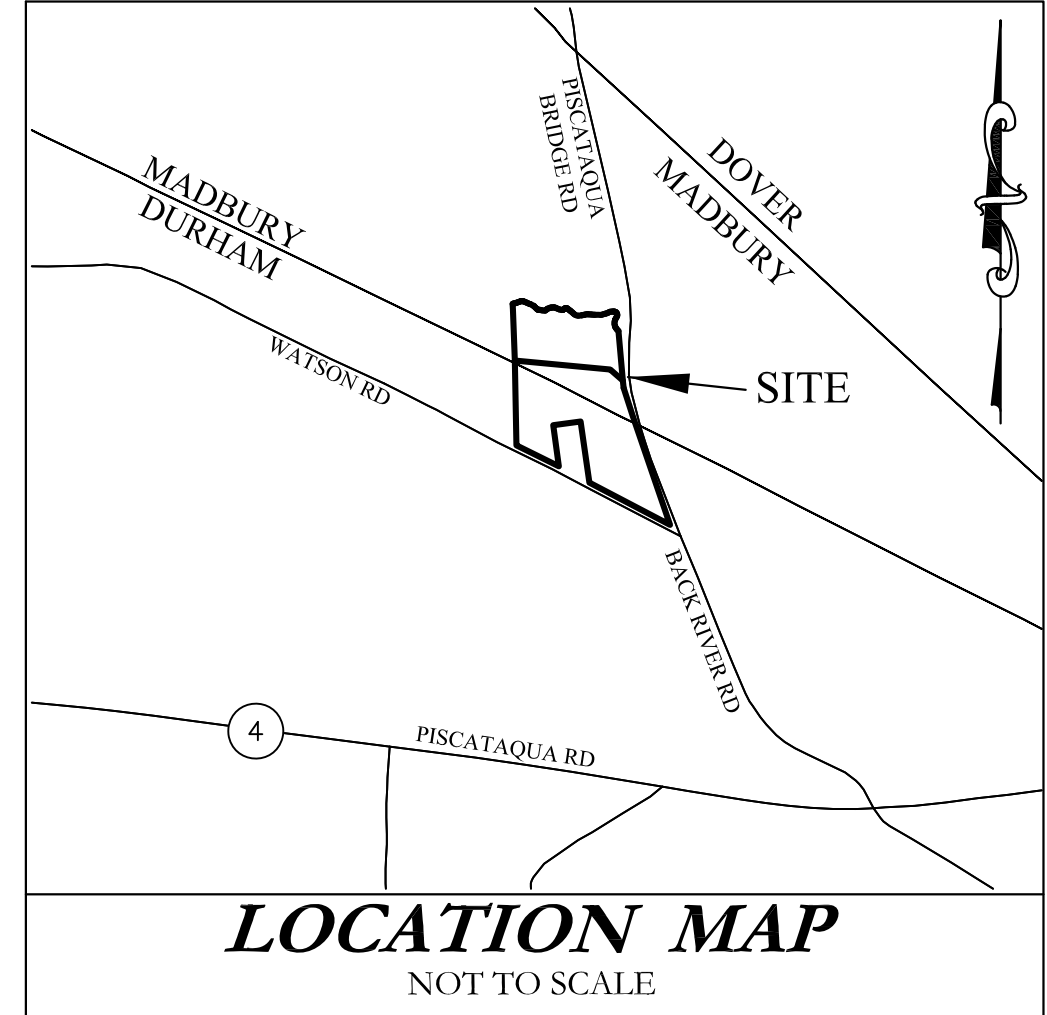
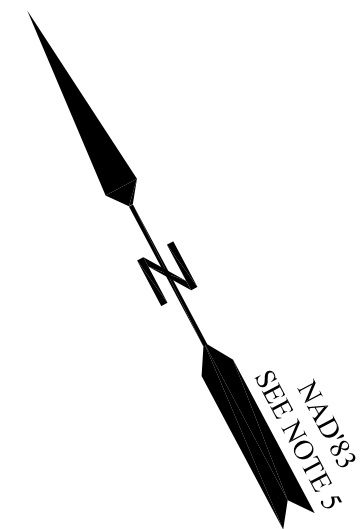


Boudreau Land Surveying P.L.L.C.
 SCOTT D. BOUDREAU, L.L.S. #961
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TAX MAP 11 LOT 7A
 SIMPSON LIVING TRUST
 99 PISCATAQUA ROAD
 DOVER, NH 03820
 S.C.R.D. BOOK 4256 PAGE 331

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



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
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 (MADBURY)
 - JAY R. & SUSAN K. TRAHAN
 - 115 PISCATAQUA BRIDGE ROAD
 - MADBURY, NH 03823
 - S.C.R.D. BOOK 5623 PAGE 2965
3. ZONE:

DIMENSIONAL REQUIREMENTS:	MADBURY	DURHAM
	RESIDENTIAL/AGRICULTURAL	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

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

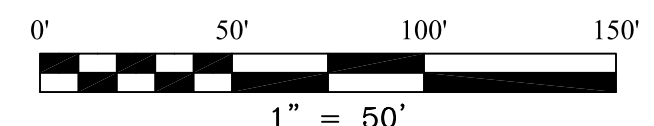
 DATE _____

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: 21052A3
JOB NAME: 21052	SHEET: C2

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