



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Town of Strafford Planning Dept.
Attn: Blair Haney
PO Box 23
Strafford, NH 03815

May 30, 2023

RE: Thivierge, Minor Subdivision
681 First Crown Point Road
Tax Map 19, Lot 72

Blair,

As please find the following enclosed:

- 3 Copies of reduced size plans
- 3 Copies of full-size plans
- 6 Copies of the subdivision checklist & app package
- Abutters list & labels
- Check for the filing fee.
- Electronic copies of the above material sent via email.

Berry Surveying & Engineering

Joseph Berry
Project Manager

SUBDIVISION APPLICATION

for the Town of Strafford, New Hampshire

Subdivision Name: Thivierge Subdivision
Subdivider Name: Michael & Dawn Thivierge
Land Surveyor: Kenneth A. Berry, LLS 805
Tax Map(s) 19 Lot(s) 72

For Office Use:

Application Date: _____

Application Fee Paid: _____

NOTES: *All fees are due when application is filed. Please be aware that the Planning Board may require additional studies and/or verification inspections. Costs shall be borne by the applicant in accordance with NH RSA 676:4 and Strafford Subdivision Regulations Paragraph 2.5.7. In addition, please note that all major subdivisions (more than 3 lots) and major subdivisions by cumulative impact (land that has been previously subdivided) require a Preliminary Conceptual Consultation in accordance with Section 1.18 of the Zoning and Land Use Ordinance of the Town of Strafford. If you have questions, please contact the Planning and Zoning office.*

The following information must be filed with your application:

SUBMISSION ITEMS:

X 3 full-size plan sets, 3 reduced size plan sets, PDF plan set X Deed photocopy
PENDING State Approvals N/A Deed restrictions (if any)
X Complete abutter's mailing list **with** 3 sets of mailing labels

PLAN CHECKLIST:

Reference Information

X Owner's name and address
X Tax Map and Lot number
X Subdivision name
X Locus Map
X Total Tract Acreage
X North arrow
X Bar scale
X Plan date
X Tract boundaries (all metes & bounds, and corners)
X All abutting owners
X Reference plans for previous adjacent subdivisions
X Surveyor's seal X Wetland Scientist's seal
X Deed reference
X Current Use status
X Plan set note along with plan for recording

Natural Features

N/A Water courses
X Wetland delineation
X Exposed ledge
X Floodplain statement and/or zones
N/A Shoreland protection zones
X Soils classifications
X Test pit log & locations
X Perc test data

Physical Features

X Topographic contours
X Elevations
X Stonewalls
X Cemeteries

Subdivision Information

General:

X Lot lines (metes & bounds, corners)
X Individual lot acreages
X Lot numbering
X All corner monuments identified

Subdivision Roadways:

N/A Proposed rights of way
N/A Names of proposed roads
N/A Plans, profiles, cross-sections
N/A Drainage, culverts, erosion control
N/A Professional Engineer's stamp

Setback Lines:

X Building
X Septic
X 75' well radius

Easements:

X Access easement layout and specs
X Utility easement layout and specs
X Pedestrian ways and/or recreational trails
N/A Conservation easement area(s) and reference info

Other:

N/A Deed restrictions or protective covenants
N/A Community or public areas
N/A Total open space acreage

- X All existing buildings
- X Buildings w/in 100' of tract
- X Roads and driveways w/in 200'
- X Existing culverts and bridges



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335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863

May 30, 2023

Town of Strafford Planning Board
PO box 23
Center Strafford, NH 03884

RE: Michael & Dawn Thivierge
Minor Subdivision
681 First Crown Point Road
Tax Map 19, Lot 72

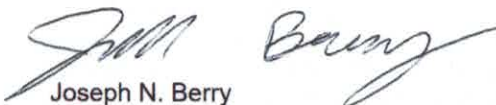
Dear Chairman and Members of the Strafford Planning Board,

Michael & Dawn Thivierge own 681 First Crown Point Road known as Tax Map 19, Lot 72. The lot is currently 14.45 Ac. and is mostly wooded with an open area around the existing house. The house is a single-family residence with an office of a professional person within (see note 12 on plans). This house is serviced by an onsite well and septic system. The owners are proposing a two-lot subdivision. The new lot is proposed to have 200' of frontage and is 12.45 Ac. total. The proposed lot will have its contiguous buildable area 400-500' from First Crown Point Road and will take its access from an existing access easement and shared driveway. The remaining land will have 245.16' of frontage and will retain 2.00 Ac. This will be the third lot created in total so this is considered a minor subdivision.

In 2004, this office performed a full perimeter survey of this lot when it was created by subdivision. Much of the perimeter is based on stone walls and/or previously monumented corners. Using this perimeter survey, we have produced this subdivision plan set. A full wetland and topographical survey was performed in 2023 and that data is shown on sheet 2. We are requesting no waivers for this project.

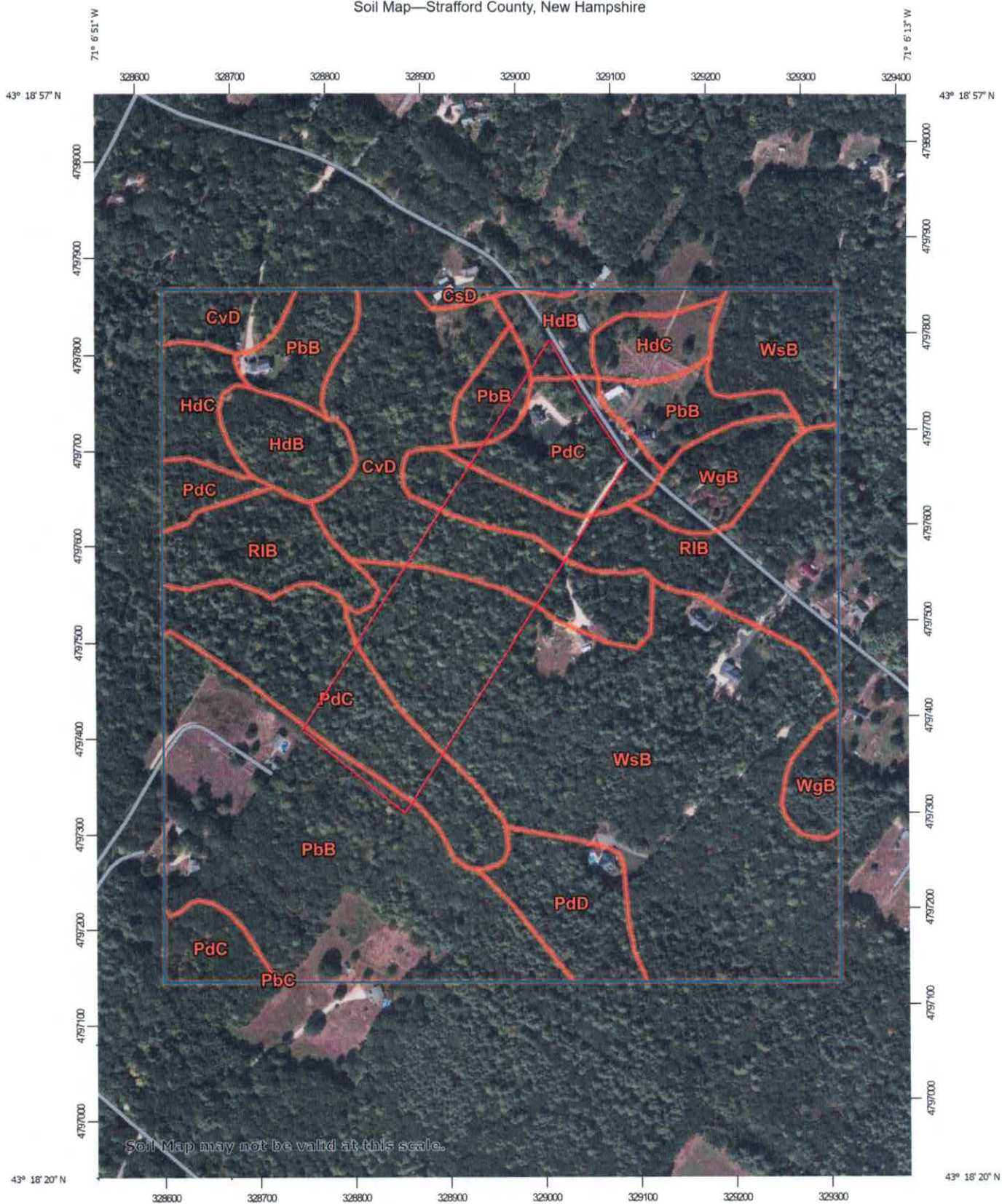
This is a 2-sheet plan set. Sheet 1 is a 60-scale plan showing the subdivision which includes metes and bounds, proposed property lines, wetlands, abutters, and setback. This sheet is proposed to be recorded at the Registry of Deeds. Sheet 2 is a 60-scale plan which shows topographic features, wetlands, building setbacks, wetland setbacks for building/septic's, proposed house, proposed well, proposed driveway and a 4k leaching area with test pit data.

Thank you for your time and attention to this matter.


Joseph N. Berry
Project Manager



Soil Map—Strafford County, New Hampshire



Soil Map may not be valid at this scale.

71° 6' 51" W



Map Scale: 1:5,500 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84

71° 6' 13" W























Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/25/2023
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)			Spoil Area
Soils			Stony Spot
Special Point Features			Very Stony Spot
Soils			Wet Spot
Special Point Features			Other
Soils			Special Line Features
Special Point Features			Streams and Canals
Water Features			US Routes
Water Features			Major Roads
Water Features			Local Roads
Water Features			Aerial Photography
Transportation			
Transportation			
Transportation			
Transportation			
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MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 23, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CsD	Charlton very stony fine sandy loam, 15 to 25 percent slopes	0.4	0.3%
CvD	Charlton extremely stony fine sandy loam, 8 to 25 percent slopes	13.9	10.9%
HdB	Hollis-Charlton very rocky fine sandy loams, 3 to 8 percent slopes	5.6	4.4%
HdC	Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes	4.2	3.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	26.9	21.2%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	0.0	0.0%
PdC	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	16.3	12.8%
PdD	Paxton fine sandy loam, 15 to 25 percent slopes, very stony	4.2	3.3%
RIB	Ridgebury fine sandy loam, 3 to 8 percent slopes, very stony	14.6	11.5%
WgB	Woodbridge fine sandy loam, 3 to 8 percent slopes	4.4	3.5%
WsB	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	36.7	28.8%
Totals for Area of Interest		127.2	100.0%

E-Doc # 190016335

11/15/2019 08:56:55 AM

Book 4708 Page 940

Page 1 of 5

CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA150502 25.00

Return To/

Mail Tax Statements To:

Michael R. Thivierge & Dawn S. Thivierge
681 1st Crown Point Road
Strafford, NH 03884

Tax Parcel ID #: 000007-000023-000000

Order #: 11060-332501

Ref #: 190711973

WARRANTY DEED

This WARRANTY DEED, executed this 16 day of Oct, 2019, by MICHAEL R. THIVIERGE and DAWN S. THIVIERGE, husband and wife, as tenants in common, hereinafter called GRANTORS, grants to MICHAEL R. THIVIERGE, Trustee of The Michael R. Thivierge Revocable Trust U/T/A Dated August 9, 2018, and DAWN S. THIVIERGE, Trustee of The Dawn S. Thivierge Revocable Trust U/T/A dated August 9, 2018, in equal shares as tenants in common and not as joint tenants, whose post office address is 681 1st Crown Point Road, Strafford, NH 03884, hereinafter called GRANTEES:

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell assign, remiss, release, convey and confirm unto the GRANTEES all that certain land, situated in Strafford County, New Hampshire, viz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 681 1st Crown Point Road, Strafford, NH 03884

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantors hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land,

hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

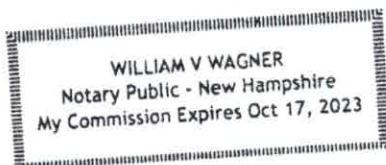

MICHAEL R. THIVIERGE



DAWN S. THIVIERGE

STATE OF N.H.

COUNTY OF STRATTON

The foregoing instrument was hereby acknowledged before me this 10 day of October, 2019, MICHAEL R. THIVIERGE and DAWN S. THIVIERGE, in equal shares as tenants in common and not as joint tenants, who are personally known to me or who have produced Not Darns (can), as identification, and who signed this instrument willingly.




Notary Public
My commission expires: 10/17/23

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

Real property in the City of **STRAFFORD**, County of **STRAFFORD**, State of **New Hampshire**, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND WITH ANY BUILDINGS OR IMPROVEMENTS THEREON SITUATED ON THE WESTERLY SIDE OF FIRST CROWN POINT ROAD AND SHOWN AS LOT 72 ON A PLAN ENTITLED, "PROPOSED SUBDIVISION FOR RAYMOND & ETHEL SCRUTON, TODD SCRUTON, & ALICIA SCRUTON STREIGER, FIRST CROWN POINT ROAD, STRAFFORD, N.H.", DATED JANUARY 31, 2005, AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS (THE "REGISTRY") AS PLAN #81-20 (THE "PLAN"), FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE PREMISES CONVEYED AND THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF LISA CLEMENTS & SCOTT DONNELLY, SHOWN ON THE PLAN AS TAX MAP 18, LOT 22, AT A DRILL HOLE SET IN A CORNER OF STONE WALLS ON THE WESTERLY SIDE OF FIRST CROWN POINT ROAD, AT:

THENCE S 17° 05' 36" E A DISTANCE OF 161.20 FEET, MORE OR LESS, ALONG THE WESTERLY SIDELINE OF FIRST CROWN POINT ROAD, FOLLOWING A STONE WALL TO A POINT IN THE WALL;

THENCE S 15° 24' 12" E A DISTANCE OF 74.29 FEET, MORE OR LESS, ALONG THE WESTERLY SIDELINE OF FIRST CROWN POINT ROAD, FOLLOWING SAID STONE WALL TO A POINT AT A GAP IN THE STONE WALL;

THENCE S 18° 12' 22" E A DISTANCE OF 20.41 FEET, MORE OR LESS, ALONG THE WESTERLY SIDELINE OF FIRST CROWN POINT ROAD, TO A DRILL HOLE SET IN THE STONE WALL;

THENCE S 17° 44' 30" E A DISTANCE OF 59.85 FEET, MORE OR LESS, ALONG THE WESTERLY SIDELINE OF FIRST CROWN POINT ROAD, FOLLOWING SAID STONE WALL TO A GAP IN THE WALL;

THENCE S 20° 40' 05" E A DISTANCE OF 113.33 FEET, MORE OR LESS, ALONG THE WESTERLY SIDELINE OF FIRST CROWN POINT ROAD, TO A POINT AT THE NORTHEASTERLY CORNER OF A DRIVEWAY EASEMENT, AS SHOWN ON THE PLAN;

THENCE CONTINUING S 20° 40' 05" E A DISTANCE OF 16.08 FEET, MORE OR LESS, TO A DRILL HOLE SET IN THE STONE WALL AT THE END OF THE GAP, AT THE SOUTHEASTERLY CORNER OF THE WITHIN-CONVEYED LOT 72, AND THE NORTHEASTERLY CORNER OF LOT 72-1, AS SHOWN ON THE PLAN; THENCE S 48° 11' 15" W A DISTANCE OF 410.43 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF LOT 72-1 TO A POINT IN THE WESTERLY END OF THE CENTERLINE OF A DRIVEWAY EASEMENT, AS SHOWN ON THE PLAN;

THENCE S 48° 11' 15" W A DISTANCE OF 61.92 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF LOT 72-1 TO A 3/4" REBAR WITH ID CAP;

THENCE CONTINUING S 48° 11' 15" W A DISTANCE OF 958.32 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF LOT 72-1 TO A 3/4" REBAR WITH ID CAP SET IN A STONE WALL AT THE SOUTHWESTERLY CORNER OF THE WITHIN-CONVEYED LOT 72 AND THE EASTERLY SIDELINE OF LAND NOW OR FORMERLY OF RICHARD A. AND ROSE D. BURROWS, SHOWN ON THE PLAN AS TAX MAP 19, LOT 1;

THENCE N 34° 34' 54" W A DISTANCE OF 36.06 FEET, MORE OR LESS, ALONG THE EASTERLY BOUNDARY OF SAID TAX MAP 19, LOT 1, FOLLOWING THE STONE WALL, TO A DRILL HOLE IN SAID WALL;

THENCE N 36° 12' 12" W A DISTANCE OF 254.20 FEET, MORE OR LESS, ALONG THE EASTERLY BOUNDARY OF SAID TAX MAP 19, LOT 1, FOLLOWING THE STONE WALL, TO A POINT IN THE WALL;

THENCE N 38° 28' 08" W A DISTANCE OF 137.30 FEET, MORE OR LESS, ALONG THE EASTERLY BOUNDARY OF SAID TAX MAP 19, LOT 1, FOLLOWING THE STONE WALL, TO A DRILL HOLE SET IN THE CORNER OF WALLS AT THE SOUTHERLY BOUNDARY OF LAND NOW OR FORMERLY OF YEATON &

YEATON, SHOWN ON THE PLAN AS TAX MAP 18, LOT 24-1;

THENCE N 47° 35' 48" E A DISTANCE OF 234.68 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-1, AND THE BOUNDARY OF LAND NOW OR FORMERLY OF SCOTT B. & KENDAL A. YEATON, SHOWN ON THE PLAN AS TAX MAP 18, LOT 24A, FOLLOWING THE STONE WALL TO A DRILL HOLE SET IN THE WALL AT LAND NOW OR FORMERLY OF GARY F. YEATON, SHOWN ON THE PLAN AS TAX MAP 18, LOT 24-2;

THENCE N 49° 50' 58" E A DISTANCE OF 85.79 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF SAID TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A POINT IN THE WALL;

THENCE N 48° 40' 56" E A DISTANCE OF 244.54 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A DRILL HOLE IN THE WALL;

THENCE N 13° 13' 53" E A DISTANCE OF 6.50 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A DRILL HOLE IN THE WALL;

THENCE N 50° 57' 00" E A DISTANCE OF 132.31 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A POINT IN THE WALL;

THENCE N 48° 57' 09" E A DISTANCE OF 84.44 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A DRILL HOLE IN THE WALL;

THENCE N 28° 00' 54" E A DISTANCE OF 4.48 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A DRILL HOLE IN THE WALL;

THENCE N 51° 57' 53" E A DISTANCE OF 68.83 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A POINT IN THE WALL;

THENCE N 49° 37' 05" E A DISTANCE OF 150.77 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A DRILL HOLE IN THE WALL;

THENCE N 49° 17' 46" E A DISTANCE OF 102.46 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, FOLLOWING SAID STONE WALL TO A DRILL HOLE AT THE END OF THE WALL,

THENCE N 42° 11' 20" E A DISTANCE OF 41.54 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 24-2, TO A DRILL HOLE SET IN A CORNER OF STONE WALL, AT LAND NOW OR FORMERLY OF LISA CLEMENTS & SCOTT DONNELLY, SHOWN ON THE PLAN AS TAX MAP 18, LOT 22;

THENCE N 49° 57' 37" E A DISTANCE OF 190.06 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 22, FOLLOWING A STONE WALL TO A POINT IN THE WALL;

THENCE N 47° 33' 03" E A DISTANCE OF 56.20 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 22, FOLLOWING A STONE WALL TO A DRILL HOLE SET IN THE STONE WALL;

THENCE N 50° 08' 23" E A DISTANCE OF 175.83 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF TAX MAP 18, LOT 22, FOLLOWING THE STONE WALL TO A DRILL HOLE SET IN A CORNER OF STONE WALLS AT THE WESTERLY SIDELINE OF FIRST CROWN POINT ROAD, BEING THE POINT OF BEGINNING.

CONTAINING 14.46 ACRES, MORE OR LESS.

TOGETHER WITH THE RIGHT TO USE THAT PORTION OF THE DRIVEWAY EASEMENT SHOWN ON THE

PLAN WHICH IS LOCATED ON LOT 72-1, FOR ACCESS TO AND EGRESS FROM THE PREMISES CONVEYED, IN COMMON WITH THE OWNER OF LOT 72-1, AND SUBJECT TO THE RIGHT OF THE OWNER OF LOT 72-1 TO USE THAT PORTION OF THE DRIVEWAY EASEMENT SHOWN ON THE PLAN WHICH IS LOCATED ON LOT 72, FOR ACCESS TO AND EGRESS FROM LOT 72-1. THE COST OF BUILDING AND MAINTENANCE OF SAID SHARED DRIVEWAY SHALL BE DIVIDED EQUALLY BETWEEN THE OWNERS OF LOT 72 AND 72-1.

Commonly known as: 681 1ST CROWN POINT RD, STRAFFORD, NH 03884

APN #: **19-072-0-000**



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

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May 30, 2023

Abutters List

Owner of Record

Tax Map 19, Lot 72

Michael & Dawn Thivierge
681 First Crown Point Road
Strafford, NH 03884

Abutters

Tax Map 18, Lot 22

Lisa Clements & Scott Donnelly
705 First Crown Point Road
Strafford, NH 03884

Tax Map 18, Lot 23-1

Wayne & Kim Sargent
692 First Crown Point Road
Strafford, NH 03884

Tax Map 18, Lot 24-2B

David Buehne
731 First Crown Point Road
Strafford, NH 03884

Tax Map 18, Lot 24-A

Scott & Kendal Yeaton
1078 Second Crown Point Road
Strafford, NH 03884

Tax Map 19, Lot 1

Richard Burrows
1040 Second Crown Point Road
Strafford, NH 03884

Tax Map 19, Lot 72-1

Todd & Kimberly Scruton
673 First Crown Point Road
Strafford, NH 03884

Tax Map 19, Lot 73

Totten Family Trust Fund
674 First Crown Point Road
Strafford, NH 03884

Professionals

Kenneth A. Berry PE LLS
Joseph N. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Deidra Benjamin, CWS
100 Leavitt Rd
Pittsfield, NH 03263

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