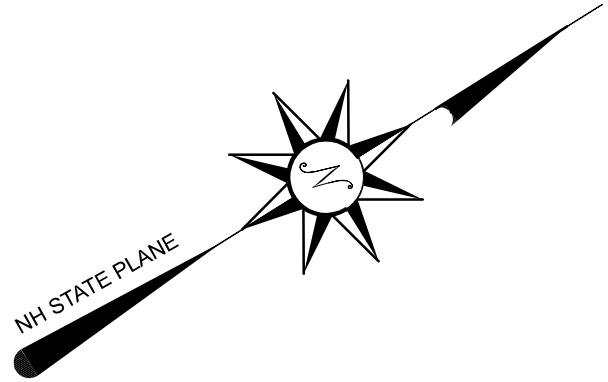


**LEGEND:**  
NOW OR FORMERLY N/F  
STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.  
IRON PIPE/PIN DRILL HOLE  
UTILITY POLE WELL  
STONEWALL  
PROPERTY LINE  
ABUTTER PROPERTY LINE  
EDGE RIGHT OF WAY  
EDGE OF PAVEMENT  
BROOK

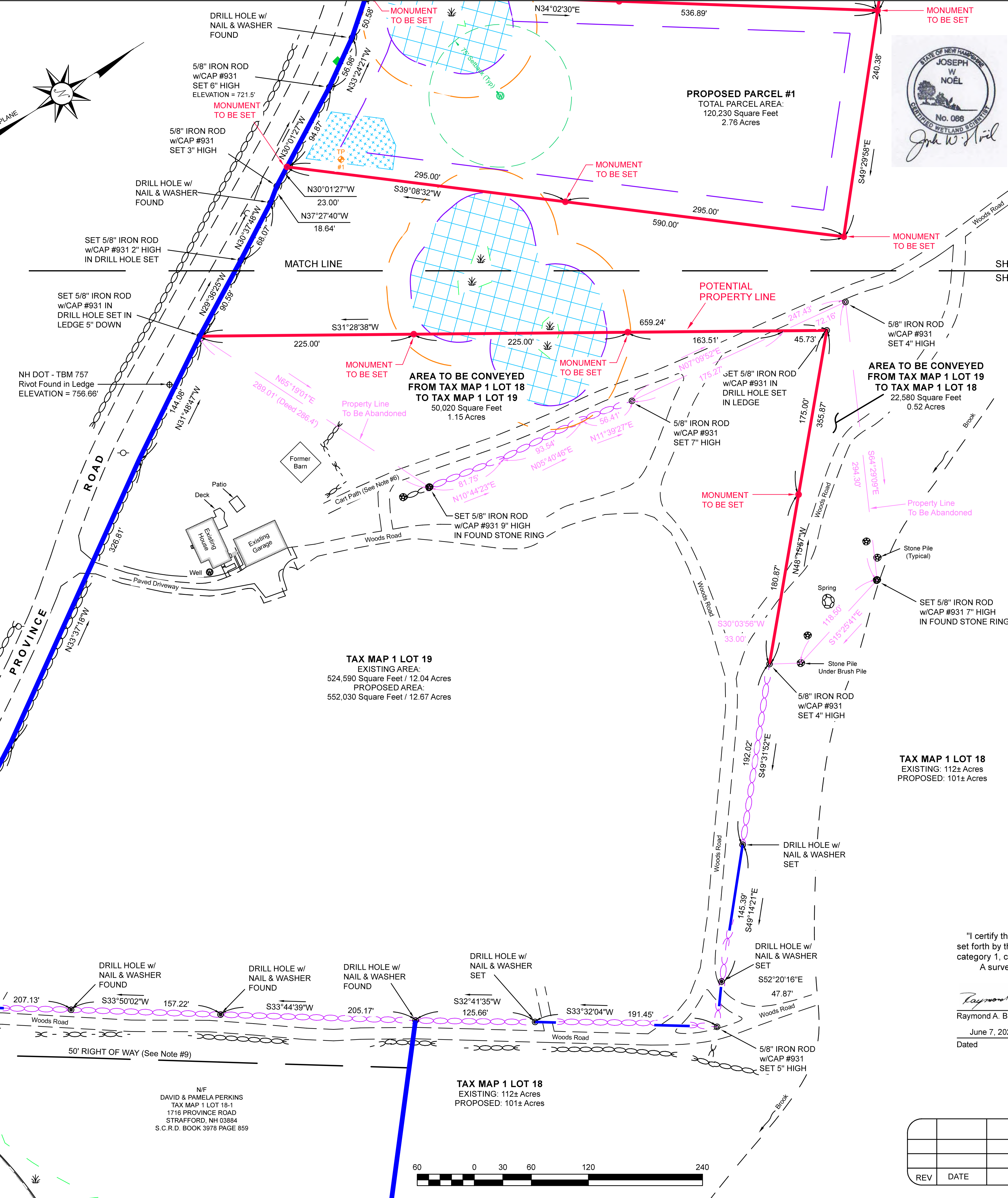


N/F  
BOY SCOUTS OF AMERICA  
TAX MAP 1 LOT 16  
1513 PROVINCE ROAD  
BARNSTEAD, NH 03218

TBM #1  
Mag Spike Set in  
Utility Pole #806D/17  
ELEVATION = 730.3'

N/F  
DENNIS W. EATON  
BONNIE L. DOKAHUE  
TAX MAP 1 LOT 15-1  
1679 PROVINCE ROAD  
STRAFFORD, NH 03884  
S.C.R.D. BOOK 3740 PAGE 216

N/F  
DAVID & PAMELA PERKINS  
TAX MAP 1 LOT 18-1  
1716 PROVINCE ROAD  
STRAFFORD, NH 03884  
S.C.R.D. BOOK 3978 PAGE 859



#### WETLAND NOTE:

The poorly drained wetland boundaries to aid in the creation of lots #1, #2 & 3 and depicted on the plan were delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on December 15, 2022. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along with the required *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast Region*, (Version 2, January 2012).

#### ZONING NOTES:

**ZONE:** AGRICULTURAL-RESIDENTIAL DISTRICT  
**REQUIREMENTS:**  
MINIMUM LOT SIZE: 2 Acres\*  
MINIMUM ROAD FRONTAGE: 200 Feet  
MINIMUM FRONT YARD: 40 Feet  
MINIMUM SIDE & REAR YARD: 25 Feet  
\*NO PORTION OF WETLANDS OR SLOPES GREATER THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

#### PLAN REFERENCES:

- "PLAN OF WILLIAM E. HILL PROPERTY, STRAFFORD, N.H." PREPARED BY ORRIN M. JAMES DATED 1920-1921 AND RECORDED AT THE S.C.R.D. IN POCKET 5 FOLDER 3 PLAN 7.
- "PERKINS SUBDIVISION LOCATED AT 1716 PROVINCE ROAD, STRAFFORD, STRAFFORD COUNTY, NEW HAMPSHIRE FOR DAVID L. & PAMELA R. PERKINS" PREPARED BY STONEWALL SURVEYING DATED AUGUST 10, 2020, LAST REVISED OCTOBER 19, 2020 AND RECORDED AT THE S.C.R.D. AS PLAN #12290.
- "LOT LINE ADJUSTMENT PLAN, TAX MAP 1 LOT 18 (PERKINS) AND TAX MAP 1 LOT 17 (BLUE HILLS), 1716 PROVINCE ROAD, STRAFFORD, NH OWNED BY DAVID L. & PAMELA R. PERKINS AND BLUE HILLS FOUNDATION, INC." PREPARED BY BROWN ENGINEERING & SURVEYING, LLC DATED DECEMBER 11, 2018, LAST REVISED MARCH 14, 2019 AND RECORDED AT THE S.C.R.D. AS PLAN #12042.
- "PLAN OF JOHN TASKER FARM IN BARNSTEAD & STRAFFORD, NH BELONGING TO THE MAX TALENT HEIRS" PREPARED BY G.R. WHITE & M.C. FOOTE, JR. DATED DECEMBER 1971 AND RECORDED AT THE S.C.R.D. IN POCKET 6 FOLDER 1 PLAN 57.

#### NOTES:

- OWNERS OF RECORD:  
TAX MAP 1 LOT 18  
DAVID L. & PAMELA R. PERKINS  
S.C.R.D. BOOK 3978 PAGE 859  
DATED DECEMBER 17, 2011  
  
TAX MAP 1 LOT 19  
DAVID L. & PAMELA R. PERKINS  
S.C.R.D. BOOK 1024 PAGE 621  
DATED OCTOBER 30, 1978
- TOTAL EXISTING AREA:  
TAX MAP 1 LOT 18:  
THE SITE IS IN CURRENT USE  
  
TAX MAP 1 LOT 19:  
524,590 SQUARE FEET / 12.04 ACRES  
THE SITE IS IN CURRENT USE
- BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE NAD 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN JUNE 2020 AND DECEMBER 2022.
- PROVINCE ROAD IS ASSUMED TO HAVE A 3 ROD WIDTH RIGHT OF WAY BASED UPON HISTORIC STONEWALLS.
- TAX MAP 1 LOT 18 IS SERVICED BY A 50 FOOT RIGHT OF WAY ACROSS TAX MAP 1 LOT 18-1 FOR ACCESS AND UTILITIES TO AND FROM PROVINCE ROAD.
- TAX MAP 1 LOT 18 HAS THE BENEFIT OF A RIGHT OF WAY ACROSS THE CART PATH AS DESCRIBED IN S.C.R.D. BOOK 1024 PAGE 621.
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AND "A" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 165 OF 405, MAP NUMBER 33017C0016SD EFFECTIVE DATE MAY 17, 2005."
- EACH LOT WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- BASED UPON THE TRIP GENERATION STANDARDS ("TRIP GENERATION" INSTITUTE OF TRANSPORTATION ENGINEERING, 6TH EDITION, VOL 2), THE AVERAGE SINGLE FAMILY TRIPS PER DAY IS 10. THIS SUBDIVISION WOULD PRODUCE 30 TRIPS PER DAY ON AVERAGE.
- THE "TOPOGRAPHIC PLAN", SHEET #3 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.

#### WAIVER REQUEST:

ZONING AND LAND USE ORDINANCE & SUBDIVISION REGULATIONS, SECTION 2.7.1E

**APPROVED, Planning Board  
Town of Strafford, N.H.**

Approved Date: \_\_\_\_\_

Chairman: \_\_\_\_\_

**NH DEPARTMENT OF ENVIRONMENTAL SERVICES:**  
SUBDIVISION APPROVAL # \_\_\_\_\_

#### PERKINS SUBDIVISION & LOT LINE ADJUSTMENT

Located at:

1716 Province Road, Strafford,  
Strafford County, New Hampshire  
For:

**David L. & Pamela R. Perkins**  
1716 Province Road, Strafford, NH 03884



Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 1 Lot 18	DRAWING NO: 20035 Subdivision 2023
SCALE: 1" = 60'	SHEET: 1 of 3
PROJECT NO: 20035	DATE: 6/7/2023

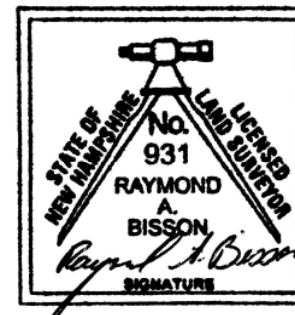
#### CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."  
A survey Traverse Error of Closure was 1 in 26,672.

*Raymond A. Bisson*  
Raymond A. Bisson, LLS #931

June 7, 2023

Dated



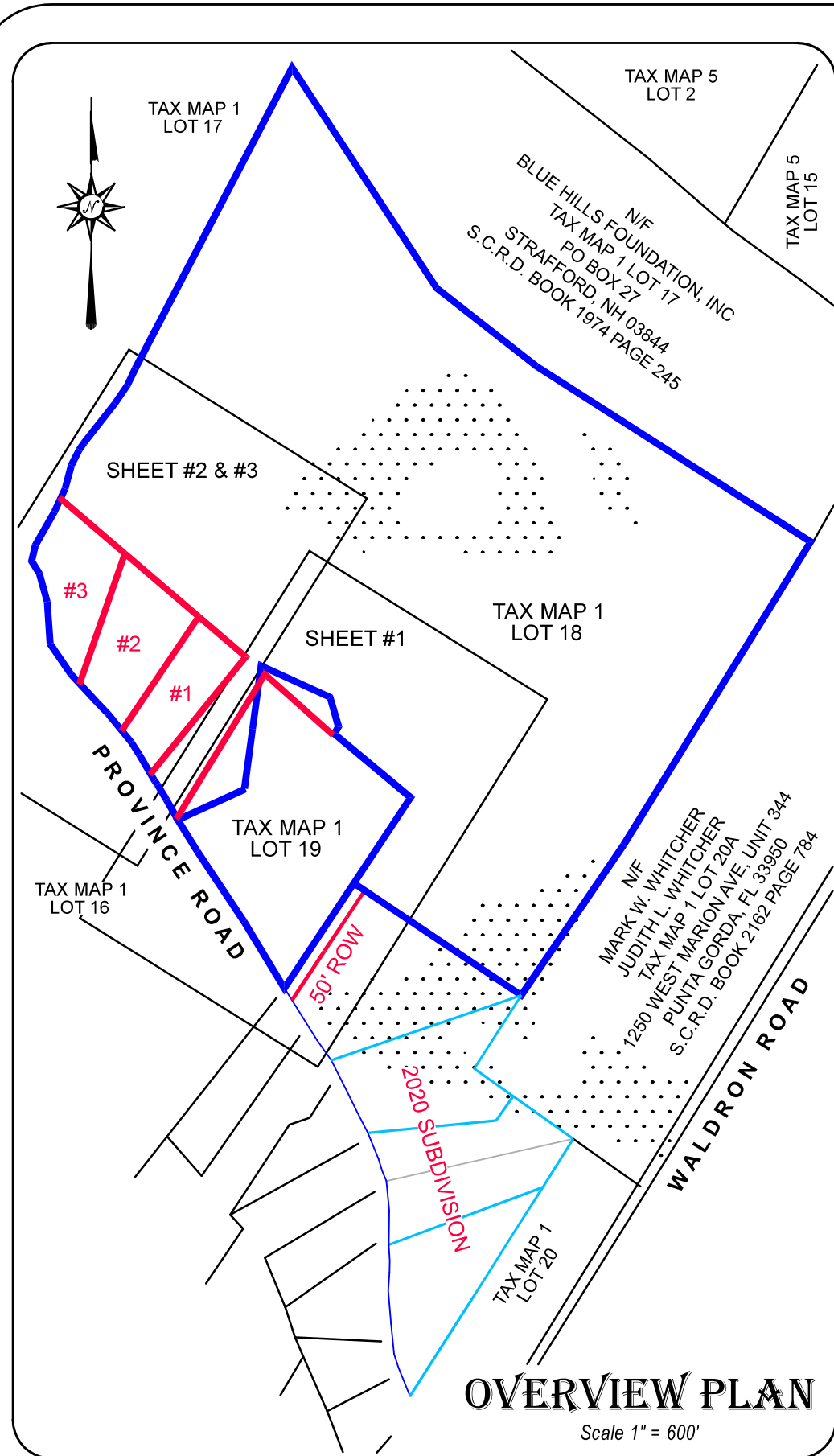
REV	DATE	STATUS











**LEGEND:**  
NOW OR FORMERLY STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.  
IRON PIPE/PIN DRILL HOLE  
UTILITY POLE WELL  
STONEWALL  
PROPERTY LINE  
ABUTTER PROPERTY LINE  
EDGE RIGHT OF WAY  
EDGE OF PAVEMENT  
BROOK  
TOPOGRAPHIC CONTOUR  
WEB SOIL SURVEY SOIL LIMIT  
WEB SOIL SURVEY SOIL TYPE **HcC**

N/F  
BOY SCOUTS OF AMERICA  
TAX MAP 1 LOT 16  
1513 PROVINCE ROAD  
BARNSTEAD, NH 03218

DRILL HOLE w/  
NAIL & WASHER  
FOUND  
ELEVATION = 711.6'

5/8" IRON ROD  
w/CAP #931  
SET 6" HIGH  
ELEVATION = 721.5'

5/8" IRON ROD  
w/CAP #931  
SET 3" HIGH

DRILL HOLE w/  
NAIL & WASHER  
FOUND

SET 5/8" IRON ROD  
w/CAP #931 2" HIGH  
IN DRILL HOLE SET

SET 5/8" IRON ROD  
w/CAP #931 IN  
LEDGE 5" DOWN

NH DOT - TBM 757  
Rivet Found in Ledge  
ELEVATION = 756.66'

AREA TO BE CONVEYED  
FROM TAX MAP 1 LOT 18  
TO TAX MAP 1 LOT 19  
50,020 Square Feet  
1.15 Acres

AREA TO BE CONVEYED  
FROM TAX MAP 1 LOT 19  
TO TAX MAP 1 LOT 18  
22,580 Square Feet  
0.52 Acres

SET 5/8" IRON ROD  
w/CAP #931 IN  
DRILL HOLE SET  
IN LEDGE

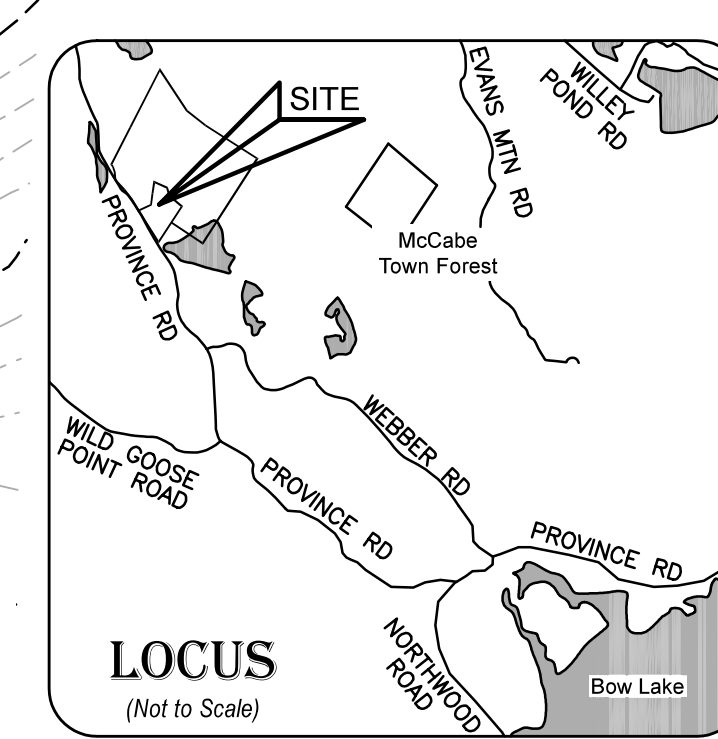
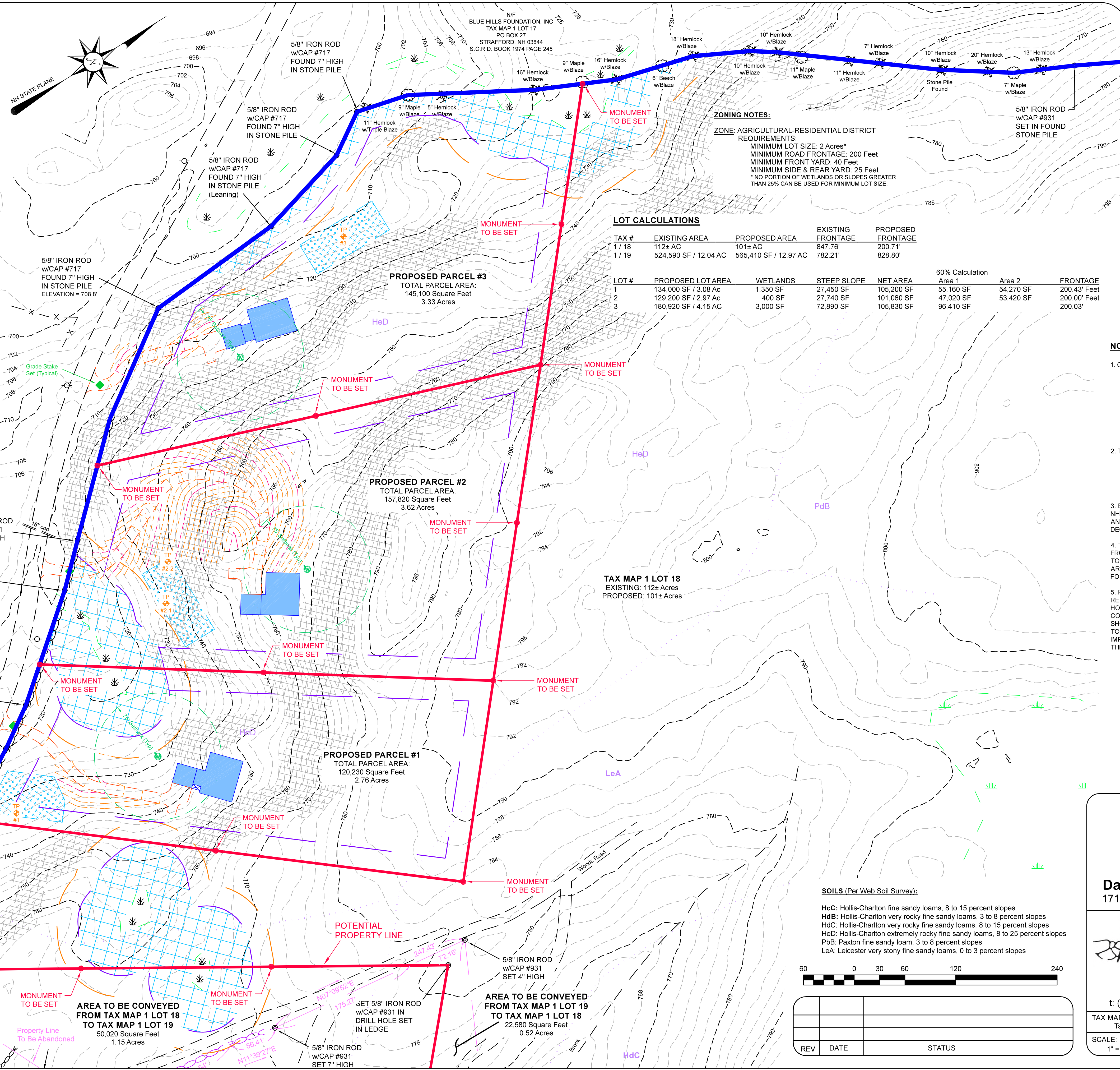
5/8" IRON ROD  
w/CAP #931  
SET 7" HIGH

5/8" IRON ROD  
w/CAP #931  
SET 4" HIGH



REV	DATE	STATUS

**SOILS** (Per Web Soil Survey):  
**HcC:** Hollis-Charlton fine sandy loams, 8 to 15 percent slopes  
**HdB:** Hollis-Charlton very rocky fine sandy loams, 3 to 8 percent slopes  
**HdC:** Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes  
**HdD:** Hollis-Charlton extremely rocky fine sandy loams, 8 to 25 percent slopes  
**PdB:** Paxton fine sandy loam, 3 to 8 percent slopes  
**LeA:** Leicester very stony fine sandy loams, 0 to 3 percent slopes



- NOTES:**
- OWNERS OF RECORD:  
TAX MAP 1 LOT 18  
DAVID L. & PAMELA R. PERKINS  
S.C.R.D. BOOK 3978 PAGE 859  
DATED DECEMBER 17, 2011  
  
TAX MAP 1 LOT 19  
DAVID L. & PAMELA R. PERKINS  
S.C.R.D. BOOK 1024 PAGE 621  
DATED OCTOBER 30, 1978
  - TOTAL EXISTING AREA:  
TAX MAP 1 LOT 18:  
112± ACRES  
  
TAX MAP 1 LOT 19:  
524,590 SQUARE FEET / 12.04 ACRES
  - BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON  
NH STATE PLANE NAD 83 AND NAVD 88 AS COLLECTED BY GPS  
AND SOLUTIONS GENERATED BY N.G.S. OPUS IN JUNE 2020 AND  
DECEMBER 2022.
  - TOPOGRAPHY SHOWN IS PER LIDAR INFORMATION OBTAINED  
FROM LIDAR UNH.EDU. IT IS RECOMMENDED THAT GROUND  
TOPOGRAPHY BE PERFORMED AROUND THE IMPROVEMENT  
AREAS PRIOR TO CONSTRUCTION (HOUSE, SEPTIC & DRIVEWAY)  
FOR BETTER ACCURACY.
  - PROPOSED SEPTIC 4K AREAS ARE SHOWN PER TOWN  
REQUIREMENTS ON SITE DEVELOPABILITY. THE PROPOSED  
HOUSES, DRIVEWAYS, WELL LOCATIONS AND PROPOSED  
CONTOURS SHOWN ARE FOR GRAPHICAL APPEARANCES TO  
SHOW HOW THE DEVELOPMENT CAN BE CONSTRUCTED PER  
TOWN CODE. EXACT LOCATIONS OF ALL THESE PROPOSED  
IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPER AT  
THE TIME OF CONSTRUCTION.

**TOPOGRAPHIC & SOIL SURVEY**  
Located at:  
1716 Province Road, Strafford,  
Strafford County, New Hampshire  
For:  
**David L. & Pamela R. Perkins**  
1716 Province Road, Strafford, NH 03884

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TAX MAP & LOT NO: Tax Map 1 Lot 18	DRAWING NO: 20035 Subdivision 2023
SCALE: 1" = 60'	SHEET: 3 of 3
PROJECT NO: 20035	DATE: 6/7/2023