

WEBBER ROAD WAS LAID OUT ON SEPTEMBER 22, 1851. 3 RODS WIDE.  
SEE NHDOT R.O.W. RECORDS BOOK 4, PAGE 263

1.) "HAWKINS LOT, STRAFFORD NEW HAMPSHIRE, FEBRUARY 1984"  
DATED: FEBRUARY 15, 1984  
BY: ROGER S. LEIGHTON  
S.C.R.D. PLAN #28-23

3.) "PROPOSED MAJOR SUBDIVISION FOR MARK & JUDITH WHITCHER, PROVINCE ROAD & WILD GOOSE POND ROAD STRAFFORD, N.H. TAX MAP 1, LOT 14 & 14A"  
DATED: APRIL 17, 2012  
BY: BERRY SURVEYING & ENGINEERING  
S.C.R.D. PLAN #107-52 THROUGH 54  
FILE NO.: DB 2010-167

4.) "REVISED BOUNDARY PLAN MERLE W. FAXON AND RODNEY WILLIAMS & DARLENE MCKINNEY STRAFFORD, N.H."  
DATED: SEPTEMBER, 1993  
BY: FREDERICK E. DREW ASSOCIATES  
S.C.R.D. PLAN #43-87

5.) "DAVID R. WHITCHER, ETAL STRAFFORD, N.H."  
DATED: SEPTEMBER, 1981  
BY: FREDERICK E. DREW ASSOCIATES  
S.C.R.D. PLAN #22A-107

6.) "SUBDIVISION PLAN REBECCA LEIGHTON LOT OWNER:  
HERMAN J. GROTH STRAFFORD, N.H."  
DATED: MAY, 1988  
BY: FREDERICK E. DREW ASSOCIATES  
S.C.R.D. PLAN#32-81

7.) "LOT LINE ADJUSTMENT PLAN, TAX MAP 1, LOT 18 (PERKINS)  
AND TAX MAP 1 LOT 17 (BLUE HILLS) (LOVEJOY),  
1716 PROVINCE ROAD, STRAFFORD, NH 03884"  
DATED: DECEMBER 11, 2018  
BY: BROWN ENGINEERING & SURVEYING, LLC  
S.C.R.D. PLAN #12042

8.) "PLAN OF JOHN TASKER FARM IN BARNSTEAD &  
STRAFFORD N.H."  
DATED: DECEMBER, 1971  
BY: G. R. WHITE & M. C. FORTE  
S.C.R.D. PLAN #57, POCKET #6, FOLDER #1

9.) "SUBDIVISION PLAN OF THE JENNESS LOTS ON PROVINCE  
ROAD & WEBBER ROAD STRAFFORD, N.H."  
DATED: MAY 18, 1981  
BY: WILLIAM T. WORMEL  
S.C.R.D. PLAN #21A-65

10.) "SUBDIVISION PLAN OF THE JENNESS LOTS ON WEBBER  
ROAD STRAFFORD, N.H."  
DATED: MAY 29, 1981  
BY: WILLIAM T. WORMEL  
S.C.R.D. PLAN #23A-29

11.) "BOUNDARY LINE ADJUSTMENT STRAFFORD, STRAFFORD  
COUNTY PREPARED FOR GEORGE H. JOHNSON JR. & CAROL  
REYNOLDS-JOHNSON"  
DATED: FEBRUARY 10, 2005  
BY: ORVIS / DREW, LLC  
S.C.R.D. PLAN #82-16

12.) "BOUNDARY PLAN & LOT MERGER PLAN FOR MARK & JUDI  
WHITCHER, PROVINCE ROAD STRAFFORD, N.H. TAX MAP 1,  
LOT 14 & 14A"  
DATED: APRIL 17, 2012  
BY: BERRY SURVEYING & ENGINEERING  
S.C.R.D. PLAN #107-50  
FILE NO.: DB 2010-167

13.) "SUBDIVISION PLAN LAND OF MARK W. & JUDITH L.  
WHITCHER PROVINCE & WEBBER ROAD STRAFFORD, N.H.  
TAX MAP 1 LOT 20"  
DATED: OCTOBER 13, 2020  
BY: BERRY SURVEYING & ENGINEERING  
S.C.R.D. PLANS #12292 & 12293

14.) "LOT LINE REVISION PLAN LAND OF REBECCA A. WHITCHER  
TRUST DATED OCTOBER 10, 1989, REBECCA A. WHITCHER,  
TRUSTEE, WEBBER ROAD, STRAFFORD, N.H., TAX MAP 1, LOT  
22 & 23"  
DATED: APRIL 11, 2022  
BY: BERRY SURVEYING & ENGINEERING  
TO BE RECORDED

1.) OWNER: KRJ FINANCE, LLC  
254 DRAKE HILL ROAD  
STRAFFORD, NH 03884

2.) TAX MAP 1, LOT 22

3.) LOT AREA: 605,889 Sq.Ft., 13.91 Ac.

4.) S.C.R.D. BOOK 5012, PAGE 883

#### 5.1 ZONING: AGRICULTURAL-RESIDENTIAL

BACKS:  
FRONT ~ 40.0'  
SIDE ~ 25.0'  
REAR ~ 25.0'  
WETLANDS OVER 3,000 Sq. Ft. NO DISTURB BUFFER ~ 25.0'  
POORLY DRAINED WETLANDS SETBACK (BUILDING) ~ 50.0'  
POORLY DRAINED WETLANDS SETBACK (SEPTIC) ~ 75.0'  
VERY POORLY DRAINED WETLANDS SETBACK (BUILDING) ~ 50.0'  
VERY POORLY DRAINED WETLANDS SETBACK (SEPTIC) ~ 100.0'

MIN. LOT SIZE  
87,120 Sq. Ft., 2.0 Ac.  
MIN. LOT FRONTAGE  
200'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330196, MAP# - 33017C0165D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING  
TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS AND PLAN REF. #2.

8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 1, LOT 22 INTO 4 INDIVIDUAL LOTS USING THE OPEN SPACE SUBDIVISION REGULATIONS. SHEET 1 IS THE SUBDIVISION PLAN, SHEET 2 SHOWS TOPOGRAPHIC FEATURES. SHEET 3 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. ALL SHEETS WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF STRAFFORD.

9.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. THE PROPOSED LOT WILL BE FOR RESIDENTIAL SINGLE FAMILY HOME WITH ON SITE WELL AND SEPTIC SYSTEM.

10.) NO CEMETERIES WERE FOUND ON TAX MAP 1, LOT 22.

11.) NHDES SUBDIVISION APPROVAL WILL BE BE REQUIRED ON LOT 22, 22-1, & 22-2. ESA2024060601

12.) NHDES WETLANDS PERMIT #2023-00479

Figure 1 is a horizontal bar chart with five groups of bars. Each group corresponds to a label at the top: 0, 30, 60, 120, and 2. Each group contains two bars, one black and one white. The lengths of the bars vary across the groups, representing percentages. The first group (0) has a black bar of approximately 60% and a white bar of approximately 40%. The second group (30) has a black bar of approximately 30% and a white bar of approximately 70%. The third group (60) has a black bar of approximately 60% and a white bar of approximately 40%. The fourth group (120) has a black bar of approximately 100% and a white bar of approximately 0%. The fifth group (2) has a black bar of approximately 100% and a white bar of approximately 0%.

( IN FEET )

1 inch = 60 ft

CONSERVATION SUBDIVISION PLAN  
LAND OF  
KRJ FINANCE, LLC  
WEBBER ROAD  
STRAFFORD, N.H.  
*TAX MAP 1, LOT 22*

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.

DATE : APRIL 11, 2022

FILE NO. : DB 2021 - 072

SHEET 1 OF 2

STRAFFORD  
APPROVED  
PLANNING BOARD

SIGNATURE

TITLE


DATE \_\_\_\_\_

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES SEPTEMBER 2020 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2015, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

**LEGEND:**

3/4" REBAR W/ ID CAP ~SET~  
 DRILL HOLE ~FND OR SET~  
 IRON BOUND ~FND~  
 UTILITY POLE  
 PROPOSED BOUNDARY LINE  
 BUILDING SETBACK LINE  
 POOLY DRAINED WETLANDS  
 50' WETLAND BUILDING SETBACK  
 25' WETLAND NO TOUCH BUFFER  
 STONE WALL  
 STONE WALL REMAINS  
 FOUND  
 TYPICAL  
 STRAFFORD COUNTY REGISTRY


 PROPOSED BOUNDARY LINE  
 BUILDING SETBACK LINE  
 POORLY DRAINED WETLANDS  
 50' WETLAND BUILDING SETBACK  
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SHEET 2 OF 2