

## PLAN REFERENCES:

- 2.) "PLAN OF WILLIAM E. HILL PROPERTY STRAFFORD, N.H." DATED: FEBRUARY 12, 1921 BY: ORRIN M. JAMES S.C.R.D. PLAN # 7, FOLDER # 3, POCKET # 5
- 3.) "PROPOSED MAJOR SUBDIVISION FOR MARK & JUDITH STRAFFORD, N.H. TAX MAP 1, LOT 14 & 14A" 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
- 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
- ROAD STRAFFORD, N.H." DATED: MAY 29, 1981

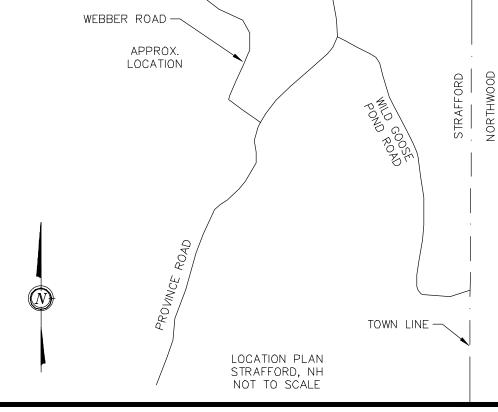
S.C.R.D. PLAN #23A-29

FILE NO.: DB 2010-167

- 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
- 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
- TRUST DATED OCTOBER 10, 1989, REBECCA A. WHITCHER. TRUSTEE, WEBBER ROAD, STRAFFORD, N.H., TAX MAP 1, LOT 22 & 23" BY: BERRY SURVEYING & ENGINEERING

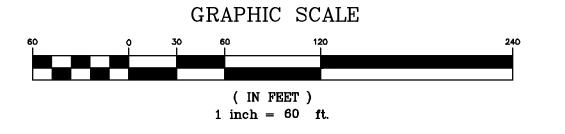
- 1.) "HAWKINS LOT, STRAFFORD NEW HAMPSHIRE, FEBRUARY 1984" DATED: FEBRUARY 15, 1984 BY: ROGER S. LEIGHTON S.C.R.D. PLAN #28-23
- WHITCHER, PROVINCE ROAD & WILD GOOSE POND ROAD
- S.C.R.D. PLAN #22A-107
- 6.) "SUBDIVISION PLAN REBECCA LEIGHTON LOT OWNER: HERMAN J. GROTH STRAFFORD, N.H." DATED: MAY, 1988 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN#32-81

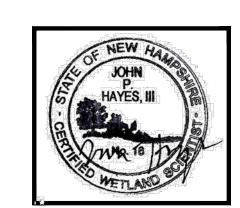
- 10.) "SUBDIVISION PLAN OF THE JENNESS LOTS ON WEBBER BY: WILLIAM T. WORMEL
- 12.) "BOUNDARY PLAN & LOT MERGER PLAN FOR MARK & JUDITH WHITCHER, PROVINCE ROAD STRAFFORD, N.H. TAX MAP 1, LOT 14 & 14A" DATED: APRIL 17, 2012 BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #107-50
- S.C.R.D. PLANS #12292 & 12293 14.) "LOT LINE REVISION PLAN LAND OF REBECCA A. WHITCHER
- DATED: APRIL 11, 2022 TO BE RECORDED



## NOTES:

- 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.) ZONING: AGRICULTURAL-RESIDENTIAL SETBACKS:
  - FRONT ~ 40.0' SIDE ~ 25.0' REAR  $\sim 25.0$ ' 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
- 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 1 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
- 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



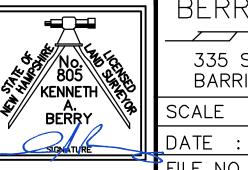


JOHN P. HAYES CWS #18

CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF STRAFFORD - 1:10,000 KENNETH A. BERRY LLS 805

6-27-22 MAJOR REVISIONS PER DESIGN REVIEW REVISION | DATE **DESCRIPTION** CONSERVATION SUBDIVISION PLAN

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



SURVEYING— ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 IN. EQUALS 60 FT.

APRIL 11, 2022

FILE NO. : DB 2021 - 072 SHEET 1 OF 2

