

3-34
MARSHALL A. BUTTRICK REV. TRUST
 MARSHALL A. BUTTRICK, TRUSTEE
 240 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 BK 9278 PG 426 3/31/20
 (ADAMS HILL ROAD)
 (RESIDENTIAL)

3-33
ANDREA LEHTONEN & MARG RUBIN
 274 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 BK 5023 PG 101 10/28/88
 (274 ADAMS HILL ROAD)
 (RESIDENTIAL)

3-32
MARSHALL A. BUTTRICK REV. TRUST
 MARSHALL A. BUTTRICK, TRUSTEE
 240 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 BK 9278 PG 426 3/31/20
 (ADAMS HILL ROAD)
 (WOOD LOT)

3-26
MARSHALL A. BUTTRICK REV. TRUST
 MARSHALL A. BUTTRICK, TRUSTEE
 240 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 BK 9278 PG 426 3/31/20
 (ADAMS HILL ROAD)
 (WOOD LOT)

3-25
CHARLES W. AND LINDA BUTTRICK
 365 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 BK 5029 PG 195 10/1/88
 (365 ADAMS HILL ROAD)

3-36F
RICHARD W. BROUILLETTE
 249 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 (249 ADAMS HILL ROAD)
 (RESIDENTIAL)

3-31C
RICHARD BEAULIEU
 285 ADAMS HILL ROAD
 GREENVILLE, NH 03048
 BK 9160 PG 432 4/16/19
 (ADAMS HILL ROAD)
 (REF. PLAN #1)

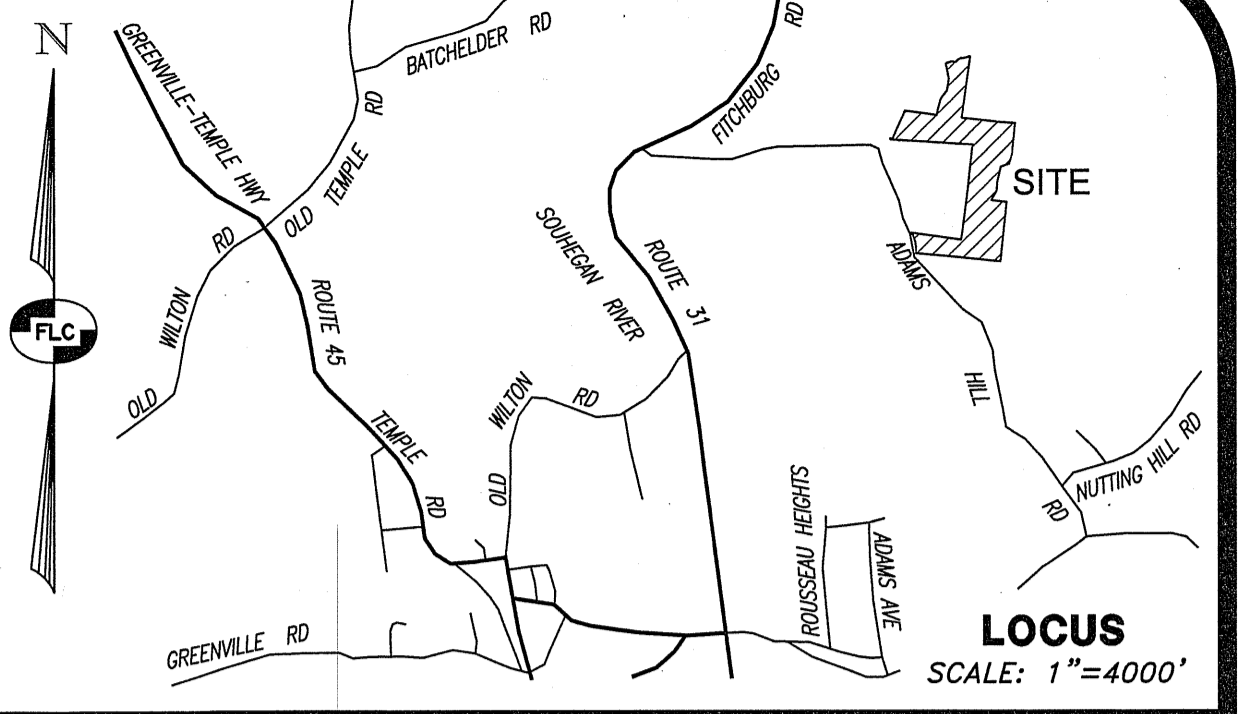
3-30-2

3-30-1

PROPOSED 3-31D
 9.97+/- ACRES
 434,344± SQ.FT.
 (FRONTAGE=20±)

METES & BOUNDS CHART:

L1	N10°E	80'	L16	N76°E	8'
L2	N03°W	17'	L17	S58°E	6'
L3	N27°E	51'	L18	N66°E	18'
L4	N27°E	32'	L19	N66°E	36'
L5	N35°E	32'	L20	N74°E	16'
L6	N10°W	133'	L21	N88°E	41'
L7	N12°W	57'	L22	S80°E	34'
L8	N19°W	28'	L23	N83°E	39'
L9	N10°E	10'	L24	N43°E	36'
L10	N15°W	27'	L25	N48°E	39'
L11	N07°W	60'	L26	N66°E	43'
L12	N07°W	10'	L27	N56°W	13'
L13	N71°E	7'	L28	S88°E	54'
L14	N71°E	10'	L29	N74°E	120'
L15	N29°E	14'	L30	S70°E	18'



- NOTES:**
- THE OWNERS OF RECORD FOR EXISTING TAX MAP LOT 3-31C IS KYLE AND KRISTY MEEDZAN, P. O. BOX 177, GREENVILLE, NH 03048. DEED REFERENCE FOR THE LOT IS VOL.9361 PG.879 DATED OCTOBER 8, 2020 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO SEEK A VARIANCE FOR A PROPOSED LOT WITH REDUCED FRONTAGE SO THAT EXISTING TAX MAP LOT 3-31B CAN BE SUBDIVIDED INTO TWO LOTS AS SHOWN.
 - BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLANS #1 AND #2 TOGETHER WITH AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF FEBRUARY 2018 AND DECEMBER 2020.
 - THE AREA OF EXISTING LOT 3-31B IS 93.58± ACRES OR 4,076,416± SQ.FT. THE TOTAL FRONTAGE FOR EXISTING LOT 3-31B IS 470 FT.± ALONG ADAMS HILL ROAD. PROPOSED LOT 3-31B SHALL HAVE AN AREA OF 83.61± ACRES OR 3,642,072± SQ.FT. WITH 450 FT.± OF FRONTAGE AND PROPOSED LOT 3-31D SHALL HAVE AN AREA OF 9.97± ACRES OR 434,344± SQ.FT. WITH 20 FT.± OF FRONTAGE.
 - ZONING FOR LOT 3-31B IS THE "RURAL/AGRICULTURAL" DISTRICT (RA). MINIMUM ZONING REQUIREMENTS ARE:
 LOT SIZE = 2 ACRES FOR SINGLE-FAMILY BUILDINGS IN AREAS NOT SERVED BY THE MUNICIPAL WASTE TREATMENT SYSTEM.
 ROAD FRONTAGE = 200 FT. ON TOWN APPROVED CLASS V ROAD
 BUILDING SETBACKS = 50 FT. FRONT AND 30 FT. SIDE AND REAR
 - EXISTING LOT 3-31B IS SUBJECT TO A TRANSMISSION LINE EASEMENT AS SHOWN. NO NEW EASEMENTS ARE PROPOSED. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN RECORDED DEED RESTRICTIONS FOR EXISTING TAX MAP LOT 3-31B.
 - THE STRUCTURE ON LOT 3-31B HAS BEEN DEMOLISHED AND THE LOT IS NOW VACANT.
 - TAX MAP LOT 3-31B LIES OUTSIDE OF THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330088 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0443D DATED SEPTEMBER 25, 2009 AS SHOWN.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF GREENVILLE ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 - A DRIVEWAY PERMIT SHALL BE ACQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - NHDES SUBDIVISION APPROVAL IS NOT REQUIRED.

APPROVED BY GREENVILLE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____
 CHAIRMAN: _____ VICE CHAIRMAN: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK

Z.B.A. EXHIBIT PLAN
TAX MAP 3 LOT 31B
(279 ADAMS HILL ROAD)
GREENVILLE, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
KYLE & KRISTY MEEDZAN
 P.O. BOX 177, GREENVILLE, NH 03048

SCALE: 1"=200' FEBRUARY 16, 2021

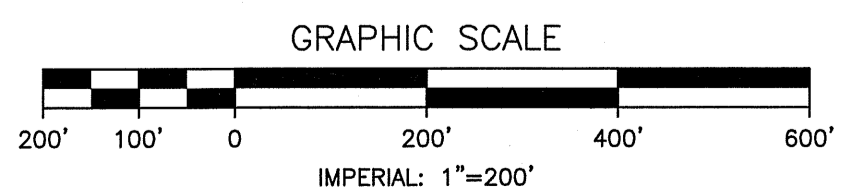
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206 Elm Street, Milford, NH 03055
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- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - OVERHEAD UTILITY LINE
- G.B.(F) GRANITE BOUND FOUND
 G.B.(*) GRANITE BOUND PER REF.PLAN
 L.PIN(F) IRON PIN FOUND
 L.PIN(*) IRON PIN PER REF.PLAN
 L.PIPE(F) IRON PIPE FOUND
 L.PIPE(*) IRON PIPE PER REF.PLAN
 D.H.(F) DRILL HOLE FOUND
 D.H.(*) DRILL HOLE PER REF. PLAN
 U.P. UTILITY POLE, GUY & LIGHT
 W. WELL
 (3-31B) TAX MAP & LOT NUMBER

CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR A FARMLAND / WOODLOT CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN THREE HUNDRED (1:300) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

NO. 846
 MICHAEL D. PLOOF
 LAND SURVEYOR



ADDITIONAL ABUTTERS: NOT SHOWN ON BASE PLAN

- MAP 3 LOT 27 TOWN OF GREENVILLE P.O. BOX 343 GREENVILLE, NH 03048 (FITCHBURG ROAD) (MUNICIPAL)
- MAP 3 LOT 29 STATE OF NEW HAMPSHIRE DIV. OF HUMAN SERVICES C/O ROBERT W. PLISKIN 6 HAZEN DRIVE CONCORD, NH 03301-6521 (OFF ADAMS HILL ROAD) (STATE OWNED)
- MAP 3 LOT 30 MAP 3 LOT 30-1 MAP 3 LOT 30-2 JOSEPH NELSON PELLETTIER REVOCABLE TRUST JOSEPH NELSON PELLETTIER, TRUSTEE 183 ADAMS HILL ROAD GREENVILLE, NH 03048 BK-9238 PG-398 12/3/19 (ADAMS HILL ROAD) (WOOD LOTS)
- MAP 3 LOT 31A RICHARD BEAULIEU 285 ADAMS HILL ROAD GREENVILLE, NH 03048 BK-8778 PG-130 8/05/15 (285 ADAMS HILL ROAD) (RESIDENTIAL)
- MAP 3 LOT 36D THE MARSHALL A. BUTTRICK REVOCABLE TRUST MARSHALL A. BUTTRICK, TRUSTEE 240 ADAMS HILL ROAD GREENVILLE, NH 03048 BK-9278 PG-426 3/31/20 (NUTTING HILL ROAD) (WOOD LOT)
- MAP 3 LOT 39 STATE OF NEW HAMPSHIRE DEPT. OF TRANSPORTATION JOHN O. MORTON BUILDING 1 HAZEN DRIVE, P.O. BOX 483 CONCORD, NH 03302-1483 (FORMER B+M RAILROAD)