

ABUTTERS LIST

<p><u>MAP 3 LOT 9</u>            RAED HERTEL FAMILY TRUST            VAN E. HERTEL SR., TRUSTEE            617 FOUR BAYS DRIVE            NOKOMIS, FL 34275            VOL. 3239 PG. 1003</p>	<p><u>MAP 3 LOT 10</u>            JEFFERSON J. &amp; CRISTEN L. LETT            38 BLUEBERRY ROAD            NEW SALEM, MA 01355            VOL. 3215 PG. 862</p>	W
<p><u>MAP 3 LOT 10-3</u>            STEFANIE M. &amp; RYAN A. WORCESTER            299 SCOTLAND ROAD            WINCHESTER, NH 03470            VOL. 2076 PG. 415</p>	<p><u>MAP 3 LOT 11-1</u>            MICHELLE A. ALLEN            290 SCOTLAND ROAD            WINCHESTER, NH 03470            VOL. 2600 PG. 142</p>	PATRIC PATR W
<p><u>MAP 3 LOT 11-3</u>            ERIC C. HODGMAN            310 SCOTLAND ROAD            WINCHESTER, NH 03470            VOL. 2689 PG. 223</p>	<p><u>MAP 3 LOT 12</u>            DANIEL J. HORAN            309 SCOTLAND ROAD            WINCHESTER, NH 03470            VOL. 3228 PG. 478</p>	G.E. D 4142 S
<p><u>MAP 3 LOT 14</u>            JACK D. &amp; THEA D. MARSH            334 SCOTLAND ROAD            WINCHESTER NH 03470</p>	<p><u>MAP 3 LOT 16</u>            ROBERT A. BRIGGS            287 SHOEMAKER LANE            AGAWAM, MA 01001</p>	45/ SOU:

MAP 3 LOT 11  
 4,467,514 S.F.

102.6 +/- ACRES  
(AFTER SUBDIVISION)

WINCHESTER, NH 03470  
VOL. 1812 PG. 197

AGAWAM, MA 01001  
VOL. 1841 PG. 332

MAP 3 LOT 33-2  
TODD & TRACEY J. WEED  
40 ROBBINS ROAD  
WARWICK, MA 01378  
VOL. 1949 PG. 563

MAP 3 LOT 34 & 36  
PETER C. & TODD D. OLSEN  
100 WOODSIDE ROAD  
MEDFORD, MA 02155  
VOL. 1931 PG. 940

ROBE  
CATHE  
MELB

MAP 3 LOT 11-4  
219,674 S.F.  
5.04 ACRES

S 16°05'15" W  
535.13

575

570

565

560

560

565

570

575

580

585

5/8" REBAR FOUND  
0.4' A.G. (HELD)

SHED

GUY WIRE

PSNH 61/50Y-2  
F.P. 51 1/2-2

PSNH 61/50Y-3  
F.P. 51 1/2-3

THIS LINE DERIVED  
FROM PLAN REFERENCE #1

1336' +/-  
S 69°39'21" E

5/8" CAPPED  
REBAR SET

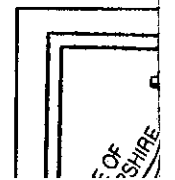
523.44'  
N 69°39'21" W

BARBED WIRE  
IN TREE (TYP)

MAP 3 LOT 16  
ROBERT A. BRIGGS  
287 SHOEMAKER LANE  
AGAWAM, MA 01001  
VOL. 1841 PG. 332

I HEREBY CER  
BASED ON AN  
IN THE AREA  
HAVING A  
CLOSURE

IT IS HEREBY CERTIFIED THAT WE, JASON R. &  
JANE S. CARDINALE, ARE THE OWNERS OF MAP  
3 LOT 11 AS DEPICTED HEREON. WITNESS OUR DEED



3 LOT 37  
 DIDDLE LIVING TRUST  
 DIDDLE LIVING TRUST  
 AVENUE A  
 BEACH, FL 32951  
 368 PG. 57

**PLAN REFERENCES**

- 1) PLAN ENTITLED: "SUBDIVISION PLAT PREPARED FOR BEAMAN LUMBER, INC WINCHESTER, N.H."; PREPARED BY: DAVID A. MANN ASSOCIATES DATED: MARCH 7, 1988; PLAN SCALE: 1"=100'; RECORDED AT C.C.R.D. CAB. 10 DR. 00 PG. 0024.
- 2) PLAN ENTITLED: "NEW ENGLAND BOX COMPANY'S SCOTT LOT WINCHESTER, N.H."; PREPARED BY: DWIGHT E. JENNINGS DATED: MARCH 1943 & JANUARY 1945; PLAN SCALE: 1"=200'; RECORDED AT C.C.R.D. CAB. 12 DR.06 PG. 0138.

APPROVED BY THE WINCHESTER PLANNING BOARD DATE: \_\_\_\_\_, 2023  
 BY \_\_\_\_\_, CHAIRMAN  
 BY \_\_\_\_\_, SECRETARY

2			
1			
NO.	DATE	REVISION	BY

**SUBDIVISION PLAT**

MAP 3 LOT 11  
 SCOTLAND ROAD WINCHESTER, N.H.

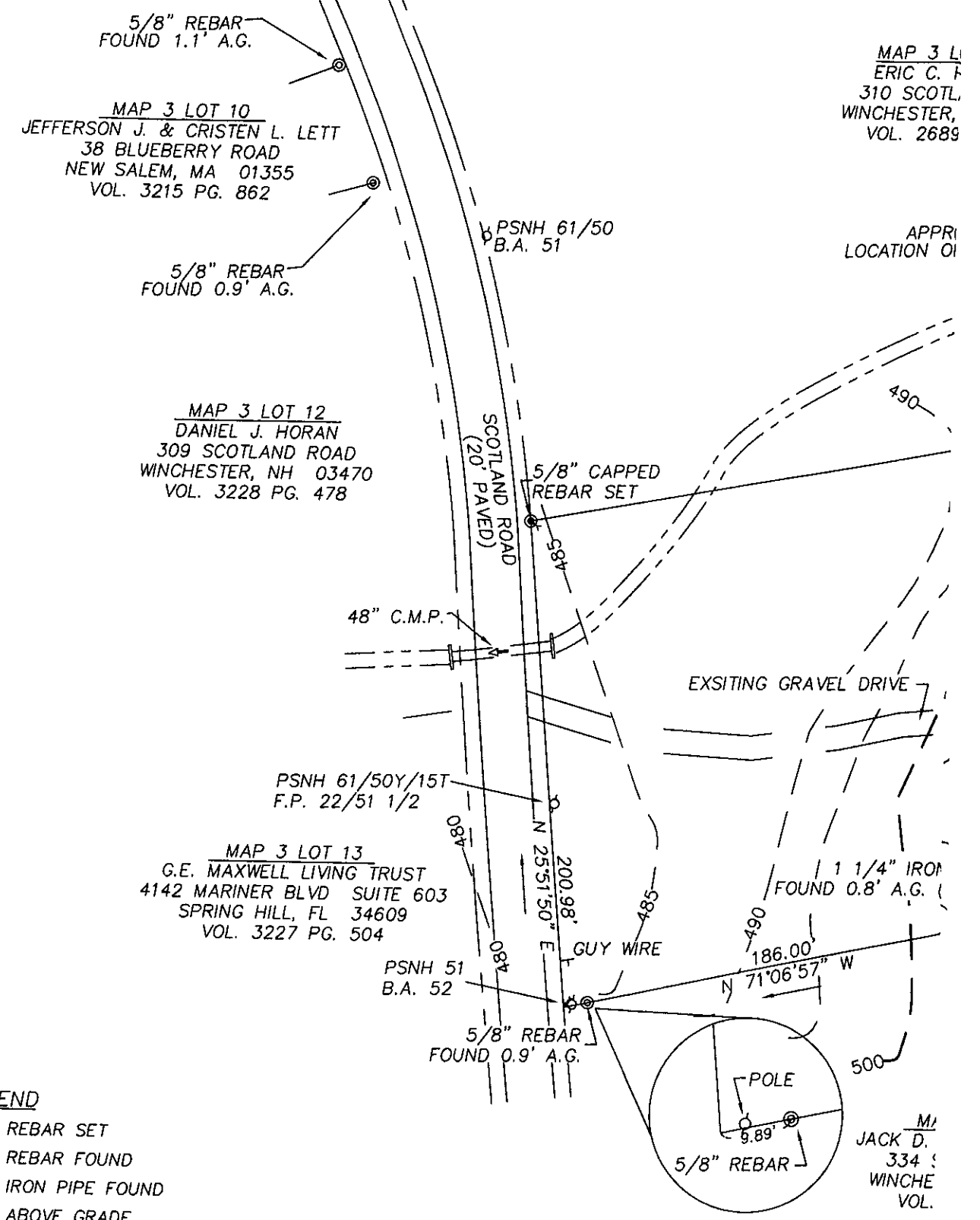
DATE: OCTOBER 2, 2023 SCALE: 1" = 60'

PREPARED FOR: JASON R. & JANE S. CARDINALE  
 320 SCOTLAND ROAD  
 WINCHESTER, N.H. 03470

RICHARD P. DREW LLC  
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470  
 TEL. (603) 239-4147 email rpdrewllc@gmail.com

CLIENT: CARDINALE JOB NO. LSD23-18 F.B. LSD1 SHEET 1 OF 1

THIS PLAT IS  
 FIELD SURVEY  
 3 LOT 11-4  
 ERROR OF  
 IN 10,000.

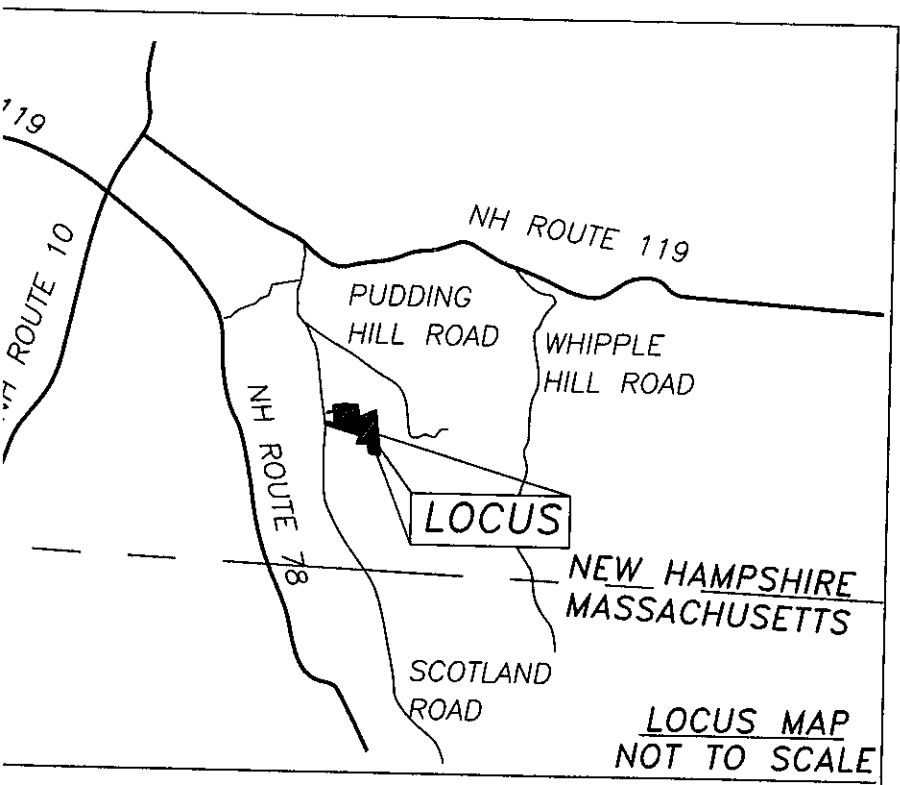


- LEGEND**
- ⊙ — REBAR SET
  - ⊙ — REBAR FOUND
  - — IRON PIPE FOUND
  - A.G. — ABOVE GRADE
  - B.G. — BELOW GRADE
  - — UTILITY POLE
  - C.M.P. — CORRUGATED METAL PIPE
  - L.F. — EXISTING LEACHFIELD

MAP 3 L  
 ERIC C. F  
 310 SCOTL,  
 WINCHESTER,  
 VOL. 2689

APPR  
 LOCATION OI

M/  
 JACK D.  
 334  
 WINCHE  
 VOL.



OF THIS PLAT IS SUBDIVIDE MAP 3 LOT 11 INTO 2 RESIDENTIAL  
 THE REMAINDER OF MAP 3 LOT 11 WILL BE CLASSIFIED AS A BACK  
 MINIMUM ROAD FRONTAGE OF 50' FOR A MINIMUM DEPTH OF 200'.

DE FOR MAP 3 LOT 11: VOLUME 2120 PAGE 335 JASON R. &  
 LE.

F MAP 3 LOT 11 PRIOR TO SUBDIVISION: 107.6 ACRES.

NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.

G IS AGRICULTURAL DISTRICT.

AREA - 2 ACRES (87,120 S.F.)

ITAGE - 200 FEET

REQUIREMENTS:

30 FEET

AR - 20 FEET

100 FEET

BASED ON APPROXIMATE USGS. CONTOUR INTERVAL IS 5 FEET.

