

TAX MAP 11, LOT 11-1  
MARY MARGARET & ROGER JACQUES  
47 DOVER RD.  
DURHAM, NH 03824

TAX MAP 11, LOT 9-2  
TOWN OF DURHAM  
15 NEWMARKET ROAD  
DURHAM, NH 03824

TAX MAP 11, LOT 11-3  
TOWN OF DURHAM  
15 NEWMARKET RD.  
DURHAM, NH 03824

OLD PISCATAQUA ROAD  
PAVE CUT  
20' SEWER EASEMENT IN FAVOR OF OYSTER RIVER YOUTH ASSOC.

30' WIDE COMMON DRIVEWAY EASEMENT  
N 84°08'29" E 100.00'  
GRAVEL ROAD  
CONC. TANK  
GRAVEL DRIVE  
PARKING UNIT A-7  
POLE W/ CONDUIT

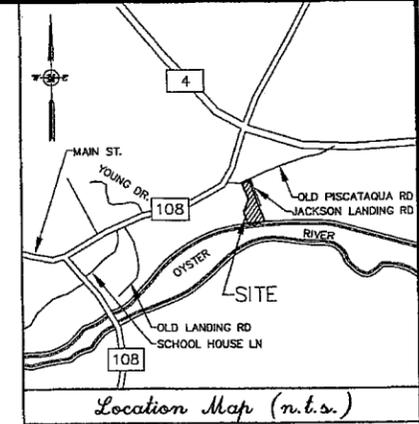
BRICK WALK WAY L.C.A. UNIT B  
PARKING UNIT B  
1,247 sq. ft. ELECT. METER  
1,313 sq. ft.  
GARAGE  
1/2" REBAR W/ CAP CIVIL CONSULTANTS PLS 2009" FOUND, UP 5" (NOT HELD)BRICK WALK WAY L.C.A. UNIT A

TAX MAP 11, LOT 11-6  
JAMES A. & LISA J. RUBAR  
42 DOVER RD.  
DURHAM, NH 03824  
BOOK 3080, PAGE 880

TAX MAP 11, LOT 11-4  
TOWN OF DURHAM  
15 NEWMARKET RD.  
DURHAM, NH 03824

TAX MAP 11, LOT 35-1  
KATHERINE D. PAINE  
51 DURHAM POINT RD.  
DURHAM, NH 03824  
BOOK 1963, PAGE 189

LINE	BEARING	LENGTH
L1	N62°17'28"E	12.16
L2	N08°42'24"W	103.21



- NOTES:
1. REFERENCE: TAX MAP 11, LOT 11-5
  2. TOTAL PARCEL AREA: 65,544 SQ. OR 1.505 AC.
  3. OWNER OF RECORD: ARNET R. TAYLOR, JR.  
18 TIDE WATER FARM RD  
GREENLAND, NH 03540  
S.C.R.D. BOOK 2571 PAGE 18
  4. ZONE: RC  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 150,000 sq. ft.  
MIN. FRONTAGE 300 ft.  
MIN. FRONT SETBACK 30 ft.  
MIN. SIDE/REAR SETBACK 50 ft.  
MAX. BUILDING HEIGHT 30 ft.  
PERMITTED WITH PLANNING BOARD APPROVAL 35 ft.  
MIN. SHORE FRONTAGE 200 ft.
  5. FIELD SURVEY PERFORMED BY W.J.D. & C.S.D. ON 5/05 USING A SOKKIA SET 4 TOTAL STATION WITH A SDR 33 DATA COLLECTOR TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  6. FLOOD HAZARD ZONE: ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD ZONE) & ZONE AE (AREAS WITHIN 100 YEAR FLOOD ZONE—FLOOD ELEVATIONS DETERMINED TO BE AT EL. 7') PER COMMUNITY PANEL #330146 DD/DG MAP REVISED AUGUST 23, 2001. FLOOD ZONE LINE SHOWN HEREON IS SCALED FROM FLOOD MAP AND IS APPROXIMATE. GROUND ELEVATION AT THE BUILDING IS AT 23.7' AND IS 16.7' ABOVE THE FLOOD ELEVATION.
  7. HORIZONTAL DATUM IS BASED ON REFERENCE PLAN #1.
  8. VERTICAL DATUM IS BASED ON NAVD 88.
  9. THE LINES ALONG THE MEAN HIGH WATER AND MEAN LOW WATER AREA SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION AND OR ACCRETION. "THE COMMON LAW BOUNDARY LINE BETWEEN PUBLIC & PRIVATE OWNERSHIP OF THE SHORELANDS IS AT THE HIGH WATER MARK." (G. WILLIAM PURDIE & V. ATTORNEY GENERAL JUNE 24, 1999.)
  10. THIS PARCEL IS SUBJECT TO STATE AND LOCAL SHORELAND PROTECTION REGULATIONS. ALSO SUBJECT TO RESTRICTIONS STATED ON REFERENCE PLAN #1 AND ANY OTHER EASEMENTS OF RECORD.
  11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  12. REFERENCE MAY BE HAD TO A LETTER ON FILE AT THE TOWN OF DURHAM PLANNING AND COMMUNITY DEVELOPMENT, WHICH STATES "I AM WRITING THIS LETTER TO CONFIRM THAT THE DUPLEX LOCATED ON TAX MAP 11, LOT 11-5 MAY CONVERT TO A CONDOMINIUM WITHOUT HAVING TO GO BEFORE THE PLANNING BOARD FOR APPROVAL."

- REFERENCE PLANS:
1. "PROPOSED SUBDIVISION OF THE JACQUES PROPERTY IN DURHAM, N.H." PREPARED BY BRUCE PODHEK REVISED JANUARY 27, 1999. S.C.R.D. PLAN #57-17.
  2. "FOUNDATION AND FOOTING LOCATION PLAN OF MAP 11, LOT 11-5 FOR LAND OWNED BY ARNET R. TAYLOR, JR. PREPARED FOR ARNET R. TAYLOR, JR. MAKING (ADDRESS: 18 TIDE WATER ROAD, GREENLAND, NEW HAMPSHIRE 03540) FOR LAND LOCATED ON OLD PISCATAQUA & JACKSON LANDING ROADS TOWN OF DURHAM - STRAFFORD COUNTY - NEW HAMPSHIRE" PREPARED BY CIVIL CONSULTANTS DATED FEBRUARY 16, 2004. NOT RECORDED.
  3. "PLAN OF LOTS B1 & B2 FOR TOWN OF DURHAM (IRMA JACKSON) DURHAM NEW HAMPSHIRE" PREPARED BY G.L. DAVIS & ASSOCIATES DATED SEPTEMBER 1973. S.C.R.D. PLAN, POCKET 1, FOLDER 4, NUMBER 45, SHEET 1.

**CONDOMINIUM SITE PLAN**  
OF  
**JACKSON LANDING CONDOMINIUM**  
PREPARED FOR:  
**ARNET R. TAYLOR, JR.**  
(TAX MAP 11, LOT 11-5)  
OLD PISCATAQUA & JACKSON LANDING ROADS  
DURHAM, NEW HAMPSHIRE

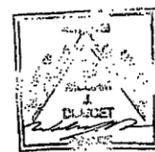
**LEGEND**

- UTILITY POLE
- IRON PIPE/ROD FOUND
- 5/8" RE-BAR W/ ID CAP TO BE SET
- ⊕ WATER SHUTOFF VALVE
- FF FINISH FLOOR
- EOG EDGE OF GRAVEL
- EP EDGE OF PAVEMENT
- CONC. CONCRETE
- BEARING PROPERTY LINES
- DIST OVERHEAD WIRES
- OHW APPROX. ABUTTERS LOT LINE
- EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - FLOOD ZONE LINE (SEE NOTE #6)
- - - MEAN HIGH WATER LINE (SEE NOTE #9)
- - - TIE LINE
- - - EDGE OF GRAVEL
- L.C.A. LIMITED COMMON AREA

"I certify that this survey plot is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.  
I certify that this survey and plan was prepared by me or by those under my direct supervision. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Theodolite and E.D.M. Precision greater than 1: 15,000  
W. J. DAVIS L.L.S. #824  
5-26-05 DATE

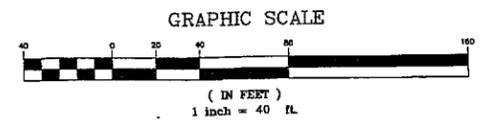
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH NHRSA 356-B:20. ALL UNITS OR PORTIONS THEREOF DEPICTED ON ANY PORTION OF THE SUBMITTED LAND ARE SUBSTANTIALLY COMPLETE.

SIGNED: *W. J. DAVIS*



NOTE:  
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

NO.	DATE	DESCRIPTION	BY



DRAWN BY:	O.M.S.	DATE:	MAY 23, 2005
CHECKED BY:	C.S.D.	DRAWING NO.:	2087A
JOB NO.:	2087	SHEET	1 OF 1

