

LEGEND

PROPOSED	EXISTING
PROPERTY LINES	PROPERTY LINES
CENTERLINE	CENTERLINE
FRESHWATER WETLANDS LINE	FRESHWATER WETLANDS LINE
STREAM CHANNEL	STREAM CHANNEL
TREE LINE	TREE LINE
BARBED WIRE	BARBED WIRE
FENCE	FENCE
SOIL BOUNDARY	SOIL BOUNDARY
AQUIFER PROTECTION LINE	AQUIFER PROTECTION LINE
WATER MAIN LINE	WATER MAIN LINE
EASEMENT	EASEMENT
MINOR CONTOUR	MINOR CONTOUR
EDGELINE	EDGELINE
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
IRON ROD/DRILL HOLE	IRON ROD/DRILL HOLE
CONCRETE	CONCRETE
PERC TEST	PERC TEST
TREES AND BUSHES	TREES AND BUSHES
DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION
4K SEPTIC AREA	4K SEPTIC AREA
FRESHWATER WETLANDS	FRESHWATER WETLANDS
GRAVEL	GRAVEL
GUY WIRE SET	GUY WIRE SET
STATE PLANE COORDINATE	STATE PLANE COORDINATE
IRON REBAR SET	IRON REBAR SET
ALUMINUM DISC SET	ALUMINUM DISC SET
DHS	DHS
IRS	IRS
AUS	AUS

ROUTE 108:

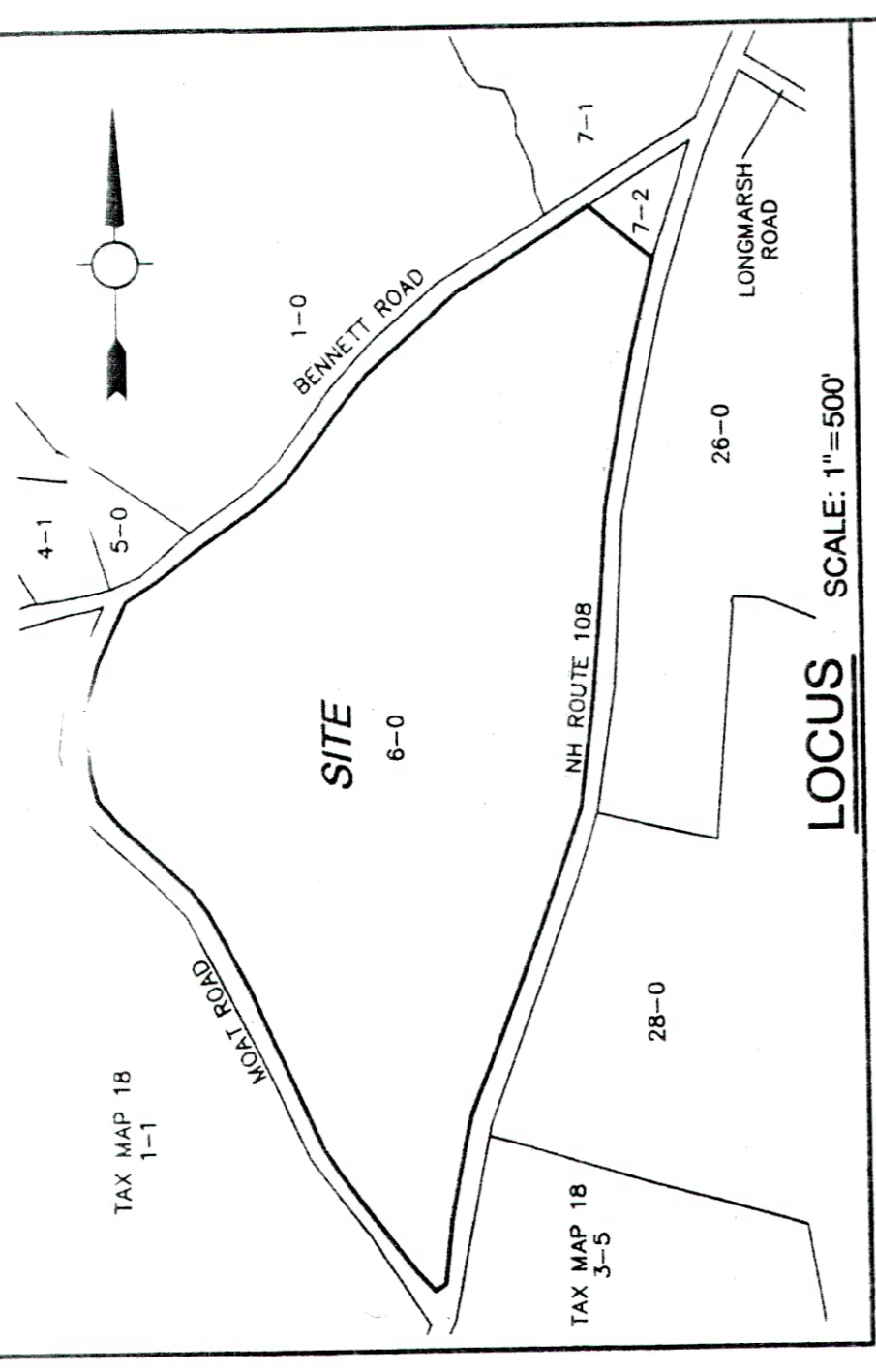
THE 10' LANE OF VARIATION WITHIN THE LIMITS OF THE ROUTE 108 IS SHOWN GENERALLY 33' FROM THE CENTER LINE OF THE EXISTING TRAVELED WAY. REFERENCE PLAT NUMBER 5 ALONG WITH THE DOCUMENT RECORDED IN BOOK 481 PAGE 480 WERE USED TO ESTABLISH THE WESTERLY SLOPE OF ROUTE 108.

PLAT REFERENCES

- "TOWN SUBDIVISION OF LAND FOR IMMOBILITY AND JUNIOR PUBLIC TAX MAP 10, LOT 3-2 NH ROUTE 108 - NEWMARKET ROAD, DURHAM - STRAFFORD COUNTY, N.H., BY KEM LAND SURVEY, INC., DATED AUGUST, 2002. S.C.R.D. PLAT # 89-15.
- "BOUNDARY PLAN THE NATURE CONSERVANCY, BENNETT ROAD" BY BEALS ASSOCIATES PLLC, DATED AUGUST 18, 2006. S.C.R.D. PLAT # 87-82.
- "PLAN OF MORTGAGE LAND PREPARED FOR THE NATURE CONSERVANCY LOCATED AT ROUTE 108 & BENNETT ROAD, DURHAM, NH" BY ATLANTIC SURVEY CO., LLC DATED JANUARY, 2009. S.C.R.D. PLAT # 96-87.
- "PLAN OF LAND OF THE HEIRS OF BERTHA MORIARTY NH ROUTE 108 & LONGMARSH ROAD DURHAM, NH" BY DOLBEY SURVEY INC. DATED MAY 20, 2003. S.C.R.D. PLAT # 89-58.
- "STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED U.S. PUBLIC WORKS PROJECT NH-2110 STRAFFORD COUNTIES LAYOUT," SHEETS 6-8, UNRECORDED, ON RECORD AT THE STATE OF N.H. RIGHT OF WAY DIVISION, CONCORD N.H.

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAT IS TO SUBDIVIDE MAP 10, LOT (6) INTO ONE (1) 5.34 ACRES ± SINGLE FAMILY RESIDENTIAL LOT WITH ONSITE WATER AND SEPTIC, AND ONE (1) 64.27 ACRES ± CONSERVATION LOT. ONLY SHEETS 1 & 2 WILL BE RECORDED. COMPLETE THREE (3) SHEET PLAN SET IS ON FILE AT THE PLANNING BOARD OFFICE.
- OWNERS OF RECORD: HEIRS OF ROLAND D. BEAULIEU, SR. SEE STRAFFORD COUNTY PROBATE NUMBER 2010-0685
- SEE DEED FROM DORIS THERESE JANGLOS DATED JULY 07, 2009, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 3399 PAGE 0787, ALSO SEE DEED FROM GRACE D. BEAULIEU DATED AUGUST 14, 2004, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 3246 PAGE 0760.
- ZONING DISTRICT: RURAL LOT FRONTAGE MINIMUM = 300' BUILDING SETBACKS (MINIMUM): FRONT SETBACK ROUTE 108 = 100' PLUS 2 FEET FOR EACH FOOT OF BUILDING HEIGHT IN EXCESS OF 25 FEET SIDE SETBACK = 50' REAR SETBACK = 50' MAX. BUILDING HEIGHT = 30' MAX. SLOPED SURFACE = 30%
- SUBJECT TO ANY SETBACKS LOCATED WITHIN ESPECIALLY DESIGNATED FLOOD HAZARD ZONE A. REFERENCE FEMA COMMUNITY PANEL NO. 33077C 00381 D, DATED MAY 17, 2005. FLOOD ZONE LINES GRAPHICALLY DRAFTED BY OVERLAYING FEMA MAP.
- LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ALL OTHERS ARE BASED ON THE TOWN OF DURHAM TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF DURHAM ASSESSORS OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- OWNERSHIP AND ENCUMBRANCES ARE THE RESULT OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAT IS TO RETRADE LANDS SHOWN AS OWNERSHIP OR ENCUMBRANCES EXPRESSED, IMPLIED OR PHOTOCOPY. ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PHOTOCOPY.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DELINEATIONS SHOULD BE DONE WITH CARE AND BE SUBJECT TO THE EXPLANATION THAT THESE ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CORRECTIONS ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE BEARINGS AND COORDINATES SHOWN HEREON WERE COMPUTED BY MULTIPLE GPS POINT PROCESSED OBSERVATIONS AND REDUCED TO HAYDSB AND NH2000 SPC BY A NATIONAL GEODETIC SURVEY OF U.S. SOLUTION, AND ARE SHOWN ON THE NEW HAMPSHIRE STATE PLANE COORDINATE GRID.
- WELL BENEFITS TAX MAP 15 LOT NO. 6.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT. PRECISION: 1/20" HORIZ. 1/20" VERT. LINEAR ERROR: 0.30". ALL MEASUREMENTS WITH EDM.
- INDIVIDUALS INVOLVED WITH SURVEY: STEPHEN T. BIRBAU, S.I.T. FIELD SURVEY, DRAFTING CRAIG WALSH, FIELD SURVEY, DRAFTING LARRY THOMAS, FIELD SURVEY, DRAFTING MICHAEL W. BOUFFARD, L.L.S.
- TOTAL FRONTAGE OF TAX MAP 15 LOT 6 = 640.02'
- WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT D21 OF JONES & BEACH ENGINEERS, INC. DURING JUNE 2011, PERFORMED TO THE STANDARDS OF THE ENGINEERS WETLANDS DELINEATION MANUAL - TECHNICAL REPORT 13-21-11.
- DOMINANT HYDROIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY CHRISTOPHER ALBERT D21 OF JONES & BEACH ENGINEERS, INC. DURING JUNE 2011, PERFORMED TO THE STANDARDS OF THE ENGINEERS WETLAND DELINEATION MANUAL - TECHNICAL REPORT 13-21-11.
- WETLANDS WERE CLASSIFIED BY CHRISTOPHER ALBERT D21 OF JONES & BEACH ENGINEERS, INC. UTILIZING THE CODE OF ADMINISTRATIVE RULES, WETLANDS BUREAU, STATE OF NEW HAMPSHIRE (CURRENT).

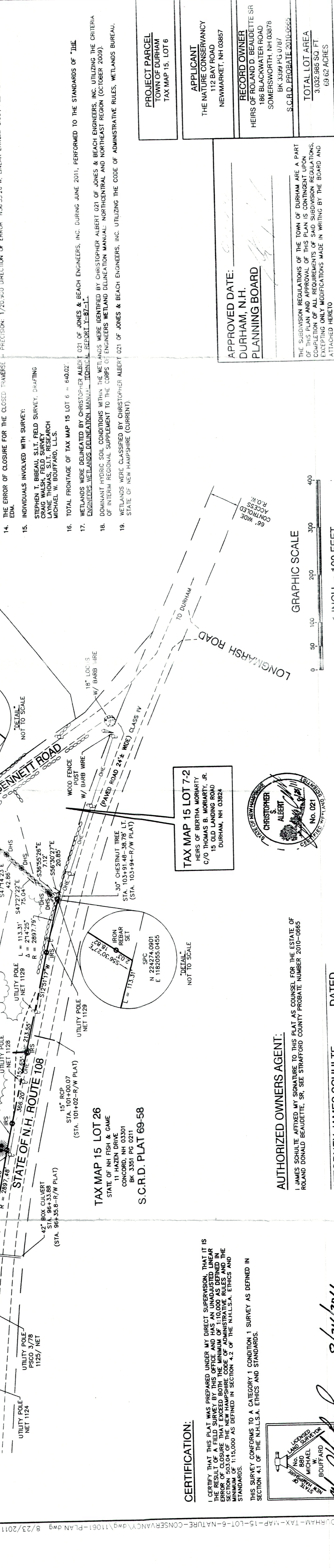


LOCUS
SCALE: 1"=500'

TAX MAP 15 LOT 7-1
HEIRS OF BERTHA MORIARTY
C/O THOMAS B. MORIARTY, JR.
15 OLD LANDING ROAD
DURHAM, NH 03824
BK 3724 PG 0017
S.C.R.D. PLAT 96-87

TAX MAP 15 LOT 6-0
REMAINING AREA
232,985 SQ. FT. ±
5.34 ACRES ±

TAX MAP 15 LOT 7-2
HEIRS OF BERTHA MORIARTY
C/O THOMAS B. MORIARTY, JR.
15 OLD LANDING ROAD
DURHAM, NH 03824
BK 3724 PG 0017
S.C.R.D. PLAT 96-87

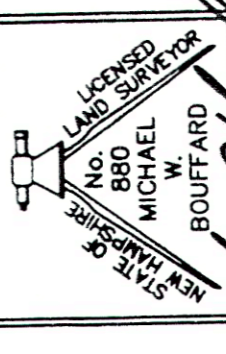


AUTHORIZED OWNERS AGENT:
JAMES SCHULTE AFFIRMED MY SIGNATURE TO THIS PLAT AS COUNSEL FOR THE ESTATE OF ROLAND DONALD BEAULIEU, SR. SEE STRAFFORD COUNTY PROBATE NUMBER 2010-0685

ATTORNEY JAMES SCHULTE DATED



CERTIFICATION:
I CERTIFY THAT THIS WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY, AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1/10,000 ACROSS ALL AND THE MINIMUM OF 1/10,000 AS DEFINED IN SECTION 4.2 OF THE N.H.S.A. ETHICS AND STANDARDS.
THIS SURVEY CONFORMS TO A CATEGORY 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.S.A. ETHICS AND STANDARDS.



MICHAEL W. BOUFFARD, L.L.S. 8/24/2011 DATE:

REV.	DATE	BY
2	07/22/11	STB
1	06/20/11	STB

J/B Jones & Beach Engineers, Inc.
603-772-4746
603-772-0227
603-772-0227
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

CONSERVATION SUBDIVISION PLAT
TAX MAP 15 - LOT 6
Project: ROUTE 108, BENNETT ROAD, & MOAT ROAD - DURHAM, NH
Owner of Record: HEIRS OF ROLAND D. BEAULIEU, SR.
186 BLACKWATER ROAD, SOMERSWORTH, NH 03878

PROJECT PARCEL
TOWN OF DURHAM
TAX MAP 15, LOT 6
APPLICANT
THE NATURE CONSERVANCY
112 BAY ROAD
NEWMARKET, NH 03857
RECORD OWNER
HEIRS OF ROLAND D. BEAULIEU, SR.
186 BLACKWATER ROAD
SOMERSWORTH, NH 03878
BK 3399 PG 0187
S.C.R.D. PROBATE 2010-0685
TOTAL LOT AREA
3,032,985 SQ. FT.
69.62 ACRES

APPROVED DATE:
DURHAM, N.H.
PLANNING BOARD

DESIGN: MWS | **DRAWN:** STB | **DATE:** 06/20/11
CHECKED: MWS | **SCALE:** 1"=20' | **PROJECT NO.:** 11061
DRAWING NAME: 11081-SURVEY
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

PROJECT PARCEL
TOWN OF DURHAM
TAX MAP 15, LOT 6
APPLICANT
THE NATURE CONSERVANCY
112 BAY ROAD
NEWMARKET, NH 03857
RECORD OWNER
HEIRS OF ROLAND D. BEAULIEU, SR.
186 BLACKWATER ROAD
SOMERSWORTH, NH 03878
BK 3399 PG 0187
S.C.R.D. PROBATE 2010-0685
TOTAL LOT AREA
3,032,985 SQ. FT.
69.62 ACRES

APPROVED DATE:
DURHAM, N.H.
PLANNING BOARD

DESIGN: MWS | **DRAWN:** STB | **DATE:** 06/20/11
CHECKED: MWS | **SCALE:** 1"=20' | **PROJECT NO.:** 11061
DRAWING NAME: 11081-SURVEY
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.