

PLAN REFERENCES:

1. LOT LINE ADJUSTMENT PLAN FOR DALE EICHORN IN DURHAM, NH, SCALE OF 1"=50' DATED FEBRUARY 6, 1991 LAST REVISED FEBRUARY 19, 1991 PREPARED BY BRUCE L. POHOEK, LAND SURVEYORS, DOVER, NH AND RECORDED AS PLAN NO. 38A - 84 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
2. SUBDIVISION PLAN OF LAND IN DURHAM, NH SURVEYED FOR KELVIN JOHNSON ET UX. SCALE OF 1"=50', DATED JUNE 1980, PREPARED BY ROBERT NOLTE, LAND SURVEYOR, CONCORD, NH AND RECORDED IN P-3 F-2 PLAN 28 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.

NOTES:

1. SUBJECT LOT:
DURHAM TAX MAP 12 LOTS 7-0 AND 6-2
190 AND 194 PISCATAQUA ROAD
DURHAM, NH
2. RECORD OWNERS:
LOT 12-6-2
JOHN LELAND
194 PISCATAQUA ROAD
DURHAM, NH
S.C.R.D. BOOK 1739 PG. 308
- LOT 12-7-0
TOM AND ERIN DALY
5 JASPER LANE
NASHUA, NH
S.C.R.D. 4709 BOOK PG. 171
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LOT LINE ADJUSTMENT.
4. CURRENT ZONE: RC / SHORELAND PROTECTION DISTRICT OVERLAY
MIN UPLAND LOT AREA: 150,000 S.F.
MIN LOT FRONTAGE: 300'
MIN SHORELAND FRONTAGE: 200'
5. A VARIANCE WAS GRANTED BY THE DURHAM ZBA AT THEIR MEETING ON NOVEMBER 10, 2020 FOR RELIEF FROM THE MINIMUM FRONTAGE REQUIREMENT FOR LOT 12-6-2.
6. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL F.I.R.M. FLOOD RATE MAP FOR DURHAM, NH, STAFFORD COUNTY, PANEL NO. 33017C0340E, WITH AN EFFECTIVE DATE OF 9-30-15.

12-3-5
SMITH REV TRUST,
JEFFREY & HEATHER, TR.
195 PISCATAQUA ROAD
DURHAM, NH 03824
Book & Page 2742/0142

12-3-2
JOSHUA G SMITH
1 BACK RIVER ROAD
DURHAM, NH 03824
Book & Page 4061/0389

12-6-1
LELAND FAMILY, LLC
431 DOVER POINT ROAD
DOVER, NH 03820
Book & Page 3767/0429

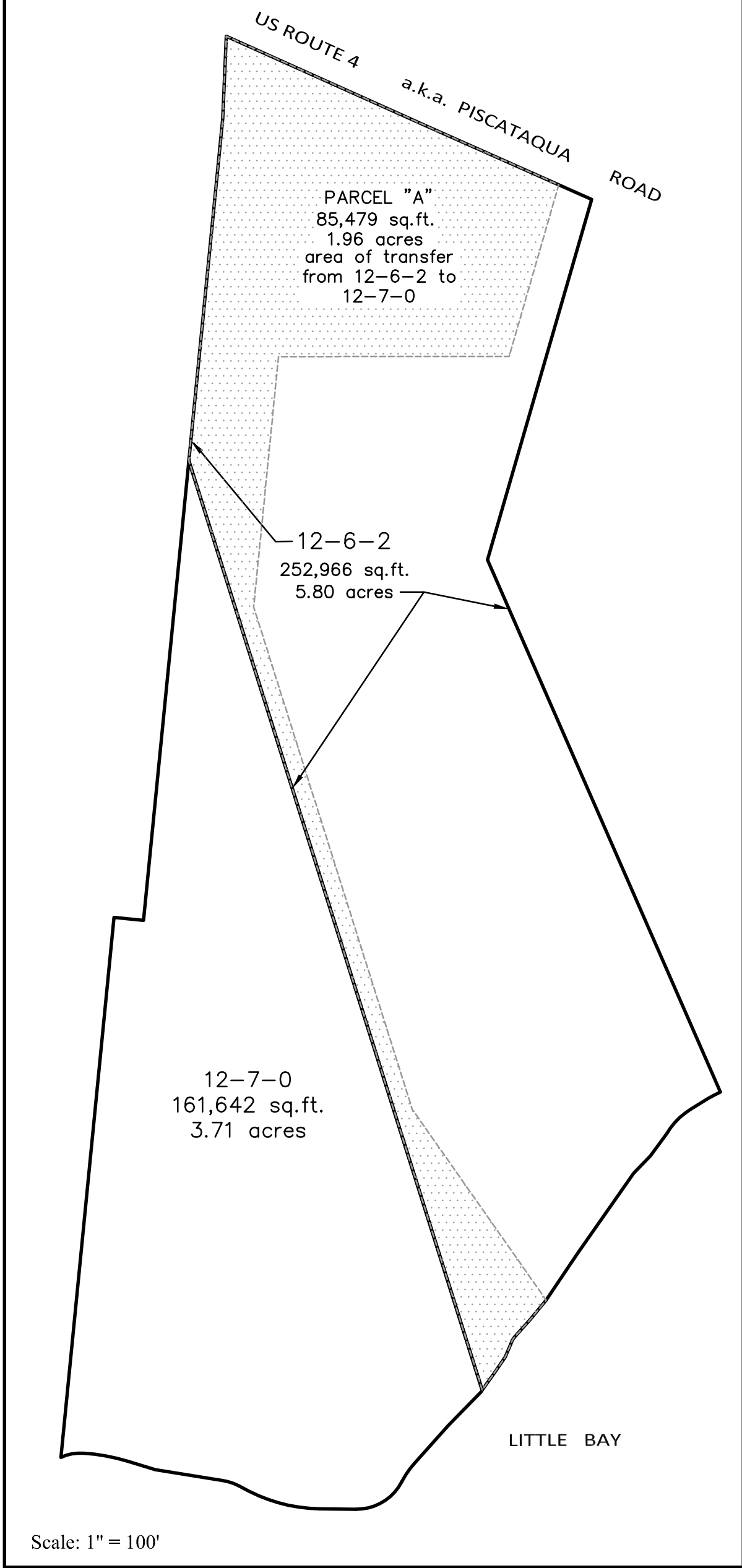
12-6-3
OLSEN, MICHAEL J
OLSEN, ERIN A
196 PISCATAQUA ROAD
DURHAM, NH 03824
Book & Page 3745/0207

12-6-2
167,487 sq.ft.
3.84 acres
-16,961 sq. ft. Wetland
= 150,526 sq.ft.
3.45 acres
Upland Area

12-7-0
247,121 sq.ft.
5.67 acres
- 21,718 sq.ft. Wetland
= 225,403 sq.ft.
5.17 acres
Upland Area

Existing Well
Yield and Quality
Unknown

ORIGINAL LOTS PRE LOT LINE ADJUSTMENT



Scale: 1" = 100'

Lot Line Adjustment Plan
190 & 194 Piscataqua Road
TAX MAP 12 Lots 6-2 and 7-0
Durham, NH
Strafford County

Prepared For:

Tom and Erin Daly
5 Jasper Lane
Nashua, NH

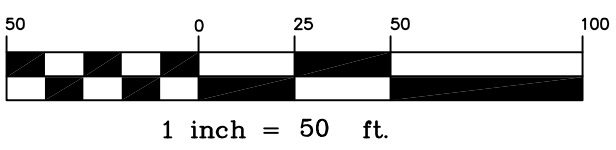
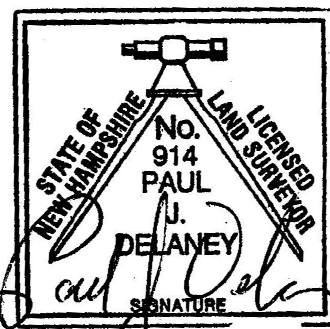
GATE CITY SURVEY
Planning Surveying Engineering

WWW.GATECITYSURVEY.COM

1 Tara Boulevard - Suite 200 - Nashua, NH 03062 Tel: 603-882-4655
Project: 20288 Scale: 1" = 50' Date: 11 / 16 / 2020 SHEET: 1 OF 1

CERTIFICATION:

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED ON THE GROUND BY THIS OFFICE WITH A PRECISION OF CLOSURE GREATER THAN 1 PART IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



1 inch = 50 ft.