

LOCATION PLAN

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD (3 PARCELS)

KATHLEEN LOHNES
22 COLONY COVE ROAD
DURHAM, NH 03824
TAX MAP 12, LOT 25
BOOK 742, PAGE 488 S.C.R.D.
TAX MAP 12, LOT 26
BOOK 937, PAGE 053 S.C.R.D.
PARCEL A
BOOK 1035, PAGE 310 S.C.R.D.

3. REFERENCE PLANS:

- a) "PLAN OF LAND FOR JOHN F. & PAULINE V. ROBINSON-DURHAM, N.H." BY JOHN W. DURGIN DATED DEC. 1960 SCRD PLAN No. 44, P3, F2
- b) "GARRISON SITE, DURHAM, NH" BY G.L. DAVIS DATED JUNE 24, 1970 SCRD PLAN No. 15, P 9, F2

4. ZONING DISTRICT: RC-RESIDENTIAL COASTAL

BUILDING SETBACKS:

FRONT: 30'
SIDE & REAR: 50'
POORLY DRAINED SOIL: 100'
LITTLE BAY: 125'

5. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 12-25 AND 12-26, RESULTING IN TWO NEW LOTS. IN 1960 PARCEL A WAS CONVEYED TO AN EARLIER OWNER OF LOT 12-25 WITHOUT SUBDIVISION/LOT LINE ADJUSTMENT APPROVAL BY THE TOWN OF DURHAM AND PARCEL A WAS NOT CONSOLIDATED WITH LOT 12-25, LEAVING IT UNCONNECTED TO ANY LOT UNTIL NOW. PRIOR TO THIS LOT LINE ADJUSTMENT PARCEL A HAD BEEN TAXED TO THE OWNER OF LOT 12-25 BUT INCORRECTLY SHOWN ON THE TOWN TAX MAPS AS BEING AN UNBROKEN PART OF LOT 12-27.

6. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.

7. THESE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE PER FIRM COMMUNITY No. 33017C0381D DATED MAY 17, 2005.

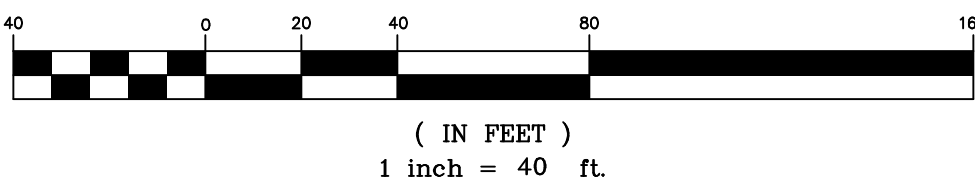
8. FOR MORE INFORMATION ABOUT THIS BOUNDARY LINE ADJUSTMENT, OR TO SEE A COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064

9. AN INDEMNIFICATION FORM PER RSA 674:41 (d) (3) MUST BE RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ON LOT 26.

LEGEND

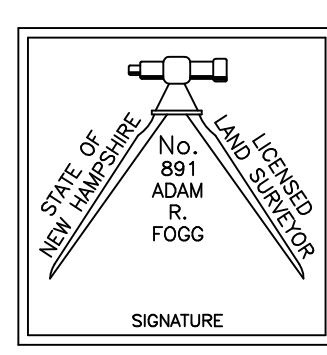
- SET 5/8" IRON ROD w/D. CAP
STAMPED "ATLANTIC LLS 891"
- FOUND IRON PIPE
- ⊕ UTILITY POLE
- ⊙ EXISTING WELL
- n/f NOW OR FORMERLY
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- EXISTING FENCE
- - - - BUILDING SETBACK LINE
- — — SHORELAND PROTECTION LINE
- - - - PROPOSED LOT LINE
- · · · LOT LINE TO BE ABANDONED } SEE NOTES
- - - - LOT LINE TO BE ABANDONED }

GRAPHIC SCALE



ATLANTIC
SURVEY CO., LLC
149 Mill Road, Durham, New Hampshire 03824

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939



DATE: August, 2013
FIELDWORK BY: AF
DESIGNED BY: AF
CAD FILE: 13130
PROJECT No.: 13130
SHEET 1 OF 1

Boundary Line Adjustment

PREPARED FOR

Kathleen Lohnes

LOCATED AT

Colony Cove Road, Durham, N.H.