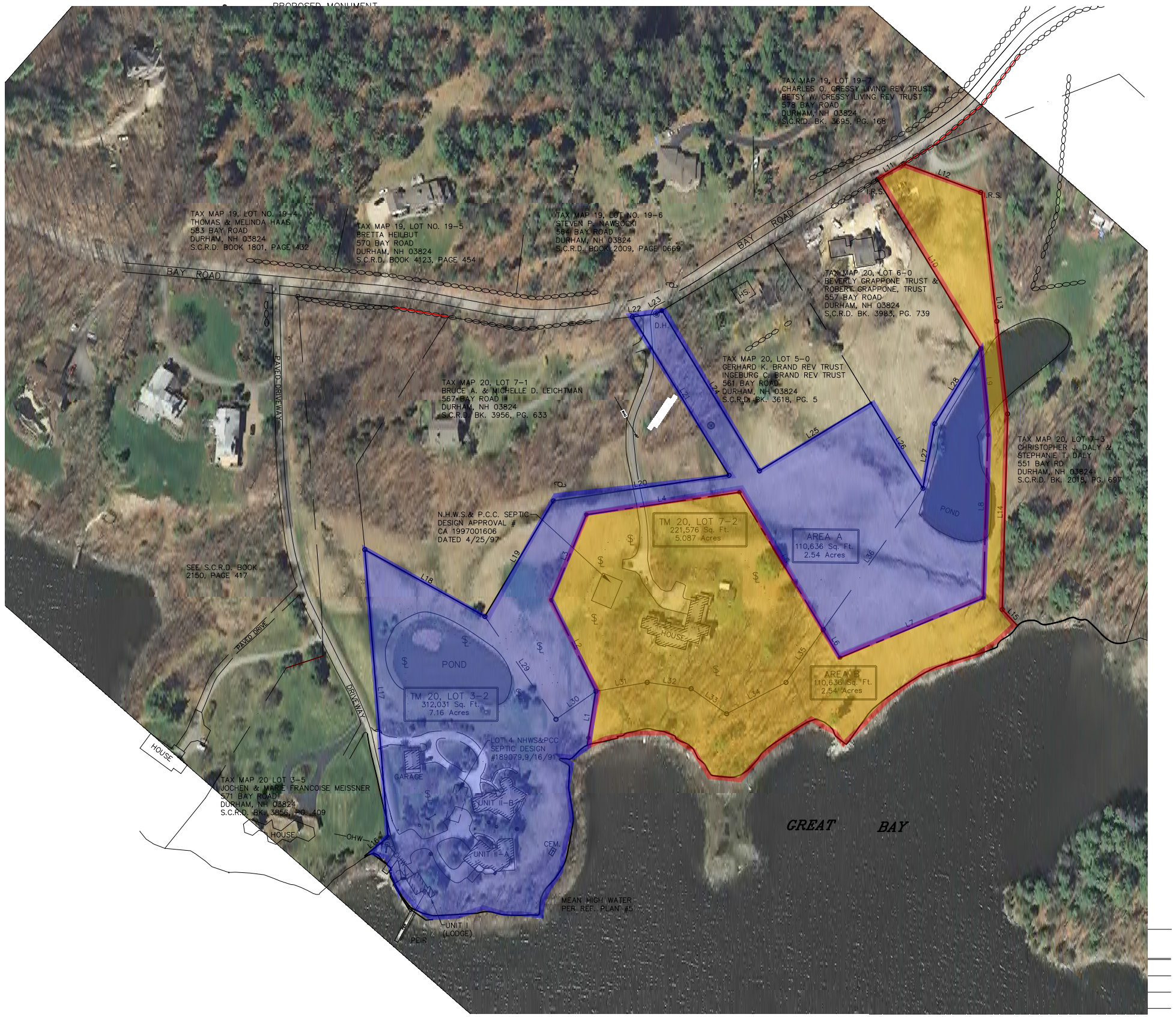
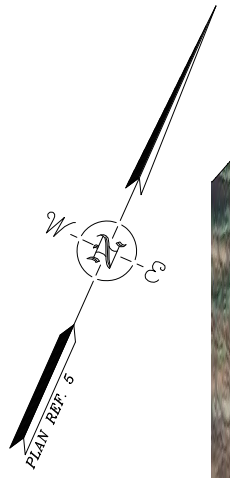
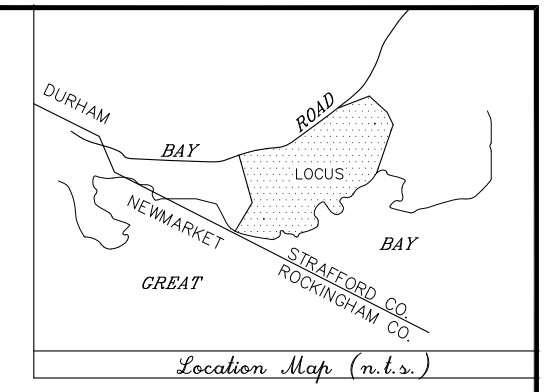
LEGEND:

D.H. DRILL HOLE FOUND
PROPOSED MONUMENT







Location Map (n.t.s.)

NOTES:
1. REFERENCE: TAX MAP 20 (LOT 3-2, 3-2-2A, 3-2-2B) & (7-2)
2. OWNERS OF RECORD:

TAX MAP 20, LOT 3-2 (UNIT 1)
SHANKHASSIC SHOREFRONT ASSOCIATION
C/O DICK RIELEY, PRESIDENT
576 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK. 2207, PG. 801
S.C.R.D. BK. 1864, PG. 360

TAX MAP 20, LOT 3-2 (UNIT 2A)
CHENEY REV. TRUST
76 EXETER STREET
NEWMARKET, NH 03857
S.C.R.D. BK. 2226, PG 696

TAX MAP 20, LOT 3-2 (UNIT 2B)
ENGLAND FAMILY LTD. PARTNERSHIP
5 TIMBER LANE, UNIT 210
EXETER, NH 03833
S.C.R.D. BK. 2226, PG. 702

TAX MAP 20, LOT 7-2
FIROZE E. KATRAK REV. TRUST
565 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK. 3445, PG. 602

3. ZONING: RESIDENCE-COASTAL

MIN. LOT SIZE	150,000 SQ. FT.
MIN. FRONTAGE	300 FT.
MIN. FRONT SETBACK	40 FT.
MIN. SIDE YARD SETBACK	50 FT.
MIN. REAR YARD SETBACK	50 FT.
MIN. SHORELAND SHOREFRONTAGE	200 FT.
MIN. SHORELAND SETBACK	125 FT.
MAX. PREMITTED BLDG HEIGHT	30 FT.
IMPERVIOUS SURFACE RATIO	20%

PARCELS ARE SUBJECT TO NHCSPA (NHRSA 483-B)

4. PLAN INTENT: AN EQUAL AREA SWAP BETWEEN LAND OWNERS OF LOTS 3-2 & 7-2. NO OTHER CHANGES ARE PROPOSED ON THIS PLAN.
5. FOR EASEMENT AND CONDOMINIUM DATA SEE REFERENCE PLANS.

REFERENCE PLANS:

1. "SHANKHASSICK ON GREAT BAY, A DEVELOPMENT BY CHENEY-ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH, PLAN 1 OF 2" DATED JUNE 24, 1998 BY DOUCET SURVEY, INC. S.C.R.D. PLAN #53-46.
2. "CONDOMINIUM SUBDIVISION PLAN, SHANKHASSICK ON GREAT BAY, A DEVELOPMENT BY CHENEY-ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED JUNE 24, 1998 WITH A REVISION DATE OF 5/15/2000 BY DOUCET SURVEY, INC. S.C.R.D. PLAN #58-95.
3. "SITE PLAN OF WOODEN NUTMEG CONDOMINIUM, BAY ROAD, DURHAM, NH" DATED MARCH 10, 2000 BY DOUCET SURVEY, INC. S.C.R.D. PLAN #58-96.
4. "CONDOMINIUM SUBDIVISION FLOOR PLAN, WOODEN NUTMEG CONDOMINIUM, BAY ROAD, DURHAM, NH" DATED MARCH 10, 2000 BY DOUCET SURVEY, INC. S.C.R.D. PLAN #58-98.
5. "LOT LINE REVISION FOR REAL ESTATE ADVISORS, BAY ROAD, DURHAM, N.H." DATED 8/22/90, BY LAMPREY RIVER SURVEY COMPANY. S.C.R.D. PLAN #32A-12.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 14°52'17" E	89.79
L2	S 49°58'23" E	166.22
L3	S 01°45'35" E	151.52
L4	S 57°40'01" W	253.40
L5	N 55°19'59" W	264.06
L6	N 55°19'59" W	53.51
L7	N 43°24'08" E	254.31
L8	S 22°24'35" E	300.74
L9	S 30°37'51" E	108.91
L10	S 55°20'00" E	325.00
L11	S 34°40'00" W	50.00
L12	S 86°30'38" W	136.92
L13	N 30°37'52" W	364.83
L14	N 22°24'36" W	320.96
L15	N 67°17'08" W	36.73
L16	N 27°18'40" E	48.53
L17	N 28°34'01" W	473.35
L18	S 84°54'17" E	225.07
L19	N 06°42'51" E	220.09
L20	N 57°40'00" E	290.83
L21	N 55°20'00" W	304.20
L22	N 59°32'00" E	39.50
L23	S 34°40'00" W	10.50
L24	N 55°20'00" W	307.26
L25	N 34°40'00" E	214.00
L26	S 55°20'00" E	163.90
L27	S 13°27'08" E	107.66
L28	S 07°24'33" W	144.13
L29	N 58°38'06" W	205.09
L30	S 30°54'00" W	79.79
L31	S 56°09'14" W	85.50
L32	S 74°08'04" W	72.73
L33	N 78°46'05" W	71.36
L34	S 38°07'40" W	110.00
L35	S 11°11'18" W	105.81
L36	S 11°11'18" W	283.57

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

_____ L.L.S. #824
_____ DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

THE SUBDIVISION REGULATIONS OF THE TOWN OF DURHAM ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

LOT LINE REVISION
for
WOODEN NUTMEG CONDOMINIUM

Tax Map 20, Lot 3-2
Unit #1:Shankhassic Shorefront Association
Unit #2A: Cheney Rev. Trust
Unit #2B: England Family Ltd. Partnership
and
FIROZE E. KATRAK REV. TRUST
Tax Map 20, Lot 7-2
Bay Road, Durham, New Hampshire

DRAWN BY:	W.J.D.	DATE:	JAN. 16, 2014
CHECKED BY:	E.J.S.	DRAWING NO.:	3148B
JOB NO.:	3148/93028	SHEET	1 OF 1

DOUCET SURVEY INC.
Serving Your Professional Surveying & Mapping Needs
98 Main Street, PO Box 163, Newmarket, NH 03857-0163
Voice (603) 659-6560, Data (603) 659-4118

RECORDED \ \ @ S.C.R.D. PLAN #_____