



William J. Doucet, PLS, President\*  
Steven V. Michaud, LLS, V.P. \*\*  
John F. Kaiser, LLS  
Jeffrey A. Goldknopf, PLS\*\*\*  
Matthew W. Fagginger-Auer, LLS  
\*Also Licensed in MA & ME  
\*\*Also Licensed in VT & RI  
\*\*\*Also Licensed in ME

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January 22, 2014

Michael Behrendt, AICP  
Director of Planning & Community Development  
15 Newmarket Road  
Durham, NH 03824-2898

RE: Lot Line Revision Application  
Wooden Nutmeg Farm Condominium & Firoze Katrak  
Bay Road – Tax Map 20, Lots 3-2 & 7-2

Dear Mr. Behrendt,

Included with this letter is our application for a proposed lot line revision between the two properties referenced above.

I would like to meet with you to discuss this application. Please give me a call to schedule a date & time that would be convenient for you.

If you have any questions or require additional information, please let me know.

Sincerely,  
DOUCET SURVEY, INC.

William J. Doucet, P.L.S.  
President

Y:\BU\documents\3100\3148ap-letter.docx



102 Kent Place  
Newmarket, NH 03857  
Phone (603) 659-6560

10 Storer Street, Riverview Suite  
Kennebunk, ME 04043  
Phone (207) 502-7005

# LOT LINE REVISION APPLICATION

FOR

## WOODEN NUTMEG FARM CONDOMINIUM

*Shankhassic Shore Front Assoc.*

*Cheney Rev. Trust*

*England Family Ltd. Partnership*

&

## FIROZE KATRAK REV. TRUST

TAX MAP 20, LOT 3-2 & 7-2

BAY ROAD  
DURHAM, NH

PREPARED BY:

January 23, 2014

DOUCET SURVEY, INC.  
102 KENT PLACE  
NEWMARKET, NH 03857  
603-659-6560

DOUCET SURVEY, INC.  
10 STORER ST, RIVERVIEW SUITE  
KENNEBUNK, ME 04043  
207-502-7005

[www.DoucetSurvey.com](http://www.DoucetSurvey.com)





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**SURVEY<sub>INC</sub>**

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## **TABLE OF CONTENTS**

Application for Subdivision of Land

Subdivision Application Checklist

Letter of Intent

Abutters List

Copies of current deeds, P&S Agreements, Easements, Deed Restrictions, etc.

Color Presentation – Lot Line Revision Plan

Black & White – Detailed Lot Line Revision Plan



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**TOWN OF DURHAM**  
**15 NEWMARKET RD**  
**DURHAM, NH 03824-2898**  
**603/868-8064 603/868-8065**  
**FAX 603/868-8033**  
**[www.ci.durham.nh.us](http://www.ci.durham.nh.us)**

### APPLICATION FOR SUBDIVISION OF LAND

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicants:

TAX MAP 20, LOT 3-2  
SHANKHASSIC SHORE FRONT ASSOCIATION INC.  
C/O DICK RIELEY, PRESIDENT  
576 BAY ROAD  
DURHAM, NH 03824

TAX MAP 20, LOT 3-2-2A  
CHENEY REV. TRUST  
76 EXETER STREET  
NEWMARKET, NH 03857

TAX MAP 20, LOT 3-2-2B  
ENGLAND FAMILY LTD. PARTNERSHIP  
5 TIMBER LANE, UNIT 210  
EXETER, NH 03833

TAX MAP 20, LOT 7-2  
FIROZE E. KATRAK REV. TRUST  
565 BAY ROAD  
DURHAM, NH 03824

2. Name and mailing address of owner of record if other than applicant

3. Location of Proposed Subdivision 576 Bay Road  
Durham, NH 03824

4. Town of Durham Tax Map 20 Lot Number 3-2, 3-2A, 3-2B & 7-2

5. Name of Proposed Subdivision: "Boundary Line Adjustment Plan Lot 3-2 & Lot 7-2"

6. Number of lots and/or units for which approval is sought  
No additional lots or units proposed. This is a equal area swap Boundary Line Adjustment.

## 7. Name, mailing address and telephone number of surveyor and/or agent

Doucet Survey, Inc. (William J. Doucet, President)  
 102 Kent Place  
 Newmarket, NH 03857 (603-659-6560)

8. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

*Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.*

## 9. Items on the attached Subdivision Application Checklist

## 10. Payment of all applicable subdivision fees:

each lot/parcel or dwelling unit (whichever is greater) ( <b>Boundary Line Adjustment</b> )	\$ 150.00
advertising/posting costs	150.00
abutter notification (each) (\$7 X 14 abutters)	98.00
proposed road (per foot)	
administrative and technical review costs	
<b>TOTAL</b>	<b>\$ 398.00</b>

11. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Subdivision Checklist have not been met, the applicant will be notified in writing what specific items are still needed.
12. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.
13. If this application is determined by the Planning Staff to be complete, it will be placed on the agenda on \_\_\_\_\_ for submission.

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham in the final subdivision process of this property, shall be borne by the applicant and/or owner.

Date 1-20-14

Applicant and or Owner or Agent Wing Post

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Jennifer Decker

dotloop verified  
01/17/14 12:22PM EST  
CA52-9YJ0-W5AV-YCCH

England Family Ltd. Partnership

Date \_\_\_\_\_

Date \_\_\_\_\_

*Dick Rieley, President*

dotloop verified  
01/17/14 12:13PM EST  
9S3O-LLIX-HHXN-VWIW

Shankhassic Shore Front Association Inc.

Date \_\_\_\_\_

June Barry

dotloop verified  
01/20/14 11:45AM EST  
K5NS-XTBQ-WVJN-SKPS

Cheney Rev. Trust

Date \_\_\_\_\_

*Firoze Katrak, Trustee*

dotloop verified  
01/17/14 12:53PM EST  
WO9S-CVDG-IUIT-MUFT

Firoze E. Katrak Rev. Trust

Date \_\_\_\_\_

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham in the final subdivision process of this property, shall be borne by the applicant and/or owner.

Date 1-20-14

Applicant and or Owner or Agent Walter W. Cheney

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

England Family Ltd. Partnership

\_\_\_\_\_  
Date

\_\_\_\_\_

Shankhassic Shore Front Association Inc.

\_\_\_\_\_  
Date

Walter W. Cheney  
dotloop verified  
01/20/14 11:53AM EST  
MXPX-DYRF-P65E-X3EV

\_\_\_\_\_  
Cheney Rev. Trust

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

Firoze E. Katrak Rev. Trust

\_\_\_\_\_  
Date





**TOWN OF DURHAM**  
15 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064 603/868-8065  
FAX 603/868-8033  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## SUBDIVISION APPLICATION CHECKLIST

Date: January 23, 2014

Name of Applicant: Shankhassic Shore Front Association, Inc., Cheney Rev. Trust, England Family Ltd. Partnership & Firoze Katrak Rev. Trust

Location of Property: Bay Road

Tax Map and Lot Number: Tax Map 20, Lots 3-2 & 7-2

Name of Plan:

- ☒ Eighteen (18) copies of a letter of intent detailing the proposal
- ☒ Eighteen (18) copies of a list of the names and addresses of all the abutters, as shown in town records not more than five (5) days before the day of filing; and a list of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property and abutting parcels
- ☐ Eighteen (18) copies of any additional documents, as requested by the Planning Office
- ☒ Eighteen (18) copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property together with explicit authorization by the owner(s) for the applicant to submit the application if the owner(s) is (are) not the applicant.
- ☐ The applicant has met with the Conservation Commission on the secondary open space.
- ☐ The applicant has reviewed and submitted the "Energy Considerations Checklist" (strongly encouraged, although not required).
- ☒ Three (3) copies, 24" x 36", and fifteen (15) additional legible, reduced size copies, 11" x 17", of the plat. However, the Planning Board or its designee may require the fifteen additional copies to be 24" x 36", as deemed necessary. The plat shall be prepared by a land surveyor, using a scale of 1 inch equals 100 feet or larger (i.e., 1 inch equals 50 feet, 1 inch equals 20 feet, etc.) and shall include:
  - ☒ proposed subdivision name or identifying title



- x   name and address of the applicant and the owner ( if different from the applicant)
- x   names of owners of abutting properties
- x   North Arrow (True Meridian);
- x   locus plan showing general location of the total tract within the Town
- x   name, address, license number, telephone and seal of the surveyor
- x   boundary survey including bearings, distances, and the location of permanent markers
- x   location of property lines, including entire undivided lot, lot areas, and frontage on public right-of-way; each lot shall be numbered according to the tax map numbering system
- x   deed restrictions
- NA  open space to be preserved
- x   existing and proposed streets with class, names, and right-of-way widths
- NA  evidence that an application has been submitted for State subdivision approval, if applicable
- x   an approval block meeting the specifications of the Town

\_\_\_\_\_ Eighteen (18) copies of a Final Common Open Space Ownership and Stewardship Plan that includes but is not limited to the following if the subdivision contains any proposed common open space:

- \_\_\_\_\_ The boundaries, acreage, and proposed ownership of all proposed common open space and any other land that is proposed to be owned by the Town or other entity.
- \_\_\_\_\_ Provisions for the management of the common open space detailing the entities responsible for maintaining various elements of the property and describing management objectives and techniques for each parcel or part of the property.
- \_\_\_\_\_ Copies of proposed deeds, conservation easements, and other legal documents relating to the ownership and stewardship of the common open space.
- \_\_\_\_\_ Evidence that a municipal organization or an independent party will be designated to assure compliance with all conservation restrictions and that the designated party is willing to assume this responsibility including provisions for the creation and funding of a Stewardship Account to defray the cost of such oversight.
- \_\_\_\_\_ If ownership of any of the common open space will rest with a homeowners association, community association, or similar group, the following documents and evidence shall be provided:
  - \_\_\_\_\_ A description of all lands and facilities to be owned by the homeowners or community association. This description shall include a map of the proposal indicating the precise location of those lands and facilities.
  - \_\_\_\_\_ Provisions setting forth the powers, duties, and

responsibilities of the association, including the services to be provided.

- \_\_\_\_\_ A Declaration of Covenants, Conditions, and Restrictions, giving perpetual easement to the lands and facilities owned by the association. The Declaration shall be a legal document that also provides for automatic association membership for all owners in the subdivision or land development and shall describe the mechanism by which owners participate in the association, including voting, elections, and meetings. Furthermore, it shall give power to the association to own and maintain the common property and to make and enforce rules.
- \_\_\_\_\_ Provisions prescribing the process by which association decisions are reached and setting forth the authority to act.
- \_\_\_\_\_ Provisions requiring each owner within the subdivision or land development to become a member of the association including statements establishing cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement.
- \_\_\_\_\_ Requirements for all owners to provide a pro rata share of the cost of the operations of the association.
- \_\_\_\_\_ A process of collection and enforcement to obtain funds from owners who fail to comply.
- \_\_\_\_\_ A process for transition of control of the association from the developer to the unit owners.
- \_\_\_\_\_ Provisions describing how the lands and facilities of the Community Association will be insured, including limit of liability.
- \_\_\_\_\_ Provisions for the dissolution of the association, in the event the association should become non-viable, including provisions for the disposition of any common open space or other land and facilities owned by the association.

The Board may request additional information be submitted as part of the formal application where it finds it necessary in order to determine whether the Subdivision Plan meets the requirements of these regulations. This may include, but is not limited to, the following:

- \_\_\_\_\_ A hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer, experienced in hydrogeology.
- \_\_\_\_\_ A projection of the amount and type of vehicular traffic to be generated on an average annual daily basis and during peak hours. The trip generation rates used shall be taken from most recent edition of *Trip Generation Manual*, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.

\_\_\_\_\_ A traffic impact analysis prepared by a Registered Professional Engineer with experience in traffic engineering. The analysis shall evaluate traffic impacts based upon typically daily peak hour traffic and any special traffic conditions identified by the Planning Board. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions to the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the desired level of service on the affected streets.

\_\_\_\_\_ Ground Control (both on the site and on the plat) Prior to the submission of the formal application, ground control shall be installed at the site. The ground control shall consist of numbered flags, stakes, walls, trees, or other easily identifiable points on the property. These points shall be well distributed throughout the site at a density of not less than four points per lot and identified by number on the plat. The purpose of this requirement is to provide easy identification for all parties required or interested in examining the site.

\_\_\_\_\_ A Construction Plan shall be submitted when it is necessary to detail the following information in conjunction with the subdivision application. When a Construction Plan is submitted, it shall include three (3) copies, 24"x 36", and fifteen (15) additional legible, reduced size copies, 11"x 17".

- \_\_\_\_\_ location and profiles of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply (including location of proposed wells, if applicable), disposal of sewage, and surface drainage;
- \_\_\_\_\_ location of existing wells and septic systems, both on and off-site, within 100 feet of any designated leach field on any proposed lot
- \_\_\_\_\_ existing and proposed easements, right-of-ways, buildings, water courses, ponds, standing water, rock ledges, stone walls and other essential site features
- \_\_\_\_\_ existing and proposed topographic contour boundaries at 2-foot intervals or less (i.e., 1-foot contour intervals)
- \_\_\_\_\_ location of ground water, and percolation tests and test results
- \_\_\_\_\_ soil mapping types/slopes and boundaries including location of soil tests and test results;
- \_\_\_\_\_ existing buildings and other structures to remain;
- \_\_\_\_\_ final road profiles and cross-sections
- \_\_\_\_\_ State highway/municipal access permit, as applicable
- \_\_\_\_\_ Name, address, license number, telephone, and seal of all professional surveyors, engineers, wetlands scientists, soil scientists, and septic designers who participated in the development of the construction plan.



- A High Intensity Soils Survey submitted as part of a pre-application submission or an application shall be prepared by a New Hampshire Certified Soil Scientist and shall be verified by one of the following methods prior to its consideration by the Planning Board in the review of the project:

- \_\_\_\_\_ Written evidence provided by the applicant that the Strafford County Conservation District or its designee has reviewed the soils data and mapping and agrees that it accurately represents the soil conditions on the site, or
- \_\_\_\_\_ Written evidence that the Town's independent certified soil scientist has reviewed the soils data and mapping and agrees that it accurately represents the soil conditions on the site.
- \_\_\_\_\_ Sewage Disposal meets Section 9.01 of the Subdivision Regulations for the Town of Durham.
- \_\_\_\_\_ Water Supply meets Section 9.02 of the Subdivision Regulations for the Town of Durham.
- \_\_\_\_\_ Driveway and Roads meet Section 9.03 of the Subdivision Regulations for the Town of Durham.
- \_\_\_\_\_ Utilities meet Section 9.04 and 9.05 of the Subdivision Regulations for the Town of Durham.
- \_\_\_\_\_ Storm Water Drainage meets Section 9.06 of the Subdivision Regulations for the Town of Durham. Include evidence of a federal storm water NOI Permit of applicable.
- \_\_\_\_\_ Floodplain Requirements meet Section 9.07 of the Subdivision Regulations for the Town of Durham.
- \_\_\_\_\_ Independent Studies and Investigations meet Section 10 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Applicant has met with neighbors to discuss project and concerns.

**Written waivers from these requirements may be requested with specific justification to the requirements of Section 12.02 of the Subdivision Regulations for the Town of Durham.**

# Stormwater Management Checklist

<input type="checkbox"/>	<b>SITE PLAN REVIEW APPLICATION</b>		<b>Project Name</b> _____	
<input type="checkbox"/>	<b>Date of Submittal</b> ____ / ____ / ____		<b>Applicant's Name</b> _____	
<input type="checkbox"/>	<b>Engineer</b> _____	<b>Architect</b> _____	_____	
<input type="checkbox"/>	<b>New Development</b>		<input type="checkbox"/>	<b>Re-Development</b>
<input type="checkbox"/>	<b>Total Area of Disturbance</b> _____ <b>Square Feet (SF)</b>			
<input type="checkbox"/>	< 10,000 SF and No Water Quality Threat {No Stormwater Management Plan Required}			
<input type="checkbox"/>	< 10,000 SF and Possible Water Quality Threat {Stormwater Management Plan Required}			
<input type="checkbox"/>	> 10,000 SF {Stormwater Management Plan Required except as provided for in 9.03 (A) with an approved AOT permit}			
<b>STORMWATER MANAGEMENT PLAN – PART I</b>				
<input type="checkbox"/>	<b>EXISTING CONDITIONS PLAN</b>			
<input type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datum, Locus Plan, Professional Stamp(s)			
<input type="checkbox"/>	Topographic Contours and benchmarks			
<input type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities			
<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone			
<input type="checkbox"/>	Area of Impervious Surface _____ SF			
<input type="checkbox"/>	Total Area of Pavement _____ SF		Area of Pervious Pavement _____ SF	
<input type="checkbox"/>	<b>PROPOSED CONDITIONS PLAN</b> (include above existing and below proposed features)			
<input type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datums, Locus Plan, Professional Stamp(s)			
<input type="checkbox"/>	Topographic Contours and benchmarks			
<input type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities			
<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone			
<input type="checkbox"/>	Impervious Surface Area _____ SF		Impervious Surface Increase _____ SF	
<input type="checkbox"/>	Total Area of Pavement _____ SF		Area of Pervious Pavement _____ SF	
<input type="checkbox"/>	Effective Impervious Area (EIA) _____ SF			
<input type="checkbox"/>	Stormwater Management & Treatment System (Describe System Elements Below)			
<input type="checkbox"/>	Name of Receiving Waterbody _____			
<input type="checkbox"/>	Closed Drain & Catch Basin Network		<input type="checkbox"/>	Connected to Town Closed System
<input type="checkbox"/>	Detention Structure Types _____			
<input type="checkbox"/>	Structural BMP Types _____			



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Town Of Durham  
Planning Department  
15 Newmarket Road  
Durham, NH 03824

## **LETTER OF INTENT**

**Boundary Line Adjustment Plan  
Between  
TAX MAP 20, LOT 3-2  
WOODEN NUTMEG FARM CONDOMINIUM  
ENGLAND FAMILY LTD. PARTNERSHIP (Unit 2B)  
SHANKHASSIC SHORE FRONT ASSOCIATION INC. (Unit 1)  
C/O DICK RIELEY, PRESIDENT  
CHENEY REV. TRUST (Unit 2A)  
&  
TAX MAP 20, LOT 7-2  
FIROZE E. KATRAK REV. TRUST**

The intent of this application is to revise the common boundary lot line between Tax Map 20, Lot 3-2 and Tax Map 20, Lot 7-2. This application does not include any changes to existing easements of record except where extinguished by proposed common ownership. An equal area swap that adjusts the lot configuration to enhance the marketability of Lot 3-2 for the following reasons:

1. The current fee owner has no rights to cross the easement area behind the Katrak property and is therefore restricted from accessing the remainder section of their property unless they go down Bay Road and come in from their road frontage section.
2. The current fee owner is taxed for this waterfront section and has all responsibilities and liabilities with regards to Shoreland regulations, yet has no rights to this section of the property. The easement was granted when Katrak's purchased as a condition of that sale... a Lot Line Revision should have been done at that time.
3. The proposed revision would provide Katrak's with fee simple ownership to the easement area between his house and the waterfront to address an issue which would certainly affect the resale of their property in the future.
4. The current layout has raised significant objections to the sale of 573 Bay Road. The impact on easements over the property is extremely complicated and make no sense to a buyer. The proposed revision will simplify and make the layout more logical for both the WNFC and Katrak properties.

Y:\JH\documents\5100\3148 intent letter.doc



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Newmarket, NH 03857  
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Kennebunk, ME 04043  
Phone (207) 502-7005

[www.DoucetSurveying.com](http://www.DoucetSurveying.com)



**ABUTTERS LIST**  
**BOUNDARY LINE ADJUSTMENT**  
**ENGLAND FAMILY, SHANKHASSIC SHORE FRONT ASSOCIATION**  
**CHENEY REV. TRUST & FIROZE KATRAK**  
**DSI PROJECT #3148**

**OWNERS:**

TAX MAP 20, LOT 3-2  
SHANKHASSIC SHORE FRONT ASSOCIATION INC.  
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 3-2-2A  
CHENEY REV. TRUST  
76 EXETER STREET  
NEWMARKET, NH 03857  
S.C.R.D. BK. 2226, PG. 696

TAX MAP 20, LOT 3-2-2B  
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

**ABUTTERS:**

TAX MAP 19, LOT 19-5  
BRETTEA HEILBUT  
570 BAY RD  
DURHAM, NH 03824  
S.C.R.D. BK. 4123, PG. 454

TAX MAP 19, LOT 19-6  
NAWROCKI, STEVEN P  
564 BAY RD  
DURHAM, NH 03824  
S.C.R.D. BK. 2009, PG. 669

TAX MAP 19, LOT 19-7  
CHARLES O. CRESSY LIVING REV TRUST  
BETSY W. CRESSY LIVING REV TRUST  
578 BAY ROAD  
DURHAM, NH 03824  
S.C.R.D. BK. 3695, PG. 168

TAX MAP 20 LOT 3-5  
JOCHEN & MARIE FRANCOISE MEISSNER  
571 BAY ROAD  
DURHAM, NH 03824  
S.C.R.D. BK. 3856, PG. 409

TAX MAP 20, LOT 5-0  
GERHARD K. BRAND REV TRUST &  
INGEBURG C. BRAND REV TRUST  
561 BAY ROAD  
DURHAM, NH 03824  
S.C.R.D. BK. 3618, PG. 5

TAX MAP 20, LOT 6-0  
BEVERLY GRAPPONE GB QUAL PER RES TRUST &  
ROBERT GRAPPONE, GB QUAL PER RES TRUST  
557 BAY ROAD  
DURHAM, NH 03824  
S.C.R.D. BK. 3983, PG. 739

TAX MAP 20, LOT 7-1  
BRUCE A. & MICHELLE D. LEICHTMAN  
567 BAY ROAD  
DURHAM, NH 03824  
S.C.R.D. BK. 3956, PG. 633

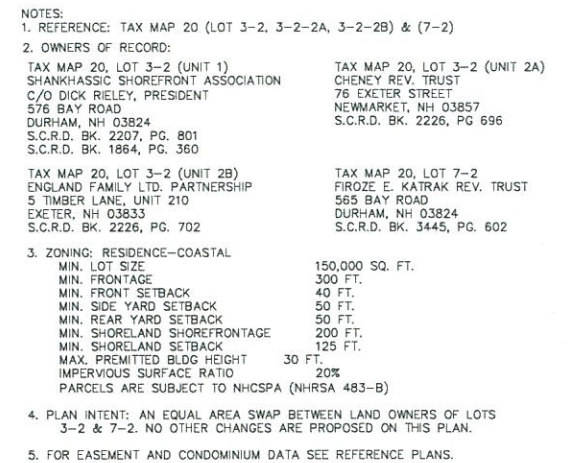
TAX MAP 20, LOT 7-3  
CHRISTOPHER J. DALY &  
STEPHANIE T. DALY  
551 BAY RD  
DURHAM, NH 03824  
S.C.R.D. BK. 2018, PG. 697

**ADMINISTRATIVE ABUTTERS:**

DOUCET SURVEY, INC.  
102 KENT PLACE  
NEWMARKET, NH 03857

CONSERVATION EASEMENT HOLDER  
STATE OF NEW HAMPSHIRE / LCIP  
10 DIXON AVE  
CONCORD, NH 03301

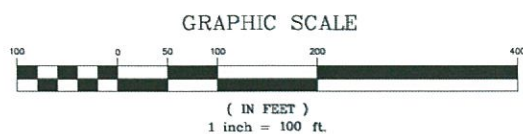




LINE TABLE		
LINE	BEARING	LENGTH
L1	S 14°52'17" E	89.79
L2	S 49°58'23" E	166.22
L3	S 01°45'35" E	151.52
L4	S 57°40'01" W	253.40
L5	N 55°19'59" W	264.06
L6	N 55°19'59" W	53.51
L7	N 43°24'08" E	254.31
L8	S 22°24'35" E	300.74
L9	S 30°37'51" E	108.91
L10	S 55°20'00" E	325.00
L11	S 34°40'00" W	50.00
L12	S 86°30'38" W	136.92
L13	N 30°37'52" W	364.83
L14	N 22°24'36" W	320.96
L15	N 21°18'38" W	320.96
L16	N 27°18'45" 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	222.09
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" E	205.09
L30	S 30°34'00" W	72.73
L31	S 63°00" 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



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

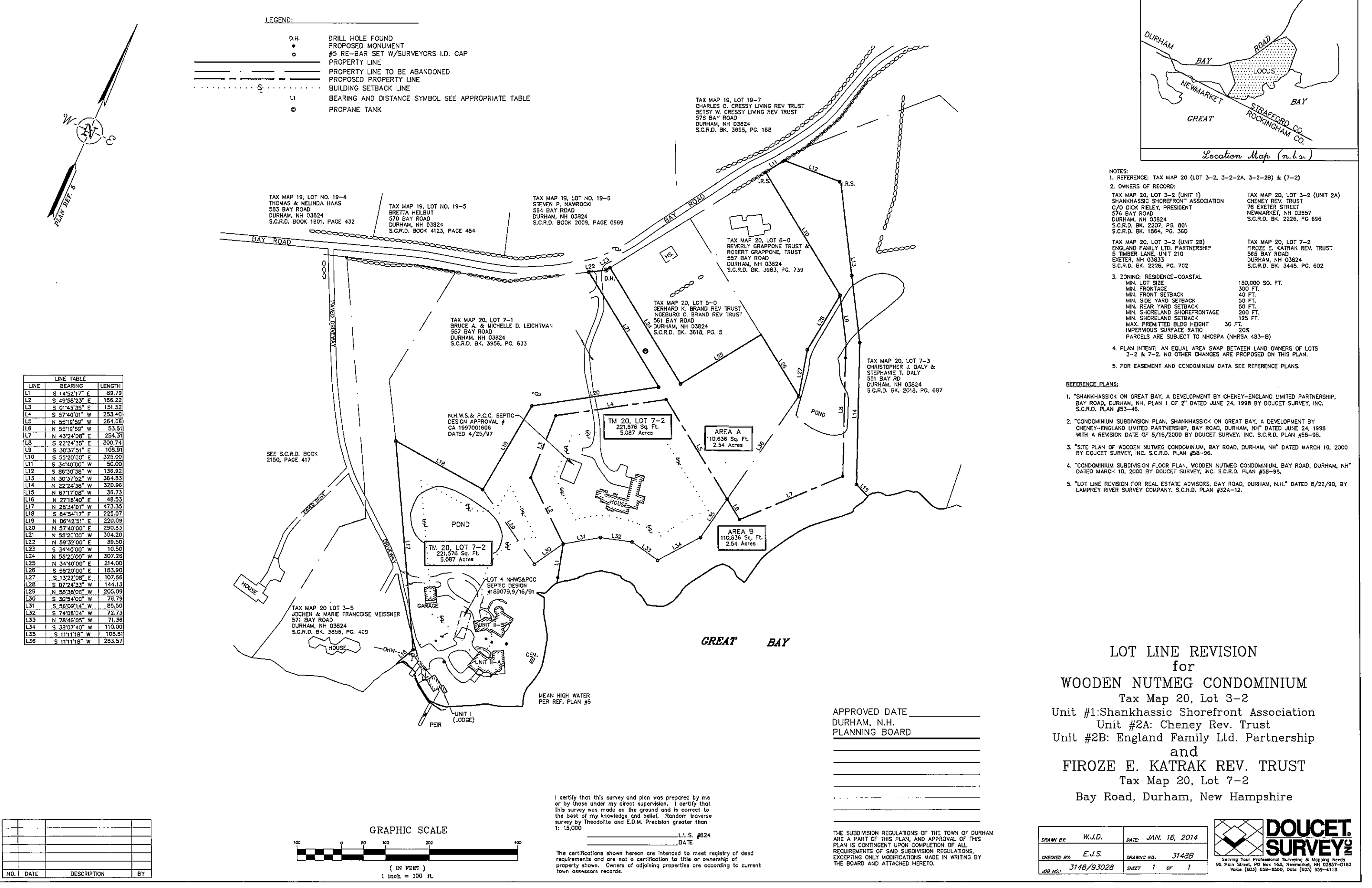
The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

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.

DRAWN BY: W.J.D.	DATE: JAN. 16, 2014
CHECKED BY: E.J.S.	DRAWING NO.: 31488
JOB NO.: 3148/93028	SHEET 1 OF 1

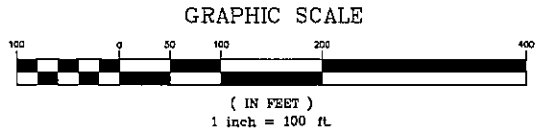






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L.L.S. #824

DATE

The certifications shown herein 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.

APPROVED DATE \_\_\_\_\_

DURHAM, N.H.

PLANNING BOARD

\_\_\_\_\_

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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.: 3148/9302B	SHEET 1 OF 1

**DOUCET SURVEY**

Serving Your Professional Surveying & Mapping Needs

95 Main Street, PO Box 163, Newmarket, NH 03857-0163

Voice (603) 659-6550, Data (603) 659-4113

- NOTES:
- REFERENCE: TAX MAP 20 (LOT 3-2, 3-2-2A, 3-2-2B) & (7-2)
  - 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) FIROZE E. KATRAK REV. TRUST 565 BAY ROAD DURHAM, NH 03824 S.C.R.D. BK. 2226, PG. 702  
TAX MAP 20, LOT 7-2 551 BAY RD DURHAM, NH 03824 S.C.R.D. BK. 2018, PG. 697
  - 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 SETBACK 200 FT.  
MIN. SHORELAND SETBACK 125 FT.  
MAX. PERMITTED BLDG HEIGHT 30 FT.  
IMPERVIOUS SURFACE RATIO 20%  
PARCELS ARE SUBJECT TO NHCSPA (NHRSA 483-B)
  - PLAN INTENT: AN EQUAL AREA SWAP BETWEEN LAND OWNERS OF LOTS 3-2 & 7-2. NO OTHER CHANGES ARE PROPOSED ON THIS PLAN.
  - FOR EASEMENT AND CONDOMINIUM DATA SEE REFERENCE PLANS.
- REFERENCE PLANS:
- "SHANKHASSIC 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.
  - "CONDOMINIUM SUBDIVISION PLAN, SHANKHASSIC 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.
  - "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.
  - "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.
  - "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.