

**LEGEND**

- BK.2562/PG.2783 BOOK NO./PAGE NO.
- N/F NOW OR FORMERLY
- POB POINT OF BEGINNING
- PSNH PUBLIC SERVICE COMPANY OF NEW ENGLAND
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- OHU OVERHEAD UTILITIES
- FREE STANDING SIGN
- WATER VALVE
- MAP/LOT ASSESSORS MAP & PARCEL NUMBER
- PROPERTY LINE
- STONE WALL
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- LIGHT
- WATER SHUTOFF
- HANDICAPPED

MAP 5 LOT 1-5  
N/F  
37 MAIN STREET DURHAM LLC  
6 PARK STREET  
NEWBURYPORT, MA 01950  
SCRD BK.#3960 PG.#805

MAP 4 LOT 59-0  
N/F  
US POSTAL SERVICE  
PO BOX 1270  
MANDAN, ND 58554

**PLAN REFERENCES:**

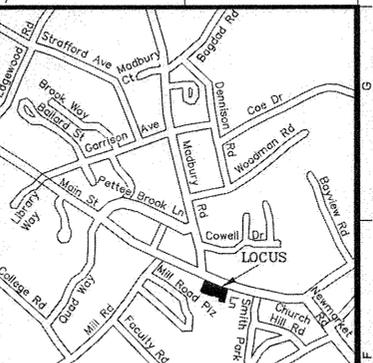
1. "RIGHT-OF-WAY PLANS, STATE OF NH, NHDOT ROW PLANS, TOWN OF DURHAM, COUNTY OF STRAFFORD". SCRD PLAN #018177.
2. "RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID PROJECT, OSO-STP-NH-X-5133(003), N.H. PROJECT NO. C-2424-C, MAIN STREET/NEWMARKET ROAD/N.H. ROUTE 108" BY NHDOT, DATED 10-19-00. SCRD PLAN #018173.
3. "MILL ROAD, LAND SAMUEL A. TAMPOSI AND EDWARD N. LEHOULLIER, DURHAM, N.H." BY G.L. DAVIS & ASSOCIATES, CIVIL ENGINEERS, DATED APRIL 1975, REVISED 5/30/75. SCRD POCKET #15-FOLDER #1-PLAN #38.

MAP 4 LOT 56-0  
N/F  
MARK H. & CHRISTINE HENDERSON  
1 MAIN STREET, SUITE 16  
DURHAM, NH 03824  
SCRD BK.#3145 PG.#36

MAP 4 LOT 55-0  
N/F  
KYREAGES, INC.  
PO BOX 174  
ELIOT, ME 03903

MAP 5 LOT 1-9  
N/F  
KYREAGES, INC.  
PO BOX 174  
ELIOT, ME 03903  
SCRD BK.#1011 PG.#339

MAP 5 LOT 1-15  
N/F  
KYREAGES, INC.  
PO BOX 174  
ELIOT, ME 03903  
SCRD BK.#1000 PG.#674



**LOCATION PLAN**

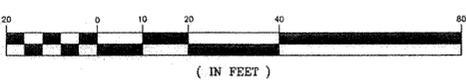
**NOTES:**

1. THE PARCELS ARE LOCATED IN THE CENTRAL BUSINESS (CB) ZONE AND THE HISTORIC OVERLAY DISTRICT (HOD).
2. THE PARCELS ARE AS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 5 AS LOTS 1-6, 1-7 & 1-8.
3. THE PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 33017C0318D WITH EFFECTIVE DATE MAY 17, 2005.
4. OWNER OF RECORD: VARSITY DURHAM, LLC  
24 PARK COURT  
DURHAM, NH 03824  
SCRD BK.3510 PG.416
5. ZONING REQUIREMENTS:  
MINIMUM LOT SIZE: 5,000 S.F./900 S.F. PER DWELLING UNIT  
MINIMUM FRONTAGE: 50'  
MINIMUM SETBACKS:  
FRONT YARD: N/A  
SIDE YARD: N/A  
REAR YARD: N/A  
MAXIMUM BUILDING HEIGHT: 30'
6. MAP 5 LOT 1-6 IS SUBJECT TO THE RIGHTS OF THE STATE ON NEW HAMPSHIRE TO EXTEND AND MAINTAIN SLOPES AND EMBANKMENTS AS DESCRIBED IN SCRD BK.#862 PG.#489.
7. MAP 5 LOT 1-7 IS SUBJECT TO COVENANTS CONTAINED IN A SEWERAGE ENTRY APPLICATION AS DESCRIBED IN SCRD BK.#853 PG.#317.
8. MAP 5 LOT 1-7 IS SUBJECT TO AN EASEMENT TO NEW HAMPSHIRE ELECTRIC COMPANY & NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN SCRD BK.#817 PG.#396.
9. FIELD SURVEY COMPLETED IN JANUARY 2012 UNDER SNOW COVER. EXISTING FEATURES SHOWN ON THIS PLAN WERE LOCATED AS ACCURATE AS POSSIBLE UNDER THOSE CONDITIONS. MSC, INC. RESERVES THE RIGHT TO FIELD INSPECT THESE PREMISES IN THE SPRING AND MODIFY THIS PLAN AS NECESSARY.

**SURVEYOR'S CERTIFICATION**

THE UNDERSIGNED HEREBY CERTIFIES TO ORION, UNH, LLC, ROCKLAND TRUST COMPANY AND STEWART TITLE GUARANTY COMPANY THAT THIS MAP OR PLAT OF SURVEY AND THE SURVEY ON WHICH IT WAS BASED WAS PREPARED BY ME AND WAS ACTUALLY MADE UPON THE GROUND. IN ADDITION, THE UNDERSIGNED HEREBY CERTIFIES THAT (1) THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY ARE CORRECT, (2) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTIES AND SET BACK FROM THE PROPERTIES LINES THE DISTANCES INDICATED, UNLESS SHOWN OTHERWISE, (3) THE PROPERTIES ARE CONTIGUOUS TO AND HAVE ACCESS TO AND FROM MAIN STREET, A PUBLIC ROADWAY, (4) THERE ARE NO EASEMENTS OR ENCUMBRANCES (INCLUDING UTILITY LINES) AFFECTING THE PROPERTIES OTHER THAN AS SHOWN OR NOTED ON THIS SURVEY, (5) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON THESE PROPERTIES OVER ANY EASEMENTS OR ENCUMBRANCES, OR ONTO ADJOINING PROPERTY OTHER THAN AS SHOWN ON THIS SURVEY, (6) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON ADJOINING PROPERTY ONTO THE PROPERTIES OTHER THAN AS SHOWN AND NOTED HEREON, (7) ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN THE STEWART TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, DATED 01/18/2011 HAVE BEEN CORRECTLY PLATTED AND/OR NOTED HEREON; (8) ALL ZONING, USE AND DENSITY CLASSIFICATIONS ARE SHOWN HEREON, (9) THE PROPERTIES CONSTITUTE THREE SEPARATE CONTIGUOUS PARCELS WITHOUT GAPS OR GORES, AND (10) THE PROPERTIES ARE NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #33017C0318D, DATED MAY 17, 2005, WHICH SUCH MAP PANELS COVERS THE AREA IN WHICH PROPERTIES ARE SITUATED AND (11) THERE ARE NO MOBILE HOME PADS LOCATED ON THE PROPERTIES.

FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER.  
  
MICHAEL BEHRENDT \_\_\_\_\_ DATE \_\_\_\_\_  
  
J. Corey Colwell  
LICENSED LAND SURVEYOR  
FEB 02 2012  
DATE



**ENCROACHMENTS:**

- ① STEPS AND WALKWAY ENCOACH ONTO MAIN STREET - PUBLIC RIGHT OF WAY.
- ② PAVED AREA ENCOACHES ONTO MAIN STREET - PUBLIC RIGHT OF WAY.
- ③ STEPS AND WALKWAY ENCOACH ONTO MAIN STREET - PUBLIC RIGHT OF WAY.
- ④ DUMPSTER ENCOACHES ONTO ADJOINING PROPERTY.

**LEGAL DESCRIPTIONS**

**MAP 5 LOT 1-6**  
BEGINNING AT A FOUND BRASS PIPE IN THE SOUTHERLY SIDELINE OF MAIN STREET AT LAND NOW OR FORMERLY OF 37 MAIN STREET DURHAM, LLC, THENCE PROCEEDING ALONG SAID SOUTHERLY SIDELINE OF MAIN STREET S 47°20'30" E A DISTANCE OF 87.00 FEET TO A POINT AT LAND NOW OR FORMERLY OF VARSITY DURHAM, LLC; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID VARSITY DURHAM, LLC S 39°02'13" W A DISTANCE OF 152.69 FEET TO A SET IRON ROD AT LAND NOW OR FORMERLY OF COLONIAL DURHAM ASSOCIATES; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES N 52°12'12" W A DISTANCE OF 58.30 FEET TO A FOUND IRON PIN; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES N 38°12'24" W A DISTANCE OF 12.07 FEET TO A FOUND IRON PIN; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES N 25°30'26" W A DISTANCE OF 18.47 FEET TO A FOUND IRON PIN AT LAND OF SAID 37 MAIN STREET DURHAM, LLC; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID 37 MAIN STREET DURHAM, LLC N 39°00'00" E A DISTANCE OF 148.84 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 13,434 SQUARE FEET (0.308 ACRES), MORE OR LESS.

**MAP 5 LOT 1-7**  
BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF MAIN STREET AT LAND NOW OR FORMERLY OF VARSITY DURHAM, LLC, THENCE PROCEEDING ALONG SAID SOUTHERLY SIDELINE OF MAIN STREET S 47°20'30" E A DISTANCE OF 58.00 FEET TO A POINT AT LAND NOW OR FORMERLY OF VARSITY DURHAM, LLC; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID VARSITY DURHAM, LLC AND LAND NOW OR FORMERLY OF COLONIAL DURHAM ASSOCIATES S 35°12'06" W A DISTANCE OF 147.88 FEET TO A FOUND IRON PIPE AT LAND NOW OR FORMERLY OF COLONIAL DURHAM ASSOCIATES; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES N 52°12'12" W A DISTANCE OF 67.79 FEET TO A FOUND IRON ROD AT LAND OF SAID VARSITY DURHAM, LLC; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID VARSITY DURHAM, LLC N 39°02'13" E A DISTANCE OF 152.69 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 9,427 SQUARE FEET (0.216 ACRES), MORE OR LESS.

**MAP 5 LOT 1-8**  
BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF MAIN STREET AT LAND NOW OR FORMERLY OF VARSITY DURHAM, LLC, THENCE PROCEEDING ALONG SAID SOUTHERLY SIDELINE OF MAIN STREET S 51°11'54" E A DISTANCE OF 160.66 FEET TO A DRILL HOLE AT LAND NOW OR FORMERLY OF KYREAGES, INC.; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID KYREAGES, INC. PARTLY ALONG A STONEWALL S 33°03'36" W A DISTANCE OF 170.49 FEET TO A DRILL HOLE AT OTHER LAND OF SAID KYREAGES, INC. AND LAND NOW OR FORMERLY OF COLONIAL DURHAM ASSOCIATES; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES AND SAID STONEWALL N 55°25'03" W A DISTANCE OF 67.74 FEET TO A DRILL HOLE; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES AND SAID STONEWALL N 32°23'01" E A DISTANCE OF 34.46 FEET TO A DRILL HOLE; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID COLONIAL DURHAM ASSOCIATES N 47°49'59" W A DISTANCE OF 98.02 FEET TO A POINT AT LAND OF SAID VARSITY DURHAM, LLC; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID VARSITY DURHAM, LLC N 35°12'06" E A DISTANCE OF 134.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 24,815 SQUARE FEET (0.569 ACRES), MORE OR LESS.

**EXISTING FEATURES PLAN FOR ORION UNH, LLC**

REV.	DATE	DESCRIPTION

**TAX MAP 5 LOTS 1-6, 1-7 & 1-8 PROPERTY OF VARSITY DURHAM, LLC**

35, 29 & 25-27 MAIN STREET  
COUNTY OF STRAFFORD  
NEW HAMPSHIRE

DATE: JANUARY 20, 2012  
PROJECT NO. 11082  
SCALE: 1" = 20'

**MSC**  
CIVIL ENGINEERS & LAND SURVEYORS, INC.  
170 COMMERCE WAY SUITE 102  
PORTSMOUTH, NH 03801  
PHONE: 603-431-2222  
FAX: 603-431-0910  
www.msceingineers.com

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