

6-9-8  
SEACOAST REPERTORY THEATRE  
125 BOW STREET  
PORTSMOUTH, NH 03801  
3992 / 997

6-9-6  
RICHARD W. RENNER  
SUSAN W. RENNER  
28 NEWMARKET ROAD  
DURHAM, NH 03824  
3880 / 077

6-9-5  
FRANK L. PILAR  
ANITA PILAR  
26 NEWMARKET ROAD  
DURHAM, NH 03824

6-11-2  
SCOTT M. JENKINS  
LORIE ANN JENKINS  
49 OLD COUNTRY ROAD NORTH  
FRANCETOWN, NH 03043  
3656 / 657

6-11-6  
J. LANGDON SULLIVAN ESTATE  
C/O CURTIZMAN & EISENBERG  
ONE NORTH BROADWAY  
WHITE PLAINS, NY 10601

6-11-3  
ARTHUR R. S. KLAESON, III  
1 DURHAM POINT ROAD  
DURHAM, NH 03824  
4229 / 133

11-34-1  
STEFANY SHAHEEN  
CRAIG WELCH  
77 SOUTH STREET  
PORTSMOUTH, NH 03801  
3912 / 849

REFERENCE PLANS:

- 1.) LIMITED SUBDIVISION OF LAND PREPARED FOR GEOFF SAWYER, NEWMARKET ROAD - N.H. ROUTE 108, DURHAM, NEW HAMPSHIRE; SCALE: 1" = 60'; DATED OCTOBER 21, 1998; BY McENEANEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 59-63.
- 2.) LIMITED SUBDIVISION OF LAND FOR ISABELLE SAWYER NEWMARKET ROAD - ROUTE 108, DURHAM, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: MAY 7, 1993; BY McENEANEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 42-30.
- 3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC AND GEOFF SAWYER, TAX MAP 6, LOT No.s 11-7 & 11-8, NEWMARKET ROAD - N.H. ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: APRIL 6, 2009. BY McENEANEY SURVEY ASSOCIATES. RECORDED S.C.R.D. PLAN 100-74.
- 4.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC AND GEOFF SAWYER, TAX MAP 6, LOT No.s 11-7 & 11-8, NEWMARKET ROAD - N.H. ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: OCTOBER 18, 2011; BY McENEANEY SURVEY ASSOCIATES. RECORDED S.C.R.D. PLAN 105-91.

NOTES:

- 1.) OWNER OF RECORD:  
GREAT BAY ANIMAL HOSPITAL, LLC  
31 NEWMARKET ROAD  
DURHAM, NEW HAMPSHIRE 03824  
S.C.R.D. VOLUME 4211, PAGE 010  
  
GREAT BAY ANIMAL HOSPITAL, LLC  
31 NEWMARKET ROAD  
DURHAM, NEW HAMPSHIRE 03824  
S.C.R.D. VOLUME 2239, PAGE 510  
S.C.R.D. VOLUME 4211, PAGE 005
  - 2.) 6-11-7 - DENOTES TAX MAP AND PARCEL NUMBER.
  - 3.) ZONING DISTRICT IS RC (RESIDENCE C) WITH THE HISTORIC OVERLAY DISTRICT AND SHORELAND PROTECTION ZONE.  
MINIMUM LOT SIZE = 150,000 S.F.\*  
MINIMUM FRONTAGE = 300 FEET \*  
MINIMUM BUILDING SETBACKS:  
FRONT = 30 FEET (COLLECTOR STREET)  
FRONT = 40 FEET (ARTERIAL STREET)  
SIDE = 50 FEET  
REAR = 50 FEET  
  
\* (PER TOWN OF DURHAM ZONING ORDINANCE CHAPTER 175-57 PORKCHOP SUBDIVISIONS - THE AVERAGE LOT SIZE SHALL BE 120,000 S.F., MINIMUM AND THE AVERAGE FRONTAGE SHALL NOT BE LESS THAN 100 FEET).
  - 4.) FLOOD HAZARD ZONE:  
FLOOD INSURANCE RATE MAP COMMUNITY PANEL #330146 0318 D  
EFFECTIVE DATE MAY 17, 2005. ZONE AE - SPECIAL FLOOD  
HAZARD AREAS INUNDATED BY 0.1 ANNUAL CHANCE FLOOD. BASE  
FLOOD ELEVATION DETERMINED TO BE ELEVATION 7. ALL BUILDINGS  
AND IMPROVEMENTS ARE LOCATED IN ZONE X - OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN.
  - 5.) THE INTENT OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE OF THE SUBJECT PARCELS AS SHOWN. TRACTS A & B ARE TO BE ADDED TO PARCEL 6-11-8.
- PARCEL AREAS:
- | PARCEL | ORIGINAL AREA            | NEW AREA                 |
|--------|--------------------------|--------------------------|
| 6-11-7 | 498,195 S.F. / 11.44 Ac. | 142,958 S.F. / 3.28 Ac.  |
| 6-11-8 | 127,852 S.F. / 2.94 Ac.  | 483,089 S.F. / 11.09 Ac. |
- 6.) AN ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 6-11-7 IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

- LEGEND
- D.H.(fnd) - DRILL HOLE (FOUND)
  - I.R.(set) - IRON ROD WITH PLASTIC I.D. CAP (SET)
  - I.R.(fnd) - IRON ROD (FOUND)
  - STONEWALL
  - \* LIGHT POLE
  - o UTILITY POLE
  - UGE - UNDERGROUND ELECTRIC
  - o DIAMETER
  - LLTBA - LOT LINE TO BE ABANDONED
  - NLL - NEW LOT LINE

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
11-538		LLADJ		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance
L1	N75°15'02"E	80.83'	L8	S04°53'42"W	34.20'	L15	N26°27'57"E	34.95'
L2	S23°03'27"E	81.42'	L9	S23°38'32"W	73.74'	L16	S62°46'44"E	80.89'
L3	N87°24'22"E	14.74'	L10	S27°54'35"W	88.26'	L17	N27°56'21"E	81.89'
L4	S82°04'04"E	94.27'	L11	S29°32'07"W	81.32'	L18	N07°29'06"E	53.88'
L5	N05°55'32"E	90.27'	L12	S82°04'04"E	39.91'	L19	N07°29'06"E	86.14'
L6	S69°38'11"E	13.59'	L13	N24°23'52"E	13.78'	L20	N05°45'44"W	151.25'
L7	S23°03'27"E	36.98'	L14	S71°52'39"E	53.97'			

APPROVED: DURHAM PLANNING BOARD

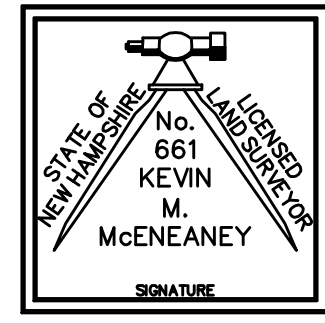
I HAVE REVIEWED AND HEREBY AGREE TO THE LOT LINE ADJUSTMENT AS SHOWN.

OWNERS SIGNATURE

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

LOT LINE ADJUSTMENT PLAN  
PREPARED FOR  
GREAT BAY ANIMAL HOSPITAL, LLC  
TAX MAP 6, LOT No.s 11-7 & 11-8  
NEWMARKET ROAD - N.H. ROUTE 108  
TOWN of DURHAM  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: CPK\538\14-538 LLADJ  
SCALE: 1" = 60' DATE: DECEMBER 12, 2014



McEneaney  
Survey  
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING