



Map 10 / Lot 14-7  
James W. Christensen  
Family Trust  
PO Box 597  
Durham, NH 03824  
SCRD Bk 3054, Pg 787

Notes:

- 1.) The purpose of this plan is to subdivide Lot 15 into three additional residential building lots and relocate the common boundary line between Lot 14-5 and Lot 15-0.
2.) Field Procedure: Topcon (GTS-240) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed June 2013, Least Squares Balance.
3.) Error of Closure Better Than 1:10,000.
4.) Parcels are shown as Lot 14-5 and Lot 15 on the Town of Durham Assessor's Map 1.
5.) Owners of Record: Lot 14-5: Mark D. Morong 1991 Trust, 21 Emerson Road, Durham, NH 03824, SCRD Bk 2274, Pg 94. Lot 15: County Line Holdings LLC, 8 Little John Road, Durham, NH 03824, SCRD Bk 4026, Pg 63.
6.) Total Lot Area - Lot 15: 14.01 Acres. Existing Lot 14-5: 0.75 Acre. Proposed Lot 14-5: 0.90 Acres.
7.) Municipal sewer and water are available to serve the proposed lots.
8.) Parcel is located in the Town of Durham Residential A District. Parcel is subject to the Wetland Conservation Overlay District.
9.) Parcel is not located in a Flood Hazard Zone as depicted on NFIP FIRM Panel 314 of 405, Strafford County, New Hampshire (All Jurisdictions), Map Number 3301700314D, Effective date: May 17, 2005.
10.) The wetland areas shown hereon were field delineated by Gove Environmental Services of Exeter, NH, May 2012 and the wetland delineation flags were field located by this office. The following standards were used to determine jurisdiction and classify the wetlands: 1) "Field Indicators for Identifying Hydric Soils in New England", April 2004, 3rd Edition. 2) "National List of Plant Species That Occur in Wetlands: 1998 New Hampshire", NERC-88/18.29. 3) "Corps of Engineers Wetlands Delineation Manual", Jan. 1987. 4) "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979, FWS/OBS-79/31.
10.) Lots 15-0 shall be subject to a Joint Access & Utility easement to serve Lots 15-1, 15-2 and 15-3.
11.) Parcel A is to be conveyed from Lot 15-0 and merged with Lot 14-5 and not to be considered a separate lot.
12.) For more information about this subdivision, or to view the complete plan set, contact the Town of Durham Planning Department, 15 Newmarket Road, Durham, NH 03824. (603) 868-8064.

Length Table:

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L4.

Curve Table:

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows 1 through 10.

GENERAL DIMENSIONAL REQUIREMENTS:

- MIN. LOT AREA: 20,000 S.F.
MIN. FRONTAGE: 100'
MAX. BUILDING HEIGHT: 35'
SETBACKS: FRONT: 40', SIDE: 10', REAR: 20'
WETLAND CONSERVATION:
BUILDING SETBACK: 75'

Legend:

- C1 See Curve Table
L1 See Length Table
SCRD Strafford County Registry of Deeds
NH Concrete Highway Bound Found
Steel Stake Found
Iron Pipe Found
Iron Rod to be Set
Utility Pole
Hydrant
Culvert
Stone Wall
Building Setback
Jurisdictional Wetland Boundary
Jurisdictional Wetlands

TOWN OF DURHAM PLANNING BOARD APPROVAL box with lines for Planning Director and Date.

The subdivision regulations of the Town of Durham, New Hampshire, are part of this plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Board and attached hereto.

References:

- 1. "Durham F-012-2(4) P-3877 1962 Project" prepared by New Hampshire Department of Public Works & Highways, sheets 43 through 46 & sheet 63, available at the New Hampshire Department of Transportation, Concord, NH.
2. "Land in Madbury and Durham, NH, Boston & Maine R.R. to Edward Pendexter," dated Feb. 1911, prepared by Boston & Maine R.R., SCRD Pocket #5, Folder #7, Plan #11.
3. "Plan of Lots Gangwer Development, Durham, NH," dated August 1961, prepared by G. L. Davis & Assoc., SCRD Pocket #4, Folder #2, Plan #21.
4. "Plan of Lots Gangwer Development, Lots 18, 10, 9, Durham, NH," dated May 21, 1962, prepared by G. L. Davis & Assoc., SCRD Pocket #4, Folder #2, Plan #21A.
5. "Final Plan, Walter W. Cheney, Inc., Littlehale Property, Durham, NH," dated June 1973, prepared by G. L. Davis & Assoc., SCRD Pocket #4, Folder #2, Plan #21.

Easement Table:

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH. Rows E1 through E15.

I certify, that this plan, based upon the plan references and on the ground field survey meet the minimum requirements for accuracy and completeness per the Town of Durham and the Error of Closure meets or exceeds 1:10,000.

David W. Vincent, LLS No. 821 Date

Table with columns: NO., DATE, DESCRIPTION, BY. Rows 1 through 4.

SUBDIVISION & LOT LINE ADJUSTMENT PLAN OF PROPERTY IN THE NAME OF COUNTY LINE HOLDINGS LLC & MARK D. MORONG 1991 TRUST SHOWN AS TAX MAP 1 / LOTS 14-5 & 15-0 LOCATED AT EMERSON ROAD, EDGEWOOD ROAD & US ROUTE 4 COUNTY OF STRAFFORD DURHAM, NH



SCALE: 1"= 60' DATE: FEBRUARY 3, 2014

DAVID W. VINCENT, LLS LAND SURVEYING SERVICES 19 MORGANS WAY BARRINGTON, NH 03825 TEL: (603) 664-5786 www.landsurveyingservices.net