I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. 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 TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____ L.L.S. #824

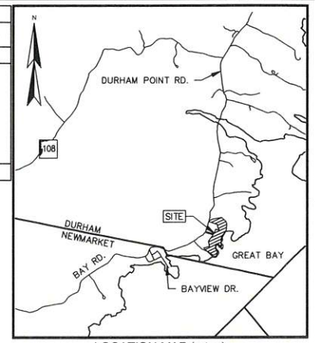
_____ DATE

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.

PROPOSED CONVEYANCE TABLE			
AREA	FROM	TO	SQ. FT.
A	20-3-2	20-6-0	89,238
B	20-3-2	20-7-2	75,435
C	20-3-2	20-7-3	130
D	20-3-2	20-7-3	321
E	20-7-2	20-6-0	31,200
F	20-7-2	20-6-0	1,653
G	20-7-2	20-6-0	31,750
H	20-7-2	20-7-3	7,169

PARCEL AREA TABLE				
I.D.	EXISTING SQ. FT.	AREA AC.	PROPOSED SQ. FT.	AREA AC.
20-3-2	315,100	7.23	150,000	3.44
20-6-0	76,854	1.76	230,700	5.3
20-7-2	218,500	5.02	222,100	5.1
20-7-3	300,113	6.89*	307,700	7.06

*PER REF. PLAN 5



LOCATION MAP (n.t.s.)

LEGEND

- EXISTING LOT LINE
- EXISTING LIMITED COMMON AREA LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE TO BE ABANDONED
- PROPOSED LOT LINE
- SURVEY TIE LINE
- APPROXIMATE ABUTTERS LOT LINE
- EDGE OF POND
- STONE WALL
- UTILITY POLE
- WELL
- IRON PIPE/ROD FOUND
- DRILL HOLE FOUND
- 5/8" REBAR W/ID CAP TO BE SET
- TYP. TYPICAL
- D.H.F. DRILL HOLE FOUND

FINAL APPROVAL BY DURHAM PLANNING BOARD

CERTIFIED BY _____ DATE _____

80 0 80 160

SCALE: 1 INCH = 80 FT.

LOT LINE REVISION PLAN

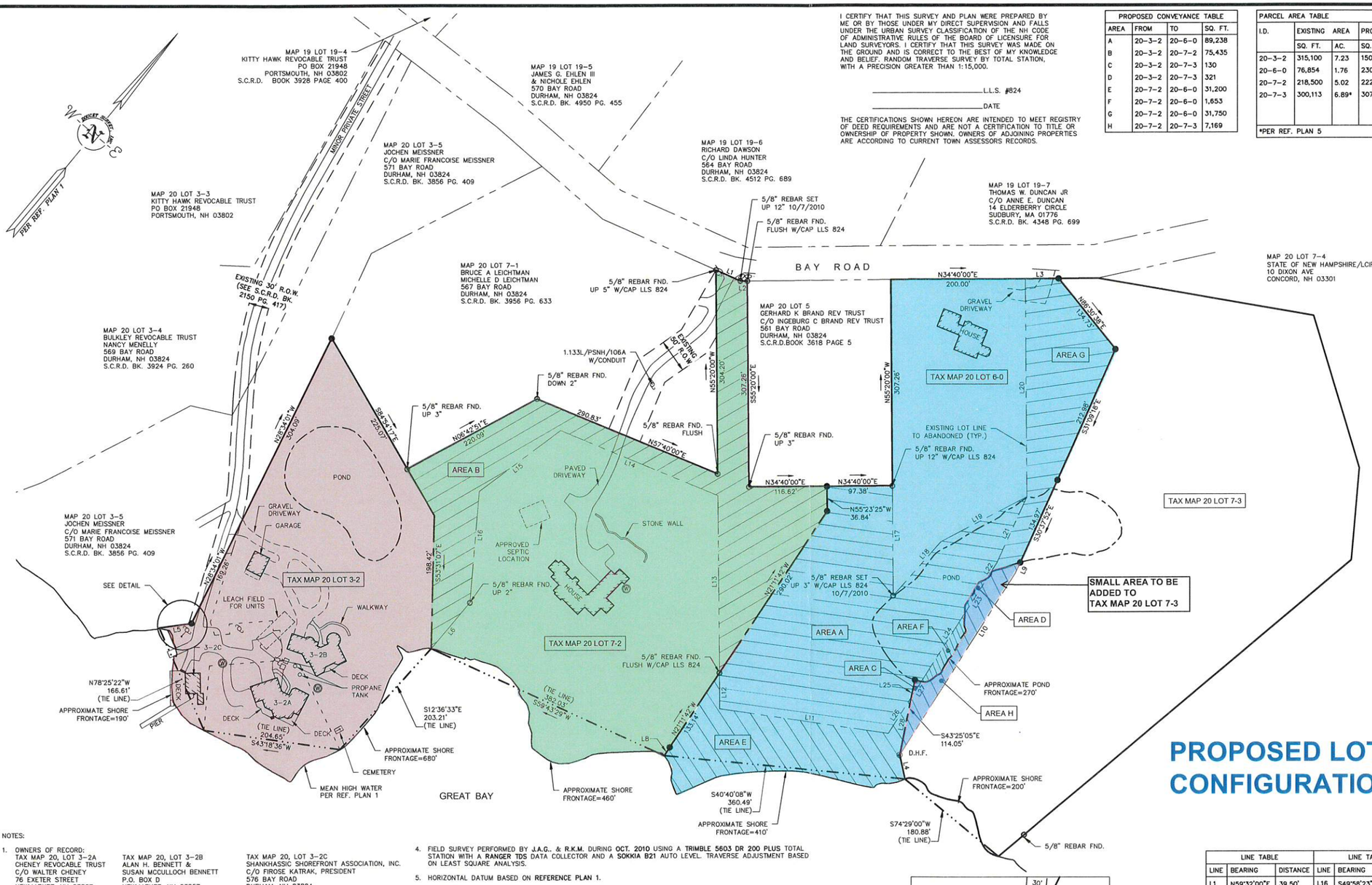
FOR

WOODEN NUTMEG FARM CONDOMINIUM
CHENEY REVOCABLE TRUST
TAX MAP 20 LOT 3-2A
ALAN H. BENNETT & SUSAN MCCULLOCH BENNETT
TAX MAP 20 LOT 3-2B
SHANKHASSICK SHOREFRONT ASSOCIATION INC.
TAX MAP 20 LOT 3-2C
AND FOR
DONALD & TRACEY E. GOLINI
TAX MAP 20 LOT 6-0
KATRAK BAY ROAD REALTY TRUST
TAX MAP 20 LOT 7-2
CHRISTOPHER J. & STEPHANIE T. DALY
TAX MAP 20 LOT 7-3
BAY ROAD
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	SEPTEMBER 2018
CHECKED BY:	W.J.D.	DRAWING NO.:	5626B
JOB NO.:	5626	SHEET	1 OF 1

DOUCET SURVEY INC.
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com



PROPOSED LOT CONFIGURATION

DETAIL 1"=80'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N59°32'00"E	39.50'	L16	S49°58'23"E	166.22'
L2	N34°40'00"E	10.50'	L17	S55°20'00"E	163.90'
L3	N34°40'00"E	50.00'	L18	N13°27'08"W	107.66'
L4	N67°17'08"W	36.73'	L19	N07°24'33"E	144.13'
L5	N27°18'40"E	48.53'	L20	N55°20'00"W	325.00'
L6	S14°52'18"E	89.79'	L21	S30°37'52"E	108.91'
L8	N21°11'42"W	15.00'	L22	S22°24'36"E	26.16'
L9	S30°37'52"E	17.90'	L23	S22°24'36"E	62.04'
L10	S22°24'36"E	320.96'	L24	S22°24'36"E	120.91'
L11	S43°24'08"W	254.32'	L25	S43°25'05"E	26.35'
L12	N55°04'34"W	53.61'	L26	S22°24'36"E	63.94'
L13	N55°23'08"W	263.96'	L27	S22°24'36"E	27.59'
L14	S57°40'00"W	253.40'	L28	S43°25'05"E	87.70'
L15	S01°45'36"E	151.52'			

NOTES:

1. OWNERS OF RECORD:

TAX MAP 20, LOT 3-2A CHENEY REVOCABLE TRUST C/O WALTER CHENEY 76 EXETER STREET NEWMARKET, NH 03857 S.C.R.D. BK. 2226 PG. 696	TAX MAP 20, LOT 3-2B ALAN H. BENNETT & SUSAN MCCULLOCH BENNETT P.O. BOX D NEWMARKET, NH 03857 S.C.R.D. BK. 4219 PG. 97	TAX MAP 20, LOT 3-2C SHANKHASSIC SHOREFRONT ASSOCIATION, INC. C/O FIROSE KATRAK, PRESIDENT 576 BAY ROAD DURHAM, NH 03824 S.C.R.D. BK. 1864 PG. 360
TAX MAP 20, LOT 6-0 DONALD & TRACEY E. GOLINI 577 BAY ROAD DURHAM, NH 03824 S.C.R.D. BK. 4294, PG. 810	TAX MAP 20, LOT 7-2 KATRAK BAY ROAD REALTY TRUST 565 BAY ROAD DURHAM, NH 03824 S.C.R.D. BK. 4232, PG. 075	TAX MAP 20, LOT 7-3 CHRISTOPHER J. & STEPHANIE T. DALY 551 BAY ROAD DURHAM, NH 03824 S.C.R.D. BK. 2018 PG. 697

2. ZONE: RESIDENCE C (RC)
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	150,000 sq.ft.	MIN. SIDE/REAR SETBACK	50 ft.
MIN. FRONTAGE	300 ft.	MAX BUILDING HEIGHT	30 ft.
MIN. FRONT SETBACK	30 ft.	WETLAND SETBACK	100 ft.

ZONING INFORMATION LISTED HEREON IS BASED ON THE **TOWN** OF **DURHAM** ZONING ORDINANCE AS AVAILABLE ON THE **TOWN** WEBSITE ON **JUNE 4, 2018**. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

3. THE PARCEL IS ALSO SUBJECT TO THE STATE OF NH SHORELAND PROTECTION DISTRICT.

LIMITS WITHIN THE PROTECTED SHORELAND	250 ft.
NATURAL WOODLAND BUFFER RESTRICTIONS	150 ft.
NEW SEPTIC SYSTEM LEACHFIELD SETBACK	125 ft.
PRIMARY BUILDING LINE	50 ft.

4. FIELD SURVEY PERFORMED BY **J.A.G., & R.K.M.** DURING **OCT. 2010** USING A **TRIMBLE 5603 DR 200 PLUS** TOTAL STATION WITH A **RANGER TDS** DATA COLLECTOR AND A **SOKKIA B21** AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
5. HORIZONTAL DATUM BASED ON **REFERENCE PLAN 1.**
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
7. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.

REFERENCE PLANS:

1. "LOT LINE REVISION FOR WOODEN NUTMEG CONDOMINIUM, BAY ROAD, DURHAM, NH, PLAN 1 OF 1" DATED JANUARY 16, 2014 BY DOUCET SURVEY INC. S.C.R.D. PLAN 107-026.
2. "AMENDED CONDOMINIUM SITE PLAN FOR WOODEN NUTMEG CONDOMINIUM, BAY ROAD, DURHAM, NH, PLAN 1 OF 1" DATED APRIL 09, 2014 BY DOUCET SURVEY INC. S.C.R.D. PLAN 107-030.
3. "AMENDED CONDOMINIUM SITE PLAN FOR WOODEN NUTMEG CONDOMINIUM, BAY ROAD, DURHAM, NH, PLAN 1 OF 1" DATED APRIL 09, 2014 BY DOUCET SURVEY INC, S.C.R.D. PLAN 107-031.
4. "PLAN OF LAND FOR FIROZE E. KATRAK REV. TRUST, BAY ROAD, DURHAM, NH, PLAN 1 OF 1" DATED JUNE 16, 2014 BY DOUCET SURVEY INC. S.C.R.D. PLAN 107-090.
5. "FINAL LOT CONFIGURATION AND EASEMENT PLAN, WOODEN NUTMEG FARM FOR WALTER W. CHENEY & CHENEY-ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, N.H." DATED APRIL 01, 1994 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 45-100."

FILE NAME: N:\PROJECTS\26_CONCORD\REV 18.dwg LAYOUT NAME: LOT LINE REVISION PLOTTED: Monday, September 17, 2018 - 11:13am