

Doc # 190012493

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Catherine A. Berube

Register of Deeds, Strafford County

RECEIVED
Town of Durham

SEP 23 2019

Planning, Assessing
and Zoning

THE SPACE ABOVE IS FOR RECORDING INFORMATION

EASEMENT DEED

BE IT KNOWN, that we, John and Judith Churchill, husband and wife, of 30 Old Piscataqua Road, Durham, New Hampshire 03824, for consideration paid, hereby grant and convey to the Town of Durham, a municipal corporation within Stafford County with a principal place of business at 8 Newmarket Road, Durham, New Hampshire 03824, with QUITCLAIM COVENANTS, the following perpetual easement for sewer purposes over, across, under and through a certain parcel of land located within the bounds of Tax Map 11, Lot 9-4 now or formerly owned by John and Judith Churchill, southerly of Piscataqua Road (Route 4) and Old Piscataqua Road, in the Town of Durham, County of Strafford and State of New Hampshire. Said parcel is more particularly described as follows;

Beginning at a drill hole marking the southeasterly corner of the herein-described parcel, said drill hole also marking the northwesterly corner of land now or formerly of Wheeler Family Revocable Trust, and the southwesterly corner of land now or formerly of the University of New Hampshire;

Thence running the following;

N 70° 57' 14" W a distance of 15.03';

Thence N 15° 31' 10" E a distance of 20.04';

Thence S 70° 57' 14" E a distance of 15.03' to said land of the University of New Hampshire;

Thence along said land of the University of New Hampshire S 15° 31' 10" W a distance of 20.04" to the point of beginning.

Said parcel having an area of 301 square feet and is shown as "Easement Area B" on a certain plan entitled "Easement Plan for Town of Durham Over Land of University of New Hampshire (Tax Map 11 Lot 9-6UNH) and Land of John & Judith Churchill (Tax Map 11 Lot 9-4) Off Piscataqua Road (Route 4), Durham,

-2-

New Hampshire" Dated July 30, 2019 by Doucet Survey, LLC. Said plan is to be recorded in the Strafford County Registry of Deeds.

Meaning and intending to describe and convey an easement which burdens a portion of the property conveyed to the grantors by deed of Patricia J. Adams, Successor Trustee of the Herbert W. Jackson Trust dated May 18, 2006 and recorded in the Strafford County Registry of Deeds at Book 3380, Page 256.

The burden of this easement shall run with the land of the grantors and shall be binding on the grantors' heirs, successors and assigns forever. The benefits of this easement shall not be appurtenant to any particular parcel of land but shall be in gross.

This conveyance is exempt from transfer taxes pursuant to NHRSA 78-B:2, I.

EXECUTED this 27th day of August, 2019.

John E. Churchill
John Churchill

Judith M. Churchill
Judith Churchill

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford

The foregoing instrument was acknowledged before me this 27th day of August, 2019 by John Churchill and Judith Churchill.

Rachel M. Deane
Notary Public/Justice of the Peace
My Commission Expires: June 29, 2021



~~532.279.0~~

747-280

795-442

proposed lot line
which affords daily
access to the
OYSTER RIVER

LOT A
5.0 ACRES

~~348.00
517.00 W~~

PPROX. H.W. 1/2

EASEMENT

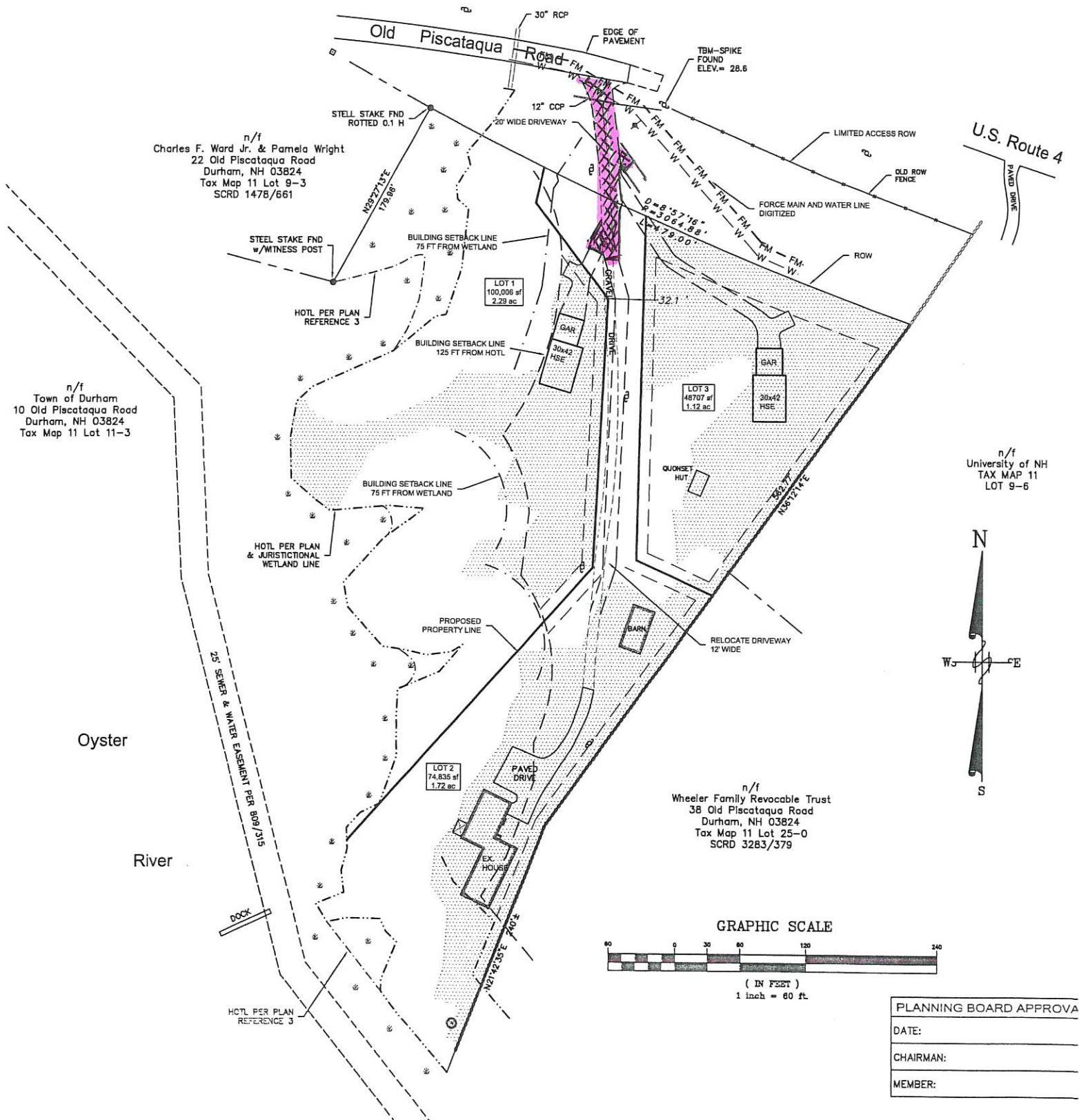
THATCH
BED

OYSTER RIVER

SEP LINE

W.H.H.-D.

One of the recommendations of the "TR6" group was to pave the shared access portion to the lots.



Per April Talon's initial request, the driveway to Lot 3 was designed to be as far away from the new force main as feasible. Now that the force main project is finalized, she is comfortable with the driveway being shifted towards the force main so that access to lot 3 is w/i the state 100' right of way.

