

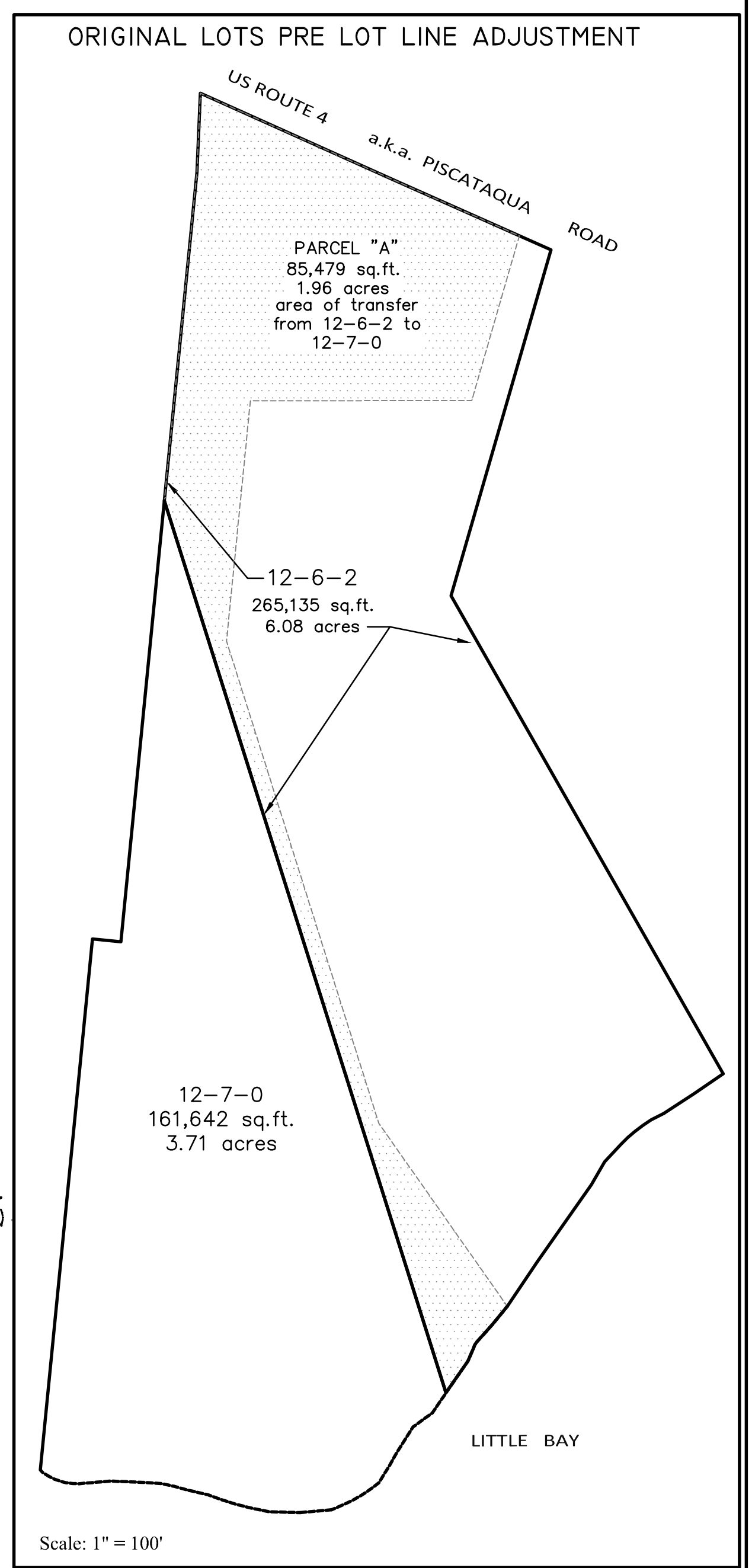
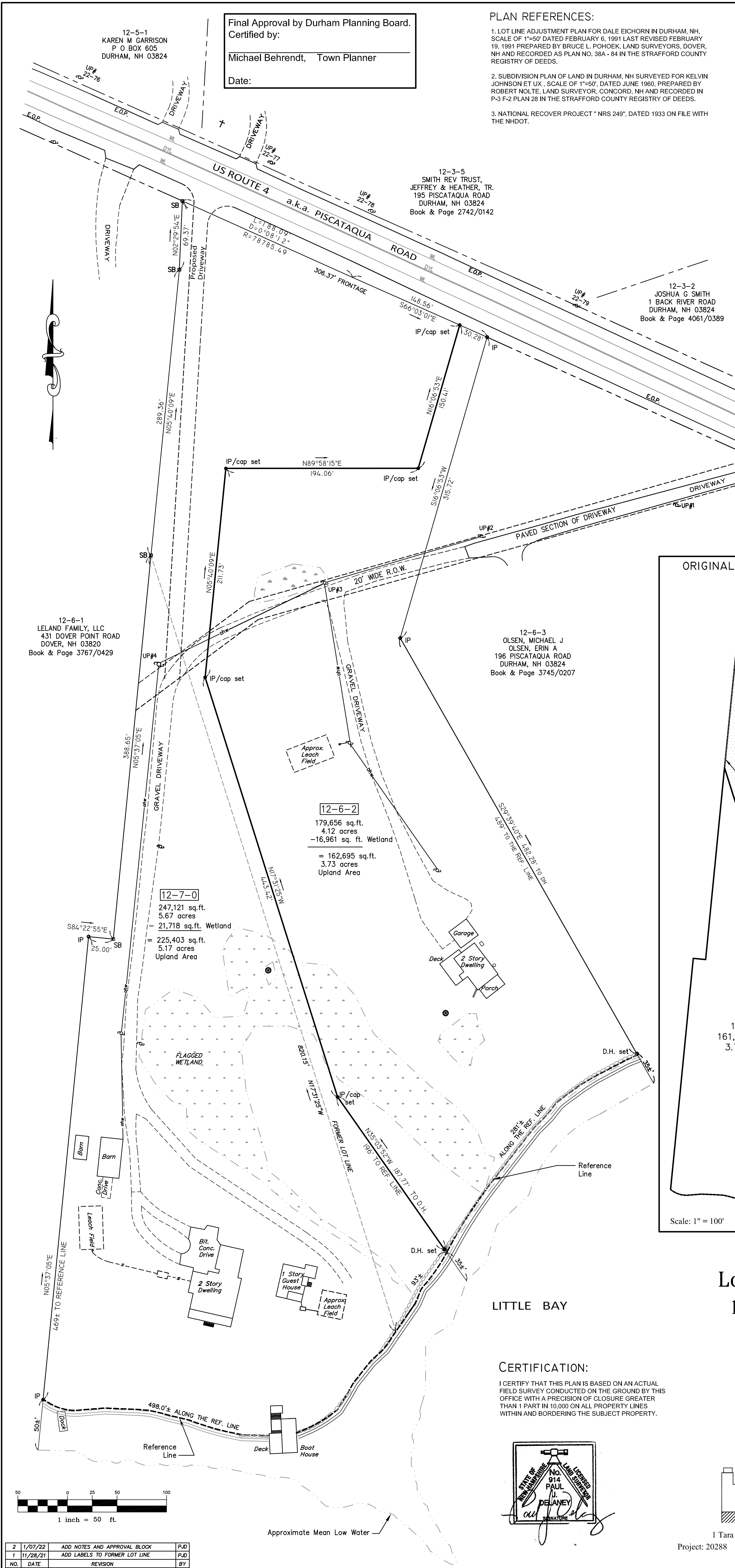
Final Approval by Durham Planning Board.
 Certified by:
 Michael Behrendt, Town Planner
 Date:

PLAN REFERENCES:

1. LOT LINE ADJUSTMENT PLAN FOR DALE EICHORN IN DURHAM, NH, SCALE OF 1"=50' DATED FEBRUARY 6, 1991 LAST REVISED FEBRUARY 19, 1991 PREPARED BY BRUCE L. POHOEK, LAND SURVEYORS, DOVER, NH AND RECORDED AS PLAN NO. 38A - 84 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
2. SUBDIVISION PLAN OF LAND IN DURHAM, NH SURVEYED FOR KELVIN JOHNSON ET UX, SCALE OF 1"=50', DATED JUNE 1960, PREPARED BY ROBERT NOLTE, LAND SURVEYOR, CONCORD, NH AND RECORDED IN P-3 F-2 PLAN 28 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
3. NATIONAL RECOVER PROJECT "NRS 249", DATED 1933 ON FILE WITH THE NHDOT.

NOTES:

1. SUBJECT LOT: DURHAM TAX MAP 12 LOTS 7-0 AND 6-2 190 AND 194 PISCATAQUA ROAD DURHAM, NH
2. RECORD OWNERS: LOT 12-6-2 JOHN LELAND 194 PISCATAQUA ROAD DURHAM, NH S.C.R.D. BOOK 1739 PG. 308
LOT 12-7-0 TOM AND ERIN DALY 5 JASPER LANE NASHUA, NH S.C.R.D. 4709 BOOK PG. 171
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LOT LINE ADJUSTMENT AND CORRECT AN ERRONEOUS COURSE AND DISTANCE ON THE EASTERLY BOUNDARY LINE OF LOT 12-6-2.
4. CURRENT ZONE: RC / SHORELAND PROTECTION DISTRICT OVERLAY MIN UPLAND LOT AREA: 150,000 S.F. MIN LOT FRONTAGE: 300' MIN SHORELAND FRONTAGE: 200'
5. A VARIANCE WAS GRANTED BY THE DURHAM ZBA AT THEIR MEETING ON NOVEMBER 10, 2020 FOR RELIEF FROM THE MINIMUM FRONTAGE REQUIREMENT FOR LOT 12-6-2.
6. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL F.I.R.M. FLOOD RATE MAP FOR DURHAM, NH, STAFFORD COUNTY, PANEL NO. 33017C0340E, WITH AN EFFECTIVE DATE OF 9-30-15.
7. THE REFERENCE LINE SHOWN WAS LOCATED ON THE GROUND AND IS AS DEFINED IN THE TOWN OF DURHAM ZONING ORDINANCE, ARTICLE II, DEFINITIONS.
8. UNDERGROUND UTILITIES, "IF NEW UTILITIES ARE INSTALLED FOR LOT 7 THEY MUST BE INSTALLED UNDERGROUND."
9. WOOD AND SPOD, "PORTIONS OF LOT 7 AND LOT 6-2 LIE IN THE DURHAM WETLAND CONSERVATION OVERLAY DISTRICT (EXTENDING TO 100 FEET FROM THE WETLAND EDGE) AND SHORELAND PROTECTION OVERLAY DISTRICT (EXTENDING 250 FEET FROM THE HIGH TIDE LINE), THE PROPERTY OWNERS SHOULD CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY TO THESE OVERLAY DISTRICTS TO DETERMINE WHAT KIND OF REVIEW, IF ANY, IS REQUIRED."
10. FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT.
- TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
WWW.CI.DURHAM.NH.US
11. MONUMENTS SHOWN HEREON AS SET WERE SET BY A NH LICENSED LAND SURVEYOR DURING JANUARY, 2022. PAUL J DELANEY, NH LIC. # 914



Lot Line Adjustment Plan
 190 & 194 Piscataqua Road
 TAX MAP 12 Lots 6-2 and 7-0
 Durham, NH
 Strafford County

Prepared For:

Tom and Erin Daly
 5 Jasper Lane
 Nashua, NH

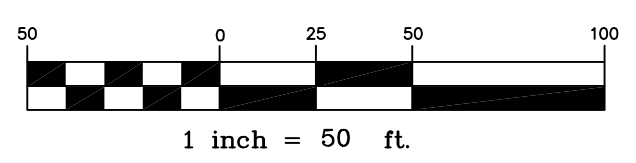
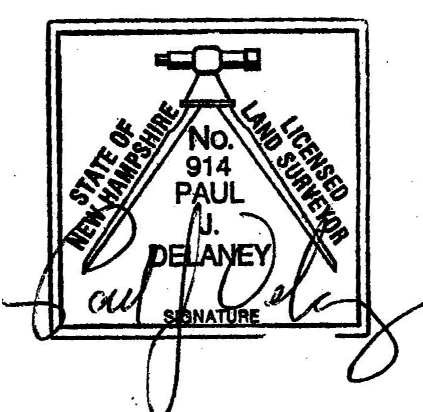
GATE CITY SURVEY
 Planning Surveying Engineering

WWW.GATECITYSURVEY.COM

1 Tara Boulevard - Suite 200 - Nashua, NH 03062 Tel: 603-882-4655
 Project: 20288 Scale: 1" = 50' Date: 11 / 20 / 2020 Revised Through 08-30-21

CERTIFICATION:

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED ON THE GROUND BY THIS OFFICE WITH A PRECISION OF CLOSURE GREATER THAN 1 PART IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



2	1/07/22	ADD NOTES AND APPROVAL BLOCK	PJD
1	11/28/21	ADD LABELS TO FORMER LOT LINE	PJD
NO.	DATE	REVISION	BY