



VICINITY
SCALE: 1" = 2000'

NOTES

- OWNER OF RECORD: HEIDELBERG AMERICAS, INC. SEE BOOK 2282 PAGES 238, 241 & 244 FOR CERTIFICATES OF NAMES CHANGES FOR THE FORMER HARRIS GRAPHICS CORPORATION.
- SUBJECT PARCELS ARE MADE UP FROM 3 SEPARATE DEEDS, SEE BOOK 1512 PAGE 290 AND BOOK 1526 PAGES 609 & 623.
- TOTAL PARCEL AREA OF LOT 9-6-2 IS 32.91 ACRES
TOTAL PARCEL AREA OF LOT 9-10-4 IS 138.73 ACRES
TOTAL AREA OF ALL THREE LOTS = 180.89 ACRES
- ZONING DISTRICT: OFFICE AND RESEARCH
75 FEET FROM POORLY DRAINED SOILS
50 FEET FROM POORLY DRAINED SOILS
FRONT = 30 FEET
SIDE AND REAR SETBACK = 20 FEET, 150 FEET FROM OYSTER RIVER
MAXIMUM HEIGHT = 50 FEET
MINIMUM LOT AREA = 40,000 SQ. FT.
MINIMUM FRONTAGE = 150 FEET
- NO PORTION OF THE SITE IS WITHIN THE 100 YR HAZARD ZONE AS DESCRIBED BY FIRM FOR DURHAM, NH COMMUNITY NUMBER 330146A PLATE 3 DATED MAY 14, 1976.
- ALL MONUMENTATION SHOWN HEREON WAS TAKEN FROM PLAN REF. #1.
- THE LOCATION OF UTILITY EASEMENTS RECORDED IN 679/17 & 790/76 HAS NOT BEEN DETERMINED.
- THIS UPDATED SURVEY WAS PERFORMED WITH 2 FEET OF SNOW ON THE GROUND.

EASEMENTS:

- TRACTOR CROSSING, SEE BK. 1150 PG. 614
- 25' WIDE UTILITY EASEMENT, SEE BK. 1182 PG. 27
- ACCESS EASEMENT ALONG TECHNOLOGY DRIVE TO LOTS 10-1 AND 10-3, SEE BK. 1150 PG. 614

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N22°03'54"E	121.04'
L2	S22°03'54"W	121.04'
L3	S22°03'54"W	100.17'
L4	S88°25'55"E	32.44'
L5	S76°44'56"E	45.51'
L6	N88°52'37"E	96.41'
L7	N82°14'12"E	48.16'
L8	N77°51'22"E	79.54'
L9	N76°32'33"E	93.24'
L10	N76°32'33"E	85.97'
L11	N76°32'33"E	85.97'
L12	N86°21'13"E	102.35'
L13	N82°41'03"E	84.61'
L14	S72°15'52"E	45.75'
L15	N86°37'35"E	66.40'
L16	S08°50'41"W	71.31'
L17	S03°27'31"W	85.17'
L18	S00°56'29"W	138.20'
L19	S73°38'28"E	44.50'
L20	S59°05'06"E	86.67'
L21	S70°41'19"E	58.35'
L22	S87°04'29"E	62.90'
L23	S69°33'39"E	68.92'
L24	N87°15'05"E	70.33'
L25	S83°27'36"E	38.03'
L26	N84°24'50"E	72.02'
L27	N82°33'00"E	135.73'
L28	N70°48'12"E	116.39'
L29	N66°08'11"E	104.11'
L30	N68°11'50"E	115.80'
L31	N76°27'52"E	57.90'
L32	N59°52'28"E	94.59'
L33	N47°26'49"E	32.37'
L34	N58°49'42"E	109.97'
L35	N65°57'54"E	118.05'
L36	N64°33'50"E	80.80'
L37	N76°19'19"E	96.66'
L38	N75°10'04"E	48.64'
L39	S12°36'07"W	100.11'
L40	S20°37'26"W	46.99'

LEGEND

- BOUND SET OR FOUND
- IRON PIN OR PIPE SET OR FOUND
- DRILL HOLE SET OR FOUND
- WIRE FENCE
- STONEWALL
- EDGE OF PAVEMENT
- CENTERLINE OF EXISTING WATERLINE

THIS IS TO CERTIFY TO PREFCO XXV LIMITED PARTNERSHIP, DG BANK DEUTSCHE GENOSSENSCHAFTSBANK AG, NEW YORK BRANCH, AS ADMINISTRATIVE AGENT AND A BANK UNDER THE LOAN AGREEMENT, STATE STREET BANK & TRUST COMPANY, AS COLLATERAL AGENT UNDER THE LOAN AGREEMENT, HEIDELBERG WEB SYSTEMS, INC., HEIDELBERG AMERICAS, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, AND TO McLANE, GRAF, RAULLERSON & MIDDLETON, PA AND OTHER INTERESTED PARTIES THAT:

- THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND BETWEEN APRIL 12, 1990 AND JUNE 25, 1990 AND UPDATED BETWEEN MARCH 16, 2001 AND MARCH 21, 2001 AND UPDATED AGAIN BETWEEN JANUARY 21, 2003 AND JANUARY 23, 2003, HAVING A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN 10,000;
- THE BUILDINGS AS SHOWN ON THE PROPERTY CONFORM TO THE ZONING ORDINANCES OF THE TOWN OF DURHAM IN EXISTENCE AT THIS TIME;
- THE PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA, SEE COMMUNITY No. 330146A, SHEET 3, DATED MAY 14, 1976;
- THERE ARE NO EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAN. ALSO SEE NOTE #7 AT RIGHT.

ERIC C. MITCHELL L.L.S. NO. 595 DATE

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. NO. 595 DATE

REV.	DATE	DESCRIPTION	BY

LAND TITLE PLAN

TAX MAP 9 LOTS 6-2, 10-4 & FOR THE PROPOSED R.O.W. (TECHNOLOGY DRIVE) LOCATED ON N.H. RTE. 155-A, U.S. ROUTE 4 & BEECH HILL ROAD DURHAM & LEE, NH

OWNER OF RECORD:
HEIDELBERG AMERICAS, INC.
121 TECHNOLOGY DRIVE, DURHAM, NH 03824

JULY 30, 2021

SCALE: 1" = 200'

PREPARED BY:
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