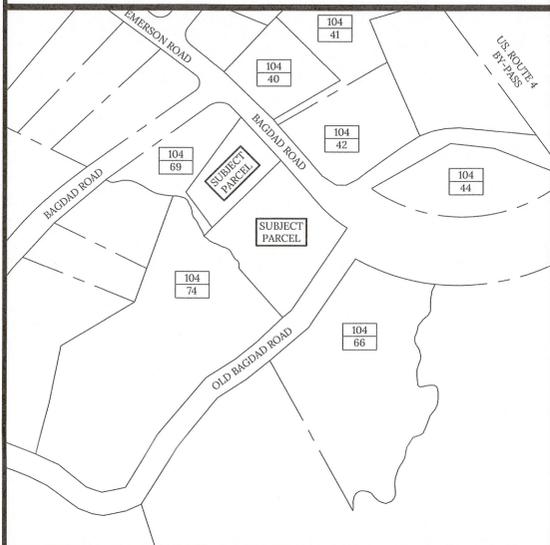


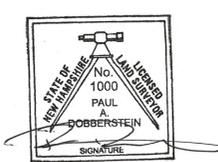
LOCATION MAP SCALE 1"=1,000'



PROPERTY OVERVIEW SCALE 1"=200'

LEGEND:

N/F S.C.R.D. 1 2	NOW OR FORMERLY STRAFFORD COUNTY REGISTRY OF DEEDS ABUTTER TAX MAP & LOT NUMBER
---	BOUNDARY LINE
- - - -	BOUNDARY LINE TO BE ABANDONED
---	PROPOSED BOUNDARY LINE
---	ABUTTER BOUNDARY LINE (FOR REFERENCE ONLY)
---	EASEMENT LINE
---	FEMA SPECIAL FLOOD HAZARD AREA LINE
○	IRON ROD/PIPE FOUND
●	IRON ROD WITH ALUMINUM ID CAP SET
---	EDGE OF PAVEMENT
○	UTILITY POLE
---	WATER SHUT OFF/CURB STOP
○	GATE VALVE
○	HYDRANT
○	CATCH BASIN
○	SEWER MANHOLE
TYP.	TYPICAL
LSA	LANDSCAPED AREA
w/	WITH

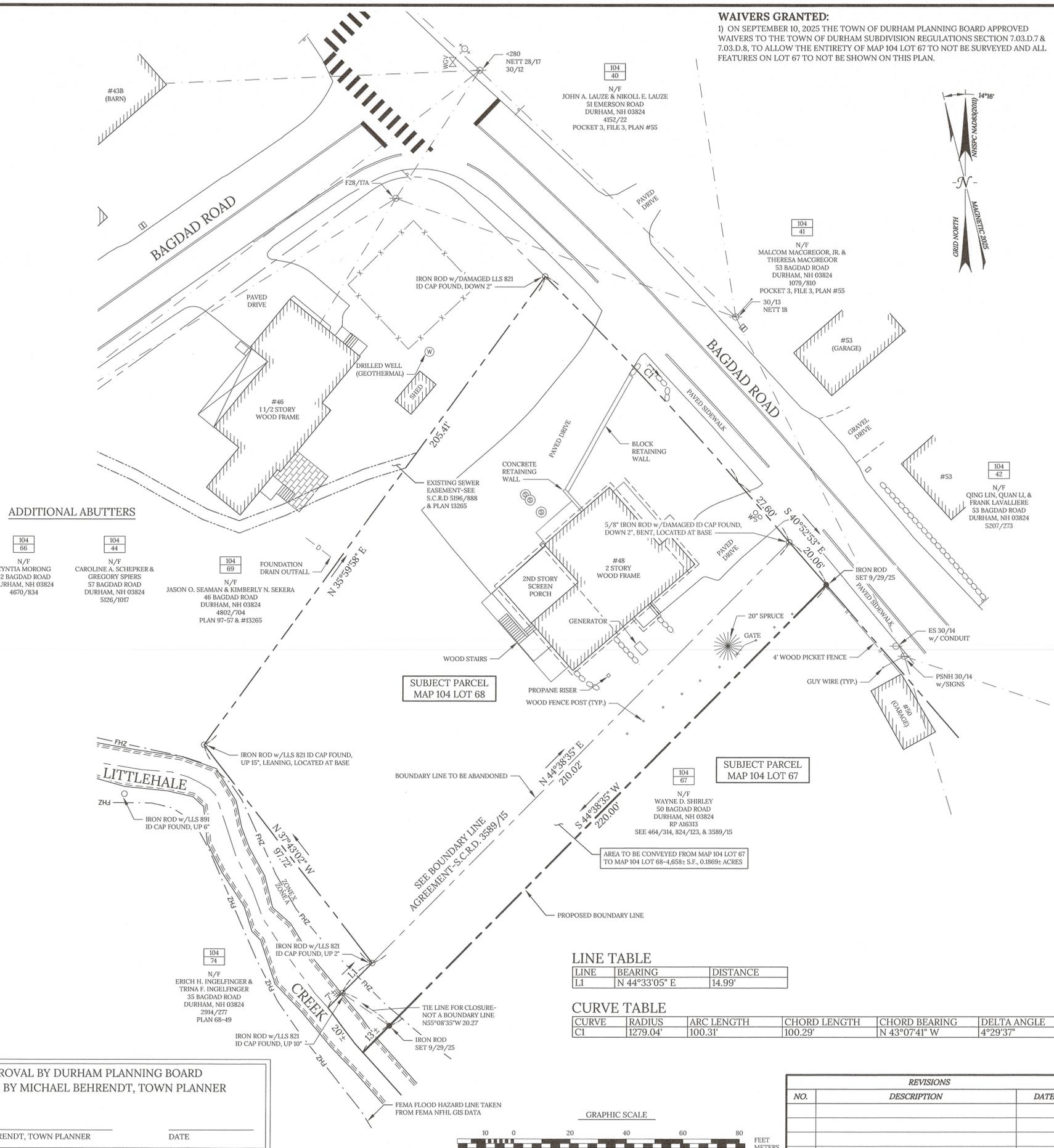


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:5,000.

PAUL A. DOBBERSTEIN, L.L.S. DATE 10/14/2025

FINAL APPROVAL BY DURHAM PLANNING BOARD
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER DATE



WAIVERS GRANTED:
1) ON SEPTEMBER 10, 2025 THE TOWN OF DURHAM PLANNING BOARD APPROVED WAIVERS TO THE TOWN OF DURHAM SUBDIVISION REGULATIONS SECTION 7.03.D.7 & 7.03.D.8, TO ALLOW THE ENTIRETY OF MAP 104 LOT 67 TO NOT BE SURVEYED AND ALL FEATURES ON LOT 67 TO NOT BE SHOWN ON THIS PLAN.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN ASSESSOR'S MAP 104 LOT 68 AND ASSESSOR'S MAP 104 LOT 67 IN THE TOWN OF DURHAM.
 - SUBJECT PARCELS ARE SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 104 AS LOTS 67 & 68.
 - OWNERS OF RECORD:

MAP 104 LOT 68 MARCUS K. EVERNGAM 49 EMERSON ROAD DURHAM, NH 03824 S.C.R.D. 5107/248 PLANS 94-20 & 97-47 (LOT 3-5-1) & #13265	MAP 104 LOT 67 WAYNE D. SHIRLEY 50 BAGDAD ROAD DURHAM, NH 03824 RP# A16313 S.C.R.D. 464/314, 824/123, & 3589/15
--	--
 - PORTIONS OF MAP 104 LOT 67 ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE A, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 3307C0318E. PANEL EFFECTIVE DATE SEPTEMBER 30, 2015.
 - SUBJECT PARCEL AREAS & ROAD FRONTAGE:

EXISTING: MAP 104 LOT 68 23,167 S.F. 0.5318 ACRES FRONTAGE: 127.91 FEET	MAP 104 LOT 67 1.2 ACRES (PER ASSESSOR) FRONTAGE: 449± FEET (PER ASSESSOR) 207± FEET ON BAGDAD ROAD (CLASS V) 242± FEET ON OLD BAGDAD ROAD (CLASS VI)
PROPOSED: MAP 104 LOT 68 27,824± S.F. (TO CL OF STREAM) 0.6388± ACRES (TO CL OF STREAM) FRONTAGE: 147.97 FEET	MAP 104 LOT 67 1.1± ACRES FRONTAGE: 429± FEET (PER ASSESSOR) 187± FEET ON BAGDAD ROAD (CLASS V) 242± FEET ON OLD BAGDAD ROAD (CLASS VI)

6) SUBJECT PARCELS ARE LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	20,000 S.F.
FRONTAGE	100 FEET
SETBACKS	FRONT 30 FEET SIDE 10 FEET REAR 20 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO	33%

- PORTIONS OF THE PARCELS ARE SUBJECT TO THE WETLAND CONSERVATION OVERLAY DISTRICT AND THE SHORELAND PROTECTION OVERLAY DISTRICT.
- BASIS OF BEARING AND HORIZONTAL DATUM IS NH STATE PLANE COORDINATE SYSTEM NAD83(2011). BASIS OF HORIZONTAL DATUM IS DUAL-FREQUENCY GNSS OBSERVATIONS POST PROCESSED BY NOAA OPUS.
 - NO ENCROACHMENTS WILL RESULT FROM THE LOT LINE ADJUSTMENT SHOWN HEREON.
 - "FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064."

- PLAN REFERENCES:**
- SEWER EASEMENT PLAN FOR THE BENEFIT OF ASSESSOR'S MAP 104 LOT 68, 48 BAGDAD ROAD, OVER ASSESSOR'S MAP 104 LOT 69, 46 BAGDAD ROAD, OWNERS OF RECORD MAP 104 LOT 68 MARCUS K. EVERNGAM, MAP 104 LOT 69 JAYSON O. SEAMAN & KIMBERLY N. SEKERA, TOWN OF DURHAM STRAFFORD COUNTY NEW HAMPSHIRE. PREPARED BY STAKE & STONES LAND SURVEYING, LLC. DATED MAY 5, 2023, FINAL REVISION DATE OCTOBER 25, 2023. S.C.R.D. PLAN #13265.
 - MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A. THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5 LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH. PREPARED BY DAVID W. VINCENT, L.L.S. LAND SURVEYING SERVICES. DATED JANUARY 16, 2008, FINAL REVISION DATE APRIL 22, 2008. S.C.R.D. PLAN 94-20. SEE ALSO CORRECTIVE SUBDIVISION PLAN, S.C.R.D. PLAN 97-47.
 - BOUNDARY LINE ADJUSTMENT BETWEEN PAUL M. & ANN L. LaFORTUNE AND GERALD M. & CYNTHIA A. DUNN LOCATED AT BAGDAD ROAD, DURHAM, N.H. PREPARED BY ATALNTIC SURVEY CO., INC. DATED DECEMBER 2002. S.C.R.D. PLAN 68-49.
 - SUBDIVISION OF LAND PREPARED FOR PURPLE CHAIR INTERIORS LLC LOCATED AT BAGDAD ROAD, DURHAM, N.H. PREPARED BY ATLANTIC SURVEY CO., LLC. DATED JULY 2018. S.C.R.D. PLAN 116-43.

LOT LINE ADJUSTMENT PLAN
BETWEEN
MAP 104 LOT 68
48 BAGDAD ROAD
OWNER OF RECORD:
MARCUS K. EVERNGAM
& MAP 104 LOT 67
50 BAGDAD ROAD
OWNER OF RECORD:
WAYNE D. SHIRLEY
TOWN OF DURHAM
STRAFFORD COUNTY
NEW HAMPSHIRE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°33'05" E	14.99'

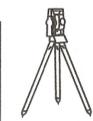
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1279.04'	100.31'	100.29'	N 43°07'41" W	4°29'37"



REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE PER NOTICE OF DECISION	10/4/25



Stake & Stones Land Surveying, LLC
229 S Main Street Newmarket, NH 03857
603.292.5747 www.sslsnh.com