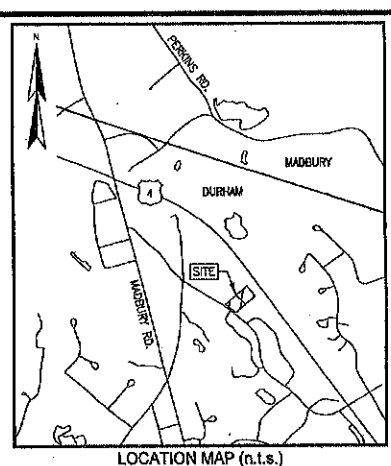
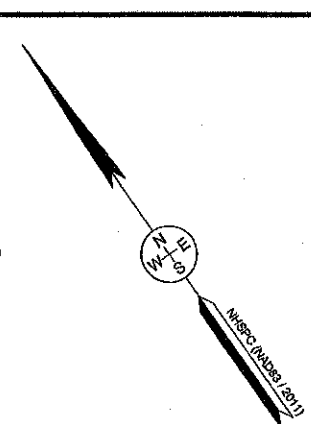
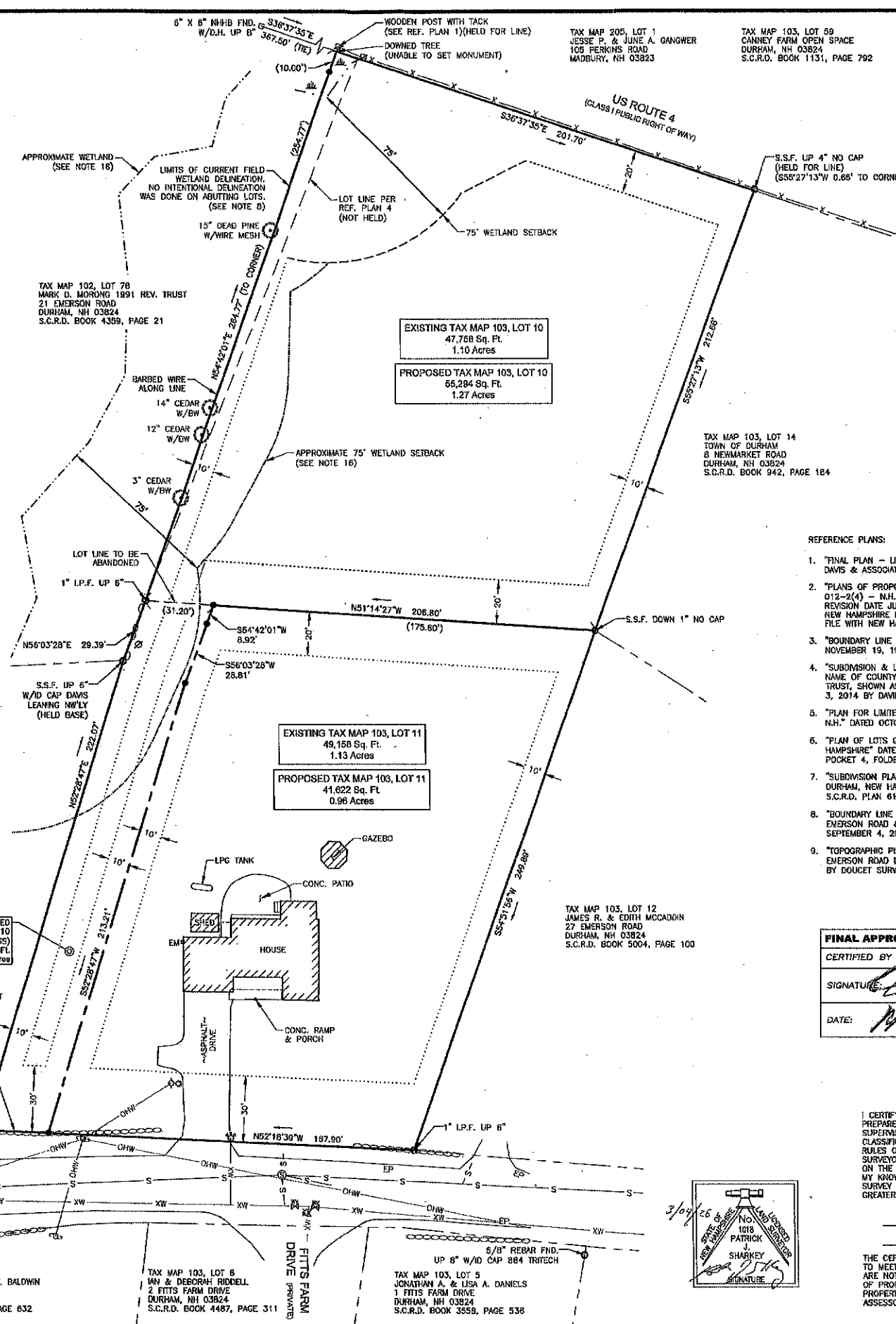


- NOTES:
- REFERENCE: TAX MAP 103, LOTS 10 & 11  
25 EMERSON ROAD  
DURHAM, NEW HAMPSHIRE
  - TOTAL PARCEL AREA:  
TAX MAP 103, LOT 10  
TAX MAP 103, LOT 11  
EXISTING  
47,758 Sq. Ft./1.10 Acres  
49,158 Sq. Ft./1.13 Acres  
PROPOSED  
55,294 Sq. Ft./1.27 Acres  
41,622 Sq. Ft./0.96 Acres
  - OWNER OF RECORD:  
(FOR BOTH LOTS)  
MARGARET S. CHRISTENSEN REVOCABLE TRUST  
12844 N 135TH STREET  
SCOTTSDALE, AZ 85259  
S.C.R.D. BOOK 4072, PAGE 374
  - ZONE: RA  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 20,000 sq.ft.  
MIN. FRONTAGE 100 ft.  
MIN. FRONT SETBACK 30 ft. (COLLECTOR STREET)  
MIN. SIDE SETBACK 10 ft.  
MIN. REAR SETBACK 20 ft.  
MAX. BUILDING HEIGHT 30 ft.  
WETLAND SETBACKS 75 ft.

ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF DURHAM ZONING ORDINANCE DATED JULY 7, 2025 AS AVAILABLE ON THE TOWN WEBSITE ON AUGUST 1, 2025. 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.

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE EXISTING LOT LINE BETWEEN TAX MAP 103, LOTS 10 & 11, SO THAT LOT 10 CAN ACCESS EMERSON ROAD VIA A 30' WIDE STRIP OF LAND.
- FIELD SURVEY PERFORMED BY SAM, LLC DURING AUGUST & NOVEMBER 2025 & JANUARY 2026 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- JURISDICTIONAL WETLANDS DELINEATED BY GOWE ENVIRONMENTAL SERVICES, INC. ON AUGUST 8, 2025 USING THE FOLLOWING STANDARDS:
  - US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1 (JANUARY 2012).
  - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND - VERSION 4 (JUNE 2020), NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
  - US ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST (FEBRUARY 2024).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-78/31 (1979).
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE, WITH THE EXCEPTION OF THE UNDERGROUND WATER LINE LOCATIONS, WHICH ARE BASED ON RECORD MAPS AND DRAWINGS AND REF. PLAN 9.
- FINAL MONUMENTATION WAS SET AT ALL PROPOSED CORNERS EXCEPT FOR THE NORTHWESTERLY CORNER OF TAX MAP 103, LOT 10, WHERE A 10' OFFSET WITNESS MONUMENT WAS SET DUE TO A LARGE DOWNED TREE PROHIBITING THE ACTUAL CORNER TO BE SET.
- ALL UNDERGROUND UTILITIES (WATER & SEWER SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0318E, DATED 09/30/2015.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF EMERSON ROAD AND ROUTE 4 AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- TAX MAP 103, LOT 10 WAS SUBJECT TO A 50' TEMPORARY EASEMENT, AS DEPICTED ON REFERENCE PLAN 1. SEE DOCUMENT ENTITLED "RELEASE AND TERMINATION OF A TEMPORARY AND PERMANENT EASEMENT" BY MARK D. MORONG, TRUSTEE OF THE MARK D. MORONG 1991 REVOCABLE TRUST, DATED NOVEMBER 11, 2025, RECORDED AS S.C.R.D. BOOK 5310, PAGE 714 AND CORRECTIVELY AS S.C.R.D. BOOK 5311, PAGE 717.
- WETLANDS ON TAX MAP 102, LOT 78 ARE APPROXIMATE ONLY AND ARE BASED UPON REFERENCE PLAN 4. NO RECENT WETLAND DELINEATION HAS BEEN DONE ON TAX MAP 102, LOT 78 FOR THIS PROJECT.
- 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.
- LOT LINE ADJUSTMENT NOTICE OF DECISION APPROVAL DATED OCTOBER 8, 2025.
- ALL UTILITY PIPING AND WIRING TO BE INSTALLED TO SERVE TAX MAP 103, LOT 10 SHALL BE LOCATED UNDERGROUND EXCEPT FOR ANY PROVISIONS REQUIRED BY EVERSOURCE.
- 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.
- TAX MAP 103, LOT 10 WILL BE SUBJECT TO THE SCHOOL IMPACT FEE. IT WILL BE LEVIED AT THE TIME THAT THE OWNER APPLIES FOR A BUILDING PERMIT AND PAYABLE PRIOR TO THE CERTIFICATE OF OCCUPANCY.
- DRIVEWAY AND UTILITIES: THE PLANNING BOARD APPROVED A CONDITIONAL USE FOR PLACEMENT OF THE DRIVEWAY AND UTILITIES WITHIN THE STRIP OF LAND FRONTING ON EMERSON ROAD (MAP 103, LOT 11) THAT SERVES THE REAR LOT (MAP 103, LOT 10). THE APPLICANT HAS MET WITH THE TOWN ENGINEER AND THE FIRE MARSHAL, WHO HAVE REVIEWED THE PROPOSAL AND GAVE THE GENERAL APPROACH. PUBLIC WORKS APPROVAL WILL BE NEEDED AT SUCH TIME THAT THE DRIVEWAY IS TO BE INSTALLED. THE DRIVEWAY AND UTILITIES MAY BE PLACED ANYWHERE WITHIN THE STRIP OF LAND (SUBJECT TO DPW APPROVAL), INCLUDING WITHIN THE 75-FOOT WETLAND BUFFER AND WITHIN THE WETLAND BUFFER IN THE REAR PORTION OF THE LOT PROVIDED:
  - THE DRIVEWAY MUST BE SITUATED IN THE MIDDLE OF THE 30-FOOT WIDE STRIP OF LAND, SITUATED ON THE WESTERLY SIDE OF LOT 11, LEADING TO THE REAR LOT;
  - JUST NORTH OF THE 30-FOOT WIDE STRIP OF LAND, THE DRIVEWAY AND UTILITIES MUST VEER TOWARD THE EAST IN ORDER TO AVOID THE WETLAND BUFFER; AND
  - ANY WORK DONE FOR THE INSTALLATION OF THE DRIVEWAY AND UTILITIES MUST FOLLOW BEST MANAGEMENT PRACTICES REGARDING EROSION AND SEDIMENTATION CONTROL AND CONTROL OF RUNOFF. THE APPLICANT FOR A NEW HOUSE SHALL SUBMIT A PLAN TO BE APPROVED BY TOWN STAFF.



- LEGEND
- EXISTING LOT LINE
  - PROPOSED LOT LINE
  - LOT LINE TO BE ABANDONED
  - BUILDING SETBACK LINE
  - APPROXIMATE WETLAND SETBACK LINE (SEE NOTE 16)
  - APPROXIMATE WETLAND SETBACK LINE
  - APPROXIMATE ABUTTING LOT LINE
  - STONE WALL
  - REMANENT STONE WALL
  - WIRE FENCE
  - OVERHEAD WIRE
  - SEWER LINE
  - WATER LINE (SEE NOTE 9)
  - EDGE OF DELINEATED WETLAND
  - APPROXIMATE WETLAND (SEE NOTE 16)
  - WETLAND AREA
  - CONFEROUS TREE
  - BOUND FOUND (BND. FND.)
  - PIPE/ROD FOUND
  - 5/8" REBAR W/D CAP 1018 SET
  - UTILITY POLE
  - UTILITY POLE W/LIGHT
  - SEWER MANHOLE
  - WATER GATE VALVE
  - WATER SHUTOFF VALVE
  - ELECTRIC METER
  - WOODEN POST
  - BARBED WIRE
  - CONC.
  - D.H.
  - EP
  - L.P.F.
  - N.H.B.
  - S.S.F.

- REFERENCE PLANS:
- "FINAL PLAN - LITTLEHALE PROPERTY" DATED JUNE 1973 BY G. L. DAVIS & ASSOCIATES, S.C.R.D. FOLDER 3, FOLDER 3, PLAN 55.
  - "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT, NO. F 012-2(4) - N.H. PROJECT NO. P-3877-5 - DURHAM BY-PASS" REVISION DATE JULY 12, 1965 BY WRIGHT AND PIERCE FOR STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. ON FILE WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
  - "BOUNDARY LINE ADJUSTMENT FOR BALDWIN, FITTS, & GETCHELL" DATED NOVEMBER 19, 1997 BY DOUCET SURVEY, S.C.R.D. PLAN 51-50.
  - "SUBDIVISION & LOT LINE ADJUSTMENT PLAN OF PROPERTY IN THE NAME OF COUNTY LINE HOLDINGS LLC & MARK D. MORONG 1991 TRUST, SHOWN AS TAX MAP 1/LOTS 14-5 & 15-0" DATED FEBRUARY 3, 2014 BY DAVID W. VINCENT, L.L.S. S.C.R.D. PLAN 111-12.
  - "PLAN FOR LIMITED SUBDIVISION - ALBERT D. LITTLEHALE DURHAM, N.H." DATED OCTOBER 1967, S.C.R.D. FOLDER 3, FOLDER 2, PLAN 46.
  - "PLAN OF LOTS GANGWER DEVELOPMENT LOTS 18, 10, 9 DURHAM, NEW HAMPSHIRE" DATED MAY 21, 1982 BY GRANT L. DAVIS, S.C.R.D. FOLDER 4, FOLDER 2, PLAN 21A.
  - "SUBDIVISION PLAN FITTS FARM EMERSON ROAD & EDGEWOOD ROAD DURHAM, NEW HAMPSHIRE" DATED FEBRUARY 25, 1959 BY TRITECH, S.C.R.D. PLAN 61-(51-53).
  - "BOUNDARY LINE ADJUSTMENT LOTS 16-10 & 16-11 FITTS FARM EMERSON ROAD & FITTS FARM DRIVE DURHAM, NEW HAMPSHIRE" DATED SEPTEMBER 4, 2003 BY TRITECH, S.C.R.D. PLAN 75-25.
  - "TOPOGRAPHIC PLAN FOR UNDERWOOD ENGINEERS OF A PORTION OF EMERSON ROAD DURHAM, NEW HAMPSHIRE" DATED NOVEMBER 23, 2021 BY DOUCET SURVEY LLC, ON FILE WITH SAM AS FILE 7217A.

**FINAL APPROVAL BY DURHAM PLANNING BOARD**  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
 SIGNATURE: *[Signature]*  
 DATE: MARCH 9, 2026

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE ADMINISTRATIVE 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.

DATE: 3/09/2026  
 L.L.S. #1018

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.

**LOT LINE ADJUSTMENT PLAN**  
 FOR  
 ANN N. CHRISTENSEN, TRUSTEE  
 LAND OF  
 MARGARET S. CHRISTENSEN REVOCABLE TRUST  
 TAX MAP 103, LOTS 10 & 11  
 25 EMERSON ROAD  
 DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	03/02/26	REVISIONS TO NOTE 22	PJS
2	01/16/26	GENERAL REVISIONS	PJS
1	01/02/26	NOTES, APPROVALS & SET MONUMENTS	PJS

DRAWN BY: C.P.M. DATE: AUGUST 29, 2026  
 CHECKED BY: P.J.S. DRAWING NO. 9337A  
 JOB NO. 9337 SHEET 1 OF 1

**SAM**  
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 Offices in Boxford & Keene, NH and Kennebunk, ME  
 Locations Nationwide | <http://www.sam.biz>

FILE MARK: NY:\PROJECTS\2025\03\09\103-10-11\103-10-11-2026.dwg PLOTTER: SamPlotter.dwt PLOT: 3/9/26 10:00 AM