

September 3, 2025

Planning Board
Town of Durham

RECEIVED
Town of Durham

SEP - 3 2025

Planning, Zoning
and Assessing

RE: Letter of Intent – Lot Line Adjustment

Margaret S Christensen Revocable Trust, Owner – Ann Christensen, Trustee

Members of the Board,

The purpose of this Lot Line Adjustment plan is to adjust the existing lot line between Tax Map 103, Lots 10 & 11 (same ownership by Margaret S Christensen Rev Trust), so that Lot 10 can access Emerson Road via a 30' wide strip of land. Lot 10 abuts Route 4 for ~200', but would be accessed via Emerson Road. Lot 10 is currently landlocked, and has been serving as an extended back yard to the home at 25 Emerson Road since its acquisition in 1973. The lot is 1.1 acres and is zoned RA. This Lot Line Adjustment will allow Lot 10 access to Emerson Road and to Town of Durham water/sewer/utilities, so it can be sold separately from the house, if needed.

Sincerely,



Ann Christensen, Trustee
Margaret S Christensen Revocable Trust

Attachments:

Abutter List

Trustee Certification

PLANNING DEPARTMENT
Town of Durham
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064

paid 9/3/2025
\$195
+ 2513

LOT LINE ADJUSTMENT APPLICATION
Town of Durham, New Hampshire

Date: 9/2/2025 [office use only. Check # _____ amount \$ _____ date _____]

Property information – Parcel A

Property address/location: 25 Emerson Rd, Durham, NH 03824

Tax map #: 103; lot #'s: 11; Zoning district: Residence A (RA)

Owner (include name of individual): Margaret S Christensen Rev Trust, Ann Christensen, Trustee

Mailing address: 12844 N 135th St, Scottsdale, AZ 85259

Telephone #: 602-388-3829 Email: AChristensen.ars@gmail.com

Property information – Parcel B

Property address/location: Emerson Rd (Lot behind #25 Emerson listed above - not numbered)

Tax map #: 103; lot #'s: 10; Zoning district: Residence A (RA)

Owner (include name of individual): Margaret S Christensen Rev Trust, Ann Christensen, Trustee

Mailing address: 12844 N 135th St, Scottsdale, AZ 85259

Telephone #: 602-388-3829 Email: AChristensen.ars@gmail.com

Surveyor

Name (include name of individual): Patrick Sharkey, PS, Surveying And Mapping, LLC (f/k/a Doucet Survey)

Mailing address: 102 Kent Place, Newmarket, NH 03857

Telephone #: (603) 659-6560 Fax #: (603) 659-4118

Email address: pat@doucetsurvey.com Professional license #: NH LLS #1018

Proposed project

What is the purpose of the lot line revision? The purpose of this plan is to adjust the existing lot line between Tax Map 103, Lots 10 & 11 (same ownership), so that Lot 10 can access Emerson Road via a 30' wide strip of land.

Will any encroachments result? No

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Map 103, Lot 10 is currently landlocked, and has been serving as an extended back yard to the home at 25 Emerson Road since its acquisition in 1973. The lot is 1.1 acres and is zoned RA. This Lot Line Adjustment will allow Lot 10 access to Emerson Road and to Town of Durham water/sewer/utilities, so it can be sold separately from the house, if needed.

Abutter Notices

*****Please note. It is the sole responsibility of the applicant to prepare the abutters list with labels/envelopes accurately.** Coordinate with Tracey Cutler on the process. It is critical that applicants include correct updated information. Courts are strict about notifications and may overturn approvals for failure to provide correct information on abutter names and addresses.

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I/we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)


Trustee for Margaret S. Christensen Revocable Trust

Date: 9/3/2025

Signature of property owner:
(Parcel B)


Trustee for Margaret S. Christensen Revocable Trust

Date: 9/3/2025

Signature of agent: _____

Date: _____

Lot Line Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

Town of Durham Planning Department

Project Name: Margaret S Christensen Rev Trust-Lot Line Adjustment Map: 103 Lot: 10&11 Date: 9/2/2025

Applicant/agent: Ann N Christensen, Trustee Signature: *Ann N. Christensen*

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15 clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Name of project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch - not less than 1" = 1,000					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

General Items Continued

	Yes	No	N/A	Waiver Requested	Comments
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner name					
• owner address					
• tax map and lot #					
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Platting</u>					
Clear delineation of area affected by lot line adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					N/A
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town of Durham water
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town of Durham sewer
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Additional Comments:

Margaret S Christensen Revocable Trust
25 Emerson Road, Durham, NH - Map 103, Lots 10 & 11

Abutter List

Tax Map 102, Lot 78
Mark D. Morong 1991 Rev. Trust
21 Emerson Road
Durham, NH 03824

Tax Map 103, Lot 7
Charles I. & Deidra F. Baldwin
22 Emerson Road
Durham, NH 03824

Tax Map 103, Lot 9
The Linda Campbell Clark Rev. Trust
23 Emerson Road
Durham, NH 03824

Tax Map 103, Lot 6
Ian & Deborah Riddell
2 Fitts Farm Drive
Durham, NH 03824

Tax Map 103, Lot 12
James R. & Edith McCaddin
27 Emerson Road
Durham, NH 03824

ACROSS US ROUTE 4

Tax Map 205, Lot 1
Jesse P. & June A. Gangwer
105 Perkins Road
Madbury, NH 03823

Tax Map 103, Lot 14
Town of Durham
8 Newmarket Road
Durham, NH 03824

Tax Map 103, Lot 59
Canney Farm Open Space
Durham, NH 03824

Tax Map 103, Lot 5
Jonathan A. & Lisa A. Daniels
1 Fitts Farm Drive
Durham, NH 03824

**CERTIFICATE OF TRUSTEE AND CERTIFICATION OF TRUST
PURSUANT TO NH RSA 564-B:10-1013**

NAME OF TRUST: Margaret S. Christensen Revocable Trust
NAME OF TRUSTEE(S): Ann N. Christensen
DATE OF TRUST: August 27, 1996 - TRUST IS IRREVOCABLE

The undersigned hereby certifies the following:

1. That the Trust exists and was executed on August 27, 1996. The Trust has not been revoked, modified, or amended in any manner to cause representations set forth herein to be incorrect.
2. That the Grantor of the Trust is Margaret S. Christensen.
3. The Trustee of the Trust is Ann N. Christensen.
4. The Trustee has all trustee powers under NH RSA Ch. 564-B.
5. The Trustee specifically has full and absolute power under the Trust to open depository accounts, to manage same, and to freely deposit and withdraw monies from any such account and any individual or entity shall not be bound to inquire whether the undersigned has such power or is properly exercising said power or to see to the application of any funds paid out at the direction of the undersigned.
6. The Trustee understands and agrees only the undersigned or a duly qualified successor(s) will have access to any depository account established.
7. That any deposit, withdrawal, or other direction given by the undersigned relative to any depository account shall be a re-certification that all statements made herein remain true as of the date of such deposit, withdrawal or other direction.
8. The Trust is irrevocable.
9. The taxpayer identification number for the Trust is 87-6682563.
10. Title to trust property shall be in the name of Ann N. Christensen, Successor Trustee of the Margaret S. Christensen Revocable Trust.

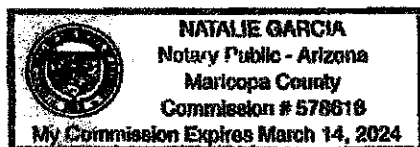
Date: 10/26/2021

Madison R. Sales
Witness

Ann N. Christensen
Ann N. Christensen, Trustee

STATE OF ARIZONA
COUNTY OF MARICOPA, SS

The foregoing instrument was acknowledged before me this 26th day of October, 2021
by Ann N. Christensen, Trustee.



Natalie Garcia
Notary Public

Latest Deed & Margaret S Christensen Trust – Fiduciary Deed - 2012

Doc # 0018160 Nov 19, 2012 1:04 PM
Book 4072 Page 0374 Page 1 of 3
Register of Deeds, Strafford County



Return To:
Mulhern & Scott, PLLC
155 Fleet Street
Portsmouth, NH 03801



FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that we, Margaret S. Christensen and David K. Mulhern, Successor Co-Trustees of the James W. Christensen Family Trust created under the James W. Christensen Revocable Trust u/t/a dated August 27, 1996, with a mailing address of Post Office Box 597, Town of Durham, County of Strafford, State of New Hampshire 03824 ("Grantors"), by the power conferred by the Trust, the New Hampshire Uniform Trust Code, and every other power, for consideration paid, do hereby grant to Margaret S. Christensen, Trustee of the Margaret S. Christensen Revocable Trust u/t/a dated August 27, 1996, as amended, with a mailing address of Post Office Box 597, Town of Durham, County of Strafford, State of New Hampshire 03824, all of our right, title, and interest in the following described property:

Tract I

A certain tract or parcel of land with the buildings and improvements thereon situate on the Easterly side of Emerson Road, so-called, in the Town of Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe at the Northwestern corner of the premises herein described and the Southwesterly corner of land now or formerly of one Clark, thence running in an Easterly direction by and along land of said Clark and land now or formerly of one Gangwer a distance of two hundred fifty (250) feet to an iron pipe set in the ground;

Thence turning and running in a Southerly direction by and along land now or formerly of Littlehale a distance of two hundred (200) feet to an iron pipe set in the ground;

Thence turning and running in a Westerly direction by and along other land now or formerly of said Littlehale a distance of two hundred fifty (250) feet to an iron pipe set in the ground on the Easterly side of said Emerson Road;

Thence turning and running in a Northerly direction by and along said Emerson Road a distance of two hundred (200) feet to the point of beginning.

Limited Subdivision Plan - Lot #1, Albert D Littlehale October 1967, Plan #46, Pocket#3, Folder #2.

Cheney subdivision plan - Littlehale Property - June 1973, Plan #55, Pocket 3, Folder 3

2nd property BK 929, page 370; 7/19/1973 7:01:00 AM DEED7/19/1973 Ref No:LITTLEHALE PROP B:929 P:370

WARRANTY DEED

..... I, Alice M. Littlehale, a widow,
..... of Street, Town of Durham, Strafford County, State of
..... New Hampshire, for consideration paid, grant to James W. Christensen and
Margaret M. Christensen, husband and wife, as joint tenants with rights of survivorship
of Jackson Road, Town of Durham, Strafford County, State of
New Hampshire, with WARRANTY covenants.

A certain tract of land situate on the Easterly side of Emerson Road and designated "For Christensen" on final plan entitled "Walter W. Cheney, Inc., Littlehale Property, Durham, New Hampshire" by G. L. Davis & Associates, Dover, New Hampshire, dated June, 1973, recorded as Plan 55, Pocket 3, Folder 3, of the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe set in the ground at the Northwestern corner of the premises herein described and at the Northeastly corner of other premises of said James W. Christensen and Margaret M. Christensen; thence N. 70° 44' E, by and along land of Gungvar a distance of Two Hundred Sixty-eight (268) feet to a fence post at the Westerly sideline of U. S. Route No. 4 (also referred to as the Durham By-Pass); thence S. 20° 17' 20" E, by and along said Durham By-Pass a distance of Two Hundred (200) feet; thence S. 71° 17' 30" W, a distance of Two Hundred Thirteen and five-tenths (213.5) feet to an iron pipe at the Southeastly corner of other premises of the said James W. Christensen and Margaret M. Christensen; thence N. 35° 20' W, by and along other land of the said Christensen a distance of Two Hundred Six (206) feet to the point of beginning.

Subject, however, to a temporary easement fifty (50) feet in width and extending along the Westerly sideline of the premises herein conveyed as set forth on final plan.

Meaning and intending to convey a portion of the premises acquired by Albert D. Littlehale by Warranty Deed of Fred G. Davis dated December 1, 1916, and recorded in Book 379, Page 287 of the Strafford County Registry of Deeds. Reference is also made to the Estate of Albert D. Littlehale, Strafford County Probate File No. A14233.



..... wife
..... husband of said Grantee, release to said
Grantee all rights of homestead and other interest therein.

WITNESS hand and seal this 17th day of July, 1973.

Witness:

.....

Alice M. Littlehale

STATE OF NEW HAMPSHIRE
Strafford ss.

..... 17, 1973.

..... Alice M. Littlehale,
personally appeared and acknowledged the foregoing instrument to be
her free, voluntary act and deed.

Before me,

.....

Justice of the Peace,
Notary Public.

REGISTER OF DEEDS
STRAFFORD COUNTY

Marjorie E. M. P.

BK- 929 PGE-370