

FINAL APPROVAL

DURHAM PLANNING BOARD

CERTIFIED BY:
MICHAEL BEHRENDT
TOWN PLANNER

DATE

SOIL DATA:

B2B ~ BUXTON SILT LOAM, 3 TO 8% SLOPES
H2C ~ HOLLIS-CHARLTON FINE SANDY LOAMS, 8 TO 15% SLOPES
H2C ~ HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15% SLOPES
S2A ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES
S1C ~ SUFFIELD SILT LOAM, 8 TO 15% SLOPES
W2A ~ WESTBROOK MUCKY PEAT, 0 TO 2% SLOPES, VERY FREQUENTLY FLOODED
W1B ~ WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES

SEE NRCS WEBSITE

PLAN REFERENCES:

- "PLAN OF LOT, LAWRENCE L. LEE TO ELANOR & ELIZABETH TOWLE"
BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: NOVEMBER 1978
S.C.R.D. PLAN #17-82
- "PLAN OF LAND MAGIDSON TO NOORDSIJ"
BY: G.L. DAVIS & ASSOCIATES SURVEYING & ENGINEERING
DATED: DECEMBER 1978
S.C.R.D. PLAN #17C-108
- "PLAN OF LIMITED SUBDIVISION; RAYMOND E. MUNDY"
BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS
DATED: JULY 1977
S.C.R.D. PLAN #18-73
- "LIMITED SUBDIVISION; ELIZE NOORDSIJ & ENGINEERING"
BY: G.L. DAVIS & ASSOCIATES SURVEYING & ENGINEERING
DATED: DECEMBER 1978
S.C.R.D. PLAN #20-46
- "SUBDIVISION OF LAND; DURHAM, N.H. FOR JOHNSON CREEK DEVELOPMENT"
BY: DURGIN/SCHOFIELD ASSOCIATES
DATED: JANUARY 1987
S.C.R.D. PLAN #30A-63
- "SUBDIVISION OF LAND; DURHAM, N.H. FOR JOHNSON CREEK DEVELOPMENT"
BY: DURGIN/SCHOFIELD ASSOCIATES
DATED: JANUARY 1987
S.C.R.D. PLAN #30A-66

N/F KEEFE REV TRUST, LEDA M
P.O. BOX 863
DURHAM, NH 03824
TAX MAP 209, LOT 39
S.C.R.D. BOOK 4630, PAGE 0656

TAX MAP 209 LOT 42
LOT AREA: 362,852 Sq.Ft.±
10.90 Ac.±
UPLAND AREA
310,377 Sq.Ft.

TAX MAP 209 LOT 42-B
LOT AREA: 242,100 Sq.Ft.±
5.56 Ac.±
UPLAND AREA
214,198 Sq.Ft.

TAX MAP 209 LOT 42-A
LOT AREA: 194,915 Sq.Ft.±
4.47 Ac.±
UPLAND AREA
150,380 Sq.Ft.

N/F LEVEILLE, ROBIN & CHRISTINA
65 PISCATAQUA ROAD
DURHAM, NH 03824
TAX MAP 209, LOT 40
S.C.R.D. BOOK 1512, PAGE 385

N/F TEERI LIVING REV TRUST,
GALE S
224 CUSHING ROAD
NEWMARKET, NH 03857
TAX MAP 209, LOT 76
S.C.R.D. BOOK 2178, PAGE 0382

N/F BASILIERE LIV TRUST,
THOMAS
47 LANGDON STREET
PORTSMOUTH, NH 03801
TAX MAP 209, LOT 75
S.C.R.D. BOOK 5091, PAGE 0624

N/F VITTANDS REV LIVING TRUST, DONNA E.
74 PISCATAQUA ROAD
DURHAM, NH 03824
TAX MAP 209, LOT 73
S.C.R.D. BOOK 4879, PAGE 0048

N/F THOMAS FAMILY REV TRUST
77 PISCATAQUA ROAD
DURHAM, NH 03824
TAX MAP 209, LOT 43
S.C.R.D. BOOK 4629, PAGE 001

N/F ZALL, JOSHUA J
79 PISCATAQUA ROAD
DURHAM, NH 03824
TAX MAP 209, LOT 45
S.C.R.D. BOOK 4384, PAGE 0825

N/F BERLIN, JEFFREY D
C/O BERLIN PROPERTIES NE
277 MAIN STREET OFFICE
DURHAM, NH 03824
TAX MAP 209, LOT 46
S.C.R.D. BOOK 4662, PAGE 0213

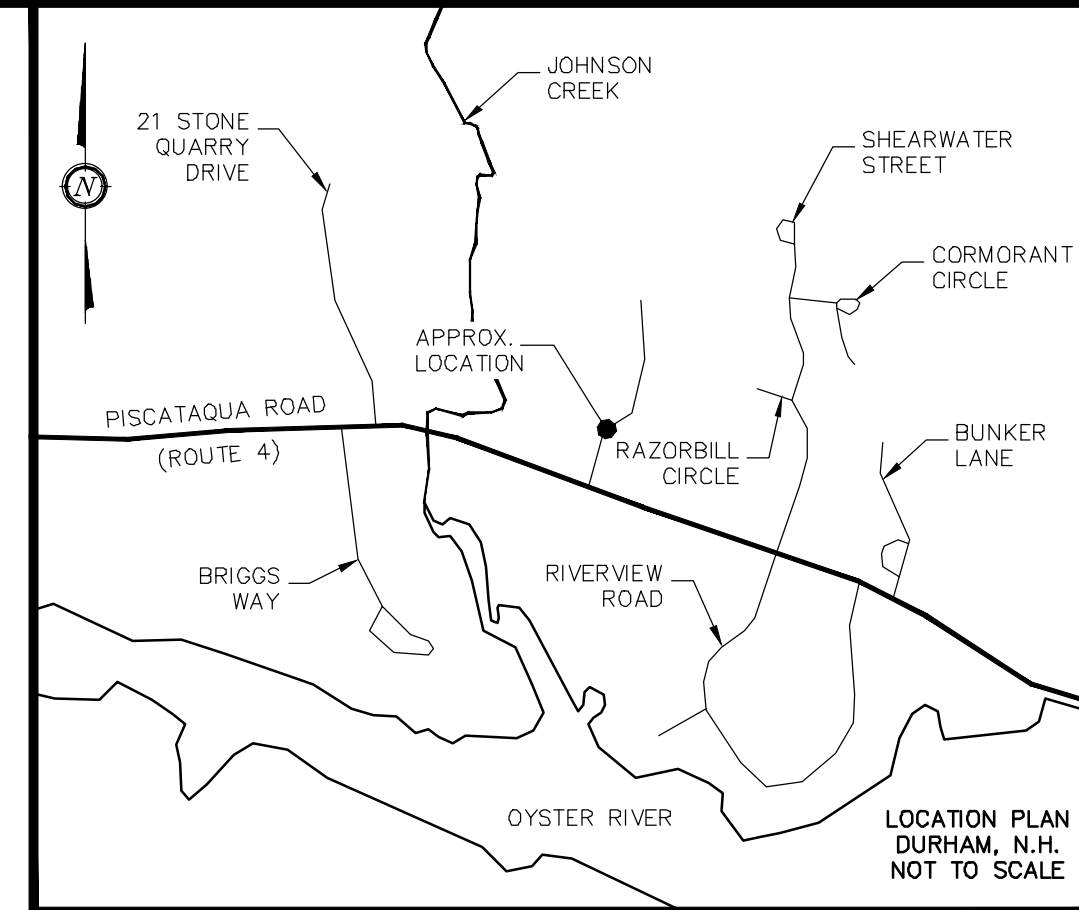
N/F KUHN, CHRISTIAN N & SARAH J
3 RAZORBILL CIRCLE
DURHAM, NH 03824
TAX MAP 209, LOT 49
S.C.R.D. BOOK 4937, PAGE 0106

N/F BUTEAU, GERARD L & CHRISTINA M
6 RAZORBILL CIRCLE
DURHAM, NH 03824
TAX MAP 209, LOT 50
S.C.R.D. BOOK 3053, PAGE 0312

N/F KERRIGAN FAMILY REV TRUST,
4 RAZORBILL CIRCLE
DURHAM, NH 03824
TAX MAP 209, LOT 51
S.C.R.D. BOOK 4877, PAGE 0391

N/F ROSENBERGER 2020 REV TRUST, JEFFREY
11 SHEARWATER STREET
DURHAM, NH 03824
TAX MAP 209, LOT 50
S.C.R.D. BOOK 3053, PAGE 0312

N/F JOHNSON CREEK HOMEOWNERS ASSOC
P.O. BOX 58
DURHAM, NH 03824
TAX MAP 209, LOT 54
S.C.R.D. BOOK 1664, PAGE 0276

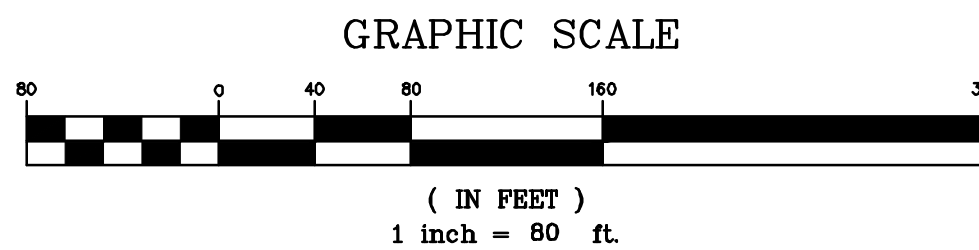


NOTES:

- OWNER: GOLDSTEIN TRUST, WILLIAM T.
73 PISCATAQUA ROAD
DURHAM, NH 03824
- APPLICANT: GOLDSTEIN TRUST WILLIAM T.
73 PISCATAQUA ROAD
DURHAM, NH 03824
- TAX MAP 209, LOT 42
- S.C.R.D. BOOK 5178, PAGE 391
- TOTAL AREA OF ALL LOTS: 967,322 Sq.Ft.±, 22.21 Ac.±
LOT 42-A AREA: 194,915 Sq.Ft.±, 4.47 Ac.±
LOT 42-B AREA: 242,100 Sq.Ft.±, 5.56 Ac.±
- ZONING: RESIDENCE COASTAL DISTRICT (RC)
SETBACKS:
FRONT - 40'
SIDE - 50'
REAR - 50'
MIN. LOT SIZE: 150,000 Sq.Ft.
MIN. FRONTAGE: 300'
MAX. IMPERVIOUS SURFACE RATIO: 20%
MAX. BUILDING FOOTPRINT: XX%
- A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330146, MAP# - 33017C0320E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A GPS SURVEY PERFORMED ON THE GROUND BY THIS OFFICE IN DECEMBER OF 2025, WITH REDUNDANT OBSERVATIONS ON EACH MONUMENT, WHICH WERE POST PROCESSED USING A LEAST SQUARES ADJUSTMENT RESULTING IN A RELATIVE POSITIONAL PRECISION OF BETTER THAN 0.05 FEET PLUS 50 PARTS PER MILLION.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 209, LOT 42 WITH A PRIVATE ROAD.

LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - POORLY DRAINED WETLAND LINE
- - - 100' WETLAND BUILDING SETBACK
- STONE WALL BOUNDARY
- STONE WALL REMAINS
- 3/4" REBAR W/D CAP ~ TBS~
- IRON BOUND/REBAR ~ FND~
- IRON PIPE ~ FND~
- DRILL HOLE ~ FND~
- UTILITY POLE
- GUY WIRE
- NRCS SOIL LABEL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FOUND
- POORLY DRAINED WETLAND

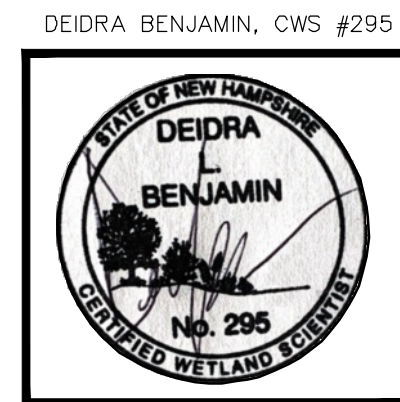


I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF DURHAM - 1:10,000 -
CHRISTOPHER R. BERRY LLS 1624 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN
OF
LAND OF
WILLIAM T. GOLDSTEIN TRUST
73 PISCATAQUA ROAD
DURHAM, N.H.
TAX MAP 209, LOT 42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: MAY 11, 2026
FILE NO.: DB 2025 - 103



- WETLAND NOTES:**
WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN IN OCTOBER 2025 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016)
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

FINAL APPROVAL

DURHAM PLANNING BOARD

CERTIFIED BY: MICHAEL BEHRENDT TOWN PLANNER

DATE

OWNER

OWNER

PLAN REFERENCES:

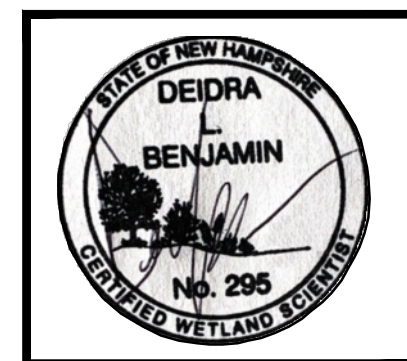
- 1.) "PLAN OF LOT, LAWRENCE L. LEE TO ELANOR & ELIZABETH TOWLE" BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS DATED: NOVEMBER 1978 S.C.R.D. PLAN #17-82
2.) "PLAN OF LAND MAGIDSON TO NOORDSIJ" BY: G.L. DAVIS & ASSOCIATES SURVEYING & ENGINEERING DATED: DECEMBER 1978 S.C.R.D. PLAN #17C-108
3.) "PLAN OF LIMITED SUBDIVISION; RAYMOND E. MUNDY" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: JULY 1977 S.C.R.D. PLAN #18-73
4.) "LIMITED SUBDIVISION; ELIZE NOORDSIJ" BY: G.L. DAVIS & ASSOCIATES SURVEYING & ENGINEERING DATED: DECEMBER 1978 S.C.R.D. PLAN #20-46
5.) "SUBDIVISION OF LAND; DURHAM, N.H. FOR JOHNSON CREEK DEVELOPMENT" BY: DURGIN/SCHOFIELD ASSOCIATES DATED: JANUARY 1987 S.C.R.D. PLAN #30A-63
6.) "SUBDIVISION OF LAND; DURHAM, N.H. FOR JOHNSON CREEK DEVELOPMENT" BY: DURGIN/SCHOFIELD ASSOCIATES DATED: JANUARY 1987 S.C.R.D. PLAN #30A-66

SOIL DATA:

BzB ~ BUXTON SILT LOAM, 3 TO 8% SLOPES
HcC ~ HOLLIS-CHARLTON FINE SANDY LOAMS, 8 TO 15% SLOPES
HdC ~ HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15% SLOPES
ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES
SfC ~ SUFFIELD SILT LOAM, 8 TO 15% SLOPES
WeA ~ WESTBROOK FLOODED PEAT, 0 TO 2% SLOPES, VERY FREQUENTLY FLOODED
WB3 ~ WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES

SEE NRCS WEBSOIL

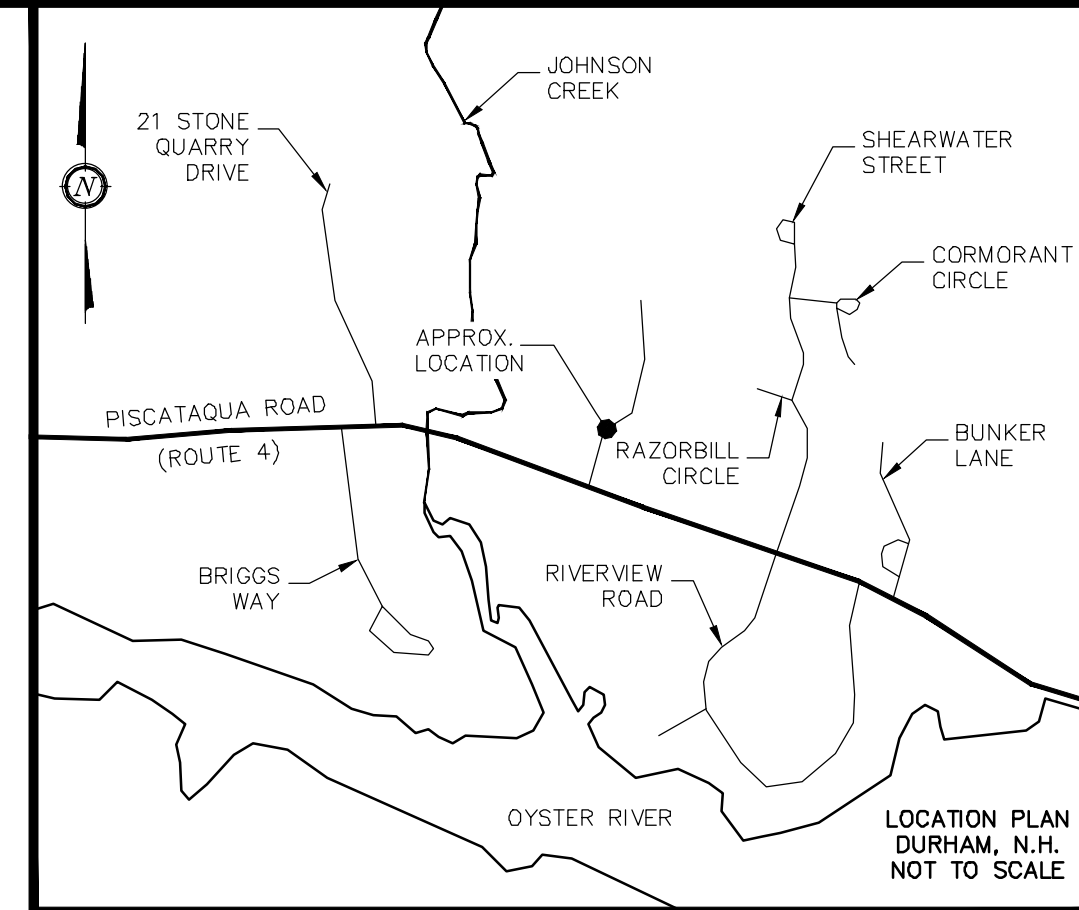
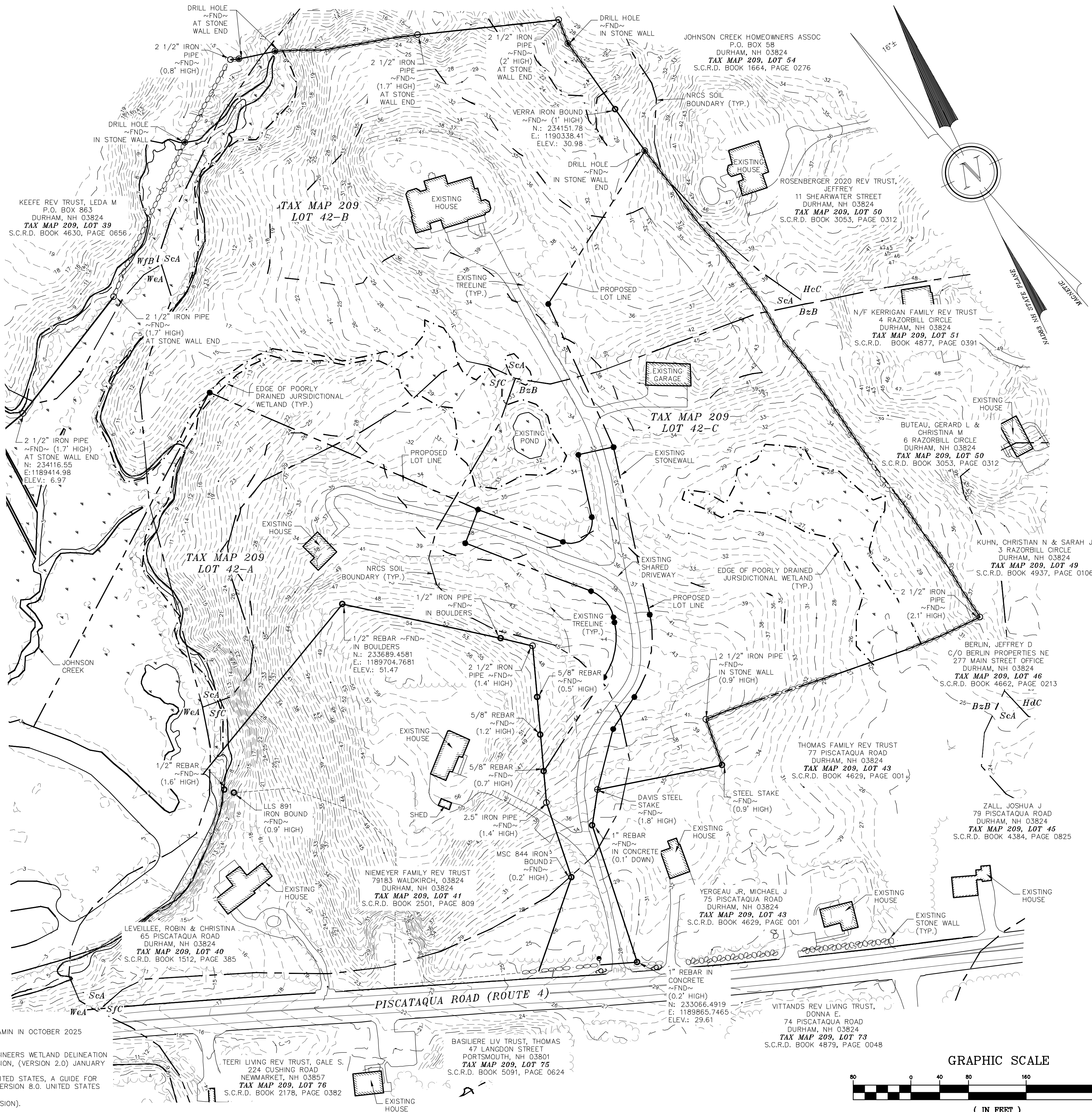
DEIDRA BENJAMIN, CWS #295



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN IN OCTOBER 2025 UTILIZING THE FOLLOWING STANDARDS:

- 1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

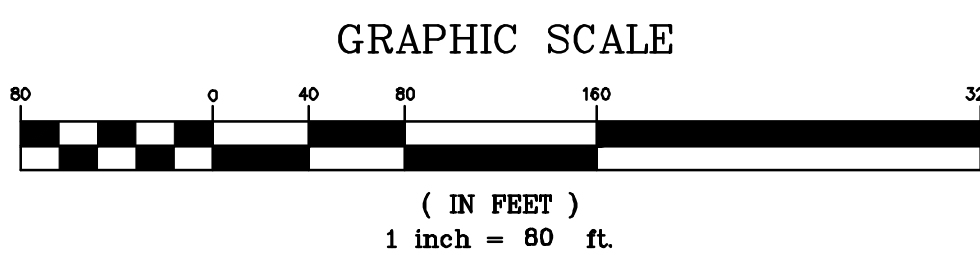


NOTES:

- 1.) OWNER: GOLDSTEIN TRUST, WILLIAM T. 73 PISCATAQUA ROAD DURHAM, NH 03824
APPLICANT: GOLDSTEIN TRUST, WILLIAM T. 73 PISCATAQUA ROAD DURHAM, NH 03824
2.) TAX MAP 209, LOT 42
3.) S.C.R.D. BOOK 5178, PAGE 391
4.) TOTAL AREA OF ALL LOTS: 967,322 Sq.Ft.±, 22.21 Ac.±
5.) ZONING: RESIDENCE COASTAL DISTRICT (RC) SETBACKS: FRONT - 40' SIDE - 50' REAR - 50' MIN. LOT SIZE: 150,000 Sq.Ft. MIN. FRONTAGE: 300' MAX. LOT COVERAGE: 20% MAX. BUILDING FOOTPRINT: XX%
6.) TOPOGRAPHY SHOWN AT 1' INTERVALS
7.) A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330146, MAP# - 33017C0320E, DATED: SEPTEMBER 30, 2015.
8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A GPS SURVEY PERFORMED ON THE GROUND BY THIS OFFICE IN DECEMBER OF 2025, WITH REDUNDANT OBSERVATIONS ON EACH MONUMENT, WHICH WERE POST PROCESSED USING A LEAST SQUARES ADJUSTMENT RESULTING IN A RELATIVE POSITIONAL PRECISION OF BETTER THAN 0.05 FEET PLUS 50 PARTS PER MILLION.

LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
NRCS SOIL BOUNDARY
BUILDING SETBACK LINE
POORLY DRAINED WETLAND LINE
50' WETLAND BUILDING SETBACK
OVERHEAD UTILITIES LINE
EXISTING TREELINE
CONTOUR LINE, MINOR
CONTOUR LINE, MAJOR
STONEWALL BOUNDARY
STONEWALL REMAINS
3/4" REBAR W/D CAP ~FND~
IRON BOUND/REBAR ~FND~
IRON PIPE ~FND~
DRILL HOLE ~FND~
UTILITY POLE
GUY WIRE
C&B NRCS SOIL LABEL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYPICAL
FND FOUND
POORLY DRAINED WETLAND



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON - 1:10,000 - CHRISTOPHER R. BERRY LLS 1624 DATE

Table with 2 columns: REVISION, DATE

SUBDIVISION PLAN - TOPOGRAPHY LAND OF WILLIAM T. GOLDSTEIN TRUST 73 PISCATAQUA ROAD DURHAM, N.H. TAX MAP 209, LOT 42

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE: 1 IN. EQUALS 80 FT. DATE: MAY 11, 2026 FILE NO.: DB 2025 - 103

FINAL APPROVAL

DURHAM PLANNING BOARD

CERTIFIED BY:
MICHAEL BEHRENDT
TOWN PLANNER

DATE

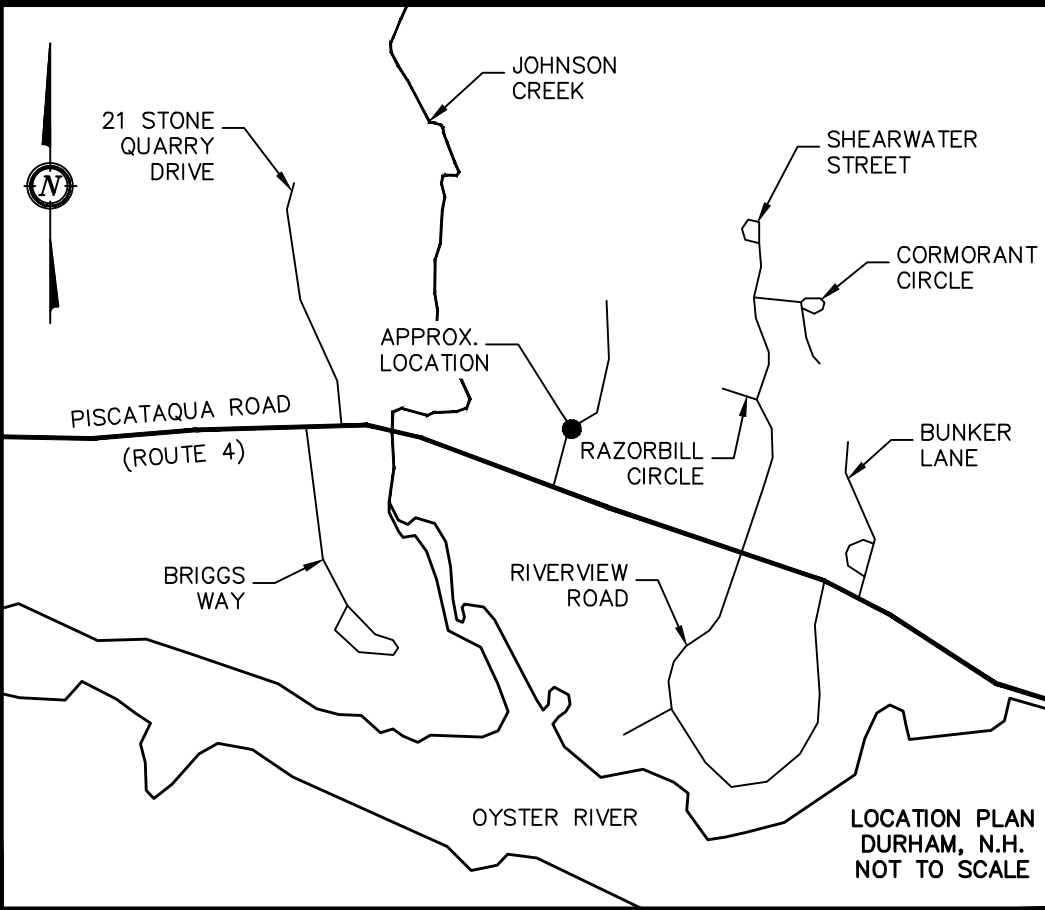
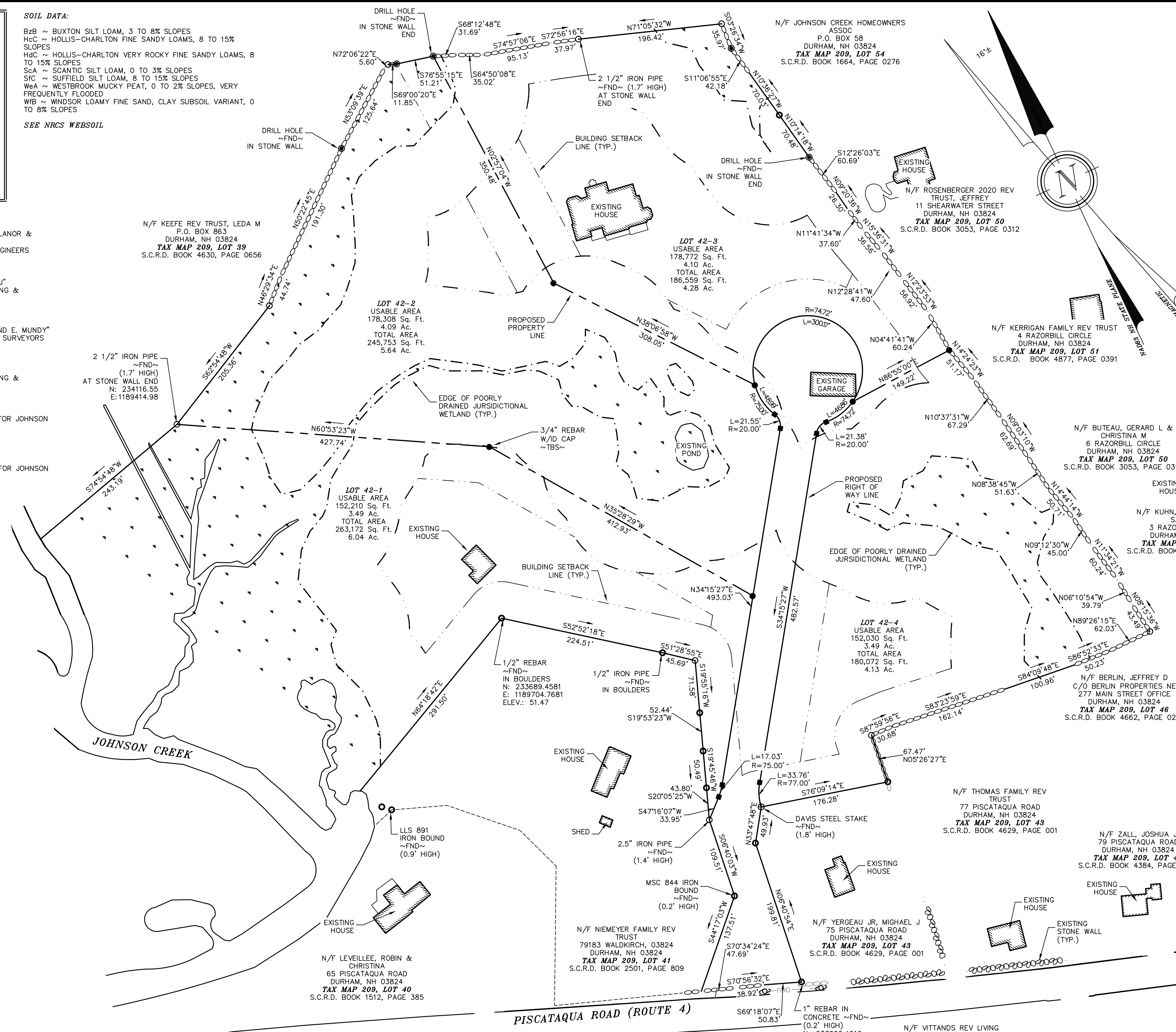
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HcC ~ HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15% SLOPES
ScA ~ SCANTIC SILT LOAM, 0 TO 3% SLOPES
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SEE NRCS WEBSOIL

PLAN REFERENCES:

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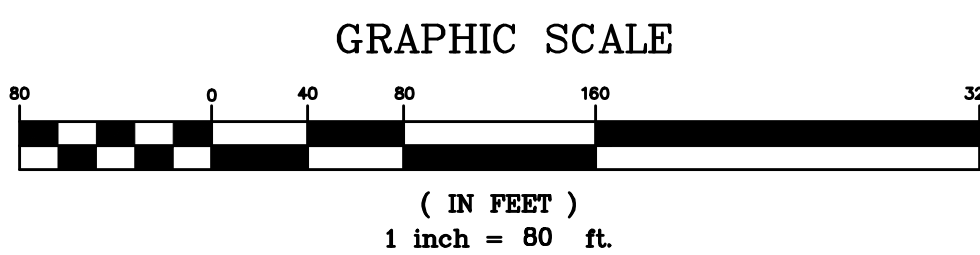
NOTES:

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73 PISCATAQUA ROAD
DURHAM, NH 03824
- APPLICANT: GOLDSTEIN TRUST WILLIAM T.
73 PISCATAQUA ROAD
DURHAM, NH 03824
- TAX MAP 209, LOT 42
- S.C.R.D. BOOK 5178, PAGE 391
- TOTAL LOT AREA: 875,556 Sq.Ft., 20.1 Ac.
TOTAL USABLE LOT AREA: 723,182 Sq. Ft., 16.60 Ac.
- ZONING: RESIDENCE COASTAL DISTRICT (RC)
SETBACKS:
FRONT - 40'
SIDE - 50'
REAR - 50'
MIN. LOT SIZE: 150,000 Sq.Ft.,
MIN. FRONTAGE: 300'
MAX. IMPERVIOUS SURFACE RATIO: 20%
- A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330146, MAP# - 33017C0320E, DATED: SEPTEMBER 30, 2015.
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- THE INTENT OF THIS PLAN IS TO SHOW A CONVENTIONAL SUBDIVISION FOR TAX MAP 209, LOT 42.

LEGEND:

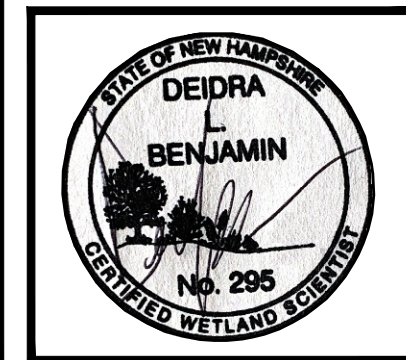
- 3/4" REBAR W/ID CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- GUY WIRE
- TEMPORARY BENCHMARK (TBM)
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- 100' WETLAND BUILDING SETBACK
- POORLY DRAINED WETLAND

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF DURHAM - 1:10,000 -
CHRISTOPHER R. BERRY LLS 1624 DATE

DEIDRA BENJAMIN, CWS #295



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 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

N/F TEERI LIVING REV TRUST, GALE S
224 CUSHING ROAD
NEWMARKET, NH 03857
TAX MAP 209, LOT 76
S.C.R.D. BOOK 2178, PAGE 0382

N/F BASILIERE LIV TRUST, THOMAS
47 LANGDON STREET
PORTSMOUTH, NH 03801
TAX MAP 209, LOT 75
S.C.R.D. BOOK 5091, PAGE 0624

REVISION	DATE	DESCRIPTION

YIELD PLAN
OF
LAND OF
WILLIAM T. GOLDSTEIN TRUST
73 PISCATAQUA ROAD
DURHAM, N.H.
TAX MAP 209, LOT 42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: MAY 11, 2026
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