

- Notes:**
- The purpose of this plan is to subdivide Lot 15 into three additional residential building lots and relocate the common boundary line between Lot 14-5 and Lot 15-0.
 - Field Procedure: Topcon (GTS-240) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed June 2013, Least Squares Balance.
 - Error of Closure Better Than 1:10,000.
 - Parcels are shown as Lot 14-5 and Lot 15 on the Town of Durham Assessor's Map 1.
 - Owners of Record:
 - Lot 14-5: Mark D. Morong 1991 Trust, 21 Emerson Road, Durham, NH 03824, SCRD Bk 2274, Pg 94
 - Lot 15: County Line Holdings LLC, 8 Little John Road, Durham, NH 03824, SCRD Bk 4026, Pg 63
 - Total Lot Area - Lot 15: 14.01 Acres. Existing Lot 14-5: 0.75 Acre. Proposed Lot 14-5: 0.90 Acres.
 - Municipal sewer and water are available to serve the proposed lots.
 - Parcel is located in the Town of Durham Residential A District. Parcel is subject to the Wetland Conservation Overlay District.
 - Parcel is not located in a Flood Hazard Zone as depicted on NFIP FIRM Panel 314 of 405, Strafford County, New Hampshire (All Jurisdictions), Map Number 33017C0314D, Effective date: May 17, 2005.
 - The wetland areas shown hereon were field delineated by Gove Environmental Services of Exeter, NH, May 2012 and the wetland delineation flags were field located by this office. The following standards were used to determine jurisdiction and classify the wetlands:
 - Field Indicators for Identifying Hydric Soils in New England, April 2004, 3rd Edition.
 - National List of Plant Species That Occur in Wetlands: 1998 New Hampshire, NERC-58/18.29.
 - Corps of Engineers Wetlands Delineation Manual, Jan. 1987.
 - Classification of Wetlands and Deepwater Habitats of the United States, Dec. 1979, FWS/OBS-79/31.
 - Lots 15-0 shall be subject to a Joint Access & Utility easement to serve Lots 15-1, 15-2 and 15-3.
 - Parcel A is to be conveyed from Lot 15-0 and merged with Lot 14-5 and not to be considered a separate lot.
 - For more information about this subdivision, or to view the complete plan set, contact the Town of Durham Planning Department, 15 Newmarket Road, Durham, NH 03824, (603) 868-8064.

Map 1 / Lot 12-6
Peter & Lori Ventura
71 Edgewood Drive
Durham, NH 03824
SCRD Bk 2783, Pg 964

Map 1 / Lot 12-9
Ryan & Jocelyn O'Duinn
84 Bagdad Road
Durham, NH 03824
SCRD Bk 3095, Pg 73

Map 1 / Lot 12-10
Michael P. Curley
9 Emerson Road
Durham, NH 03824
SCRD Bk 1991, Pg 353

Map 1 / Lot 12-11
Robert & Janis Marshall
11 Emerson Road
Durham, NH 03824
SCRD Bk 2935, Pg 257

Map 1 / Lot 14-1
Daniel H. Sheehan
8 Woodridge Road
Durham, NH 03824
SCRD Bk 2870, Pg 634

Map 1 / Lot 14-2
Cheng & Mark Kim
58 Edgewood Road
Durham, NH 03824
SCRD Bk 3522, Pg 411

Map 1 / Lot 14-3
Paul & Emily Poworzew
17 Emerson Road
Durham, NH 03824
SCRD Bk 1971, Pg 395

Map 1 / Lot 14-4
James W. Christensen
Family Trust
PO Box 597
Durham, NH 03824
SCRD Bk 3054, Pg 787

Map 1 / Lot 16-14
Stephen E. & Kimberly Nadeau
18 Emerson Road
Durham, NH 03824
SCRD Bk 2366, Pg 466

Map 1 / Lot 16-3
Charles & Deirdra Baldwin
22 Emerson Road
Durham, NH 03824
SCRD Bk 2935, Pg 257

Map 1 / Lot 14-6
Linda Campbell
Revocable Trust
23 Emerson Road
Durham, NH 03824
SCRD Bk 2397, Pg 534

Map 1 / Lot 14-7
James W. Christensen
Family Trust
PO Box 597
Durham, NH 03824
SCRD Bk 3054, Pg 787

Length Table:

LINE	BEARING	DISTANCE
L1	N49°13'55"W	49.26'
L2	S72°26'02"E	127.66'
L3	N49°13'55"W	8.96'
L4	S47°46'54"W	25.00'

Curve Table:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	420.00'	184.67'	183.19'	S86°13'22"E	25°11'34"
2	3318.75'	192.68'	192.65'	N15°13'45"E	3°19'55"
3	3346.43'	15.00'	15.00'	N13°26'14"E	0°15'25"
4	3346.43'	100.00'	100.00'	N12°27'10"E	1°42'44"
5	3346.43'	105.00'	105.00'	N10°41'52"E	1°47'52"
6	3346.43'	156.80'	156.79'	N08°27'24"E	2°41'05"
7	2764.79'	409.59'	409.22'	S37°50'01"E	8°29'16"
8	2764.79'	132.75'	132.74'	S32°12'51"E	2°45'04"
9	2764.79'	129.68'	129.67'	S29°29'42"E	2°41'15"
10	2764.79'	288.70'	288.56'	S25°09'36"E	5°58'58"

GENERAL DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	20,000 S.F.
MIN. FRONTAGE:	100'
MAX. BUILDING HEIGHT:	35'
SETBACKS:	
FRONT:	40'
SIDE:	10'
REAR:	20'
WETLAND CONSERVATION:	
BUILDING SETBACK:	75'

Legend:

- C1 See Curve Table
- L1 See Length Table
- SCRD Stafford County Registry of Deeds
- NH Concrete Highway Bound Found
- Steel Stake Found
- Iron Pipe Found
- ⊙ Iron Rod to be Set
- ⊖ Utility Pole
- ⊕ Hydrant
- Culvert
- Stone Wall
- Building Setback
- Jurisdictional Wetland Boundary
- Jurisdictional Wetlands

References:

- Durham F-012-2(4) P-3877 1962 Project prepared by New Hampshire Department of Public Works & Highways, sheets 43 through 46 & sheet 63, available at the New Hampshire Department of Transportation, Concord, NH.
- Land in Madbury and Durham, NH, Boston & Maine R.R. to Edward Pendexter, dated Feb. 1911, prepared by Boston & Maine R.R., SCRD Pocket #5, Folder #7, Plan #11.
- Plan of Lots Ganger Development, Durham, NH, dated August 1961, prepared by G. L. Davis & Assoc., SCRD Pocket #4, Folder #2, Plan #21.
- Plan of Lots Ganger Development, Lots 18, 10, 9, Durham, NH, dated May 21, 1962, prepared by G. L. Davis & Assoc., SCRD Pocket #4, Folder #2, Plan #21A.
- Final Plan, Walker W. Cheney, Inc., Littlehole Property, Durham, NH, dated June 1973, prepared by G. L. Davis & Assoc., SCRD Pocket #4, Folder #2, Plan #21.

Easement Table:

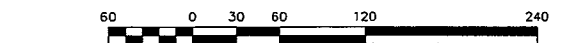
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH
E1	N46°24'13"E	21.96'	EC1	3318.75'	30.00'
E2	N46°44'13"E	109.77'	EC2	30.00'	60.11'
E3	N76°26'02"E	22.42'			
E4	N11°14'54"W	50.99'			
E5	N11°14'34"W	106.66'			
E6	N82°22'59"E	30.06'			
E7	S11°14'34"E	108.21'			
E8	S11°14'34"E	47.24'			
E9	N76°26'02"W	56.19'			
E10	S46°44'13"W	50.20'			
E11	S46°44'13"W	72.53'			
E12	N76°26'02"W	24.05'			
E13	N82°22'59"E	24.50'			
E14	N85°18'47"W	30.20'			
E15	N82°22'59"E	30.06'			

I certify, that this plan, based upon the plan references and on the ground field survey meet the minimum requirements for accuracy and completeness per the Town of Durham and the Error of Closure meets or exceeds 1:10,000.

David W. Vincent, LLS No. 821 Date

RECEIVED
Town of Durham
MAR 24 2014
Planning, Assessing
and Zoning

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 LOCATED AT EMERSON ROAD, EDGEWOOD ROAD & US ROUTE 4 COUNTY OF STRAFFORD DURHAM, NH



SCALE: 1" = 60' DATE: FEBRUARY 3, 2014

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
19 MORGANS WAY
BARRINGTON, NH 03825
TEL: (603) 664-6786
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY