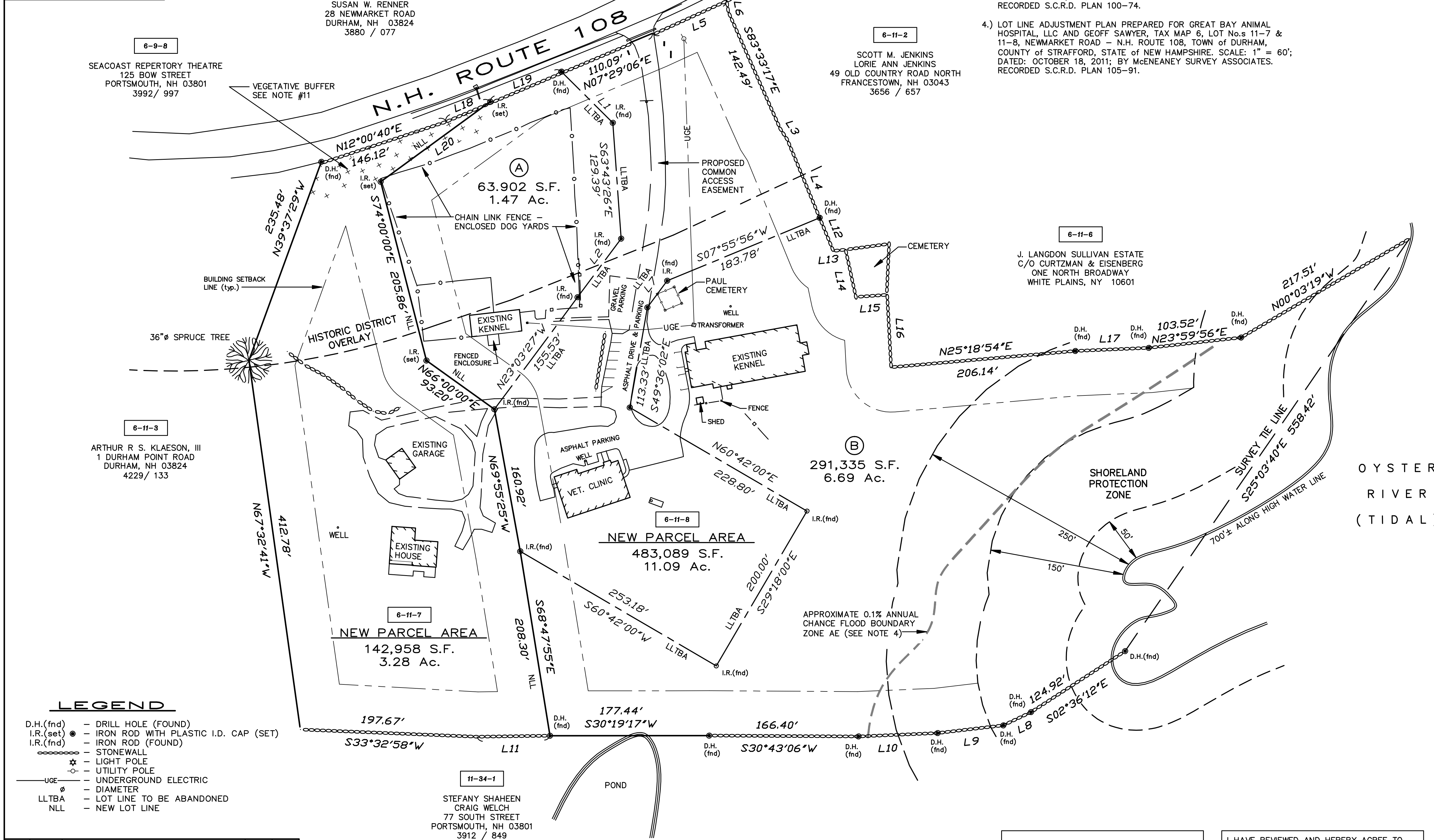


REFERENCE PLANS:

- 1.) LIMITED SUBDIVISION OF LAND PREPARED FOR GEOFF SAWYER, NEWMARKET ROAD - N.H. ROUTE 108, DURHAM, NEW HAMPSHIRE; SCALE: 1" = 60'; DATED OCTOBER 21, 1998; BY McENEANEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 59-63.
- 2.) LIMITED SUBDIVISION OF LAND FOR ISABELLE SAWYER NEWMARKET ROAD - ROUTE 108, DURHAM, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: MAY 7, 1993; BY McENEANEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 42-30.
- 3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC AND GEOFF SAWYER, TAX MAP 6, LOT No.s 11-7 & 11-8, NEWMARKET ROAD - N.H. ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: APRIL 6, 2009. BY McENEANEY SURVEY ASSOCIATES. RECORDED S.C.R.D. PLAN 100-74.
- 4.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC AND GEOFF SAWYER, TAX MAP 6, LOT No.s 11-7 & 11-8, NEWMARKET ROAD - N.H. ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: OCTOBER 18, 2011; BY McENEANEY SURVEY ASSOCIATES. RECORDED S.C.R.D. PLAN 105-91.

NOTES:

- 1.) OWNER OF RECORD:
GREAT BAY ANIMAL HOSPITAL, LLC
31 NEWMARKET ROAD
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. VOLUME 4211, PAGE 010
GREAT BAY ANIMAL HOSPITAL, LLC
31 NEWMARKET ROAD
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. VOLUME 2239, PAGE 510
S.C.R.D. VOLUME 4211, PAGE 005
 - 2.) 6-11-7 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) ZONING DISTRICT IS RC (RESIDENCE C) WITH THE HISTORIC OVERLAY DISTRICT AND SHORELAND PROTECTION ZONE.
MINIMUM LOT SIZE = 150,000 S.F.*
MINIMUM FRONTAGE = 300 FEET *
MINIMUM BUILDING SETBACKS:
FRONT = 40 FEET (ARTERIAL STREET)
SIDE = 50 FEET
REAR = 50 FEET
 - * (PER TOWN OF DURHAM ZONING ORDINANCE CHAPTER 175-57 FORKCHOP SUBDIVISIONS - THE AVERAGE LOT SIZE SHALL BE 120,000 S.F. MINIMUM AND THE AVERAGE FRONTAGE SHALL NOT BE LESS THAN 100 FEET).
 - 4.) FLOOD HAZARD ZONE:
FLOOD INSURANCE RATE MAP COMMUNITY PANEL #330146 0318 D EFFECTIVE DATE MAY 17, 2005. ZONE AE - SPECIAL FLOOD HAZARD AREAS INUNDATED BY 0.1 ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 7. ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED IN ZONE X - OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 5.) THE INTENT OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE OF THE SUBJECT PARCELS AS SHOWN. TRACTS A & B ARE TO BE ADDED TO PARCEL 6-11-8.
- | PARCEL AREAS: | ORIGINAL AREA | NEW AREA |
|---------------|--------------------------|--------------------------|
| 6-11-7 | 498,195 S.F. / 11.44 Ac. | 142,958 S.F. / 3.28 Ac. |
| 6-11-8 | 127,852 S.F. / 2.94 Ac. | 483,089 S.F. / 11.09 Ac. |
- 6.) AN ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 6-11-7 IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 - 7.) FOR MORE INFORMATION ABOUT THIS BOUNDARY 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.
 - 8.) THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES, OR OTHER PROPERTY FEATURES THAT ARE LOCATED IN ANY AREAS THAT WOULD BE TRANSFERRED SUCH THAT AN ENCROACHMENT WOULD RESULT FROM THE BOUNDARY ADJUSTMENT.
 - 9.) AN EASEMENT PROVIDING ACCESS TO LOT 6-11-7 ACROSS LOT 6-11-8 WILL BE FINALIZED PRIOR TO FINAL APPROVAL.
 - 10.) NO NEW DRIVEWAY ON LOT 6-11-7 THAT WOULD DIRECTLY ACCESS ROUTE 108/NEWMARKET ROAD SHALL BE PERMITTED AT ANY TIME IN THE FUTURE UNLESS: A.) THE DOG DAY CARE FACILITY IS CLOSED DOWN; B.) THE DRIVEWAY IS APPROVED BY THE PLANNING BOARD; AND C.) THE DRIVEWAY IS APPROVED BY THE NHDOT.
 - 11.) THE EXISTING VEGETATIVE BUFFER ALONG THE FRONT OF LOT 6-11-7 IS TO BE PRESERVED IN PERPETUITY. IT MAY NOT BE CUT NOR REDUCED IN ANY MANNER EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, OR INVASIVE VEGETATION, ONLY UPON THE EXPLICIT APPROVAL OF THE DURHAM TREE WARDEN. IF THE BUFFER IS EVER CUT IN VIOLATION OF THIS CONDITION THEN THE OWNER OF LOT 6-11-7 SHALL RESTORE THE BUFFER AS STIPULATED BY THE DURHAM TREE WARDEN. SHOULD THE OWNER OF LOT 6-11-7 FAIL TO PROPERLY RESTORE THE BUFFER THEN THE OWNER OF LOT 6-11-8 SHALL RESTORE THE BUFFER. PRIOR TO FINAL APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT AN EASEMENT/COVENANT SHALL BE FINALIZED REQUIRING THE OWNER OF LOT 6-11-7 TO MAINTAIN THE BUFFER AND ALLOWING FOR THE OWNER OF LOT 6-11-8 TO ENTER LOT 6-11-7 TO RESTORE THE BUFFER SHOULD THE OWNER OF LOT 6-11-7 FAIL TO MAINTAIN THE BUFFER.
 - 12.) THE AMENDED SITE PLAN AND CONDITIONAL USE FOR THE DOG DAY CARE FACILITY AT THE GREAT BAY KENNEL THAT WAS APPROVED BY THE PLANNING BOARD ON APRIL 24, 2013 IS NULL AND VOID.



LEGEND

- D.H.(fnd) - DRILL HOLE (FOUND)
- I.R.(set) - IRON ROD WITH PLASTIC I.D. CAP (SET)
- I.R.(fnd) - IRON ROD (FOUND)
- STONEWALL
- * LIGHT POLE
- o UTILITY POLE
- UGE - UNDERGROUND ELECTRIC
- o DIAMETER
- LLTBA - LOT LINE TO BE ABANDONED
- NLL - NEW LOT LINE

NO.	DATE	DESCRIPTION	BY	CHK
1	3/6/15	PER CONDITIONS OF APPROVAL	KJF	KMM
REVISIONS				
11-538		LLADJ		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance
L1	N75°15'02"E	80.83'	L8	S04°53'42"W	34.20'	L15	N26°27'57"E	34.95'
L2	S23°03'27"E	81.42'	L9	S23°38'32"W	73.74'	L16	S62°46'44"E	80.89'
L3	N87°24'22"E	14.74'	L10	S27°54'35"W	88.26'	L17	N27°56'21"E	81.89'
L4	S82°04'04"E	94.27'	L11	S29°32'07"W	81.32'	L18	N07°29'06"E	53.88'
L5	N05°55'32"E	90.27'	L12	S82°04'04"E	39.91'	L19	N07°29'06"E	86.14'
L6	S69°38'11"E	13.59'	L13	N24°23'52"E	13.78'	L20	N05°45'44"W	151.25'
L7	S23°03'27"E	36.98'	L14	S71°52'39"E	53.97'			

FINAL APPROVAL BY
DURHAM PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I HAVE REVIEWED AND HEREBY AGREE TO THE LOT LINE ADJUSTMENT AS SHOWN.

OWNERS SIGNATURE

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
GREAT BAY ANIMAL HOSPITAL, LLC
TAX MAP 6, LOT No.s 11-7 & 11-8
NEWMARKET ROAD - N.H. ROUTE 108
TOWN of DURHAM
COUNTY OF STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: CPK\538\14-538 LLADJ
SCALE: 1" = 60'	DATE: DECEMBER 12, 2014

McEneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING