



10/14/12

Chair, Durham Planning Board  
13-15 Newmarket Road  
Durham NH 03824

Re; Sprucewood - Tecce lot line adjustment

Dear Mr. Chair;

The purpose of this lot line adjustment is to facilitate the creation of the Sprucewood Forest which several conservation organizations have been working on for a couple of years now.

An easement will encumber the property and following the placement of the easement on both individual properties, they will be transferred to the town in Fee Simple as a single property. The lot line adjustment will be subject to completion of all of the easements closing, and will be recorded as part of the final closing of the combined property(s).

This lot line adjustment brings the two properties together as one. Currently the ownership of the two lots are in two parties names, one the Sprucewood Retirement Trust and the other the Chet Tecce Revocable Living Trust. The Tecce parcel is part of a larger parcel from which this side of the river will be separated and adjoined to the Sprucewood Parcel.

To accomplish this a waiver is requested from the requirement for a full survey of the entire parcel, as per the provision is 7.03 Phase 3 – Formal Application Submission, D) 7) boundary survey including bearings, distances, and the location of permanent markers. All the lines except the front of the Tecce Parcel on Route 155 and the northerly line are surveyed to the finest detail, these two are not. They are not particularly important, as the line that is most important is the River, which becomes the subdivision line.

Thank you all for your time.

Regards

Gregg Caporossi  
Project Manager