

- NOTES:**
- REFERENCE: TAX MAP 13, LOT 6-1 & 10-0
  - TOTAL PARCEL AREA LOT 6-1: 531,454 SQ. FT. OR 12,200 AC.  
LOT 10-0: 201,086 SQ. FT. OR 4,616 AC.
  - OWNER OF RECORD: TAX MAP 13, LOT 6-1  
CHET TECO JR. REV. LIVING TRUST  
240 MAST ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3724, PAGE 709
  - OWNER OF RECORD: TAX MAP 13, LOT 10-0  
JOHN A. MCGINTY REV. TRUST  
PATRICIA J. MCGINTY REV. TRUST  
251 MAST ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 1919, PAGE 492
  - ZONE: ORLI (OFFICE, RESEARCH, LIGHT INDUSTRIAL)
  - DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 40,000 sq.ft.  
MIN. FRONTAGE 150 ft.  
MIN. FRONT SETBACK 50 ft.  
MIN. SIDE/REAR SETBACK 20 ft.  
MAX. BUILDING HEIGHT 40 ft.  
WETLAND SETBACK 75 ft.
  - \*PERMITTED WITH PLANNING BOARD APPROVAL UNDER RSA 676:4  
MAX. IMPERVIOUS SURFACE 50 %
  - FIELD SURVEY PERFORMED BY DOUCET SURVEY, INC. ON 01/12 USING A TRIMBLE 5603 DR 200 PLUS TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA #21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - FIELD SURVEY PERFORMED BY DOUCET SURVEY, INC. ON 01/12 USING A TRIMBLE 5700 & 5800 SURVEY GRADE GPS UNIT WITH A TRIMBLE DATA COLLECTOR.
  - JURISDICTIONAL WETLANDS DELINEATED BY NHSC, INC., A GZA COMPANY, DURING APRIL 2006 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
  - FLOOD HAZARD ZONE: "X" PER FIRM MAP #33017003140, DATED 5/17/05.
  - HORIZONTAL DATUM BASED ON NAD83(CORS96) NEW HAMPSHIRE STATE PLANE 2800 DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
  - VERTICAL DATUM IS NGVD29 BASED ON PUBLISHED BENCHMARKS UNH 17 AND DURHAM CBL 430.
  - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  - THE EDGE OF MAST ROAD RIGHT OF WAY SHOWN HEREON IS BASED ON PHYSICAL EVIDENCE IN THE VICINITY OF THE PREMISES SURVEYED. THERE ARE SEVERAL REFERENCES TO A "MAST ROAD" OR "MAST PATH" IN "LANDMARKS IN ANCIENT DOWRY", DATED 1892 BY MARY P. THOMPSON. THESE REFERENCES DATE BACK TO THE LATE 1600'S AND SOME OF THEM SUGGEST A 4-ROD WIDTH (66'). NO LAYOUT WAS FOUND BY DOUCET SURVEY, INC., AND TO DATE WE HAVE BEEN UNABLE TO FIND WRITTEN DOCUMENTATION SUBSTANTIATING A 4-ROD RIGHT OF WAY.

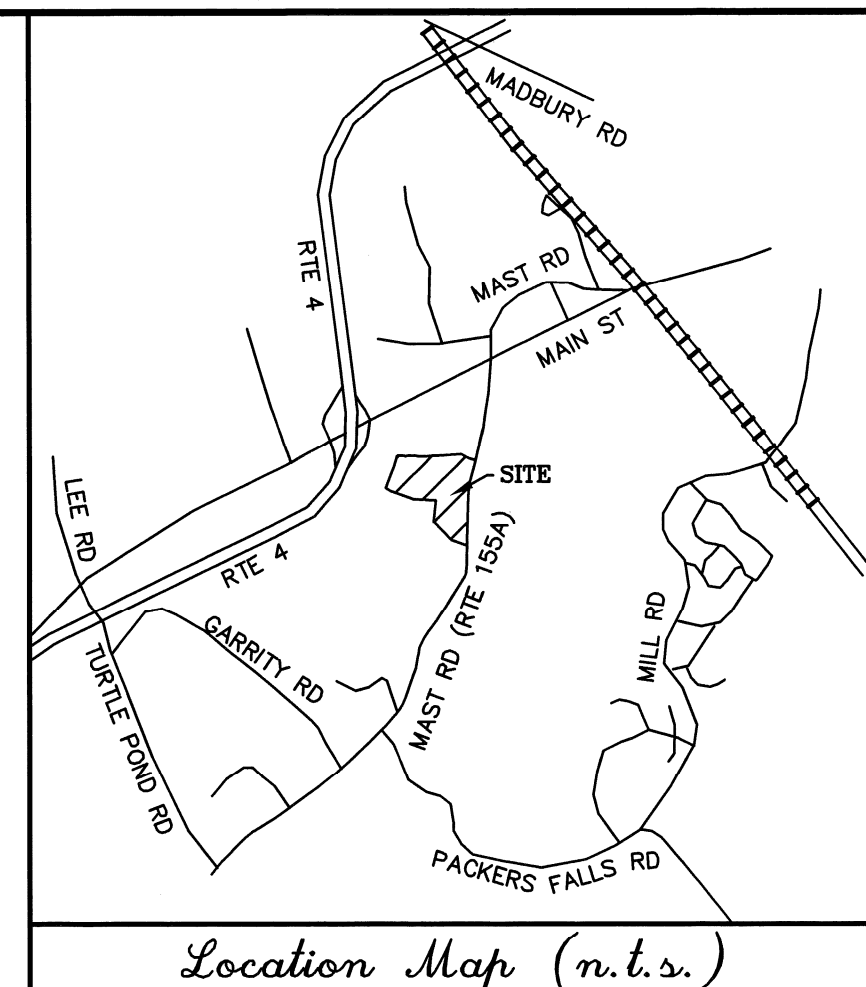
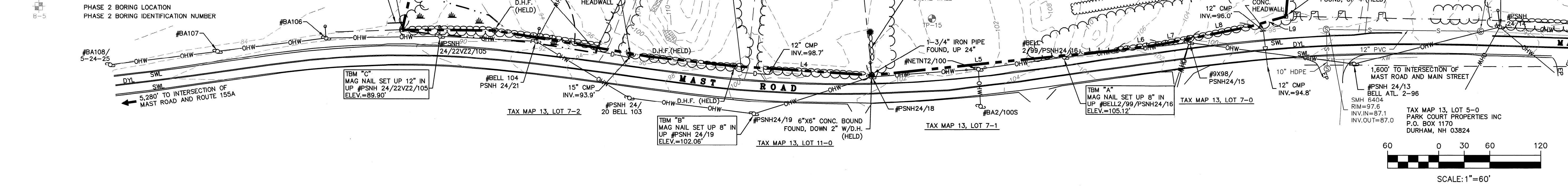
- EASEMENTS NOTES:**
- SEE SCHEDULE B-SECTION 2 EXCEPTION ITEMS 9 & 10.
  - LOT 10-0 IN BENEFIT OF SPRING RIGHTS DESCRIBED IN DEED OF THE UNIVERSITY TO SEIBERLICH, RECORDED IN VOLUME 516, PAGE 466.

- REFERENCE PLANS:**
- "PLAN OF LAND ESTATE OF GRACE H. BUNKER, DURHAM, NEW HAMPSHIRE" DATED AUG, 1961 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN #006636.
  - "APPLEWOOD SUBDIVISION FOR APPLEWOOD LIMITED PARTNERSHIP, MAST ROAD, DURHAM, N.H." DATED 10/30/90 BY LAMPYER RIVER SURVEY COMPANY, S.C.R.D. PLAN #38A-150.
  - "PLAN OF LAND FOR JOHN A. MCGINTY & PATRICIA MCGINTY ON MAST ROAD IN DURHAM N.H." DATED JAN 26, 1998 BY BRUCE L. POHOPEK. S.C.R.D. PLAN #014488.
  - "BOUNDARY LINE ADJUSTMENT PLAN BETWEEN PARK COURT PROPERTIES AND THE UNIVERSITY OF NEW HAMPSHIRE (TAX MAP 13, LOTS 4, 5 & 7) N.H. ROUTE 155A, DURHAM, NEW HAMPSHIRE" DATED JULY 22, 2008 BY DOUCET SURVEY, INC., S.C.R.D. PLAN #DR96-85.
  - "WEST EDGE PARKING LOT UNIVERSITY OF NEW HAMPSHIRE SITEWORK CONSTRUCTION DRAWINGS, BY APPLEDORE ENGINEERING, INC., DATED MAY 6, 1996.
  - "TA/ACSM LAND TITLE SURVEY OF TAX MAP 13, LOTS 6-1 & 10-0, MAST ROAD, DURHAM, NEW HAMPSHIRE, BY DOUCET SURVEY, INC., DATED FEBRUARY 2, 2012.

LINE	BEARING	DISTANCE
L1	S 55°15'41" W	108.56'
L2	S 64°26'55" W	186.83'
L3	S 61°19'46" W	98.18'
L4	S 58°48'12" W	161.39'
L5	S 49°15'08" W	289.03'
L6	S 47°14'43" W	51.59'
L7	S 44°22'09" W	36.59'
L8	S 43°47'57" W	71.36'
L9	S 39°09'28" W	43.25'
L10	S 29°47'05" E	50.02'
L11	S 18°30'00" E	63.97'
L12	S 10°59'12" E	69.63'
L13	S 44°27'29" E	29.99'
L14	S 38°54'14" E	42.71'
L15	S 42°59'02" E	43.84'
L16	S 40°15'32" E	28.19'
L17	S 39°53'36" E	43.12'
L18	S 41°55'58" E	23.75'
L19	N 67°46'13" E	125.48'

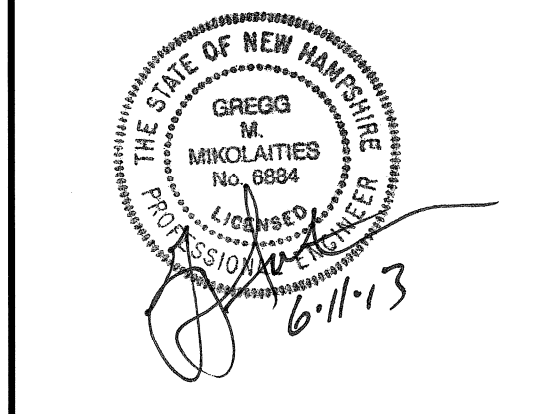
- LEGEND**
- UTILITY POLE & GUY WIRE
  - LIGHT POLE (ONE ARM)
  - METAL "U" POST
  - GRANITE BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - BARBED WIRE FOUND ON GROUND
  - ANGLE IRON
  - 5/8" RE-BAR W/ ID CAP TO BE SET
  - JURISDICTIONAL WETLAND SYMBOL
  - BUSH
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - CONCRETE
  - RIP RAP
  - LANDSCAPED AREA
  - LEDGE OUTCROP
  - WELL
  - MONITORING WELL
  - RETAINING WALL
  - EP
  - SWL
  - DYL
  - CONC.
  - PROPERTY LINES
  - ABUTTER LINES
  - POST & RAIL FENCE
  - CHAINLINK FENCE
  - OVERHEAD WIRES
  - DRAIN LINE
  - SEWER LINE
  - APPROX. WATER LINE
  - APPROX. ABUTTERS LOT LINE
  - EASEMENT LINE
  - TREE LINE
  - STONE WALL
  - CONTOUR LINE
  - EDGE OF JURISDICTIONAL WETLAND
  - 75' WETLAND SETBACK
  - TEST PIT LOCATION
  - TEST PIT IDENTIFICATION NUMBER
  - PHASE 2 BORING LOCATION
  - PHASE 2 BORING IDENTIFICATION NUMBER

- ABUTTER ACROSS MAST ROAD**
- TAX MAP 13, LOT 7-2 UNIVERSITY OF NEW HAMPSHIRE OFFICE OF THE PRESIDENT THOMPSON HALL DURHAM, NH 03824
  - TAX MAP 13, LOT 11-0 UNIVERSITY OF NEW HAMPSHIRE OFFICE OF THE PRESIDENT THOMPSON HALL DURHAM, NH 03824
  - TAX MAP 13, LOT 7-1 UNIVERSITY OF NEW HAMPSHIRE OFFICE OF THE PRESIDENT THOMPSON HALL DURHAM, NH 03824
  - TAX MAP 13, LOT 7-0 UNIVERSITY OF NEW HAMPSHIRE OFFICE OF THE PRESIDENT THOMPSON HALL DURHAM, NH 03824 S.C.R.D. BOOK 1703, PAGE 746
  - TAX MAP 13, LOT 5-0 PARK COURT PROPERTIES, INC. PO BOX 1170 DURHAM, NH 03824 S.C.R.D. BOOK 3461, PAGE 860
  - TAX MAP 13, LOT 6-1 CHET TECO, JR. REV. LIVING TRUST 240 MAST ROAD DURHAM, NH 03824 S.C.R.D. BOOK 3724, PAGE 709
  - TAX MAP 13, LOT 10-0 JOHN A. MCGINTY REV. TRUST & PATRICIA J. MCGINTY REV. TRUST 251 MAST ROAD DURHAM, NH 03824 S.C.R.D. BOOK 1919, PAGE 492



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**100 YEARS**  
1911-2011



**Peak Campus Development, LLC**  
The Lodges at West Edge  
Durham, NH

Mark	Date	Description
D	8/11/13	ISSUED FOR BUILDING PERMIT
C	11/1/12	REVISED FOR PB SUBMISSION
B	9/26/12	REVISED FOR PB SUBMISSION
A	8/22/12	PB SUBMISSION

PROJECT NO: P0637  
FILE: P0637\_EXIST.dwg  
DRAWN BY: KAM/SLK1  
CHECKED: JMP2  
APPROVED BY: GMM

EXISTING CONDITIONS PLAN  
SCALE: AS SHOWN  
SHEET 2