



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

APPLICATION FOR SUBDIVISION OF LAND

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

GREAT BAY ANIMAL HOSPITAL, LLC
31 NEWMARKET ROAD
DURHAM, NH 03824
Phone number: 603-828-8216
Email Address: drjim@greatbayah.com

2. Name and mailing address of owner of record if other than applicant

SAME
Phone number:
Email Address:

3. Location of Proposed Subdivision NEWMARKET ROAD (NH ROUTE 108)

4. Town of DURHAM Tax Map 6 Lot Number 11-7 + 11-8

5. Name of Proposed Subdivision LOT LINE ADJUSTMENT

6. Number of lots and/or units for which approval is sought

7. N/A Lots N/A Units (if applicable)

8. Name, mailing address of surveyor and/or agent

MCENEANEY SURVEY ASSOCIATES, INC.
24 CHESTNUT STREET
DOVER NH 03820
Phone number: 603-742-0911
E-mail Address: Kevin@surveynh.com

9. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

10. Items on the attached Subdivision Application Checklist

11. Payment of all applicable subdivision fees:

each lot/parcel or dwelling unit (whichever is greater)	\$ 150 ⁻
advertising/posting costs	150 ⁻
abutter notification (each) 7 x 10	70
proposed road (per foot)	-
administrative and technical review costs	-
TOTAL	\$ 370⁻

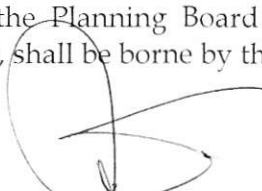
12. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Subdivision Checklist have not been met, the applicant will be notified in writing what specific items are still needed.

13. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.

14. If this application is determined by the Planning Staff to be complete, it will be placed on the agenda on 1/28/15 for submission.

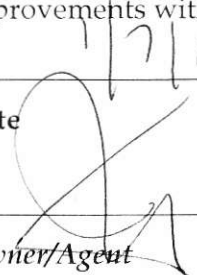
The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham in the final subdivision process of this property, shall be borne by the applicant and/or owner.

Date 1/7/15

Applicant and or Owner or Agent 

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 1/7/15

Owner/Agent 



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
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SUBDIVISION APPLICATION CHECKLIST

Date: 1-7-15

Name of Applicant: GREAT BAY ANIMAL HOSPITAL, LLC

Location of Property: 31 NEWMARKET ROAD

Tax Map and Lot Number: 6 / 11-7 + 11-8

Name of Plan: LOT LINE ADJUSTMENT

- Eighteen (18) copies of a letter of intent detailing the proposal
- Eighteen (18) copies of a list of the names and addresses of all the abutters, as shown in town records not more than five (5) days before the day of filing; and a list of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property and abutting parcels
- Eighteen (18) copies of any additional documents, as requested by the Planning Office
- Eighteen (18) copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property together with explicit authorization by the owner(s) for the applicant to submit the application if the owner(s) is (are) not the applicant.
- N/A The applicant has met with the Conservation Commission on the secondary open space.
- N/A The applicant has reviewed and submitted the "Energy Considerations Checklist" (strongly encouraged, although not required).
- Three (3) copies, 24" x 36", and fifteen (15) additional legible, reduced size copies, 11" x 17", of the plat. However, the Planning Board or its designee may require the fifteen additional copies to be 24" x 36", as deemed necessary. The plat shall be prepared by a land surveyor, using a scale of 1 inch equals 100 feet or larger (i.e., 1 inch equals 50 feet, 1 inch equals 20 feet, etc.) and shall include:
 - proposed subdivision name or identifying title

- name and address of the applicant and the owner (if different from the applicant)
- names of owners of abutting properties
- North Arrow (True Meridian);
- locus plan showing general location of the total tract within the Town
- name, address, license number, telephone and seal of the surveyor
- boundary survey including bearings, distances, and the location of permanent markers
- location of property lines, including entire undivided lot, lot areas, and frontage on public right-of-way; each lot shall be numbered according to the tax map numbering system
- ~~N/A~~ deed restrictions
- ~~N/A~~ open space to be preserved
- ~~N/A~~ existing and proposed streets with class, names, and right-of-way widths
- ~~N/A~~ evidence that an application has been submitted for State subdivision approval, if applicable
- an approval block meeting the specifications of the Town

~~N/A~~ Eighteen (18) copies of a Final Common Open Space Ownership and Stewardship Plan that includes but is not limited to the following if the subdivision contains any proposed common open space:

- ~~N/A~~ The boundaries, acreage, and proposed ownership of all proposed common open space and any other land that is proposed to be owned by the Town or other entity.
- ~~N/A~~ Provisions for the management of the common open space detailing the entities responsible for maintaining various elements of the property and describing management objectives and techniques for each parcel or part of the property.
- ~~N/A~~ Copies of proposed deeds, conservation easements, and other legal documents relating to the ownership and stewardship of the common open space.
- ~~N/A~~ Evidence that a municipal organization or an independent party will be designated to assure compliance with all conservation restrictions and that the designated party is willing to assume this responsibility including provisions for the creation and funding of a Stewardship Account to defray the cost of such oversight.
- ~~N/A~~ If ownership of any of the common open space will rest with a homeowners association, community association, or similar group, the following documents and evidence shall be provided:
 - ~~N/A~~ A description of all lands and facilities to be owned by the homeowners or community association. This description shall include a map of the proposal indicating the precise location of those lands and facilities.
 - ~~N/A~~ Provisions setting forth the powers, duties, and

responsibilities of the association, including the services to be provided.

N/A A Declaration of Covenants, Conditions, and Restrictions, giving perpetual easement to the lands and facilities owned by the association. The Declaration shall be a legal document that also provides for automatic association membership for all owners in the subdivision or land development and shall describe the mechanism by which owners participate in the association, including voting, elections, and meetings. Furthermore, it shall give power to the association to own and maintain the common property and to make and enforce rules.

N/A Provisions prescribing the process by which association decisions are reached and setting forth the authority to act.

N/A Provisions requiring each owner within the subdivision or land development to become a member of the association including statements establishing cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement.

N/A Requirements for all owners to provide a pro rata share of the cost of the operations of the association.

N/A A process of collection and enforcement to obtain funds from owners who fail to comply.

N/A A process for transition of control of the association from the developer to the unit owners.

N/A Provisions describing how the lands and facilities of the Community Association will be insured, including limit of liability.

N/A Provisions for the dissolution of the association, in the event the association should become non-viable, including provisions for the disposition of any common open space or other land and facilities owned by the association.

The Board may request additional information be submitted as part of the formal application where it finds it necessary in order to determine whether the Subdivision Plan meets the requirements of these regulations. This may include, but is not limited to, the following:

N/A A hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer, experienced in hydrogeology.

N/A A projection of the amount and type of vehicular traffic to be generated on an average annual daily basis and during peak hours. The trip generation rates used shall be taken from most recent edition of *Trip Generation Manual*, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.

~~N/A~~ A traffic impact analysis prepared by a Registered Professional Engineer with experience in traffic engineering. The analysis shall evaluate traffic impacts based upon typically daily peak hour traffic and any special traffic conditions identified by the Planning Board. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions to the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the desired level of service on the affected streets.

~~N/A~~ Ground Control (both on the site and on the plat) Prior to the submission of the formal application, ground control shall be installed at the site. The ground control shall consist of numbered flags, stakes, walls, trees, or other easily identifiable points on the property. These points shall be well distributed throughout the site at a density of not less than four points per lot and identified by number on the plat. The purpose of this requirement is to provide easy identification for all parties required or interested in examining the site.

~~N/A~~ A Construction Plan shall be submitted when it is necessary to detail the following information in conjunction with the subdivision application. When a Construction Plan is submitted, it shall include three (3) copies, 24"x 36", and fifteen (15) additional legible, reduced size copies, 11"x 17".

~~N/A~~ location and profiles of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply (including location of proposed wells, if applicable), disposal of sewage, and surface drainage;

~~N/A~~ location of existing wells and septic systems, both on and off-site, within 100 feet of any designated leach field on any proposed lot

~~N/A~~ existing and proposed easements, right-of-ways, buildings, water courses, ponds, standing water, rock ledges, stone walls and other essential site features

~~N/A~~ existing and proposed topographic contour boundaries at 2-foot intervals or less (i.e., 1-foot contour intervals)

~~N/A~~ location of ground water, and percolation tests and test results

~~N/A~~ soil mapping types/slopes and boundaries including location of soil tests and test results;

~~N/A~~ existing buildings and other structures to remain;

~~N/A~~ final road profiles and cross-sections

~~N/A~~ State highway/municipal access permit, as applicable

~~N/A~~ Name, address, license number, telephone, and seal of all professional surveyors, engineers, wetlands scientists, soil scientists, and septic designers who participated in the development of the construction plan.

A High Intensity Soils Survey submitted as part of a pre-application submission or an application shall be prepared by a New Hampshire Certified Soil Scientist and shall be verified by one of the following methods prior to its consideration by the Planning Board in the review of the project:

- N/A Written evidence provided by the applicant that the Strafford County Conservation District or its designee has reviewed the soils data and mapping and agrees that it accurately represents the soil conditions on the site, or
- N/A Written evidence that the Town's independent certified soil scientist has reviewed the soils data and mapping and agrees that it accurately represents the soil conditions on the site.
- N/A Sewage Disposal meets Section 9.01 of the Subdivision Regulations for the Town of Durham.
- N/A Water Supply meets Section 9.02 of the Subdivision Regulations for the Town of Durham.
- N/A Driveway and Roads meet Section 9.03 of the Subdivision Regulations for the Town of Durham.
- N/A Utilities meet Section 9.04 and 9.05 of the Subdivision Regulations for the Town of Durham.
- N/A Storm Water Drainage meets Section 9.06 of the Subdivision Regulations for the Town of Durham. Include evidence of a federal storm water NOI Permit if applicable.
- N/A Floodplain Requirements meet Section 9.07 of the Subdivision Regulations for the Town of Durham.
- N/A Independent Studies and Investigations meet Section 10 of the Site Plan Review Regulations for the Town of Durham.
- N/A Applicant has met with neighbors to discuss project and concerns.

Written waivers from these requirements may be requested with specific justification to the requirements of Section 12.02 of the Subdivision Regulations for the Town of Durham.

Stormwater Management Checklist

N/A

<input type="checkbox"/>	SITE PLAN REVIEW APPLICATION	Project Name	_____
<input type="checkbox"/>	Date of Submittal ____/____/____	Applicant's Name	_____
<input type="checkbox"/>	Engineer _____	Architect _____	_____
<input type="checkbox"/>	New Development	<input type="checkbox"/>	Re-Development
<input type="checkbox"/>	Total Area of Disturbance _____ Square Feet (SF)		
<input type="checkbox"/>	< 10,000 SF and No Water Quality Threat {No Stormwater Management Plan Required}		
<input type="checkbox"/>	< 10,000 SF and Possible Water Quality Threat {Stormwater Management Plan Required}		
<input type="checkbox"/>	> 10,000 SF {Stormwater Management Plan Required except as provided for in 9.03 (A) with an approved AOT permit}		
STORMWATER MANAGEMENT PLAN – PART I			
<input type="checkbox"/>	EXISTING CONDITIONS PLAN		
<input type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datum, Locus Plan, Professional Stamp(s)		
<input type="checkbox"/>	Topographic Contours and benchmarks		
<input type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities		
<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone		
<input type="checkbox"/>	Area of Impervious Surface _____ SF		
<input type="checkbox"/>	Total Area of Pavement _____ SF	Area of Pervious Pavement _____ SF	
<input type="checkbox"/>	PROPOSED CONDITIONS PLAN (include above existing and below proposed features)		
<input type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datums, Locus Plan, Professional Stamp(s)		
<input type="checkbox"/>	Topographic Contours and benchmarks		
<input type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities		
<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone		
<input type="checkbox"/>	Impervious Surface Area _____ SF	Impervious Surface Increase _____ SF	
<input type="checkbox"/>	Total Area of Pavement _____ SF	Area of Pervious Pavement _____ SF	
<input type="checkbox"/>	Effective Impervious Area (EIA) _____ SF		
<input type="checkbox"/>	Stormwater Management & Treatment System (Describe System Elements Below)		
<input type="checkbox"/>	Name of Receiving Waterbody _____		
<input type="checkbox"/>	Closed Drain & Catch Basin Network	<input type="checkbox"/>	Connected to Town Closed System
<input type="checkbox"/>	Detention Structure Types _____		
<input type="checkbox"/>	Structural BMP Types _____		

<input type="checkbox"/>	LID Strategies	
<input type="checkbox"/>	Estimated Value of Parts to be Town Owned and/or Maintained	\$ _____

STORMWATER MANAGEMENT PLAN – PART II

<input type="checkbox"/>	DRAINAGE ANALYSIS			
	24-Hour Storm Event	Runoff	Pre-Development	Post-Development
<input type="checkbox"/>	1-inch	Rate	_____ Feet ³ /Sec (CFS)	_____ CFS
<input type="checkbox"/>	1-inch	Volume	_____ Feet ³ (CF)	_____ CF
<input type="checkbox"/>	2-Year	Rate	_____ CFS	_____ CFS
<input type="checkbox"/>	2-Year	Volume	_____ CF	_____ CF
<input type="checkbox"/>	10-Year	Rate	_____ CFS	_____ CFS
<input type="checkbox"/>	10-Year	Volume	_____ CF	_____ CF
<input type="checkbox"/>	25-Year	Rate	_____ CFS	_____ CFS
<input type="checkbox"/>	25-Year	Volume	_____ CF	_____ CF
<input type="checkbox"/>	100-Year	Rate	_____ CFS	_____ CFS

<input type="checkbox"/>	EROSION & SEDIMENT CONTROL PLAN
<input type="checkbox"/>	OTHER PERMITS OR PLANS REQUIRED BY USEPA or NHDES (Where applicable)
<input type="checkbox"/>	USEPA Pre- and Post-Construction Stormwater Pollution Prevention Plan
<input type="checkbox"/>	NHDES Alteration of Terrain Permit
<input type="checkbox"/>	Other (Please list) _____
<input type="checkbox"/>	OPERATION & MAINTENANCE PLAN
<input type="checkbox"/>	Need for 3rd Party Review? YES _____ NO _____

January 6, 2015

Town of Durham
15 Newmarket Road
Durham, NH 03824



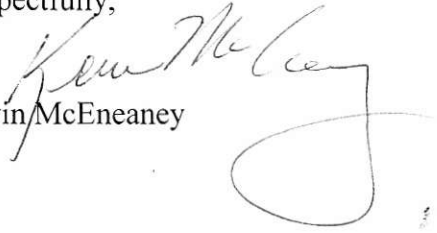
Attn: Planning Board

Re: Lot Line Adjustment Application
for Great Bay Animal Hospital, LLC
Tax Map 6, Lot 11-7 & 11-8

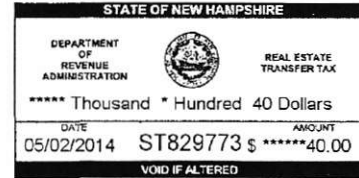
Dear Board,

The intent of this lot line adjustment is to separate the single family dwelling from the kennel currently located on the same parcel, and adding the kennel area to the parcel containing the animal hospital, thereby separating the residential from the commercial uses.

Respectfully,


Kevin McEneaney

ABUTTERS updated 1/5/15		Lot Line Adjustment for Great Bay Animal Hospital, LLC					
Map/Lot	Name 1	Name 2	Street	City/Town	State	Zip	Deed Ref
6 / 9-5	Frank L & Anita Pilar		26 Newmarket Road	Durham	NH	03824	
6 / 9-6	Richard W. & Susan W. Renner		28 Newmarket Road	Durham	NH	03824	3880 / 77
6 / 9-8	Seacoast Repertory Theatre		125 Bow Street	Portsmouth	NH	03801	3792 / 905
6 / 11-1	Douglas A. MacLennan Revocable Trust	Susan R. MacLennan Revocable Trust	21 Newmarket Road	Durham	NH	03824	3915 / 191
6 / 11-2	Scott M. & Lorie Ann Jenkins		49 Old County Road North	Francestown	NH	03043	3656 / 657
6 / 11-3	Arthur R. S. Klaeson, III		1 Durham Point Road	Durham	NH	03824	4229 / 133
6 / 11-6	J. Langdon Sullivan Estate	c/o Kurzman & Eisenberg	One North Broadway	White Plains	NY	10601	
6 / 11-7, 11-8	Great Bay Animal Hospital, LLC		31 Newmarket Road	Durham	NH	03824	4211 / 5 & 10
11 / 34-1	Stefany Shaheen	Craig Welch	77 South Street	Portsmouth	NH	03801	
SURVEYOR	McEaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820	



WARRANTY DEED

GEOFF SAWYER, a married person, with a mailing address of P. O. Box 886, Durham, New Hampshire 03824, for consideration paid, grants to **GREAT BAY ANIMAL HOSPITAL, LLC**, a New Hampshire limited liability company with a mailing address of 31 Newmarket Road, Durham, New Hampshire 03824, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land situate on the easterly side of N.H. Route 108 (a/k/a Newmarket Road) in Durham, Strafford County, New Hampshire, shown as parcel "B" on plan entitled, "Lot Line Adjustment Plan prepared for Great Bay Animal Hospital, LLC and Geoff Sawyer, Tax Map 6, Lot No.s 11-7 and 11-8, Newmarket Road - N.H. Route 108, Town of Durham, County of Strafford, State of New Hampshire," dated October 18, 2011, drawn by McEneaney Survey Associates, Inc., approved by the Durham Planning Board July 16, 2013, recorded in the Strafford County Registry of Deeds as Plan No. 105-091 (the "Plan"), and more particularly bounded and described pursuant to the Plan as follows:

Definition of Point of Beginning:

The below described parcel "B" point of beginning is marked by an iron rod with plastic I.D. cap set in a stone wall on the northerly boundary of land now of Geoff Sawyer (depicted on the Plan as parcel 6-11-7) and the southerly boundary of land now or formerly of Scott M. Jenkins and Lorie Ann Jenkins (depicted on the Plan as parcel 6-11-2), which iron rod is located the following courses and distances from a point in a stone wall on the easterly sideline of N.H. Route 108, a/k/a Newmarket Road, marking the common corner of land of said Sawyer and said Jenkins: S 69° 38' 11" E a distance of 13.59 feet; then S 83° 33' 17" E a distance of 142.49 feet; then N 87° 24' 22" E a distance of 14.74 feet; then S 82° 04' 04" E a distance of 94.27 feet to said iron rod with plastic I.D. cap (the Point of Beginning).

Parcel "B" Description:

Beginning at the above described iron rod with plastic I.D. cap defined as the Point of Beginning, then running along land of Geoff Sawyer S 07° 55' 56" W a distance of 183.78 feet, more or less, to an iron rod set at land of Great Bay Animal Hospital, LLC (depicted as parcel 6-11-8); then turning and running along land of said LLC N 23° 03' 27" W a distance of 211.24 feet, more or less, to a point in a stone wall on the southerly boundary of land now or formerly of Scott M. Jenkins and Lorie Ann Jenkins; then turning and running along said boundary and stone wall N 87° 24' 22" E a distance of 14.74 feet, more or less, to a point; then S 82° 04' 04" E a distance of 94.27 feet, more or less, to land of said Sawyer at the point of beginning.

Said parcel "B" containing 10,121 s.f., more or less.

Meaning and intending to convey a portion of the premises conveyed to Geoff Sawyer by deed of Isabelle Sawyer dated June 30, 1993 and recorded at Book 1685, Page 641 of the Strafford County Registry of Deeds.

This conveyance is made to facilitate lot line adjustments between the Great Bay Animal Hospital, LLC (Lot 2B/parcel 6-11-8) and Geoff Sawyer (Lot 2A/parcel 6-11-7) properties, as authorized by the Plan. This conveyance is made in consideration of a reciprocal conveyance made by Great Bay Animal Hospital, LLC to Geoff Sawyer of the parcel of land designated as parcel "A" on the Plan. It is the intent of these conveyances that the Lot 2B property owned by Great Bay Animal Hospital, LLC designated as Tax Map 6, Lot 11-8 be reconfigured to include parcel "B" conveyed herein, but not parcel "A" as depicted on the Plan.

This conveyance is made subject to easements, conditions and restrictions of record, including, but not limited to, driveway and access easements as set forth in deed to Great Bay Animal Hospital, LLC recorded at Strafford Registry Book 2239, Page 510, and the terms and conditions of Easement Agreement between Geoff N. Sawyer and Great Bay Animal Hospital, LLC, dated October 6, 2000, recorded at Strafford Registry Book 2239, Page 512.

This conveyance is further made subject to the terms and conditions of the Right of First Refusal between Great Bay Animal Hospital, LLC and Geoff Sawyer and Jacqueline Sawyer, dated October 6, 2000, recorded in Strafford Registry Book 2239, Page 571.

Geoff Sawyer and Jacqueline Sawyer, husband and wife, hereby release all rights of homestead in the above-described premises.

This conveyance is made with the payment of minimum transfer tax.

Signed on April 29, 2014.

Witness Christina Wells

Witness f both

Geoff Sawyer
Geoff Sawyer

Jacqueline Sawyer
Jacqueline Sawyer

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY

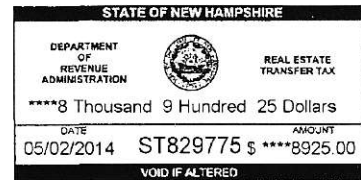
April 29, 2014

Personally appeared the above named Geoff Sawyer and Jacqueline Sawyer, who acknowledged the foregoing instrument as their voluntary act and deed.

Before me,

Mary Driscoll
Notary Public
My Commission Expires:





WARRANTY DEED

GEOFF SAWYER, a married person, with a mailing address of P. O. Box 886, Durham, New Hampshire 03824, for consideration paid, grants to **GREAT BAY ANIMAL HOSPITAL, LLC**, a New Hampshire limited liability company with a mailing address of 31 Newmarket Road, Durham, New Hampshire 03824, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land, with the buildings and improvements thereon, situate on the easterly side of N.H. Route 108 (a/k/a Newmarket Road) in Durham, Strafford County, New Hampshire, shown as parcel **6-11-7** on plan entitled, "Lot Line Adjustment Plan prepared for Great Bay Animal Hospital, LLC and Geoff Sawyer, Tax Map 6, Lot Nos. 11-7 and 11-8, Newmarket Road - N.H. Route 108, Town of Durham, County of Strafford, State of New Hampshire," dated October 18, 2011, drawn by McEaney Survey Associates, Inc., approved by the Durham Planning Board July 16, 2013, recorded in the Strafford County Registry of Deeds as Plan No. 105-091 (the "Plan"), and more particularly bounded and described pursuant to the Plan as follows:

Beginning at a drill hole set in a stone wall on the easterly side of N.H. Route 108, at the common corner of land now of Geoff Sawyer (depicted as parcel 6-11-7) and land now of Great Bay Animal Hospital, LLC (depicted as parcel 6-11-8); then running along land of said Great Bay Animal Hospital, LLC the following courses and distances: N 75° 15' 02" E a distance of 80.83 feet, more or less, to an iron rod with plastic I.D. cap; S 63° 43' 26" E a distance of 129.39 feet, more or less, to an iron rod with plastic I.D. cap set; S 23° 03' 27" E a distance of 81.42 feet, more or less, to an iron rod; S 23° 03' 27" E a distance of 155.53 feet, more or less, to an iron rod; S 69° 55' 25" E a distance of 160.92 feet, more or less, to an iron rod; N 60° 42' 00" E a distance of 253.18 feet, more or less, to an iron rod; N 29° 18' 00" W a distance of 200.00 feet, more or less, to an iron rod; S 60° 42' 00" W a distance of 228.80 feet, more or less; to an iron rod; N 49° 36' 02" W a distance of 113.33 feet, more or less, to an iron rod; N 23° 03' 27" W a distance of 36.98 feet, more or less, to an iron rod; N 07° 55' 56" E a distance of 183.78 feet, more or less, to an iron rod with plastic I.D. cap set in a stone wall at land now or formerly of

Scott M. Jenkins and Lorie Ann Jenkins (depicted as parcel 6-11-2 on the Plan); then turning and running along said stone wall and land now or formerly of said Jenkins the following courses and distances: S 82° 04' 04" E a distance of 39.91 feet, more or less, to a point; then turning and running N 24° 23' 52" E a distance of 13.78 feet, more or less, to a point; then turning and running S 71° 52' 39" E a distance of 53.97 feet, more or less, to a point; then turning and running N 26° 27' 57" E a distance of 34.95 feet, more or less, to a point at land now or formerly of J. Langdon Sullivan Estate (depicted as parcel 6-11-6 on the Plan); then turning and running along said stone wall and land now or formerly of said J. Langdon Sullivan Estate the following courses and distances: S 62° 46' 44" E a distance of 80.89 feet, more or less, to a point; N 25° 18' 54" E a distance of 206.14 feet, more or less, to a drill hole set in said stone wall; N 23° 59' 56" E a distance of 103.52 feet, more or less, to a drill set in said stone wall; N 00° 03' 19" W a distance of 217.51 feet, more or less, to a point at the high water line of the Oyster River; then turning and running along the high water line of the Oyster River in a generally southeasterly direction, approximately 700 +/- feet, to a drill hole set in a stone wall at land now or formerly of Stefany Shaheen and Craig Welch (depicted as parcel 11-34-1 on the Plan), which point is located S 25° 03' 40" E a distance of 558.42 feet on a survey tie line from the last described point; then turning and running along said stone wall and land now or formerly of Shaheen and Welch the following courses and distances: S 02° 36' 12" E a distance of 124.92 feet, more or less, to a drill hole set in said stone wall; S 04° 53' 42" W a distance of 34.20 feet, more or less, to a drill hole set in said stone wall; S 23° 38' 32" W a distance of 73.74 feet, more or less, to a drill hole set in said stone wall; S 27° 54' 35" W a distance of 88.26 feet, more or less, to a drill hole set in said stone wall; S 30° 43' 06" W a distance of 166.40 feet, more or less, to a drill set at the end of said stone wall; S 30° 19' 17" W a distance of 177.44 feet, more or less, to a drill hole set at the beginning of a stone wall; S 29° 32' 07" W a distance of 81.32 feet, more or less, to a point in said stone wall; S 33° 32' 58" W a distance of 197.67 feet, more or less, to a point at land now or formerly of Elizabeth Klaeson (depicted as parcel 6-11-3 on the Plan); then turning and running along land now or formerly of Klaeson N 67° 32' 41" W a distance of 412.78 feet, more or less, to a point at or near a 36" diameter spruce tree; then turning and running N 39° 37' 29" W a distance of 235.48 feet, more or less, to a drill hole in a stone wall on the easterly sideline of N.H. Route 108, a/k/a Newmarket Road; then turning and running along said stone wall and said Road N 12° 00' 40" E a distance of 146.12 feet, more or less, to a point in said stone wall; then turning and running N 07° 29' 06" E a distance of 140.02 feet, more or less, to a drill hole set in said stone wall marking the point of beginning.

Containing 498,195 s.f., or 11.44 acres, more or less.

Meaning and intending to convey:

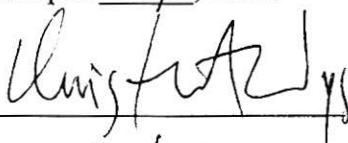
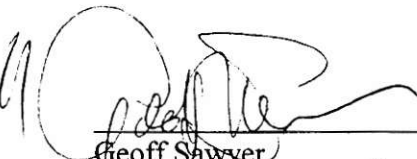
- 1) a portion of the premises conveyed to Geoff Sawyer by deed of Isabelle Sawyer dated June 30, 1993, recorded at Book 1685, Page 641 of the Strafford County Registry of Deeds; and
- 2) the premises conveyed to Geoff Sawyer by deed of Great Bay Animal Hospital, LLC, dated April 30, 2014, recorded at Book 4211, Page 8 of said Registry of Deeds.

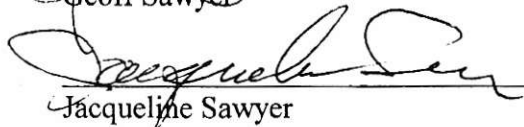
This conveyance is made subject to easements, conditions and restrictions of record, including, but not limited to, driveway and access easements as set forth in deed to Great Bay Animal Hospital, LLC recorded at Strafford Registry Book 2239, Page 510, and the terms and conditions of Easement Agreement between Geoff N. Sawyer and Great Bay Animal Hospital, LLC, dated October 6, 2000, recorded at Strafford Registry Book 2239, Page 512.

By this conveyance, the Right of First Refusal between Great Bay Animal Hospital, LLC and Geoff Sawyer and Jacqueline Sawyer, dated October 6, 2000, recorded in Strafford Registry Book 2239, Page 571 is hereby rendered moot pursuant to its terms.

Geoff Sawyer and Jacqueline Sawyer, husband and wife, hereby release all rights of homestead in the above-described premises.

Signed on April 29, 2014.


 Witness _____
 to both _____
 Witness _____


 Geoff Sawyer



 Jacqueline Sawyer

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY

April 29, 2014

Personally appeared the above named Geoff Sawyer and Jacqueline Sawyer, who acknowledged the foregoing instrument as their voluntary act and deed.

Before me,



 Notary Public
 My Commission Expires:



EASEMENT AGREEMENT

WHEREAS, Geoff N. Sawyer, of P.O. Box 14, Durham, New Hampshire 03824 ("Sawyer") is the owner of real property located at 27 Newmarket Road, Durham, New Hampshire, by virtue of a Deed recorded in the Strafford County Registry of Deeds at Book 1685, Page 641, and shown as Lot 2A on a plan of land drawn by Schoonmaker Architects, entitled "Limited Subdivision of Land Prepared for Geoff Sawyer, Newmarket Road - N.H. Route 108, Durham, New Hampshire", dated October 21, 1998 (the "Plan"), which Plan is recorded in the Strafford County Registry of Deeds Plan 59-63; and

WHEREAS, Great Bay Animal Hospital, LLC ("Great Bay") is the owner of the abutting real property likewise located at 27 Newmarket Road, Durham, New Hampshire, by virtue of a Deed recorded in the Strafford County Registry of Deeds at Book 2239, Page 510, and shown as Lot 2B on the Plan; and


WHEREAS, the parties wish to grant Sawyer easements for purpose of access to his respective property and to utilize parking spaces located upon the premises of Great Bay.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Sawyer reserves in its conveyance to Great Bay and Great Bay grants to Sawyer, and his agents, tenants and invitees, an easement in common with others as shown on the Plan, which easement is to be used for the purpose of parking motor vehicles in the designated parking spaces and for access to and from the premises owned by Sawyer and to the residence of Sawyer and shown on said Plan, as recited in a deed from Sawyer to Great Bay, recorded in the Strafford County Registry of Deeds at Book 2239, Page 510; and
2. Both parties agree that they shall share on an equal basis the expense for maintenance, re-paving and snow plowing of the parking areas and common driveway, which driveway shall be a minium of thirty (30) feet wide, with a flared entrace off of Newmarket Road (a/k/a Route 108); and
3. Both parties recognize that this Agreement shall be subject to the access rights reserved to others over the common driveway with respect to Paul Cemetery: and
4. Both parties agree that the easements granted herein shall run with the land and may not be amended or altered without the written approval of the Town of Durham Planning Board.

BK2239PG0512

STATE OF NEW HAMPSHIRE


DEPARTMENT OF REVENUE ADMINISTRATION  REAL ESTATE TRANSFER TAX

XXX THOUSAND XXX HUNDRED AND X40 DOLLARS

MO.	DAY	YR.	AMOUNT
10	06	00	\$ 40.00

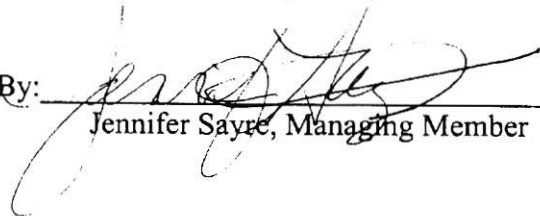
VOID IF ALTERED

DATED this 6th day of October, 2000.



Geoff N. Sawyer

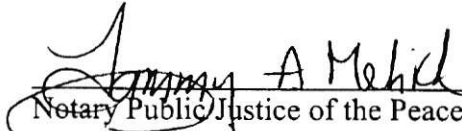
Great Bay Animal Hospital, LLC

By: 

Jennifer Sayre, Managing Member

STATE OF NEW HAMPSHIRE
COUNTY OF Stafford

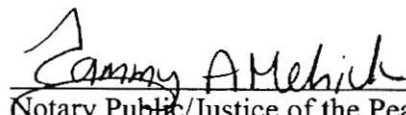
The foregoing instrument was acknowledged before me this 6th day of October, 2000 by Geoff N. Sawyer.



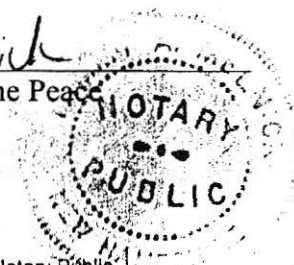
Notary Public/Justice of the Peace
Name:
My commission expires:

STATE OF NEW HAMPSHIRE
COUNTY OF Stafford

The foregoing instrument was acknowledged before me this 6th day of October, 2000 by Jennifer Sayre, Managing Member of Great Bay Animal Hospital, LLC.



Notary Public/Justice of the Peace
Name:
My commission expires:



TAMMY A. MELNICK, Notary Public
My Commission Expires August 12, 2003

BK2239PG0513

WARRANTY DEED

GEOFF SAWYER, a married man, with a mailing address of P. O. Box 14, Durham, County of Strafford and State of New Hampshire, for consideration paid grants to GREAT BAY ANIMAL HOSPITAL, LLC, a New Hampshire limited liability company, with a mailing address of 10 Cushing Road, Newmarket, County of Rockingham and State of New Hampshire, WITH WARRANTY COVENANTS:

A certain tract or parcel of land situated off N.H. Route 108 a/k/a Newmarket Road, Durham, County of Strafford, State of New Hampshire, being shown as Lot 2B on Plan entitled "Limited Subdivision of Land Prepared for Geoff Sawyer, Newmarket Road – N.H. Route 108, Durham, New Hampshire", dated October 21, 1998 and recorded in the Strafford County Registry of Deeds as Plan 59-63 and further described as follows:

Beginning at a point on the easterly sideline of N.H. Route 108 at land now or formerly of Rev. Gordon G. Congdon Trust;

thence South 69° 38' 11" East, along a stone wall a distance of 13.59 feet to a point;

thence South 83° 33' 17" East, along a stone wall a distance of 142.49 feet to a point;

thence South 23° 03' 27" East, a distance of 248.22 feet to a point;

thence South 49° 36' 02" East, a distance of 113.33 feet to a point;

thence North 60° 42' 00" East, a distance of 228.80 feet to a point;

thence South 29° 18' 00" East, a distance of 200.00 feet to a point;

thence South 60° 42' 00" West, a distance of 253.18 feet to a point;

thence North 69° 55' 25" West, a distance of 160.92 feet to a point;

thence North 23° 03' 27" West, a distance of 155.53 feet to a point;

thence North 63° 43' 27" West, a distance of 252.13 feet to a point;

thence North 07° 29' 06" East, a distance of 110.09' feet along the easterly sideline of N.H. Route 108 to a point;

thence North 05° 55' 32" East, a distance of 90.27 feet to the point of beginning.

BK2239PG0510

Also conveying a utility easement for the construction, maintenance and use of electrical, telephone and cable, extending from the utility box located near the kennel on Lot 2A for the benefit of Lot 2B. Said easement shall be in the location of the utility lines as actually constructed.

Subject to a driveway easement for the benefit of Lot 2A as shown on Plan entitled "Limited Subdivision of Land Prepared for Geoff Sawyer, Newmarket Road - N.H. Route 108, Durham, New Hampshire", dated October 21, 1998 and recorded in the Strafford County Registry of Deeds as Plan 59-63.

Subject to a Right of First Refusal as set forth in an agreement between Geoff Sawyer and Great Bay Animal Hospital, LLC dated of near or even date and recorded in the Strafford County Registry of Deeds herewith.

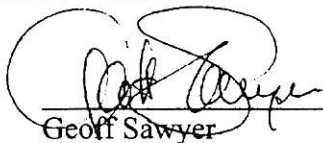
Subject to the access rights of others with respect to Paul Cemetery as set forth in deed to Geoff Sawyer recorded in the Strafford County Registry of Deeds at Book 1685, Page 641.

Containing 2.93 acres, more or less, according to said Plan.

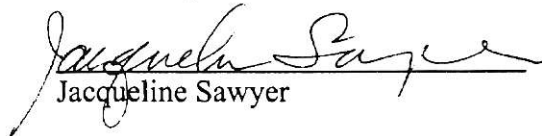
Meaning and intending to describe and convey a portion of the premises conveyed to Geoff Sawyer by deed dated June 30, 1993 and recorded in the Strafford County Registry of Deeds at Book 1685, Page 641.

I, Jacqueline Sawyer, wife of the within grantor, release all rights of homestead.

Executed this October 6, 2000.



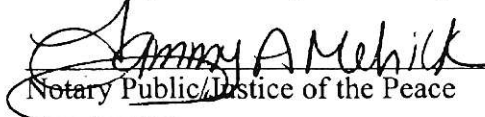
Geoff Sawyer



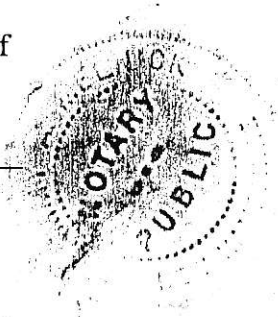
Jacqueline Sawyer

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford

The foregoing instrument was acknowledged before me this 6th day of October, 2000 by Geoff Sawyer and Jacqueline Sawyer.



Notary Public/Justice of the Peace



BK2239PG0511

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
XXX1 THOUSAND	XXX HUNDRED AND	x50 DOLLARS	
MO. DAY YR.	4 47 9 25	AMOUNT	\$ 1050.00
10-06-00			
VOID IF ALTERED			

TAMMY A. MELNICK, Notary Public
My Commission Expires August 12, 2003