

LITTLE BAY

STRUCTURE AREAS:

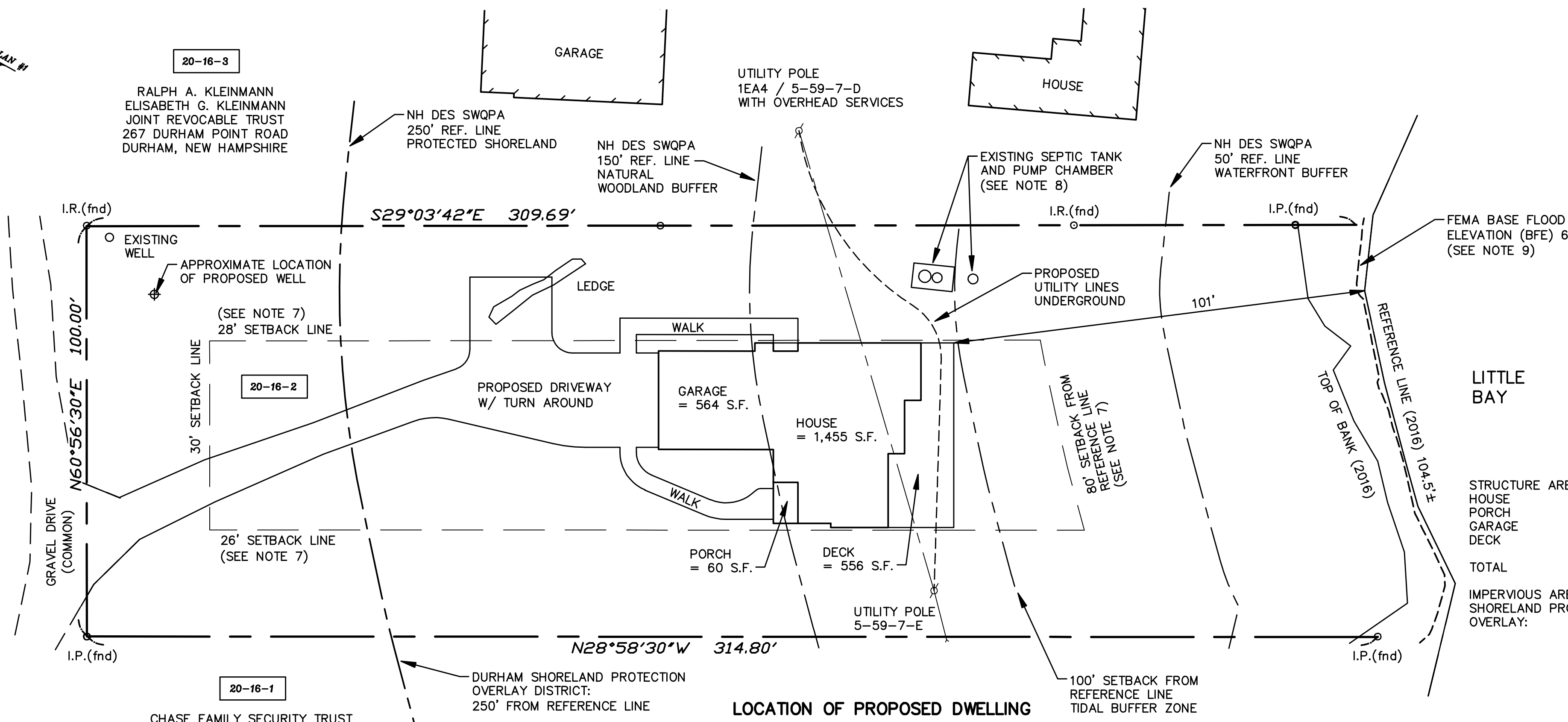
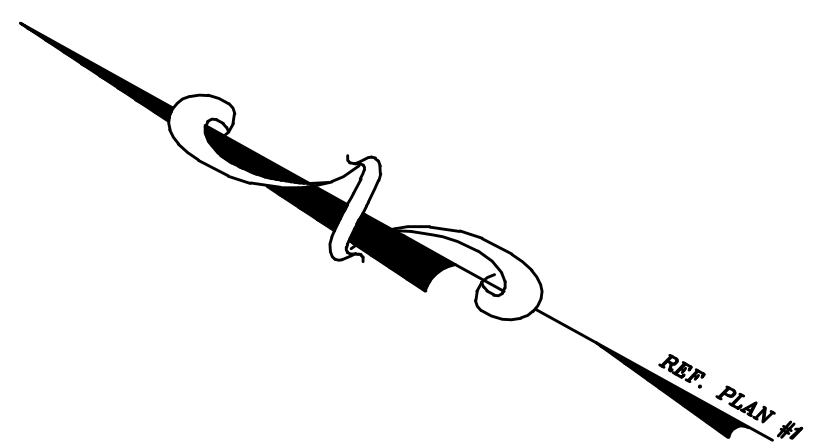
HOUSE	= 1,452 S.F.
BREEZEWAY	= 178 S.F.
PORCH	= 186 S.F.
GARAGE	= 600 S.F.
DECK	= 168 S.F.
TOTAL	= 2,584 S.F.

REFERENCE PLANS:

- 1.) PLAN OF LAND - CHARLOTTE H. GALLANT, DURHAM POINT ROAD, DURHAM, NH, DATED: DEC. 1947; BY: G.L. DAVIS & ASSOC., RECORDED S.C.R.D. PLAN 21, POCKET 4, FOLDER 3.
- 2.) PLAN OF DIVISION OF PROPERTY AT DURHAM POINT, ACQUIRED BY CHARLOTTE H. GALLANT HEIRS, BY MALCOLM J. CHASE BY DEED DATED AUGUST 13, 1954. SCALE: 1" = 100'; DATED: NOV. 1954 RECORDED S.C.R.D. PLAN 20, POCKET 4, FOLDER 3.
- 3.) PLAN OF LEACH FIELD EASEMENTS FOR THE BAY CORPORATION, TAX MAP 20, LOTS 16-1 THRU 16-6, OFF DURHAM POINT ROAD - AT LITTLE BAY, DURHAM, NEW HAMPSHIRE, COUNTY OF STRAFFORD; SCALE: 1" = 40'/100'; DATED: FEBRUARY 2003, REVISED THROUGH 10/12/05; BY: KEM LAND SURVEY, INC.; RECORDED S.C.R.D. PLAN 82-38.
- 4.) PLAN OF LAND PREPARED FOR: MALCOLM J. CHASE REV. TRUST, 271 DURHAM POINT ROAD, TAX MAP 20, LOT 16-1, RALPH A. & ELISABETH G. KLEINMANN, 269 DURHAM POINT ROAD, TAX MAP 20, LOT 16-2, ROBERT E. HARRIOTT, 267 DURHAM POINT ROAD, TAX MAP 20, LOT 16-3, NATALIE WEBB, 265 DURHAM POINT ROAD, TAX MAP 20, LOT 16-4, BRENDA C. JACKSON REV. TRUST, 263 DURHAM POINT ROAD, TAX MAP 20, LOT 16-5, OFF DURHAM POINT ROAD - AT LITTLE BAY, DURHAM, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: DECEMBER 13, 2005; BY: KEM LAND SURVEY, INC.; RECORDED S.C.R.D. PLAN 87-25.

NOTES:

- 1.) OWNERS OF RECORD:
ROBERT RYAN
BRENDA RYAN
215 CUSHING ROAD
NEWMARKET, NEW HAMPSHIRE 03857
S.C.R.D. VOL. 4354, PAGE 545
- 2.) 20-16-2 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT RC (RESIDENCE COASTAL).
- 4.) SKETCH PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND PROPOSED IMPROVEMENTS.
- 5.) PARCEL AREA = 32,200 S.F.± / 0.74 Ac.±
- 6.) BASIS OF BEARING: REFERENCE PLAN No. 3.
- 7.) A VARIANCE WAS GRANTED BY THE DURHAM ZONING BOARD OF ADJUSTMENT ON 9/16/05 FOR THE DEMOLITION OF A CAMP AND THE BUILDING OF A SINGLE FAMILY HOME WITHIN THE SHORELAND SETBACK ACCORDING TO SUBMITTED PLAN DATED JUNE 27, 2004 WITH THE EXCEPTION THAT THE SETBACK WILL BE 80 FEET FROM THE REFERENCE HIGH TIDE LINE. THIS VARIANCE ESTABLISHED SIDE SETBACKS TO BE 28 FEET AND 26 FEET AS SHOWN.
- 8.) THE LEACH FIELD FOR THE SUBJECT PARCEL IS LOCATED ON A LEACH FIELD EASEMENT ON PARCEL 20-16-6 AS SHOWN ON REFERENCE PLAN #3.
SEPTIC SYSTEM:
APPROVED FOR CONSTRUCTION: CA2003051909 4/29/2003
APPROVED FOR OPERATION: CA2004059548 01/23/2004
- 9.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330146; PANEL 0405; SUFFIX E; MAP NUMBER 33017C0405E; EFFECTIVE DATE SEPTEMBER 30, 2015. BASE FLOOD ELEVATION = 6



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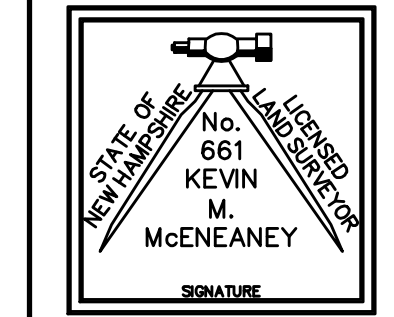
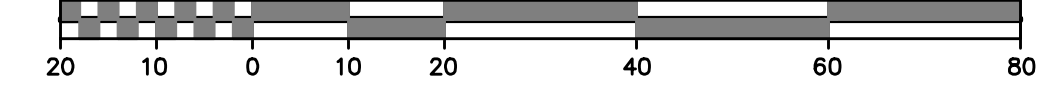
STRUCTURE AREAS:

HOUSE	= 1,455 S.F.
PORCH	= 60 S.F.
GARAGE	= 564 S.F.
DECK	= 556 S.F.
TOTAL	= 2,635 S.F.

IMPERVIOUS AREA WITHIN SHORELAND PROTECTION OVERLAY: = 4,911 S.F.

SKETCH PLAN
PREPARED FOR
ROBERT & BRENDA RYAN
TAX MAP 20, LOT No. 16-2
269 DURHAM POINT ROAD
TOWN of DURHAM
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: **RJM** FILE: VR CP\2104\16-2104 RYAN
SCALE: 1" = 20' DATE: JUNE 10, 2016



McEneaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
16-2104	SKETCH	15-07	42-44	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

CHASE FAMILY SECURITY TRUST
EDWARD CHASE, TRUSTEE
7 HOLLY LANE
COHASSET, MA 02025
3635 / 585

