

LOT LINE ADJUSTMENT APPLICATION

FOR

STEVEN NAWROCKI
&
**THOMAS & ANNE
DUNCAN**

TAX MAP 19, LOTS 19-6 & 19-7

BAY ROAD
DURHAM, NH

PREPARED BY:

April 19, 2017



102 KENT PLACE
NEWMARKET, NH 03857
603-659-6560

10 STORER ST, RIVERVIEW SUITE
KENNEBUNK, ME 04043
207-502-7005

2 COMMERCE DR, SUITE 202
BEDFORD, NH 03110
603-614-4060

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LETTER OF TRANSMITTAL

TO:
Michael Behrendt
Town Of Durham
15 Newmarket Road
Durham, NH 03824

Date: April 19, 2017
Re: Lot Line Adjustment Application
Bay Road

Job No: 4951

We are sending you: [] Regular Mail [] Overnight Delivery [X] Other (Hand Delivered)

Table with 4 columns: Copies, Date, No., Description. Rows include Lot Line Adjustment Application, Checklist, Letter of Intent, Abutters List, Fees Schedule, Waiver from Regulation, Compliance letter, Current Deeds, Septic Approval, Plan Copies, and Fee Check.

These are transmitted as checked below:

[X] For your use [] For approval [] For review and comment.

REMARKS:

Empty rectangular box for remarks.

Copy to:

Signed: Jack Kaiser

Y:\PROJECTS\4951 C3D\APPLICATION\4951 aptm.docx



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LOT LINE ADJUSTMENT APPLICATION
Town of Durham, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 19 ; lot #'(s): 19-6 & 19-7 ; zoning district: Rural & Residence C

Property address/location: 560 Bay Road & 564 Bay Road

Name of project (if applicable): N/A

Property owner – Parcel A

Name (include name of individual): Steven P. Nawrocki

Mailing address: 564 Bay Road, Durham, NH 03824

Telephone #: 603-868-2832 Email: ROCD0C@comcast.net

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): Thomas W. Jr. & Anne E. Duncan

Mailing address: 1 Elderberry Circle, Sudbury, MA 01776

Telephone #: 978-621-1530 Email: TDuncan@ME.com

Surveyor

Name (include name of individual): Doucet Survey, Inc. (Jack Kaiser)

Mailing address: 102 Kent Place, Newmarket, NH 03857

Telephone #: 603-659-6560 Fax #: 603-659-4118

Email address: jack@doucetsurvey.com Professional license #: 937

Proposed project

What is the purpose of the lot line revision? To turn lot 19-6 into a 5.08 acre parcel with the remaining land to be conveyed to Lot 19-7.

Will any encroachments result? None visible or that the surveyor is aware of

(Continued Lot Line Revision application Tax Map: 19 Lot: 19-6 & 19-7 Zone R & RC)

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

See attached Waiver Request

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)

 dotloop verified
04/18/17 1:20PM EDT
EHR-WQBW-R4K0-CHIK

Steven P. Nawrocki

Date: _____

Signature of property owner:

 dotloop verified
04/18/17 9:11AM EDT
FJWS-M4BZ-QAVZ-D5KB

 dotloop verified
04/18/17 9:15AM EDT
Q5WJ-WL8-HRE4-NJAI

Thomas W. Jr & Anne E. Duncan

Date: _____

Signature of agent:



Date: 4/18/17

Lot Line Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

Town of Durham Planning Department

Project Name: _____ Map: 19 Lot: 19-6 & 19-7 Date: 4/13/17

Applicant/agent: Jack Kaiser (Agent) Signature: Jack Kaiser

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner name					_____
• owner address					_____
• tax map and lot #					_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>No Overlay Districts</u>
<u>Platting</u>					
Clear delineation of area affected by lot line adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>There are no vertical benchmarks</u>
• existing and proposed bearings					<u>shown as there is no topographic</u>
• existing and proposed distances					<u>date required</u>
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approx. Well shown _____
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approx. Location shown _____
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground from Utility Pole _____
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground _____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank shown _____

Additional Comments:



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Licensed throughout New England

April 13, 2017

Michael Behrendt
Town Of Durham
15 Newmarket Road
Durham, NH 03824

Reference: Lot Line Adjustment Plan
560 & 564 Bay Road

Dear Mr. Behrendt:

The purpose of this letter is to inform you and the members of the Durham planning Board of the intent of the landowners on this Lot Line Adjustment Application.

Tax Map 19, Lot 19-6 situated at 564 Bay Road currently owned by Steven Nawrocki is 11.218 acres in size.

Tax Map 19, Lot 19-7 situated at 560 Bay Road currently owned by Thomas & Anne Duncan is 11.548 acres in size.

Mr. Nawrocki wishes to reduce the size of his lot to 5.08 acres and convey the remaining land to Mr. & Mrs. Duncan resulting in a 17.69 acre lot. NHDES approval is not required as a part of this application as the resulting lots are both greater than 5 acres in size.

There is currently no proposed construction on either lot. The new lot line will not create any building setback violations per the current town dimensional table contained within the zoning regulations.

Sincerely,
Doucet Survey, Inc.

Jack Kaiser, LLS
Vice-President



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Newmarket, NH 03857
Phone (603) 659-6560

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Kennebunk, ME 04043
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2 Commerce Drive, Suite 202
Bedford, NH 03110
603-614-4060

TAX MAP 19, LOT 19-6
STEVEN P. NAWROCKI
564 BAY RD
DURHAM, NH 03824

TAX MAP 19, LOT 19-7
THOMAS W. DUNCAN, JR & ANNE E. DUNCAN
14 ELDERBERRY CIRCLE
SUDBURY, MA 01776

TAX MAP 19, LOT 19-2
JOHN B. LESTER, III & AMY B. LESTER
578 BAY ROAD
DURHAM, NH 03824

TAX MAP 19, LOT 19-3
RICHARD V. RIELEY & SARAH H. RIELEY
576 BAY RD
DURHAM, NH 03824

TAX MAP 19, LOT 19-4
KITTYHAWK REV. TRUST
P.O. BOX 21948
PORTSMOUTH, NH 03802

TAX MAP 19, LOT 19-5
BRETТА HEILBUT
570 BAY ROAD
DURHAM, NH 03824

TAX MAP 19, LOT 19-8
STATE OF NH FISH & GAME
11 HAZEN DRIVE
CONCORD, NH 03301

TAX MAP 20, LOT 3-2
SHANKHASSIC SHOREFRONT ASSOC. INC.
C/O DICK RIELEY, PRESIDENT
576 BAY ROAD
DURHAM, NH 03824

TAX MAP 20, LOT 5
GERHARD K. BRAND REV. TRUST &
INGEBURG C. BRAND REV. TRUST
561 BAY ROAD
DURHAM, NH 03824

TAX MAP 20, LOT 6
DONALD GOLINI & TRACEY E. GOLINI
557 BAY ROAD
DURHAM, NH 03824

TAX MAP 20, LOT 7-1
BRUCE A. LEICHTMAN &
MICHELLE D. LEICHTMAN
567 BAY ROAD
DURHAM, NH 03824

TAX MAP 20, LOT 7-2
KATRAK BAY ROAD REALTY TRUST
565 BAY ROAD
DURHAM, NH 03824

TAX MAP 20, LOT 7-3
CHRISTOPHER J. DALY &
STEPHANIE T. DALY
551 BAY RD
DURHAM, NH 03824

TAX MAP 20, LOT 7-4
STATE OF NEW HAMPSHIRE/LCIP
10 DIXON AVE
CONCORD, NH 03301

DOUCET SURVEY, INC.
ATTN. JACK KAISER
102 KENT PLACE
NEWMARKET, NH 03857



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Michael J. Carter, PS
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April 18, 2017

Michael Behrendt
Town Of Durham
15 Newmarket Road
Durham, NH 03824

RE: Lot Line Adjustment Application
Steven Nawrocki & Thomas & Anne Duncan
Map 19, Lots 19-6 & 19-7 – Bay Road – Durham, NH
DSI Project #4951

FEES SCHEDULE

Application Fee	\$150.00
Abutter Notices (15 X \$7.00)	\$105.00
Legal Notice	<u>\$150.00</u>
Total Fees	\$405.00



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Phone (207) 502-7005
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2 Commerce Drive, Suite 202
Bedford, NH 03110
603-614-4060



PLANNING DEPARTMENT
Town of Durham
 8 Newmarket Road
 Durham, NH 03824-2898
 Phone (603) 868-8064
www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name BOUNDARY LINE ADJUSTMENT OF TAX MAP 19 LOTS 19-6 & 19-7

Property Address 560 & 564 BAY ROAD Map and Lot # 19/19-6 & 19-7

Site Plan: _____ Subdivision: _____ Boundary line adjustment: X

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

LOT LINE ADJUSTMENT APPLICATION: TOPOGRAPHIC FEATURE - WETLANDS

Reason/justification(s) for the waiver request: WE ARE REQUESTING A WAIVER FOR WETLAND DELINEATION AS THERE ARE NO PROPOSED BUILDINGS OR CONSTRUCTION ON THE PARCELS AT THIS TIME.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

- (1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
- (2) X Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: JACK KAISER Jack Kaiser

Applicant? _____ Agent? X Today's date 4/13/17

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



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Please Respond to the Exeter Office

March 30, 2017

MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
JUSTIN L. PASAY
HEIDI J. BARRETT-KITCHEN
NICOLE L. TIBBETTS
ERIC A. MAHER
DANIELLE E. FLORY

OF COUNSEL
NICHOLAS R. AESCHLIMAN

ROBERT A. BATTLES
(1951-2010)

Town of Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Re: Application of Thomas W. Duncan, Jr. and Steven Nawrocki for lot line adjustment.

Dear Chair and Members of the Board:

I have been familiar with the development known as Shankhassick on Great Bay for many years, having represented a number of owners and would be owners with respect to their ownership of lots in that subdivision.

I am familiar with the application before you whereby a lot line adjustment is intended between Steven Nawrocki and Thomas W. Duncan, Jr. which would decrease the size of the Nawrocki lot and increase the size of the Duncan lot. No additional lot is contemplated in this transaction.

I have reviewed the Declaration of Covenants and Restrictions and Easements of Shankhassick on Great Bay, as well as the corresponding plans. The declaration is recorded at Book 2009, Page 296. The controlling paragraph 8.1.4 can be found at Book 2009, Page 0312 and I have included a rather dim copy of it here for your reference. It is clear that the Declaration contemplates the possibility that boundary line adjustments will be made between lot owners in the development and/or abutting lots such adjustments are expressly authorized provided no additional dwelling units are constructed as a result thereof.

Further, the Covenants warn that such a lot line adjustment must not result in a violation of the conservation easement deeds. This particular lot line adjustment will not have any effect on the conservation easements referenced in the Covenants.

DONAHUE, TUCKER & CIANDELLA, PLLC
225 Water Street, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

www.dtclawyers.com

1-800-566-0506

Town of Durham Planning Board
Page 2
March 30, 2017

Therefore, the lot line adjustment will not violate the Declaration of Covenants, Restrictions and Easements of Shankhassick of Great Bay.

Sincerely,

DONAHUE, TUCKER & CIANDELLA, PLLC



Charles F. Tucker
ctucker@dtclawyers.com

CFT:gsh
Enclosure

Cc: Thomas W. Duncan, Jr.
Val Shelton
Steven Nawrocki

S:\ADP-DY\Duncan, Thomas & Anne\Correspondence\2017 03 30 Durham ltr.docx

8.1.2 No other improvements, such as a road, utility, dam, fence, bridge, culvert, barn, maple sugar house, covered sitting area, or shed without the express written approval of the Developer. Such approval shall not be unreasonably withheld provided said improvement is in keeping with having a minimal physical impact on the property and will not impact the overall scenic beauty of Shankhassick on Great Bay. It is expressly noted, however, that any such improvements, as well as landscaping or plantings, within the "Area IV Envelope" of Lot IV, as shown on said plan, shall not require approval of the Developer or the Association.

8.1.3 No use shall be made of the land to interfere with the quiet enjoyment of the Owners. No sign, billboards, posterboard, or advertising structure of any kind shall be erected or maintained on any lot or structures for any purpose whatsoever, except such signs as may have been approved by the Developer, or its successors or assigns, the Board of Directors of the Association.

8.1.4 No lot shall be subdivided into smaller lots, with the exception of the division of Lot II to include Units II-A and II-B of the Shankhassick Condominium on Great Bay, except in such an instance where two lot Owners, or a lot Owner and an abutter who may not necessarily be an Owner within this Declaration, may wish to divide an abutting lot between them or renegotiate a boundary line, but in no instance shall more than one dwelling unit be erected on any lot as shown on said plan as modified by said boundary line adjustment. Any lot reconfiguration is further limited by the provisions of the Conservation Easement Deeds referred to in Sections 3.2.2 and 3.2.3.

8.1.5 No motorized off-the-road vehicles shall be operated on any lot or Association land, including, but not limited to, snowmobiles, trail bikes and all terrain vehicles.

8.1.6 Tanks for the storage of fuel maintained on any lot shall be buried.

8.1.7 No fowl, horses, household pets or other animals shall be kept on any lot, except that a reasonable number of the usual household pets may be kept on Home Lots in conformity with Town of Durham animal regulations, if any, and in conformity with those regulations from time to time established by the Association. Horses, buffalo, and other grazing animals may be allowed by special exception with the approval of the Developer and all abutting Shankhassick lot Owners. Said special exception may be made with conditions and is subject to revocation by the Association if said conditions are not adhered to. Said special exception shall only be for a term of one year, renewable annually, subject to revocation by the Association or any abutting Lot Owner.

8.1.8 No rubbish, junk, cuttings, or other refuse shall be deposited or permitted to remain on any lots. No trash, ashes, or other refuse may be thrown or dumped on any land. The burning of refuse outdoors shall not be permitted. No incinerator or other device for the burning of refuse indoors shall be constructed, installed, or used by any person except as approved by the Developer, or its successors and assigns, the Board of Directors.

8X2009PG0312

WARRANTY DEED

CHENEY-ENGLAND LIMITED PARTNERSHIP a New Hampshire Limited Partnership with a principal place of business at 76 Exeter Street, Town of Newmarket, County of Rockingham, State of New Hampshire, for consideration paid, grant to **STEVEN P. NAWROCKI**, married, of 4 Stephen James Road, Barrington, County of Strafford, State of New Hampshire, with **WARRANTY** covenants, the following:

A certain tract or parcel of land situate on the northerly sideline of Bay Road in the Town of Durham, County of Strafford, State of New Hampshire, and being designated as **Lot VIII** on a plan entitled "Shankhassick on Great Bay, A Development by Cheney England Limited Partnership, Bay Road, Durham, N.H.," dated March 5, 1998, by Doucet Survey, Inc., and recorded on May 28, 1998 as plan # 53-7-8-9 at the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a point on the Northerly sideline of said Bay Road at a steel stake at the end of a stone wall at Lot VII as shown on said plan; thence running North 25° 00' 00" West by and along said Lot VII, a distance of 1,111.49 feet to a point; thence turning and running North 50° 00' 00" East by and along said Lot VII, a distance of 142.06 feet to a point; thence turning and running North 45° 00' 00" West by and along said Lot VII, a distance of 723.95 feet to a point at Lot IX; thence turning and running South 17° 00' 00" East by and along said Lot IX, a distance of 783.48 to a point; thence continuing South 17° 00' 00" East by and along said Lot IX, a distance of 1,206.82 feet to a point in a stone wall on the Northerly sideline of said Bay Road; thence turning and running North 74° 58' 34" East by and along said Bay Road and said stone wall, a distance of 30.00 feet to a point; thence turning and running North 60° 38' 37" East by and along said Bay Road and said stone wall, a distance of 115.08 feet to a point; thence turning and running North 51° 45' 42" East by and along said Bay Road and said stone wall, a distance of 91.90 feet to a point; thence turning and running South 46° 46' 25" East by and along said Bay Road and said stone wall, a distance of 6.33 feet to a point; thence turning and running North 23° 43' 19" East by and along said Bay Road and said stone wall, a distance of 55.05 feet to a point; thence turning and running North 26° 31' 34" East by and along said Bay Road and said stone wall, a distance of 140.40 feet to a steel stake at Lot VII and the point of beginning, containing 11.218 acres.

Subject, however, to the provisions that the Grantee by acceptance of this deed, agrees to become and hereby becomes a member in the "Shankhassick Shorefront Association, Inc.", which is a New Hampshire Voluntary Corporation formed under the provisions of NH RSA 292 for the purpose of holding, maintaining, improving, and governing the use by all members of said association of the land, easements, and improvements conveyed, or to be conveyed, to it. Said Grantee hereby further agrees to accept and be bound by the Articles of Agreement and By-Laws of said Shorefront Association. The above Grantee hereby is designated and becomes a "member" in said Association as described in Article IV of the "Declaration of Covenants, Restrictions and Easements of Shankhassick on Great Bay", referenced herein below, and shall be entitled to all of the privileges and be subject to all of the obligations of said membership.

In addition to the owner of said Lot VIII, the owners of the following lots shall similarly be required to become members of the Shankhassick Shorefront Association, Inc.:

1. Single family house lots I, III, IV, V, VI, VII, IX and X as shown on said plan.
2. The two detached single family condominiums, Units II-A and II-B, on Lot II as shown on said Plan.
3. Any other owners of single family lots and/or condominium units as the Cheney-England Limited Partnership may in its sole discretion in the future designate by unilateral declaration to be recorded in the Strafford County Registry of Deeds, provided, however, that at no time shall there be more than 14 members and no more than 18 boats entitled to use the Shankhassick Shorefront Facility.

98 MAY 28 PM 3: 15
REGISTER OF DEEDS
STRAFFORD COUNTY

008618

BK2009PG0669

Also subject, however, to the Declaration of Covenants, Restrictions and Easements of Shankhassick on Great Bay recorded at Book 2009, Page 0296, of the Strafford County Registry of Deeds.

Also subject, however, to a right-of-way over Driveway Easement X leading from Bay Road and running to and for the benefit of Lot X as shown on said Plan, together with the right of Lot X to erect utility lines within said easement area.

Together with an easement benefiting the Shankhassick Shorefront Association, Inc. and Lots III, IX, and X, over that area identified as the Protected Area on Lot I as on said plans. The protected area shall remain in its current natural state, to be maintained as such by the Association, subject to the right of the Developer to establish such additional View Window Easements over the Protected Area for the benefit of Lot IX and Lot X as it in its discretion may determine.

Together with a line of sight easement for the benefit of Lots VIII and IX being View Window Easement VIII/IX as shown on said plans and encumbering Lots III and IV. No structure shall be built nor trees or shrubbery allowed to grow which would diminish the present view of Great Bay from Lot VIII or IX, and together with the right of the Owners of Lots VIII and IX to cut and remove any additional vegetation that is allowed to grow within said easement area for the purpose of maintaining a view of Great Bay, subject to the provisions of the Shoreland Protection Zone of the Zoning Ordinance of the Town of Durham dated February 5, 1990, and subject to the Conservation Easement Deed from Walter W. Cheney to the State of New Hampshire dated August 15, 1991, and recorded on even date at Book 1568, Page 406 of the Strafford County Registry of Deeds.

Together with an easement for vehicular and pedestrian ingress and egress over the "Driveway Easement VIII," as shown on said plan, as the same runs from Bay Road across, Lot VII, to the above described Lot VIII.

Also included is the right to erect and maintain utility lines within said driveway easement VIII, this "Driveway Easement VIII" shall include the right to install, maintain, repair, plow and replace a driveway within said "Easement." A portion of said Easement may be used in common with the owner of Lot VII. The owner of said Lot VII may use such portion of said Driveway Easement VIII as said owner may elect, which includes the right to exit said easement in any place as said owner may elect to provide access to said Lot VII, which, once established, shall become permanent.

Until the driveway and exit to Lot VII is established, the driveway easement shall be maintained, repaired and plowed at the sole expense of the owner of said Lot VII, the expense of the maintenance, repair, and plowing of that portion of same that is used in common shall be shared equally by the owners of said Lots VII and VIII. That portion of said driveway easement VIII used exclusively for the benefit of Lot VIII shall be maintained, repaired, plowed, and replaced at the sole expense of the owner of said Lot VIII.

The Grantor herein shall hot-top that portion of the driveway used in common by the owners of Lots VII and VIII at such time as the owner of Lot VII establishes the location at which said owner shall exit said driveway easement to Lot VII. If the owners of both Lots VII and VIII, however, decide that they would prefer that said driveway easement area that is used in common not be hot-topped, then the Grantor herein shall not hot-top said common easement area. If only one owner wants it hot-topped, however, then it shall be hot-topped. The owner of said Lot VIII may also hot-top that portion of the driveway easement that is exclusively for the benefit of said Lot VII at said owner's own expense and shall be responsible for the maintenance, repair, and replacement of said hot-top. Notwithstanding the above, however, if the owner of said Lot VIII desires to hot-top the driveway designed for said owner's use prior to the time that the driveway to Lot VII is established as set forth above, said owner of Lot VIII may do so at said owner's sole expense and the owner of Lot VII shall be bound by said decision, but shall still be entitled to use same and exit said driveway as set forth above. The owner of said

BX2009PG0670

Lot VII shall thereafter be responsible for the maintenance, repair, plowing, and replacement of the portion of hot-topped that is used in common.

Meaning and intending to describe and convey a portion of the same premises conveyed to the said Cheney England Limited Partnership by deed of Walter W. Cheney, dated July 22, 1991, and recorded at Book 1566, Page 366, of the Strafford County Registry of Deeds; deed of Frederick J. England, Jr., dated July 22, 1991, and recorded at Book 1566, Page 373 of said Registry; and deed of Valerie C. England dated July 22, 1991, and recorded at Book 1566, Page 380, of said Registry.

WITNESS its hand this 27th day of May, 1998.

WITNESS

CHENEY ENGLAND LIMITED PARTNERSHIP,
a New Hampshire Limited Partnership
by its three General Partners:

Wildlife Realty, Inc., a general partner

June M Barry

By: Becky I. Benvenuti
Becky I. Benvenuti, Its President

to all

By: Fred England
Frederick J. England, Jr., a general partner

By: Valerie C. England
Valerie C. England, a general partner

Being all of the general partners.

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Date: May 27, 1998

Becky I. Benvenuti, duly authorized officer of Wildlife Realty, Inc., personally appeared and acknowledged the foregoing instrument to be her, the corporation's, and the limited partnership's voluntary act and deed.

Before me,

June M Barry
Notary Public/Justice of the Peace
My Commission Expires:

JUNE M. BARRY, Notary Public
My Commission Expires May 18, 1999



STATE OF NEW HAMPSHIRE
ROCKINGHAM SS.

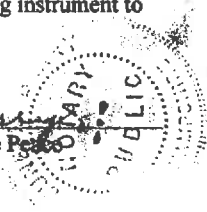
Date: May 27, 1998

Valerie C. England, personally appeared and acknowledged the foregoing instrument to be her and the limited partnership's voluntary act and deed.

Before me,

June M Barry
Notary Public/Justice of the Peace
My Commission Expires:

JUNE M. BARRY, Notary Public
My Commission Expires May 18, 1999



STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Date: May 27, 1998

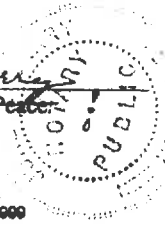
BK2009PG0671

Frederick J. England, Jr., personally appeared and acknowledged the foregoing instrument to be his and the limited partnership's voluntary act and deed.

Before me,

June M. Barry
Notary Public/Justice of the Peace
My Commission Expires:

JUNE M. BARRY, Notary Public
My Commission Expires May 18, 1999



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

XXX1 THOUSAND XX6 HUNDRED AND XXX DOLLARS

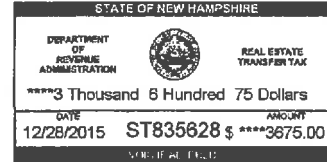
MO.	DAY	YEAR	TAXPAYER ID	AMOUNT
05	28	98	291331	\$ 1600.00

VOID IF ALTERED

BK2009PG0672

Tax Map 19 Lot 19-7
CURRENT DEED
PAGE 1/2

Doc # 0017477 Dec 28, 2015 11:27 AM
Book 4348 Page 0699 Page 1 of 4
Register of Deeds, Strafford County



SHORT FORM WARRANTY DEED

CHARLES O. CRESSY, Trustee of the CHARLES O. CRESSY LIVING REVOCABLE TRUST OF 2000, under Declaration of Trust dated December 19, 2000, of 32 West Running Brook Lane, Eliot, York County, Maine 03903 and **BETSY W. CRESSY, Trustee of the BETSY W. CRESSY LIVING REVOCABLE TRUST OF 2000**, under Declaration of Trust dated December 19, 2000, of 32 West Running Brook Lane, Eliot, York County, Maine 03903, for consideration paid, grant to **THOMAS W. DUNCAN, JR.**, and **ANNE E. DUNCAN**, husband and wife of 14 Elderberry Circle, Sudbury, Massachusetts 01776 , as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**,

A certain tract or parcel of land situate on the northerly sideline of Bay Road in the Town of Durham County of Strafford, State of New Hampshire, and being designated as Lot VII on a plan entitled "Shankhassick on Great Bay, a Development by Cheney England Limited Partnership, Bay Road, Durham, N.H.," dated March 5, 1998, by Doucet Survey, Inc., and recorded as plan #53-8 and #53-9 at the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a steel stake at the end of a stone wall on the Northerly sideline of said Bay Road at Lot VIII as shown on said plan; thence running N 25° 00' 00" W by and along said Lot VIII a distance of 1, 111.49 feet to a drill hole; thence turning and running N 50° 00' 00" E by and along said Lot VIII a distance of 142.06 feet to an iron rod; thence turning and running N 45° 00' 00" W by and along said Lot VIII a distance of 723.95 feet to a drill hole at Lot IX; thence continuing N 45° 00' 00" W by and along said Lot IX a distance of 392.95 feet to an iron rod at Lot X; thence continuing N 45° 00' 00" W by and along said Lot X a distance of 215.79 feet to an iron rod at Lot 19-3; thence continuing N 45° 00' 00" W by and along said Lot 19-3 a distance of 209.87 feet to an

iron rod at land identified as "Tax Sheet 19, Lot 19-8; thence turning and running N 75° 56' 48" E by and along said "Tax Sheet 19, Lot 19-8", a distance of 210.00 feet to a drill hole; thence turning and running S 39° 49' 33" E by and along said "Tax Sheet 19, Lot 19-8" a distance of 1,444.82 feet to an iron rod; thence turning and running S 03° 09' 57" E by and along said "Tax Sheet 19, Lot 19-8" a distance of 74.68 feet to an iron rod; thence turning and running S 45° 00' 00" E by and along said "Tax Sheet 19, Lot 19-8" a distance of 842.34 feet to a drill hole in a stone wall on the Northerly sideline of said Bay Road; thence turning and running S 14° 35' 13" W by and along said stone wall and said Bay Road a distance of 147.44 feet to a drill hole; thence turning and running S 27° 04' 26" W by and along said stone wall and said Bay Road a distance of 106.46 feet to a point at the end of said stone wall; thence turning and running S 40° 38' 48" W by and along said Bay Road a distance of 294.08 feet to a steel stake at the end of a stone wall at Lot VIII and the point of beginning, containing 11.548 acres.

Subject, however, to the provisions that the Grantee by acceptance of this deed, agrees to become and hereby becomes a member in the "Shankhassick Shorefront Association, Inc.", which is a New Hampshire Voluntary Corporation formed under the provisions of NH RSA 292 for the purpose of holding, maintaining, improving and governing the use by all members of said Association of the land, easements, and improvements conveyed, or to be conveyed, to it. Said Grantee hereby further agrees to accept and be bound by the Articles of Agreement and By-Laws of said Shorefront Association. The above Grantee hereby is designated and becomes a "member" in said Association as described in Article IV of the "Declaration of Covenants, Restrictions and Easements of Shankhassick on Great Bay", referenced herein below, and shall be entitled to all of the privileges and be subject to all of the obligations of said membership.

In addition to the owner of said Lot VII, the owners of the following lots and/or condominium units shall similarly be required to become members of the Shankhassick Shorefront Association, Inc.:

1. Single Family houses Lot I, III, IV, V, VI, VIII, IX, and X as shown on said plan.
2. The two detached single family condominiums, Units II-A and II-B, on Lot 11 as Shown on said Plan.
3. Any other owners of single family lots and/or condominium units as the Cheney-England Limited Partnership may in its sole discretion in the future designate by unilateral declaration to be recorded in the Strafford County Registry of Deeds, provided, however that at no time shall there be more than 14 members and no more than 18 boats entitled to use the Shankhassick Shorefront Facility.

Also subject, however, to the Declaration of Covenants, Restrictions and Easements of the Shankhassick on Great Bay, dated May 28, 1998, recorded at Book 2009, Page 0296, of the Strafford County Registry of Deeds.

Together with a line of sight easement for the benefit of Lot VII being View Window Easement VII encumbering Lot V as shown on said plans. No structure shall be built nor trees or shrubbery allowed to grow which would diminish the present view of Great Bay from Lot VII, and together with the right of the Owners of Lot VII to cut and remove any additional vegetation that is allowed to grow within said easement area subject to the provisions of Subparagraph 3.2.1-3.2.3 of the Declaration of Covenants, Restrictions and Easements referenced above.

TOGETHER WITH and SUBJECT TO the provisions with respect to "Driveway Easement VIII" as set forth in the deed of said Lot #VIII from the Cheney-England Limited Partnership dated the 27th day of May, 1998, and recorded at Book 2009, Page 669 of said Registry.

Meaning hereby to convey the same premises described in deed of Andrew M. Massimilla to the Grantors dated November 24, 2008, recorded in Book 3695, Page 168, Strafford County Registry of Deeds.

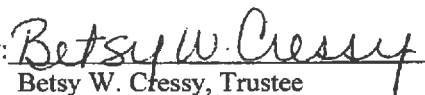
This is not homestead property.

This deed is signed this 18th day of December, 2015.

**Charles O. Cressy Living Revocable
Trust Of 2000**

By: 
Charles O. Cressy, Trustee

**Betsy W. Cressy Living Revocable
Trust Of 2000**

By: 
Betsy W. Cressy, Trustee

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

This instrument was acknowledged before me on this 18th day of December, 2015, by Charles O. Cressy as Trustee of the Charles O. Cressy Living Revocable Trust and individually. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- My personal knowledge of the identity of said person OR
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
- The following identification documents: _____ (driver's license, passport, other).

Edmund S. Hibbard
 Notary Public/Justice of the Peace
 Type/Print Name: _____
 My Commission Expires: _____

Edmund S. Hibbard
 NOTARY PUBLIC - NEW HAMPSHIRE
 My Commission Expires January 28, 2020

**STATE OF NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM**

This instrument was acknowledged before me on this 18th day of December, 2015, by Betsy W. Cressy as Trustee of the Betsy W. Cressy Living Revocable Trust and individually. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- My personal knowledge of the identity of said person OR
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
- The following identification documents: _____ (driver's license, passport, other).

Edmund S. Hibbard
 Notary Public/Justice of the Peace
 Type/Print Name: _____
 My Commission Expires: _____

Edmund S. Hibbard
 NOTARY PUBLIC - NEW HAMPSHIRE
 My Commission Expires January 28, 2020

Water - Subsurface Onestop - Application Detail

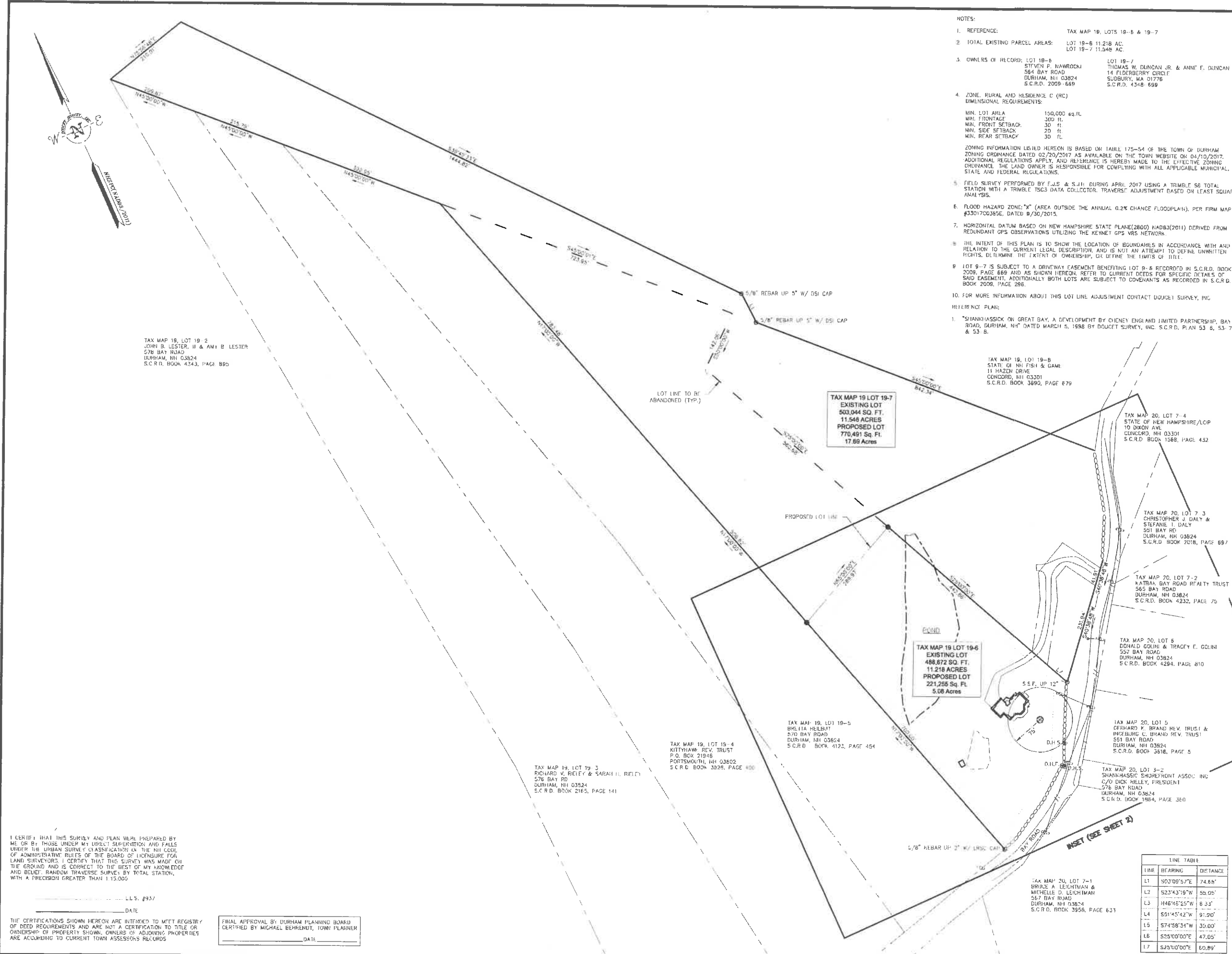
[Return to Query](#)[Return to Results](#)

Work Number:	199806452
Status:	APPROVED FOR OPERATION
Application Type:	CONSTRUCTION
Approval Number:	CA1998012609
Owner Name:	STEVEN P NAWROCKI
Site Street Address:	WILCOX FARM BAY ROAD DURHAM STRAFFORD
County:	STRAFFORD
Book / Page:	1043 / 656
Map / Lot:	19 / 19-6
Designer:	MICHAEL R CROWLEY 2A JAMES FARM RD LEE, NH 03824 PHONE: 603-659-3559
Installer:	WAYNE P ROSA 340 WADLEIGH FALLS RD NEWMARKET, NH 03857 PHONE: 603-817-1969
Approval Date:	10/12/1998
Operation Date:	10/23/1998
Do Not Backfill Date:	
Bedrooms:	4
Flow:	600
Approval Conditions:	1. REPLACES CA1998007583. AMENDED TO SHOW RELOCATION OF TANK. PH 10-29-98
DES Reviewer:	JOHN BAAS, III

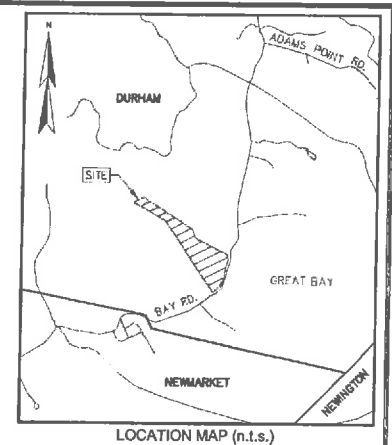
Application Documents:

Total Documents Returned: 0

You will need a PDF reader in order to view any documents. You can download a free reader from [Adobe](#).



- NOTES:
1. REFERENCE: TAX MAP 19, LOTS 19-6 & 19-7
 2. TOTAL EXISTING PARCEL AREAS: LOT 19-6 11.218 AC.
LOT 19-7 11.548 AC.
 3. OWNERS OF RECORD: LOT 19-6 STEVEN P. NAWROCKI
564 BAY ROAD
DURHAM, NH 03824
S.C.R.D. 2009-689
LOT 19-7 THOMAS W. DUNCAN JR. & ANNE F. DUNCAN
14 FLDGERRY CIRCL
SUDBURY, MA 01776
S.C.R.D. 4348-699
 4. ZONE, RURAL AND RESIDENCE C (RC)
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 150,000 sq. ft.
MIN. FRONTAGE 300 ft.
MIN. FRONT SETBACK 30 ft.
MIN. SIDE SETBACK 20 ft.
MIN. REAR SETBACK 30 ft.



- LEGEND
- LOT LINE
 - PROPOSED LOT LINE
 - APPROXIMATE ADJUTERS LOT LINE
 - PROPERTY LINE TO BE REMOVED
 - BUILDING SETBACK LINE
 - EXISTING EASEMENT LINE
 - STONE WALL
 - OVERHEAD WIRE
 - EDGE OF WATER
 - UTILITY POLE
 - GRAVEL
 - DRILL HOLE FOUND
 - IRON PIPE/POD FOUND
 - 5/8" REBAR W/D CAP TO BE SET
 - GAS GATE VALVE
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - CONCRETE
 - EP EDGE OF PAVEMENT
 - EM ELECTRIC METER

5. FIELD SURVEY PERFORMED BY E.J.S. & S.J.H. DURING APRIL 2017 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. FLOOD HAZARD ZONE, "X" (AREA OUTSIDE THE ANNUAL 0.2% CHANCE FLOODPLAIN), PER FIRM MAP #3301700365E, DATED 8/30/2015.
7. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2600) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
8. 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.
9. LOT 9-7 IS SUBJECT TO A DRIVEWAY EASEMENT BENEFITING LOT 9-6 RECORDED IN S.C.R.D. BOOK 2009, PAGE 689 AND AS SHOWN HEREON. REFER TO CURRENT DEEDS FOR SPECIFIC DETAILS OF SAID EASEMENT. ADDITIONALLY BOTH LOTS ARE SUBJECT TO COVENANTS AS RECORDED IN S.C.R.D. BOOK 2009, PAGE 296.
10. FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT DOUCET SURVEY, INC.

REFERENCE PLAN:
1. "SHANNHASSICK ON GREAT BAY, A DEVELOPMENT BY CHICNEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED MARCH 5, 1998 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 53 6, 53-7 & 53-B.

TAX MAP 19, LOT 19-3
JOHN B. LESTER, III & AMY B. LESTER
578 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4343, PAGE 890

TAX MAP 19, LOT 19-8
STATE OF NH FISH & GAME
11 HAZEN DRIVE
CONCORD, NH 03301
S.C.R.D. BOOK 3890, PAGE 879

TAX MAP 19 LOT 19-7
EXISTING LOT
503,044 SQ. FT.
11.548 ACRES
PROPOSED LOT
770,491 Sq. Ft.
17.89 Acres

TAX MAP 20, LOT 7-4
STATE OF NEW HAMPSHIRE /LCP
10 DIXON AVE
CONCORD, NH 03301
S.C.R.D. BOOK 1586, PAGE 452

TAX MAP 20, LOT 7-3
CHRISTOPHER J. DALY &
STEFANIE L. DALY
551 BAY RD
DURHAM, NH 03824
S.C.R.D. BOOK 2018, PAGE 697

TAX MAP 20, LOT 7-2
PATRICK BAY ROAD REALTY TRUST
565 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4232, PAGE 75

TAX MAP 20, LOT 6
DONALD GOULIN & TRACEY E. GOULIN
557 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4294, PAGE 810

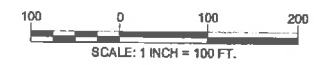
TAX MAP 20, LOT 5
OSWALD P. BRAND REV. TRUST &
INGEBURG C. BRAND REV. TRUST
551 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 3516, PAGE 5

TAX MAP 20, LOT 3-2
SHANNHASSICK SHOREFRONT ASSOC. INC.
C/O DICK REILEY, PRESIDENT
578 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 1964, PAGE 360

TAX MAP 19, LOT 19-5
BRIE H.A. HELBY
570 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4122, PAGE 454

TAX MAP 19, LOT 19-4
KITTYHAWK REV. TRUST
P.O. BOX 21946
PORTSMOUTH, NH 03802
S.C.R.D. BOOK 3229, PAGE 400

TAX MAP 19, LOT 19-3
RICHARD V. RIELEY & SARAH H. RIELEY
576 BAY RD
DURHAM, NH 03824
S.C.R.D. BOOK 2165, PAGE 141



**BOUNDARY LINE ADJUSTMENT
OF
TAX MAP 19 LOTS 19-6 & 19-7
OWNED BY
STEVEN NAWROCKI
AND
THOMAS JR. & ANNE DUNCAN
564 & 564 BAY ROAD
DURHAM, NEW HAMPSHIRE**

NO.	DATE	DESCRIPTION	BY

DRAWN BY: W.D.C. DATE: APRIL 16, 2017
CHECKED BY: J.F.K. DRAWING NO.: 4951A
JOB NO.: 4951 SHEET 1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°08'57"E	74.68'
L2	S23°43'19"W	55.05'
L3	N46°46'25"W	8.33'
L4	S51°45'42"W	91.20'
L5	S74°58'34"W	30.00'
L6	S25°00'00"E	47.05'
L7	S25°00'00"E	60.89'

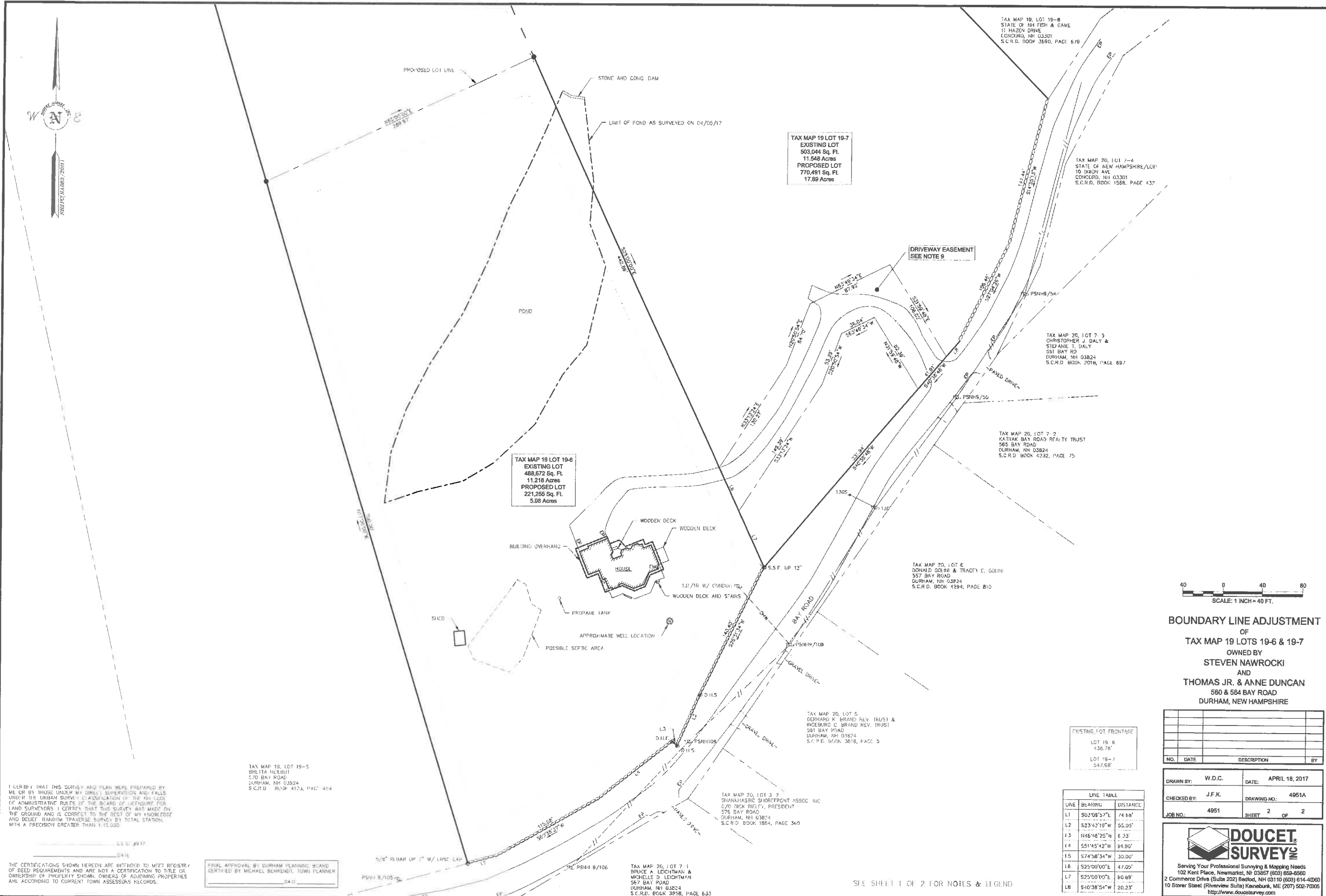
DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 668-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION IN THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

FINAL APPROVAL BY DURHAM PLANNING BOARD
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
DATE: _____

LL.S. #937
DATE: _____

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS



TAX MAP 19 LOT 19-7
EXISTING LOT
503,044 Sq. Ft.
11.548 Acres
PROPOSED LOT
770,491 Sq. Ft.
17.68 Acres

TAX MAP 19 LOT 19-6
EXISTING LOT
488,672 Sq. Ft.
11.218 Acres
PROPOSED LOT
221,255 Sq. Ft.
5.08 Acres

TAX MAP 20, LOT 7-4
STATE OF NEW HAMPSHIRE/LC/F
10 DIXON AVE
CONCORD, NH 03301
S.C.R.D. BOOK 1566, PAGE 432

TAX MAP 20, LOT 7-3
CHRISTOPHER J. DALY &
STEPHANIE T. DALY
551 BAY RD
DURHAM, NH 03824
S.C.R.D. BOOK 2016, PAGE 697

TAX MAP 20, LOT 7-2
KATRAK BAY ROAD REALTY TRUST
565 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4232, PAGE 75

TAX MAP 20, LOT 6
DONALD GOHRI & TRACEY E. GOHRI
557 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4294, PAGE 810

TAX MAP 20, LOT 5
GERHARD K. BRAND REV. TRUST &
INGEBURD C. BRAND REV. TRUST
561 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 3618, PAGE 5

TAX MAP 20, LOT 3-7
SHANKHASSIC SHORFRONT ASSOC. INC.
C/O DICK RILEY, PRESIDENT
576 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 1854, PAGE 360

TAX MAP 20, LOT 7-1
BRUCE A. LEICHTMAN &
MICHELLE D. LEICHTMAN
567 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 3958, PAGE 633

TAX MAP 19, LOT 19-5
BRETTA HERLBT
570 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4123, PAGE 484

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE 1981 CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSED LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRANSVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:10,000.

FINAL APPROVAL BY DURHAM PLANNING BOARD
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER



BOUNDARY LINE ADJUSTMENT
OF
TAX MAP 19 LOTS 19-6 & 19-7
OWNED BY
STEVEN NAWROCKI
AND
THOMAS JR. & ANNE DUNCAN
560 & 564 BAY ROAD
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	W.D.C.	DATE:	APRIL 18, 2017
CHECKED BY:	J.F.K.	DRAWING NO.:	4951A
JOB NO.:	4951	SHEET	2 OF 2

EXISTING LOT FRONTAGE

LOT 19-6	436.76'
LOT 19-7	547.58'

LINE	BEARING	DISTANCE
L1	S02°08'57"E	74.68'
L2	S23°42'19"W	52.05'
L3	N46°46'25"W	6.33'
L4	S51°45'42"W	91.90'
L5	S74°58'34"W	30.00'
L6	S25°00'00"E	47.05'
L7	S25°00'00"E	80.69'
L8	S40°38'54"W	20.23'

SEE SHEET 1 OF 2 FOR NOTES & LEGEND

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