

NOTES:

- REFERENCE: TAX MAP 19, LOTS 19-6 & 19-7
- TOTAL EXISTING PARCEL AREAS: LOT 19-6 11.218 AC. LOT 19-7 11.548 AC.
- 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 E. DUNCAN 14 ELDERBERRY CIRCLE SUBURRY, MA 01776 S.C.R.D. 4349-699
- 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 50 ft. MIN. REAR SETBACK 50 ft.

ZONING INFORMATION LISTED HEREON IS BASED ON TABLE 175-54 OF THE TOWN OF DURHAM ZONING ORDINANCE DATED 02/20/2017 AS AVAILABLE ON THE TOWN WEBSITE ON 04/10/2017. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

- FIELD SURVEY PERFORMED BY E.J.S. & S.J.H. DURING APRIL 2017 USING A TRIMBLE 56 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- FLOOD HAZARD ZONE: "X" (AREA OUTSIDE THE ANNUAL 0.2% CHANCE FLOODPLAIN), PER FIRM MAP #3301700385E, DATED 9/30/2015.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- 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.
- LOT 9-7 IS SUBJECT TO A DRIVEWAY EASEMENT BENEFITING LOT 9-6 RECORDED IN S.C.R.D. BOOK 2009, PAGE 69 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 298.
- FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.

REFERENCE PLAN:

- "SHANKHASSICK ON GREAT BAY, A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED MARCH 5, 1998 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 53-6, 53-7 & 53-8.

TAX MAP 19, LOT 19-8
STATE OF NH FISH & GAME
11 HAZEN DRIVE
CONCORD, NH 03301
S.C.R.D. BOOK 3690, PAGE 679

TAX MAP 20, LOT 7-4
STATE OF NEW HAMPSHIRE/LCIP
10 DIXON AVE
CONCORD, NH 03301
S.C.R.D. BOOK 1568, PAGE 432

TAX MAP 20, LOT 7-3
CHRISTOPHER J. DALY & STEFANIE T. DALY
551 BAY RD
DURHAM, NH 03824
S.C.R.D. BOOK 2018, 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 GOLINI & TRACEY E. GOLINI
557 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4284, PAGE 810

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

TAX MAP 20, LOT 3-2
SHANKHASSICK SHOREFRONT ASSOC. INC.
576 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 1894, PAGE 360

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

TAX MAP 19, LOT 19-2
JOHN B. LESTER, III & AMY B. LESTER
578 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4343, PAGE 895

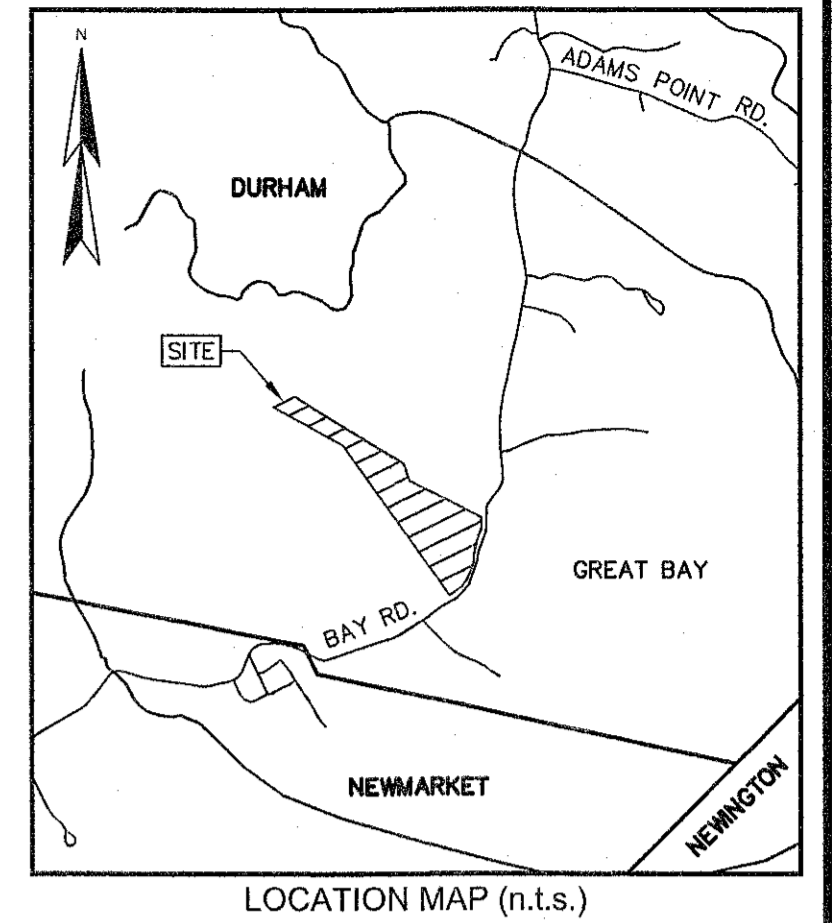
TAX MAP 19, LOT 19-3
RICHARD V. RILEY & SARAH H. RILEY
576 BAY RD
DURHAM, NH 03824
S.C.R.D. BOOK 2165, PAGE 141

TAX MAP 19, LOT 19-4
KITTYHAWK REV. TRUST
P.O. BOX 21948
PORTSMOUTH, NH 03802
S.C.R.D. BOOK 3928, PAGE 400

TAX MAP 19, LOT 19-5
BRETTE HEILBUT
570 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 4123, PAGE 454

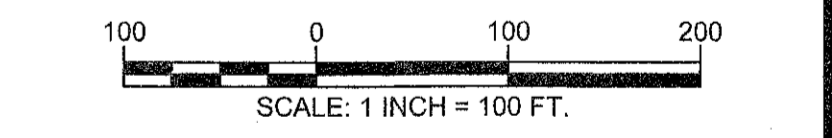
AREA TO BE CONVEYED TO LOT 19-7
6.138 ACRES

LOT LINE TO BE ABANDONED (TYP.)



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
- - - DRILL HOLE FOUND
- - - IRON PIPE/ROD FOUND
- - - 5/8" REBAR W/D CAP TO BE SET
- - - GAS GATE VALVE
- - - DRILL HOLE SET
- - - CONCRETE
- - - EDGE OF PAVEMENT
- - - ELECTRIC METER



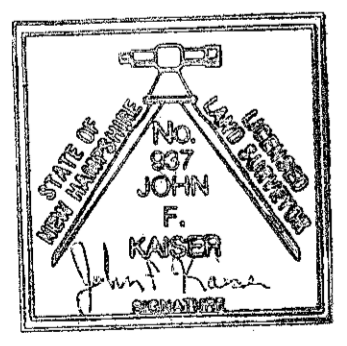
BOUNDARY LINE ADJUSTMENT
OF
TAX MAP 19 LOTS 19-6 & 19-7
OWNED BY
STEVEN NAWROCKI
AND
THOMAS JR. & ANNE DUNCAN
560 & 564 BAY ROAD
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
2	5/04/17	REVISE NOTE #10	JFK
1	5/04/17	EDIT SIDE/REAR SETBACKS TO 50'	JFK

DRAWN BY:	W.D.C.	DATE:	APRIL 18, 2017
CHECKED BY:	J.F.K.	DRAWING NO.:	4951A
JOB NO.:	4951	SHEET	1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°09'57"E	74.68'
L2	S23°43'19"W	55.05'
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	60.89'



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 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.

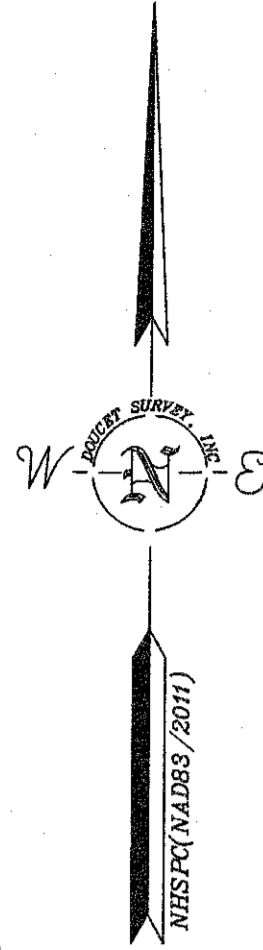
John F. Kaiser
J.F.K. L.L.S. #937
5/4/17 DATE

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

DATE

THE STATE OF NEW HAMPSHIRE: CELESTIAL SURVEYING: LICENSED SURVEYOR: JOHN F. KAISER, LICENSE NO. 537, EXPIRES JANUARY 31, 2017 - BOSTON

DOUCET SURVEY INC.
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-0660
10 Storers Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com



TAX MAP 19, LOT 19-8
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S.C.R.D. BOOK 3680, PAGE 679

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S.C.R.D. BOOK 1568, PAGE 432

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S.C.R.D. BOOK 4232, PAGE 75

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

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

TAX MAP 20, LOT 3-2
SHANKHASSIC SHOREFRONT ASSOC. INC.
C/O DICK RILEY, PRESIDENT
576 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 1864, 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

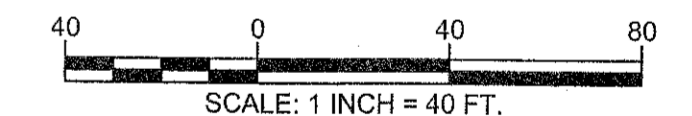
TAX MAP 19, LOT 19-5
BRETTA HEILBUT
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DURHAM, NH 03824
S.C.R.D. BOOK 4123, PAGE 454

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John F. Kaiser
L.L.S. #937
DATE 5/4/17

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.

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



BOUNDARY LINE ADJUSTMENT
OF
TAX MAP 19 LOTS 19-6 & 19-7
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L7	S25°00'00"E	60.89'
L8	S40°38'54"W	20.23'

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SEE SHEET 1 OF 2 FOR NOTES & LEGEND