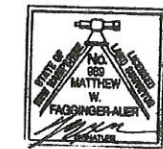
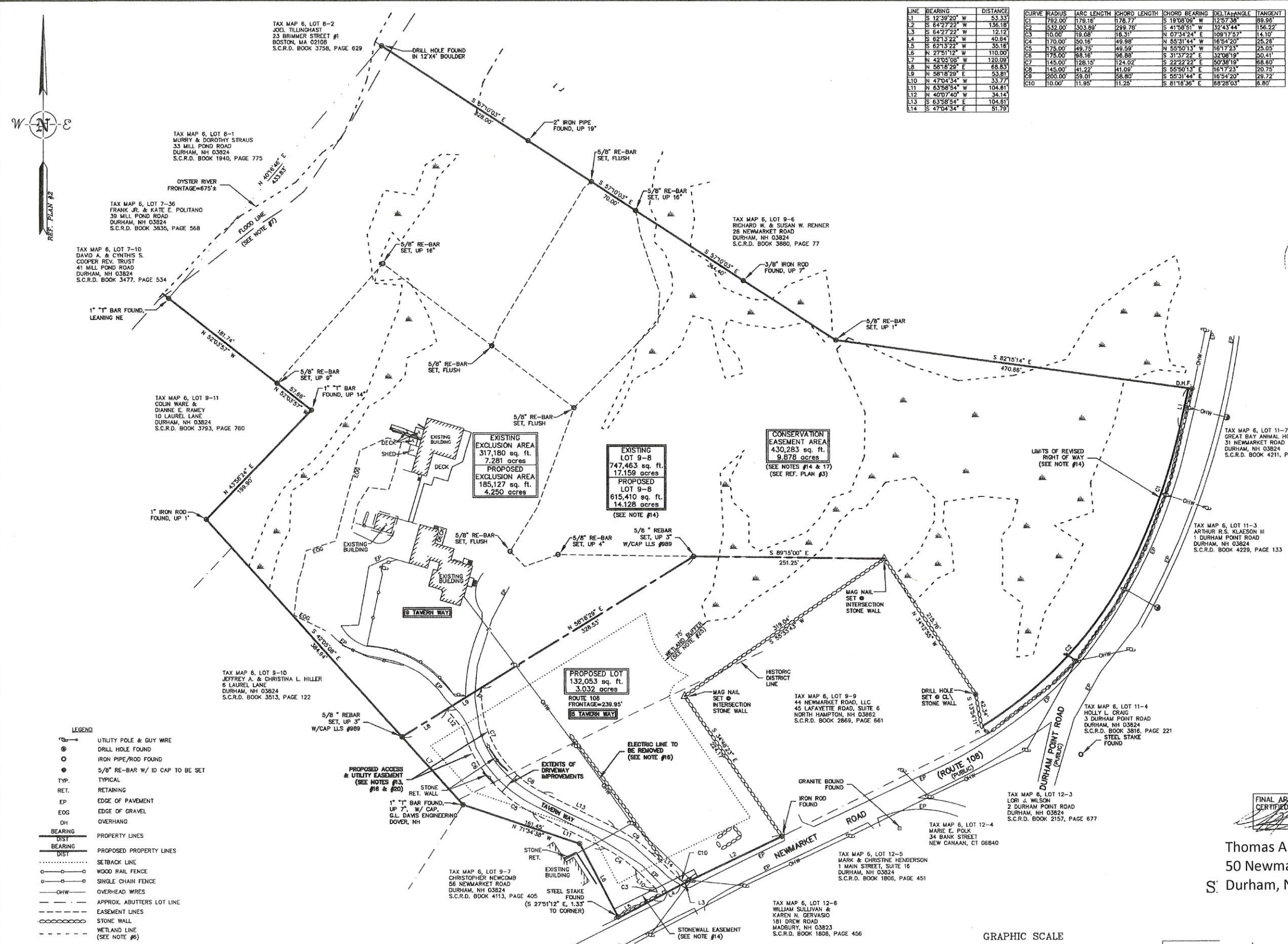


I certify that this survey and plan was prepared by me or by those under my direct supervision. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Theodolite and EDM. Precision greater than 1:15,000  
 M.W.F. DATE 2-25-15  
 L.L.S. #699  
 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.



LINE	BEARING	DISTANCE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
L1	S 12°39'20" W	53.35'						
L2	S 64°27'22" W	136.18'						
L3	S 64°27'22" W	12.12'						
L4	S 82°13'22" W	40.64'						
L5	S 82°13'22" W	35.18'						
L6	N 27°51'12" W	110.00'						
L7	N 42°05'08" W	120.09'						
L8	N 58°18'29" E	68.83'						
L9	N 58°18'29" E	53.81'						
L10	N 47°04'34" W	33.77'						
L11	N 63°58'54" W	104.81'						
L12	N 40°07'40" W	34.14'						
L13	S 63°58'54" E	104.61'						
L14	S 47°04'34" E	51.79'						
C1		782.00'	178.16'	178.77'		S 19°08'06" W	12°57'36"	89.96'
C2		532.00'	303.89'	299.78'		S 41°58'51" W	32°43'44"	156.22'
C3		10.00'	19.08'	18.31'		N 07°34'24" E	109°17'57"	14.10'
C4		170.00'	50.16'	49.98'		N 55°31'44" W	18°54'20"	25.28'
C5		175.00'	49.75'	49.59'		N 55°50'13" W	18°17'23"	25.05'
C6		175.00'	98.16'	96.88'		S 31°37'22" E	32°08'19"	50.41'
C7		145.00'	128.15'	124.02'		S 22°22'22" E	50°38'19"	88.80'
C8		145.00'	41.22'	41.09'		S 55°50'13" E	18°17'23"	20.75'
C9		200.00'	59.01'	58.80'		S 58°31'44" E	18°54'20"	29.72'
C10		10.00'	11.95'	11.28'		S 81°18'36" E	88°28'03"	8.80'

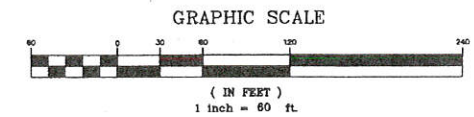


- LEGEND**
- UTILITY POLE & GUY WIRE
  - ⊙ DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - ⊙ 5/8" RE-BAR W/ ID CAP TO BE SET
  - TYP. TYPICAL
  - RET. RETAINING
  - EP EDGE OF PAVEMENT
  - EOG EDGE OF GRAVEL
  - OH OVERHANG
  - BEARING PROPERTY LINES
  - DIST PROPOSED PROPERTY LINES
  - SETBACK LINE
  - WOOD RAIL FENCE
  - SINGLE CHAIN FENCE
  - OHW OVERHEAD WIRES
  - APPROX. ABUTTERS LOT LINE
  - EASEMENT LINES
  - STONE WALL
  - WETLAND LINE (SEE NOTE #6)

NO.	DATE	DESCRIPTION	BY
3	6/16/10	REVISE NOTE #3	MWF
2	4/1/13	REVISE LOT LINES	MWF
1	3/23/13	PLANNERS RECOMMENDATIONS	MWF

**NOTE:**  
 ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

TAX MAP 6, LOT 12-7  
 REGAN ROBBINS  
 53 NEWMARKET ROAD  
 DURHAM, NH 03824  
 S.C.R.D. BOOK 4205, PAGE 219

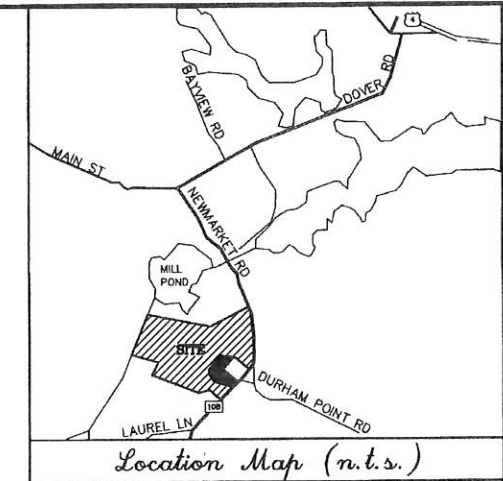


DRAWN BY:	M.W.F.	DATE:	FEB. 25, 2015
CHECKED BY:	W.J.D.	DRAWING NO.:	3978A
JOB NO.:	3978	SHEET:	1 OF 3



RECEIVED  
 Town of Durham  
 JUN 26 2017  
 Planning, Assessing  
 and Zoning

FINAL APPROVAL BY DURHAM PLANNING BOARD.  
 CERTIFIED BY MICHAEL BEHNHENDT, TOWN PLANNER  
 DATE 6/17/15  
 Thomas A. Toye IV Revocable Trust  
 50 Newmarket Rd.  
 S. Durham, NH 03824



**NOTES:**  
 1. REFERENCE: TAX MAP 6, LOT 9-8  
 2. TOTAL PARCEL AREA: 747,463 SQ. FT. OR 17.159 AC. (SEE NOTE #14)  
 3. OWNER OF RECORD: HELEN GORANSSON  
 APPLICANT: HELEN GORANSSON  
 TAX MAP 6, LOT 9-8  
 SEACOAST REPERTORY THEATRE  
 125 BOW STREET  
 PORTSMOUTH, NH 03801  
 S.C.R.D. BOOK 3992, PAGE 997

4. ZONE: RB (RESIDENCE B)  
 DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA 40,000 sq. ft.  
 MIN. FRONTAGE 150 ft.  
 MIN. FRONT SETBACK 40 ft.  
 MIN. REAR SETBACK 30 ft.  
 MIN. SIDE SETBACK 20 ft.  
 HIGH WATER 150 ft.

WETLAND CONSERVATION DISTRICT SETBACK REQUIREMENTS  
 STRUCTURES-POORLY DRAINED 50 ft.  
 VERY POORLY DRAINED 75 ft.  
 SEPTIC-125 ft.  
 SHORELAND SETBACK REQUIREMENTS  
 STRUCTURES-75 ft.  
 SEPTIC-150 ft.

- THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
- FIELD SURVEY PERFORMED BY S.D.B. & N.J.L. DURING 01/03 USING A LEICA 705 TOR TOTAL STATION WITH A TDS RANGER DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - JURISDICTIONAL WETLANDS DELINEATED BY NH SOIL CONSULTANTS, INC. DURING JANUARY 2003 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
  - FLOOD HAZARD ZONE: "X" & "AE", PER FIRM MAP #33017C031B0, DATED 5/17/05.
  - HORIZONTAL DATUM BASED ON REFERENCE PLAN #2.
  - VERTICAL DATUM IS BASED ON DISK 133 0090 ELEV. 64.38' (NGVD29).
  - 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.
  - FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
  - WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION. AREA SHOWN HEREON CALCULATED TO THREAD OF OYSTER RIVER.

- PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 9-8 AS SHOWN IS 30' WIDE AND 389.07 FEET IN LENGTH. THE ACCESS EASEMENT ALLOWS FOR A POTENTIAL BROAD RANGE OF COMMERCIAL AND RESIDENTIAL USES ON THE REAR LOT, INCLUDING BUT NOT LIMITED TO SINGLE FAMILY RESIDENCE, ELDERLY SINGLE FAMILY, DUPLEX AND MULTI-UNIT HOUSING, ELDER CARE FACILITY, ADULT DAY CARE CENTER, CHILD CARE CENTER, NURSERY SCHOOL OR PRESCHOOL, BED AND BREAKFAST, RECREATIONAL PLAYING FIELDS, FORESTRY AND TEMPORARY SAWMILL, RELIGIOUS FACILITY, GOVERNMENTAL FACILITY AND GOVERNMENT USES. THE TERMS OF THE EASEMENT, AS APPROVED AND AS RECORDED HEREIN MAY NOT BE CHANGED WITHOUT THE EXPRESS APPROVAL OF THE DURHAM PLANNING BOARD. THE OWNER OF THE REAR LOT MAY MAKE ANY IMPROVEMENTS TO THE SHARED DRIVEWAY THAT ARE EITHER APPROVED BY THE TOWN AS PART OF ANY APPROVED USE/DEVELOPMENT OF THE REAR LOT OR ARE PART OF ANY TOWN USE/DEVELOPMENT OF THE REAR LOT.
- ROUTE 108 WIDENING  
 -SEE EASEMENT RELEASE S.C.R.D. BOOK 4255, PAGE 897  
 -EXTENTS OF ROUTE 108 WIDENING PER S.C.R.D. BOOK 4255, PAGE 899 AND REFERENCE PLAN #4.  
 -STONEWALL EASEMENT SEE S.C.R.D. BOOK 4255, PAGE 897.
- STATE APPROVALS  
 -NHDES STATE SUBDIVISION APPROVAL #SA2015033102, DATED 3/31/15.  
 -NHDOT DRIVEWAY PERMIT #06-133-232, DATED 5/13/15.
- OVERHEAD ELECTRIC LINE TO BE REROUTED ALONG EXISTING DRIVEWAY TO HOUSE PER WAIVER REQUEST TO TOWN OF DURHAM SUBDIVISION REGULATIONS SECTION 9.05(B). THE PROPOSED LOCATION OF RELOCATED POLES AND WIRES TO BE DETERMINED BY THE UTILITY COMPANIES AT TIME OF WORK.
- TAX MAP 6, LOT 9-8 IS SUBJECT TO A CONSERVATION EASEMENT (SEE S.C.R.D. BOOK 3123, PAGE 170).
- THE DURHAM HISTORIC DISTRICT COMMISSION (HDC) HAS PURVIEW OVER ANY CHANGES TO THE BUILDINGS, STRUCTURES, STONEWALLS, CELLAR WALLS, FENCES, DRIVEWAYS AND PAVEMENT, REMOVAL OF TREES WITH A 12" DIAMETER AND SUBSTANTIAL CHANGES IN TOPOGRAPHY WITHIN THE HISTORIC DISTRICT (AS IDENTIFIED ON THE PLAN). INTERESTED PARTIES ARE ENCOURAGED TO COORDINATE WITH THE HDC AS EARLY AS POSSIBLE.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824, (603) 888-8064.
- THE SHARED DRIVEWAY ACCESSED OFF NEWMARKET ROAD/ROUTE 108 IS A PRIVATE SHARED DRIVEWAY AND IS NOT MAINTAINED BY THE TOWN OF DURHAM, NOR DOES THE TOWN COLLECT GARBAGE ALONG THIS SHARED DRIVEWAY. IT IS THE RESPONSIBILITY OF THE OWNERS OF THE 2 LOTS INCLUDED IN THIS SUBDIVISION TO MAINTAIN THE SHARED DRIVEWAY AS SPECIFIED IN THE ACCESS AND MAINTENANCE DOCUMENTS.
- INTERESTED PARTIES ARE ENCOURAGED TO CONTACT THE DURHAM BUILDING AND FIRE DEPARTMENT REGARDING THE STATUS OF THE HOUSE AND BARN ON THE REAR LOT.
- THE LOCATION OF THE DRIVEWAY LEADING INTO THE FRONT LOT IS THE APPROVED LOCATION. THE DRIVEWAY SHALL BE LOCATED AS SHOWN UNLESS AN ALTERNATIVE ACCEPTABLE LOCATION IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- THE BUYER OF THE NEW FRONT LOT IS RESPONSIBLE FOR CONSTRUCTION IMPROVEMENTS TO THE SHARED DRIVEWAY. THE DRIVEWAY SHALL BE SATISFACTORILY COMPLETE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON THE FRONT LOT. AN APPROPRIATE SURETY SHALL BE PLACED WITH THE TOWN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SEVERAL VARIANCES AND SITE PLAN APPROVALS HAVE BEEN GRANTED FOR THE REAR LOT. ONE OR MORE OF THESE APPROVALS MAY NOT STILL BE VALID. ANY PARTY INTERESTED IN CONTINUING THESE USES IS URGED TO CONSULT WITH THE TOWN OF DURHAM ZONING ADMINISTRATOR FOR CLARIFICATION.
- THE 75 FOOT WETLAND BUFFER SHOWN ON THE PROPOSED LOT MUST BE PRESERVED IN PERPETUITY. NO VEGETATION, OTHER THAN DEAD, DISEASED, OR INVASIVE VEGETATION MAY BE REMOVED. SEE THE TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT FOR RESTRICTIONS.

- REFERENCE PLANS:**
- ESTATE OF MILUCENT C. CHAMBERLIN DURHAM, NH DATED AUGUST 1955, BY G.L. DAMS & ASSOC., S.C.R.D. PLAN #4, POCKET #7, FOLDER #5.
  - PLAN OF LOTS JAMES C. & NELL E. CHAMBERLIN NEWMARKET ROAD DURHAM, NH, DATED JANUARY 1980, BY G.L. DAMS & ASSOC., S.C.R.D. PLAN #20-147.
  - CONSERVATION EASEMENT PLAN FOR MILL POND CENTER, BY DOUCET SURVEY, INC., DATED MARCH 5, 2003, S.C.R.D. PLAN #78-31.
  - NH ROUTE 108 RIGHT-OF-WAY GEOMETRIC LAYOUT PLAN, STATE PROJECT #130807, SHEETS #14 & 26-27, DATED 3/14, ON FILE AT THE NHDOT DISTRICT 6 OFFICE.

AREA CALCULATIONS (PER ZONING ORD. 175-84)  
 TOTAL PROPOSED PARCEL AREA=118,463 SQ. FT.  
 POORLY DRAINED SOILS=6,531 SQ. FT.  
 RESIDUAL LOT AREA=108,934 SQ. FT.



Thomas A. Toye IV Revocable Trust  
 50 Newmarket Rd.  
 Durham, NH 03824

NO.	DATE	DESCRIPTION	BY
1	6/16/15	REVISE NOTE #3	MWF
2	4/7/15	REVISE LOT LINES	MWF
3	3/23/13	PLANNERS RECOMMENDATIONS	MWF

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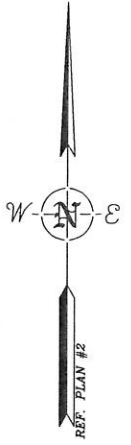
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 DATE: 6/16/15

DRAWN BY:	M.W.F.	DATE:	FEB. 25, 2015
CHECKED BY:	W.J.D.	DRAWING NO.:	3978A
JOB NO.:	3978	SHEET	2 OF 3





AREA CALCULATIONS (PER ZONING ORD. 175-84)  
 TOTAL PROPOSED PARCEL AREA=115,465 SQ. FT.  
 POORLY DRAINED SOILS=6,531 SQ. FT.(-)  
 RESIDUAL LOT AREA=108,934 SQ. FT.



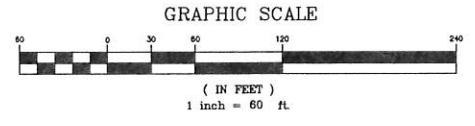
- LEGEND**
- UTILITY POLE & GUY WIRE
  - CATCH BASIN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - TEST PIT
  - TYP.
  - RET.
  - EP
  - EOG
  - OH
  - PROPERTY LINES
  - PROPOSED PROPERTY LINES
  - SETBACK LINE
  - WOOD RAIL FENCE
  - SINGLE CHAIN FENCE
  - OHW
  - APPROX. ABUTTERS LOT LINE
  - EASEMENT LINES
  - STONE WALL
  - DRAIN LINE
  - CONTOUR LINE
  - WETLAND LINE
  - HISS LINE
  - HISS TYPE
  - 343CH
  - PROPOSED BUILDING
  - PROPOSED SEPTIC
  - PROPOSED WELL

FINAL APPROVAL BY DURHAM PLANNING BOARD.  
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 DATE \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY

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DRAWN BY: M.W.F.	DATE: FEB. 25, 2015
CHECKED BY: W.J.D.	DRAWING NO.: 3978A
JOB NO.: 3978	SHEET 3 OF 3

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