



- Plan Notes:**
- The intent of this plan is to subdivide the subject parcel identified as Tax Map 6 Lot 2-12, in Durham, NH, into 2 lots.
 - Owner of Record: Thompson Family Trust
Tracy McGonagle, trustee
#53 Roosevelt Avenue
Marblehead, MA 01945
 - Deed reference: Strafford County Registry of Deeds Book 1438 Page 216
 - The subject parcel is located within the Residence B zoning district of the Town of Durham, NH.
 - The dimensional requirements of the Residence B zoning district are:
Minimum Lot Size: 40,000 sq ft
Minimum Lot Frontage: 150 feet
Front Yard Setback: 30 feet
Side Yard Setback: 20 feet
Rear Yard Setback: 30 feet
 - The elevation datum is assumed.
 - If the existing leach field servicing lot 2-12 ever fails and needs to be redesigned the connection to municipal water may be required.
 - This subject lot is encroached upon by way of occupation, including a shed and lawn area, by lot 2-14, along the common line of both.
 - According to the USDA Web Soil Survey the subject lot consists of Hollis-Charlton soils, very rocky to extremely rocky fine sandy loams, 3-25% slopes and a small portion near Orchard Road is identified as Suffield silt loam, 8-25% slopes.

- Plan References:**
- Plan entitled "Final Plan, Section 4, Valley Development, G. Steven Lambert", dated Jan. 1980, prepared by G.L. Davis & Associates, recorded in the Strafford County Registry of Deeds as Plan 162-35.
 - Plan entitled "Lot Line Adjustment for Don L. Thompson in Durham, NH", dated Nov. 30, 1992, prepared by Bruce L. Pohopek, recorded in the Strafford County Registry of Deeds as Plan 41A-2.

SUBDIVISION PLAN
prepared for
Thompson Family Trust
of lands identified as
Tax Map 6 Lot 2-12
having a physical location of
#8 Ryan Way
Town of Durham
Strafford County
State of New Hampshire

LEGEND

●	ANGLE POINT
○	REBAR
⊙	DRILL HOLE
⊗	IRON PIPE
⊠	STEEL STAKE
⊕	UTILITY POLE
□	STONE BOUND
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
---	BARBED WIRE
---	ROCK WALL
---	BUILDING SETBACK LINE
---	PROPERTY LINE
.fnd	FOUND

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