

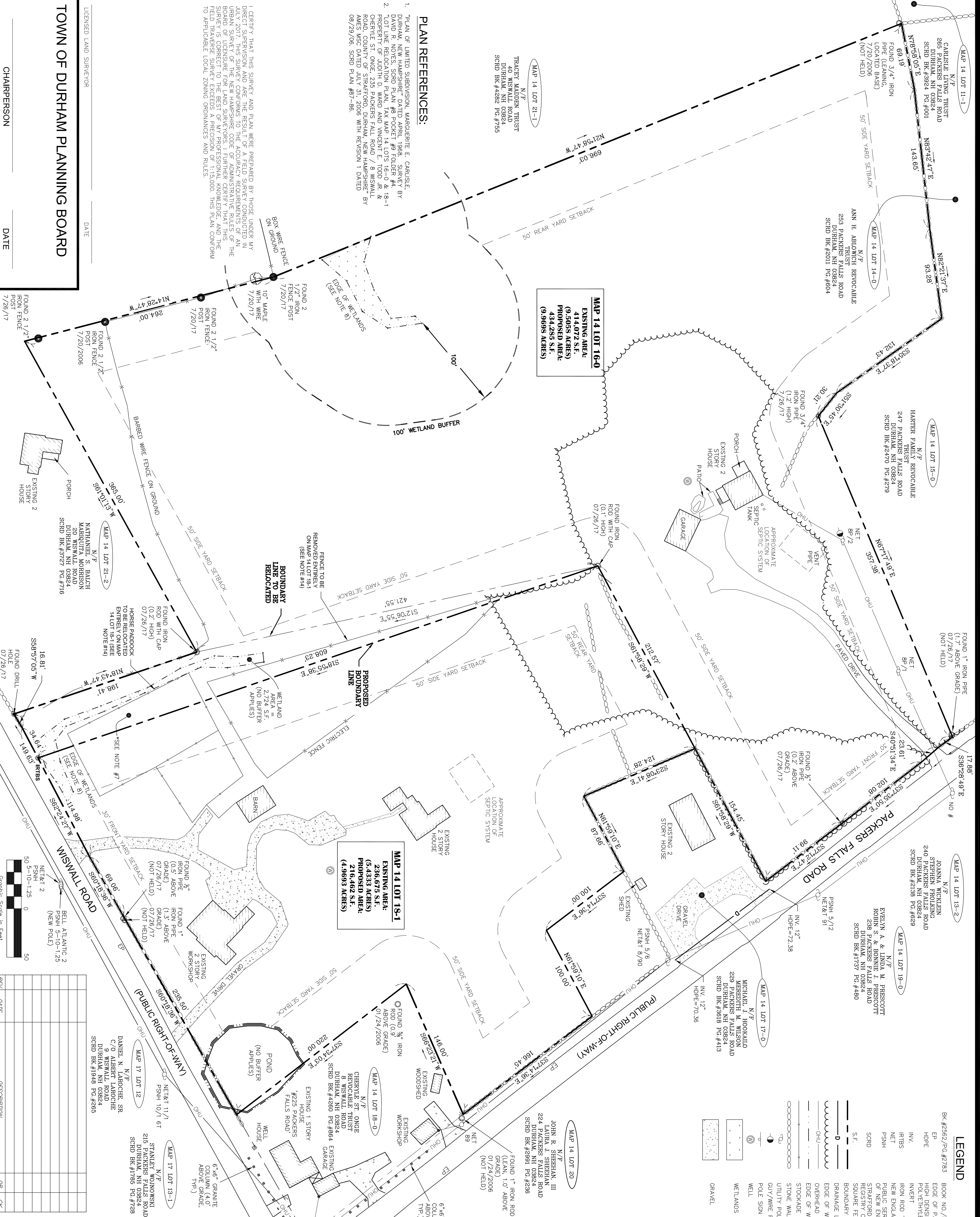
TOWN OF DURHAM PLANNING BOARD

LICENSED LAND SURVEYOR _____ DATE _____

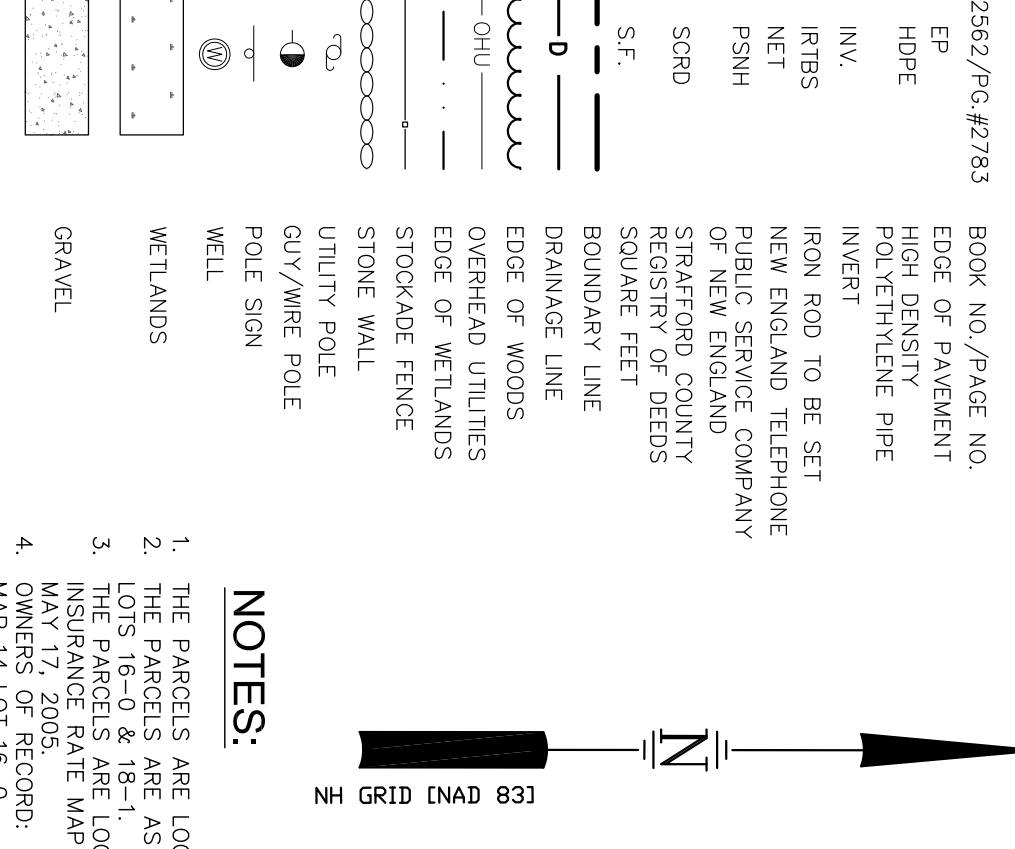
CHAIRPERSON _____ DATE _____

PLAN REFERENCES:

1. PLAN OF LIMITED SUBDIVISION MARGUERITE E. CARLISE, DURHAM, NEW HAMPSHIRE, DATED APRIL, 1988, SURVEY BY DAVID R. NOYES, SCRD PLAN #8 POCKET #9 FOLDER #4.
2. LOT LINE RELOCATION PLAN, TAX MAP 14 LOTS 16-0 & 18-1 CHERYLE ST. ONGE, WISWALL ROAD, DURHAM, NEW HAMPSHIRE, COUNTY OF STRAFFORD, DURHAM, NEW HAMPSHIRE BY AMES MSC DATED JULY 31, 2006 WITH REVISION 1 DATED 08/29/06, SCRD PLAN #9-86.



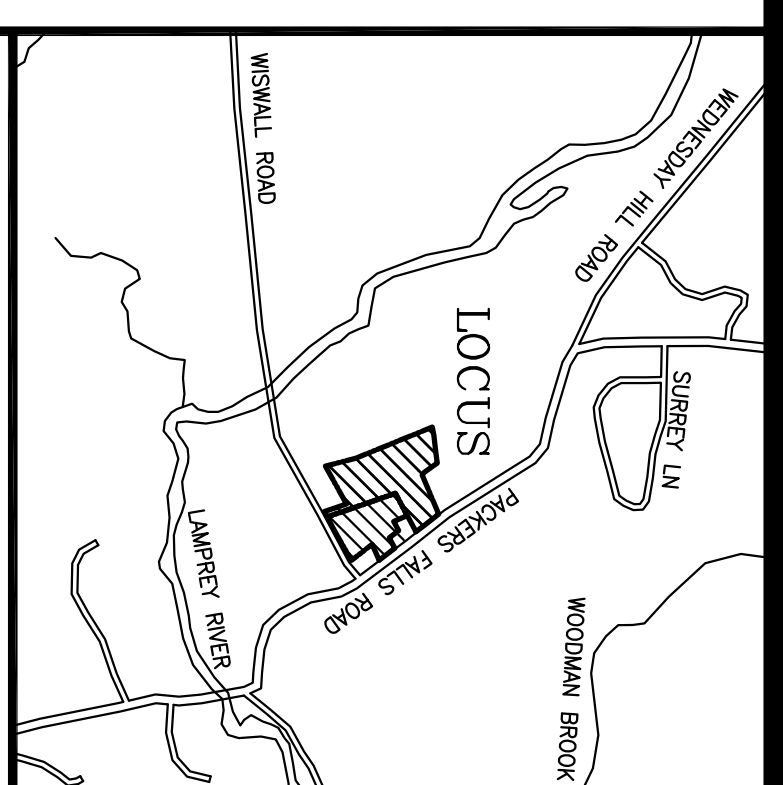
LEGEND



NOTES:

1. THE PARCELS ARE LOCATED IN THE RURAL ZONE.
2. THE PARCELS ARE AS SHOWN ON THE FLOOD ZONE X AS SHOWN ON FLOOD MAP TOWN OF DURHAM, PANEL 3301700377D, EFFECTIVE DATE: MAY 17, 2005.
3. THE PARCELS ARE LOCATED IN THE FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP TOWN OF DURHAM, PANEL 3301700377D, EFFECTIVE DATE: MAY 17, 2005.
4. OWNERS OF RECORD: V. TODD & COMPANY, INC., 8 WISWALL ROAD, DURHAM, NH 03824, SCRD BK #4441 PG #431
5. ZONING REQUIREMENTS: MINIMUM LOT SIZE: 150,000 S.F.; MINIMUM FRONTAGE: 300'; MINIMUM SETBACKS: FRONT YARD: 30'; REAR YARD: 30'; SIDE YARD: 30'; MAXIMUM BUILDING HEIGHT: 30'; MAXIMUM BUILDING HEIGHT WITH PLANNING BOARD APPROVAL: 35'; WETLANDS SERVICE RATIO: 20%.
6. MAP 14 LOT 16-0: EXISTING AREA: 9.5058 ACRES; PROPOSED AREA: 434,295 S.F. (9.9693 ACRES).
7. PARCELS ARE SUBJECT TO THE PERPETUAL RIGHT TO A SPRING, LOCATED APPROXIMATELY IN THIS AREA, FOR THE BENEFIT OF MAP 14 LOT 21-2 AS DESCRIBED IN SCRD BK #673 PG #211.
8. DECISION 2016 ACCORDING TO THE FOLLOWING STANDARDS:
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
 - INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS (WETLAND) HANDBOOK, REGIONAL ADMINISTRATIVE RULES (OCTOBER 2009).
 - NHDES WETLANDS BUREAU ADMINISTRATIVE RULES (OCTOBER 2009).
9. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THESE ARE APPROXIMATE LOCATIONS ONLY. CONTACT DISA# 1-888-DISSAFE TO VERIFY.
10. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN AUGUST 2017 USING A TOPCON DS303 AND TOPCON TESLA DATA COLLECTOR.
11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN THIS AREA AND TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
12. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP 14 LOT 16-0 & TAX MAP 14 LOT 18-1.
13. UPON RELOCATION OF ELECTRIC FENCE & PADDOCK, NO ENCROACHMENTS WILL RESULT FROM THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON.
14. UPON RELOCATION OF THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON, PRESUMPT TO DURHAM LOT LINE ADJUSTMENT REGULATIONS, FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE OWNERS REFERENCED IN NOTE 4 ABOVE.

LOCATION PLAN



TAX MAP 14 LOTS 16-0 & 18-1 LOT LINE ADJUSTMENT

235 PACKERS FALLS ROAD & 8 WISWALL ROAD DURHAM, NEW HAMPSHIRE COUNTY OF STRAFFORD
 OWNED BY
V. TODD & COMPANY, INC., A NEW HAMPSHIRE CORPORATION & CHERYLE ST. ONGE REVOCABLE TRUST

SCALE: 1" = 50' (22x34)
 1" = 100' (11x17)
SEPTEMBER 6, 2017

TFM TOWN OF DURHAM
 ADVISOR OF TFMplan, Inc.

MSC MERRITT & SHEEHAN
 LAND SURVEYORS

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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REV	DATE	DESCRIPTION