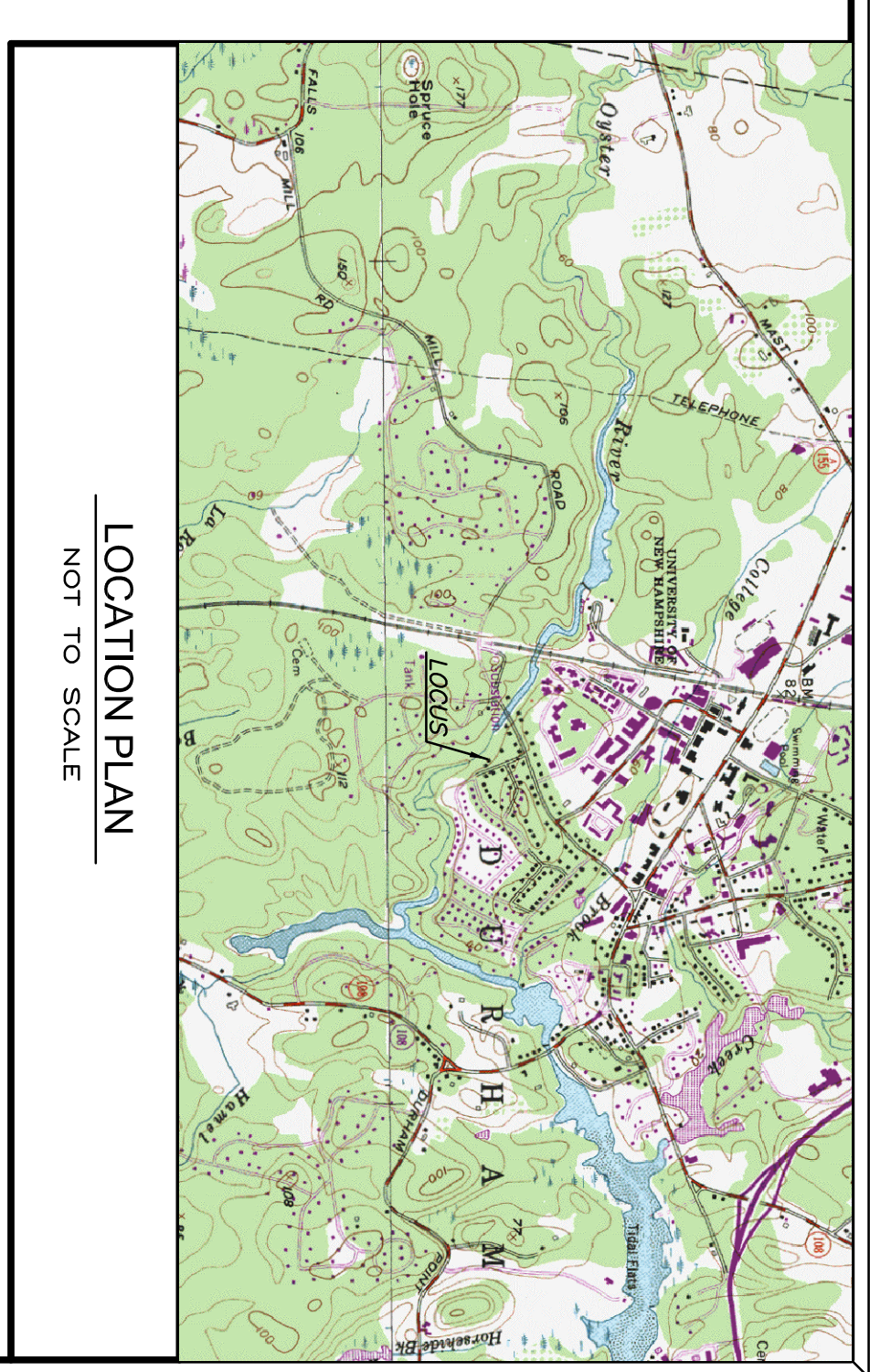
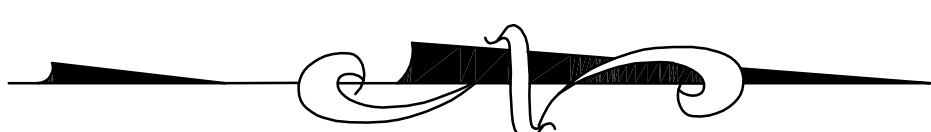
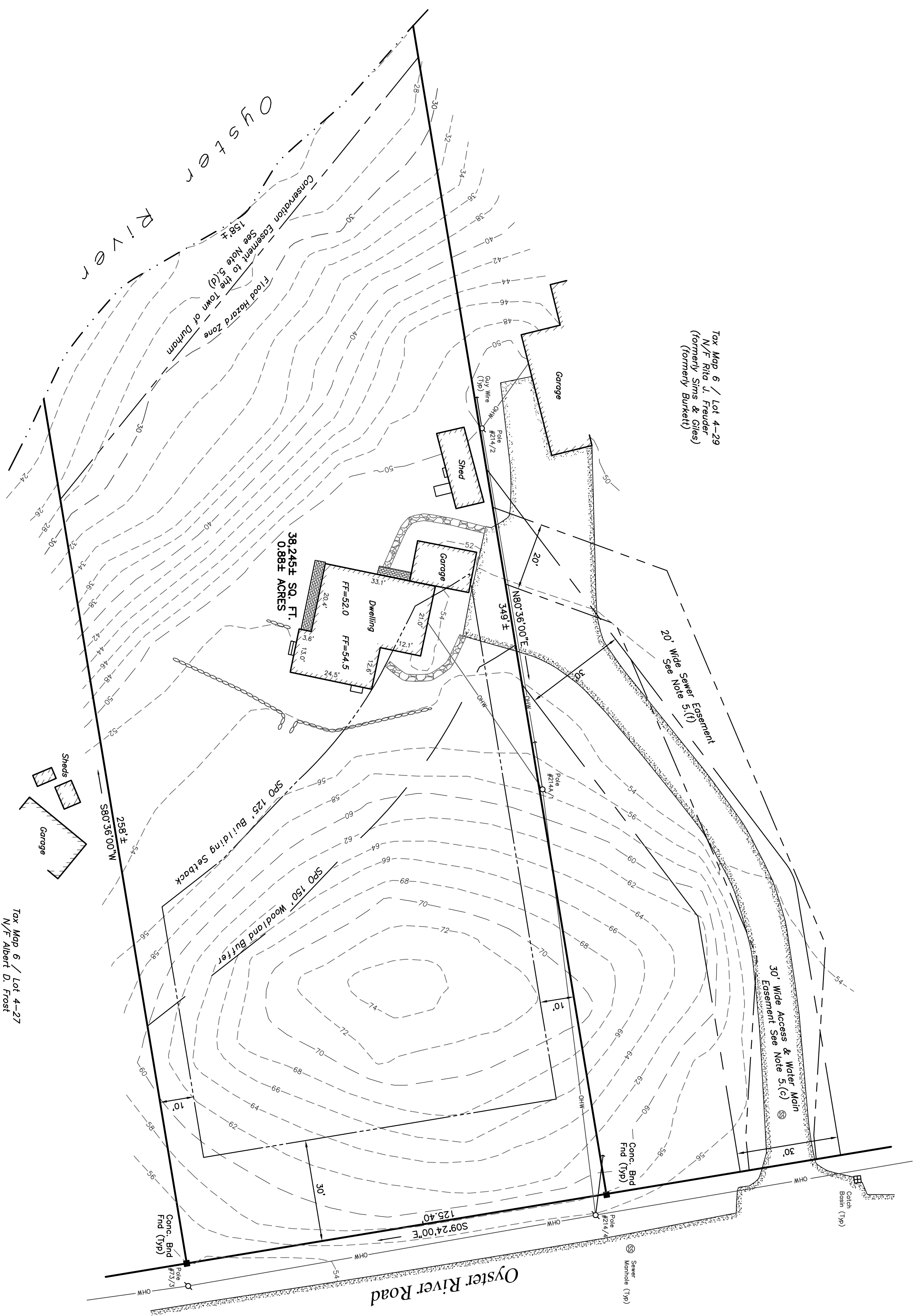


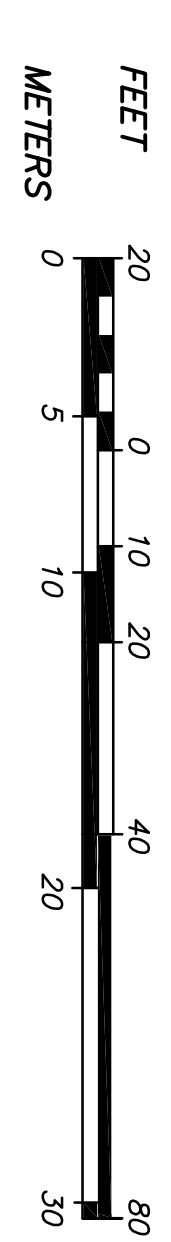
- Legend:**
- N/F New or Formerly
 - OHW Overhead Wires
 - SCRD Stafford County Registry of Deeds
 - Building Setback
 - Utility Pole
 - Existing Contour

- Plan References:**
- 1) "Plan of Land of Henry L. & Barbara P. Barrett, Oyster River Road, Durham, NH," dated December 1951, prepared by Ned Spaulding, SCRD Pocket 2, Folder 16, Plan 48.
 - 2) "Plan of Land of F. R. Woods, Oyster River Road, Durham, NH," dated December 1951, prepared by Ned Spaulding, SCRD Pocket 2, Folder 16, Plan 51.
 - 3) "Plan of Land of Max S. & Fredelle Maynard, Oyster River Road, Durham, NH," dated December 1951, prepared by Ned Spaulding, SCRD Pocket 2, Folder 16, Plan 50.
 - 4) "Easement Location for W. Sims & F. Hall, Durham, Poliopek, SCRD Plan No. 224-89"



- NOTES:**
- 1) The purpose of this plan is to depict the existing conditions of the subject tract for a site planning purpose.
 - 2) Field Procedure: Topcon (GTS-240) Electronic Total Station Instrument with a Carlson Explorer II Data Collector, Performed April 2013.
 - 3) Parcel is shown as Lot 4-28 on the Town of Durham Assessor's Map 6.
 - 4) Owner of Record: Francis & Carmen F. Hall
60 Middle Road
Durham, NH 03824
SCRD Bk 920, Pg 304
 - 5) Parcel is subject to a 20' wide sewer easement to the University of New Hampshire as described in SCRD Bk 607, Pg 181 and SCRD Bk 920, Pg 304.
 - 6) Parcel is subject to easements to the New Hampshire Electric Co. & New England Telegraph Co. as described in SCRD Bk 611, Pg 71 and SCRD Bk 655, Pg 407.
 - 7) Parcel has the benefit of a 30' wide access and water maintenance easement across land formerly of W. Keith & Evelyn M. Burkett, now land of Rita J. Freuder, (Lot 4-29), as described in SCRD Bk 654, Pg 303.
 - 8) Parcel is subject to an easement to the Town of Durham along the Oyster River as described in SCRD Bk 966, Pg 194.
 - 9) Parcel has been released and discharged of covenants from the University of New Hampshire as described in SCRD Bk 919, Pg 93.
 - 10) Parcel has the benefit of a 20' wide sewer easement across land formerly of W. Keith & Evelyn M. Burkett, now land of Rita J. Freuder, (Lot 4-29), as described in SCRD Bk 1089, Pg 627.
 - 11) Parcel is located in the Town of Durham Residence A (RA) zoning district and the Shrewsbury Protection Overlay (SPO) district.
 - 12) A portion of the parcel is located in a Flood Hazard Zone at elevation 30 as depicted on Flood Insurance Rate Map No. 33017030360, Stafford County, New Hampshire (all Dursactions) effective date, May 17, 2008.
 - 13) The location of all underground utilities shown are approximate and are based upon a partial field survey and a compilation of plans of record or information provided by Vincent, LLS does not warrant or guarantee the location of all utilities shown. The contractor shall verify the location of all utilities and commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233.
 - 14) Existing conditions represented on this plan are, at the time of the field survey performed between April 2, 2013, and April 5, 2013. The contractor or design engineer shall notify David W. Vincent, LLS if any conditions are contrary to those depicted on this plan.
 - 15) Horizontal Datum is based upon plan reference no. 1 and Vertical Datum is based upon the National Geodetic Vertical Datum of 1929.

EXISTING CONDITIONS SITE PLAN
 PREPARED FOR
ELIZABETH R. & WILLIAM W. STINE
 OF
TAX MAP 6 / LOT 4-28
 LOCATED AT
14 OYSTER RIVER ROAD
 COUNTY OF STRAFFORD
 DURHAM, NH



SCALE: 1" = 20'
 DATE: APRIL 7, 2013

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

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