

LEGEND

- LOT LINE
- - - PROPOSED LOT LINE
- - - - - LOT LINE TO BE ABANDONED
- - - - - APPROX. ABUTTER LINES
- BUILDING SETBACK LINES
- SEPTIC SETBACK LINES
- ○ ○ ○ ○ STONE WALL
- x - x - x - x - WIRE FENCE
- - - - - EDGE OF WETLAND (SEE NOTE 7)
- DRILL HOLE
- IRON PIPE/ROD FOUND
- FENCE POST
- WETLAND AREA
- TYP. TYPICAL
- D.H.F. DRILL HOLE FOUND
- D.H.S. DRILL HOLE SET
- S.S.F. STEEL STAKE FOUND

LINE TABLE

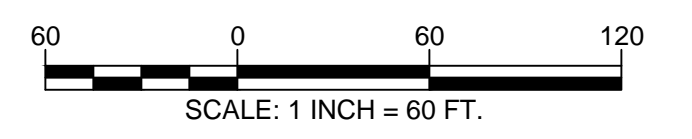
LINE	BEARING	DISTANCE
L1	S04°42'36"E	20.96'
L2	S17°16'22"E	51.08'
L3	S25°23'32"E	86.26'
L4	S37°20'33"E	69.16'
L5	S30°48'58"E	48.15'
L6	S75°54'00"E	51.67'

LOT AREA CALCULATIONS

TAX MAP 17, LOT 15	TAX MAP 17, LOT 14
EXISTING	EXISTING
91,210 SQ. FT. ±	538,793 SQ. FT. ±
2.1 AC. ±	12.4 AC. ±
FRONTAGE=51.67'	FRONTAGE=708.70'
SHORE FRONTAGE=151' ±	SHORE FRONTAGE=401' ±
PROPOSED	PROPOSED
195,493 SQ. FT. ±	434,510 SQ. FT. ±
4.5 AC. ±	10.0 AC. ±
FRONTAGE=460.37'	FRONTAGE=300.00'
SHORE FRONTAGE=0	SHORE FRONTAGE=552' ±

*EXISTING AND PROPOSED LOT AREAS CALCULATED TO THE EDGE OF RIVER. RIGHTS EXTEND TO THE THREAD OF THE RIVER, THE RIVER IS SUBJECT TO PUBLIC RIGHTS AND RESTRICTIONS. (SEE NOTE #15).

SEE SHEET 2 FOR TOPOGRAPHIC PLAN



BOUNDARY LINE ADJUSTMENT PLAN
LAND OF
DANIEL HUNTOON
TAX MAP 17 LOTS 14 & 15
PACKERS FALLS ROAD
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	NOVEMBER 2017
CHECKED BY:	M.W.F.	DRAWING NO.:	5102A
JOB NO.:	5102	SHEET	1 OF 2

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6566
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-0660
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

- NOTES:**
- REFERENCE: TAX MAP 17, LOTS 14 & 15
 - TOTAL PARCEL AREA: LOT 14=538,750 SQ. FT. ± OR 12.4 AC. ±
LOT 15=91,210 SQ. FT. ± OR 2.1 AC. ±
 - OWNER OF RECORD: DANIEL HUNTOON
6 MAIN STREET
WENHAM, MA 01984
S.C.R.D. BK. 4440 PG. 364
 - ZONE: R-RURAL
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 150,000 sq.ft.
MIN. FRONTAGE 300 ft.
BUILDING SETBACKS
MIN. FRONT SETBACK 40 ft.
MIN. SIDE/REAR SETBACK 50 ft.
MAX. BUILDING HEIGHT 30 ft.
MIN. SHORE FRONTAGE 200 ft.
WETLAND SETBACKS
150 ft. (BOGS, PRIME WETLANDS & RARE & EXEMPLARY WETLANDS)
100 ft. (TIDAL WETLANDS & VERNAL POOLS)
100 ft. (NON-TIDAL WETLANDS IN ZONES R & RC)
75 ft. (NON-TIDAL WETLANDS IN ALL OTHER ZONES)
SEPTIC SETBACKS
POORLY DRAINED SOILS 125 ft.
VERY POORLY DRAINED SOILS 125 ft.
WATER BODY 125 ft.
 - ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF DURHAM ZONING ORDINANCE DATED 2/20/06 AS AVAILABLE ON THE TOWN WEBSITE ON 7/19/17. 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.
 - THE PARCEL IS ALSO SUBJECT TO THE STATE OF NH SHORELAND PROTECTION DISTRICT.
LIMITS WITHIN THE PROTECTED SHORELAND 250 ft.
NATURAL WOODLAND BUFFER RESTRICTIONS 150 ft.
NEW SEPTIC SYSTEM LEACHFIELD SETBACKS 125 ft.
PRIMARY BUILDING LINE 50 ft.
 - FIELD SURVEY PERFORMED BY J.M.L. & J.C.M. DURING JULY 2017 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - JURISDICTIONAL WETLANDS DELINEATION AND SOILS MAPPING PROVIDED BY WEST ENVIRONMENTAL, INC. DURING JULY 2017 IN ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
 - FLOOD HAZARD ZONE: 'X', 'AE', 0.2% ANNUAL CHANCE FLOOD HAZARD & REGULATORY FLOODWAY PER FIRM MAP 33017C0377E, DATED SEPTEMBER 30, 2015.
 - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.

- 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.
- THE PORTION OF THE LAMPREY RIVER ABUTTING THE SUBJECT PARCEL IS DESIGNATED AS WILD AND SCENIC RIVER BY THE NATIONAL PARK SERVICE.
- 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.
- WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
- TAX MAP 17, LOTS 14 & 15 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
A. LOT 14 IS SUBJECT TO A 100' WIDE ELECTRIC EASEMENT IN FAVOR OF NH ELECTRIC COMPANY, SEE S.C.R.D. BOOK 589, PAGE 270.
B. LOTS 14 & 15 ARE SUBJECT TO A 25' WIDE EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH, SEE S.C.R.D. BOOK 506, PAGE 2.
C. LOTS 14 & 15 ARE SUBJECT TO THE RIGHTS OF OTHERS TO FLOWAGE AND DRAINAGE AS IT PERTAINS TO THE LAMPREY RIVER.
- NO ENCROACHMENTS WILL RESULT FROM APPROVAL OF THIS LOT LINE ADJUSTMENT.
- FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT PLEASE CONTACT DOUCET SURVEY, INC.
- NHDES STATE SUBDIVISION APPROVAL #A2018032304, DATED 3/23/18.

- REFERENCE PLANS:**
- "PLAN FOR PATRICIA SAMUELS, PACKERS FALLS ROAD, DURHAM, NH", BY G.L. DAVIS, DATED 4/3/96, NOT RECORDED.
 - "SUBDIVISION OF LAND RICHARD DEWEY", BY DOUCET SURVEY, INC., DATED 12/12/97, S.C.R.D. PLAN #51-51.
 - "PLAN OF LAND OF INA THOMPSON", BY G.L. DAVIS & ASSOCIATES, DATED APRIL 1978, NOT RECORDED.
 - "PLAN OF LAND INA E. THOMPSON TO R. DEWEY", BY G.L. DAVIS & ASSOCIATES, DATED JUNE 1958, S.C.R.D. PLAN #28A-91.
 - "SUBDIVISION OF THE PROPERTY OF ALBERT LAROCHE", DATED OCTOBER 1, 1984, S.C.R.D. PLAN #25-19.
 - "PLAN OF LAND FOR SINCLAIR WEEKS, JR", BY G.L. DAVIS & ASSOCIATES, DATED JUNE 7, 1957, S.C.R.D. POCKET 2, FOLDER 16, PLAN 57A.
 - RECON SKETCH, SINCLAIR WEEKS LAND BY GRANT DAVIS, DATED 1957, S.C.R.D. BOOK 1988, PAGE 737.

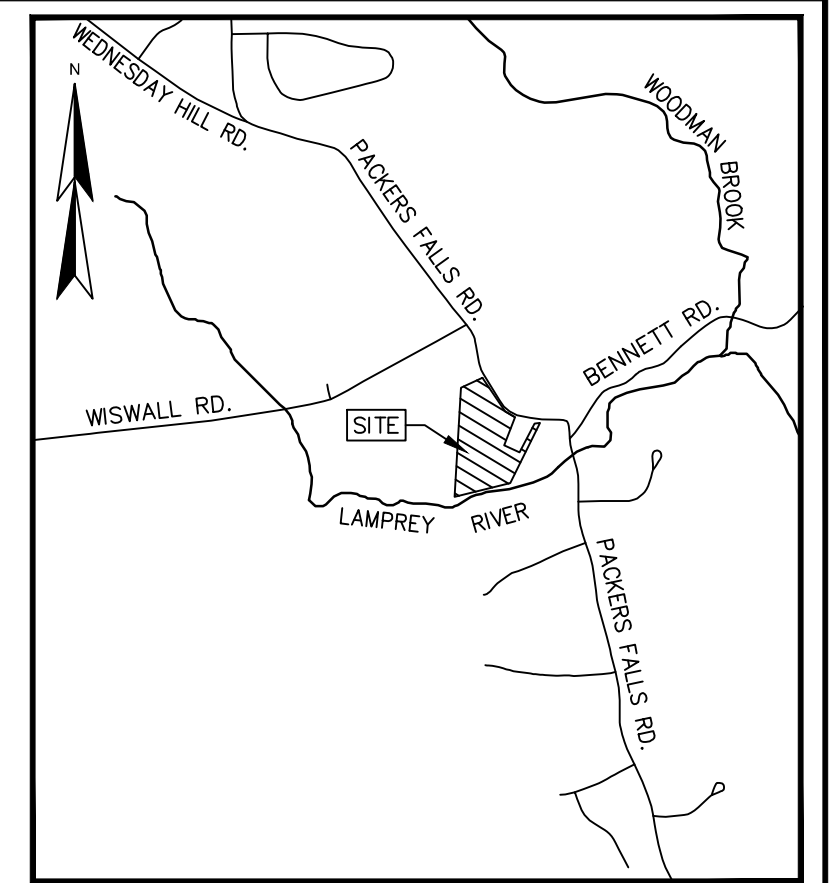
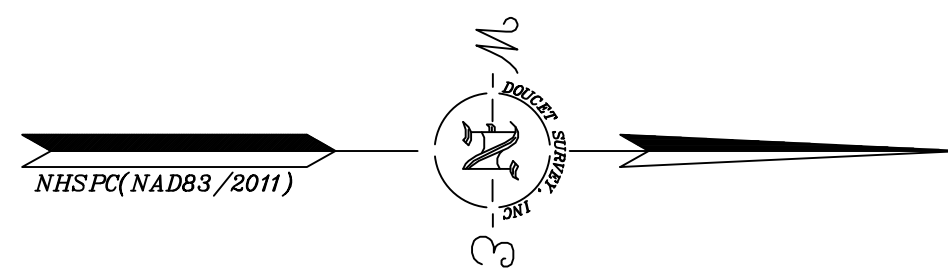
FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
DATE

NEW HAMPSHIRE
STATE OF
NO. 989
MATTHEW W. FAGGINGER-AUER
SURVEYOR

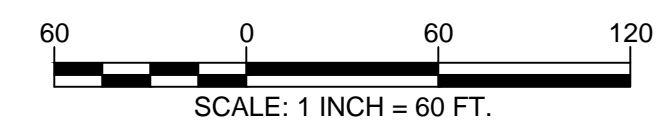
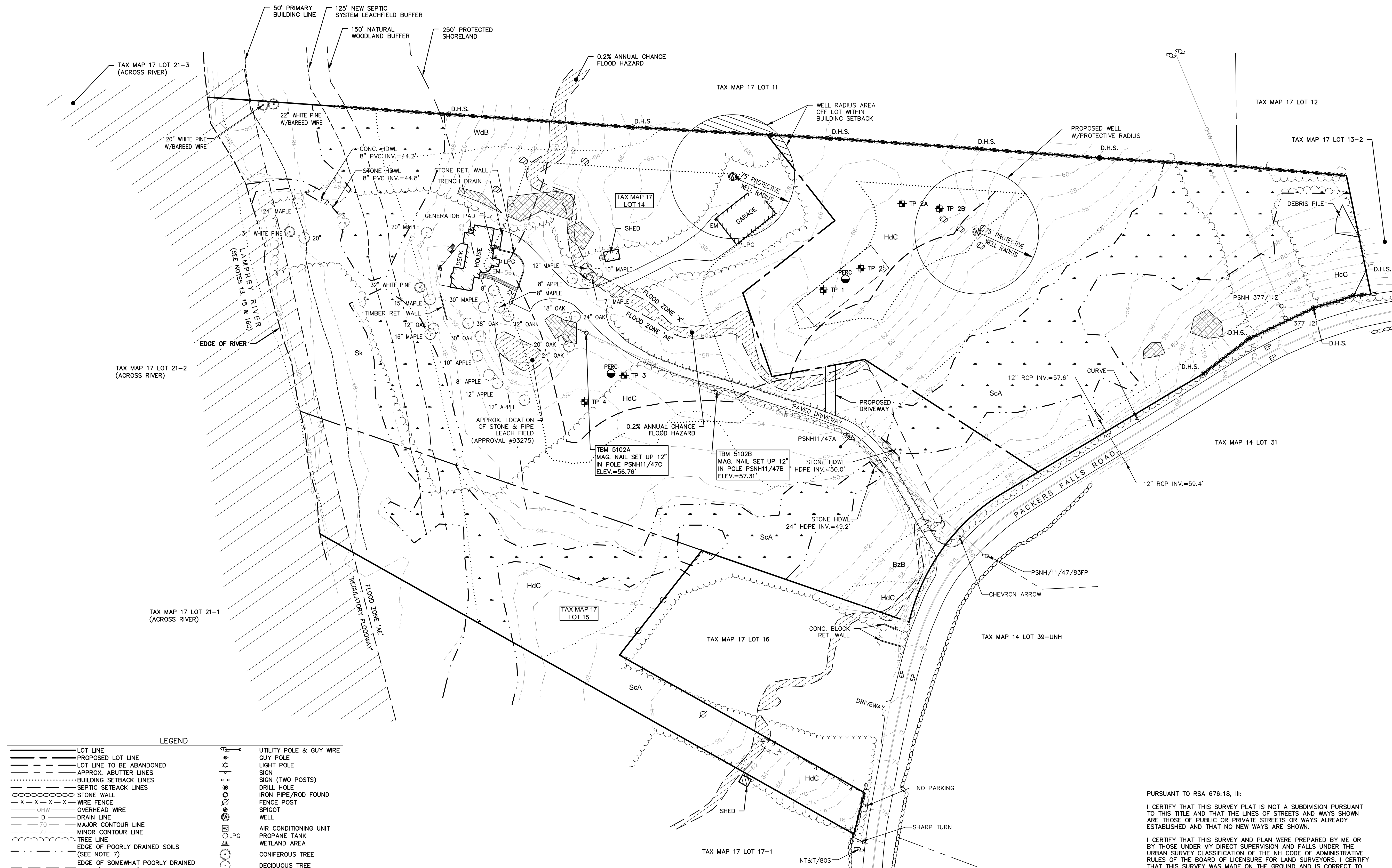
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____.L.L.S. #989
DATE

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.



LOCATION MAP (n.t.s.)



TOPOGRAPHIC PLAN
 LAND OF
DANIEL HUNTOON
 TAX MAP 17 LOTS 14 & 15
 PACKERS FALLS ROAD
 DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	NOVEMBER 2017
CHECKED BY:	M.W.F.	DRAWING NO.:	5102A
JOB NO.:	5102	SHEET	2 OF 2

PURSUANT TO RSA 676:18, III:
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 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.

L.L.S. #824
 DATE
 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.

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LEGEND

<ul style="list-style-type: none"> --- LOT LINE - - - PROPOSED LOT LINE --- LOT LINE TO BE ABANDONED - - - APPROX. ABUTTER LINES - - - BUILDING SETBACK LINES - - - SEPTIC SETBACK LINES --- STONE WALL -X-X-X-X- WIRE FENCE --- OHW OVERHEAD WIRE --- D DRAIN LINE --- 70 MAJOR CONTOUR LINE --- 72 MINOR CONTOUR LINE --- TREE LINE - - - EDGE OF POORLY DRAINED SOILS (SEE NOTE 7) - - - EDGE OF SOMEWHAT POORLY DRAINED SOILS (SEE NOTE 7) - - - MODERATELY WELL DRAINED SOILS OR BETTER (SEE NOTE 7) - - - FLOOD LINE (SEE NOTE 8) - - - 0.2% ANNUAL CHANCE FLOOD HAZARD --- BRICK --- SCS SOILS LINES --- SCS SOILS TYPE 	<ul style="list-style-type: none"> --- UTILITY POLE & GUY WIRE --- GUY POLE --- LIGHT POLE --- SIGN (TWO POSTS) --- DRILL HOLE --- IRON PIPE/ROD FOUND --- FENCE POST --- SPIGOT --- WELL --- AIR CONDITIONING UNIT --- PROPANE TANK --- WETLAND AREA --- CONIFEROUS TREE --- DECIDUOUS TREE --- ROCK/BOULDER --- LEDGE OUTCROP --- TYP. --- D.H.F. DRILL HOLE FOUND --- D.H.S. DRILL HOLE SET --- S.S.F. STEEL STAKE FOUND --- HDWL HEADWALL --- CONC. CONCRETE --- RET. RETAINING --- D.V.L. DOUBLE YELLOW LINE --- EP EDGE OF PAVEMENT --- EM ELECTRIC METER --- TEST PIT
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SHEET 2 NOT FOR RECORDING