



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

RECEIVED  
Town of Durham

JUN - 6 2018

Planning, Assessing  
and Zoning

### APPLICATION FOR SUBDIVISION OF LAND

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

Tom Toye  
50 Newmarket Road  
Durham, NH 03820  
Phone number: 603-781-8600  
Email Address: [tom@arthurthomasproperties.com](mailto:tom@arthurthomasproperties.com)

2. Name and mailing address of owner of record if other than applicant

Purple Chair Interiors, LLC  
50 Newmarket Road  
Durham, NH 03820  
Phone number: 603-781-5586  
Email Address: [nicole@arthurthomasproperties.com](mailto:nicole@arthurthomasproperties.com)

3. Location of Proposed Subdivision: 38 Bagdad Road

4. Town of Durham Tax Map 03 Lot Number 03-03

5. Name of Proposed Subdivision n/a

6. 2 Lots Units (not applicable)

7. Name, mailing address of surveyor and/or agent

Atlantic Survey, LLC  
25 Nute Road  
Dover, NH 03820  
Phone number: 603-659-8939  
E-mail Address: [atlanticsurvey@comcast.net](mailto:atlanticsurvey@comcast.net)

8. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

10. Items on the attached Subdivision Application Checklist

11. Payment of all applicable subdivision fees:  
each lot/parcel or dwelling unit  
(whichever is greater) \$ \_\_\_\_\_  
advertising/posting costs \_\_\_\_\_  
abutter notification (each) \_\_\_\_\_  
proposed road (per foot) \_\_\_\_\_  
administrative and technical review costs \_\_\_\_\_  
  
TOTAL \$ \_\_\_\_\_


12. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Subdivision Checklist have not been met, the applicant will be notified in writing what specific items are still needed.

13. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.

14. If this application is determined by the Planning Staff to be complete, it will be placed on the agenda on June 20, 2018 for submission.

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham in the final subdivision process of this property, shall be borne by the applicant and/or owner.

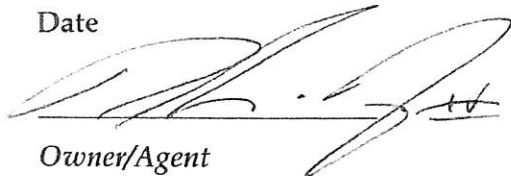
Date 06-JUNE, 18

Applicant and or Owner or Agent 

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

06, JUNE, 18

Date

  
Owner/Agent

Purple Chair Interiors, LLC  
Thomas A. Toye IV & Nicole J. Toye  
50 Newmarket Rd  
Durham, NH 03824

06-June, 2018

Planning Board  
Town of Durham NH  
8 Newmarket Rd.  
Durham, NH 03824

Letter of Intent  
38 Bagdad Road, Durham NH

To the Planning Board Chair Person, Members, et al,

Enclosed, please find an application for subdivision of land, located at 38 Bagdad Road, Durham NH.

The subject property sits on the Southerly side of Bagdad Road and is bound by Little Hale Creek on the Easterly side of the property.

The property consists of +/- 1.13 Acres of land with a little over 243 feet of road frontage along Bagdad Road. Current improvements to the property include a single-family home, originally constructed in 1951 with a two floor addition built circa 2004.

The property was acquired from Fannie Mae (foreclosure) by Purple Chair Interiors, LLC in December of 2017. At that time it was clear that the 2004 addition had previously been used as an accessory dwelling unit (ADU). The current owner has been renovating the home for resale and has a change of use permit to bring the ADU into compliance with town ordinance.

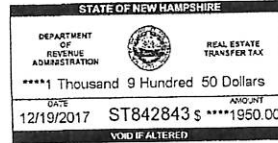
The enclosed application is for a subdivision of land to create two lots, where there is currently one. The first lot will include the existing home and ADU with +/- .64 Acres of land and the second lot will create a .49 Acre lot for a future, single family home.

The proposed future lot is "high and dry", is serviced by municipal water and sewer, and meets the Zoning Regulation for minimum lot sizes with a buildable area that will accommodate a marketable single-family home.

Thank you for your consideration.

Thomas & Nicole Toye

Purple Chair Interiors, LLC



Return To:

Purple Chair Interiors LLC  
50 Newmarket Road  
Durham, NH 03824

NEW HAMPSHIRE (warranties)

revised 01/02/92  
REO # P1700Q0

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business of P.O. Box 650043, Dallas, TX 75265-0043, (hereinafter called the Grantor) for consideration of **TWO HUNDRED SIXTY THOUSAND 00/100 (\$260,000.00) DOLLARS PAID**, grants to **Purple Chair Interiors LLC**, of 50 Newmarket Road Durham, NH 03824, with quitclaim covenants,

A tract of land, with the buildings thereon, situate in Durham, Strafford County, New Hampshire, bounded and described as follows:

Beginning at a iron pipe on the southeasterly side line of Littlehale road at the northerly corner of land of W.F. Colovos, and running N. 58 degrees 42' E., 100 feet by said road to an iron pipe; then N. 65 degrees 30' E., 139.7 feet by said road to an iron pipe at other land of Albert D. Littlehale and Alice W. Littlehale, said pipe being 3.8 feet southwesterly from the center of a culvert under said road; thence S. 60 degrees 30' E., 155.2 feet by said other land of said Littlehales to the center of an elm tree on the southwesterly side of a brook and at land of L.P. Latimer; thence S. 35 degrees 42' W., 246 feet by land of said Latimer to an iron pipe at land of said Colovos to the point of beginning.

Property Address: 38 Bagdad Road, Durham, NH 03824

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$312,000.00 a period of three months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$312,000.00 for a period of three months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

Being the same premises conveyed by Quitclaim Deed recorded in the Strafford County Registry of Deeds in Book 4474, Page 0037.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting this property.

THIS DEED is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in New Hampshire.

THE GRANTOR is exempt from paying the New Hampshire state excise stamp tax by virtue of 12 United States Code §1452, §1723a, or §1825.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

ITNESS the execution and the corporate seal of said corporation this 13<sup>th</sup> day of December, 2017.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION  
By: Harmon Law Offices, PC, its attorney in fact

By:  Authorized Signer

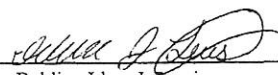
FOR SIGNATORY AUTHORITY, SEE LIMITED POWER OF ATTORNEY RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 4483, PAGE 833.

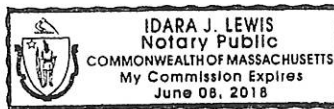
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

December 13, 2017

On this 13 day of December, 2017, before me, the undersigned notary public, personally appeared Eric A. Borges, as Authorized Signer for Harmon Law Offices, PC, as Attorney In Fact for Fannie Mae a/k/a Federal National Mortgage Association, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily as his/her free act and deed and the free act and deed of Fannie Mae a/k/a Federal National Mortgage Association.

  
Notary Public: Idara J. Lewis  
My Commission Expires: June 8, 2018





## 38 Bagdad Road, Durham NH

Abutters List: 05-June, 2018

<b>Propert Address</b>	<b>Map/Lot/Block</b>	<b>Owner &amp; Mailing Adress</b>
36 Bagdad Road Durham NH	3/3/2002	Gerald J. Needall Revocable Trust 36 Bagdad Rd., Durham NH 03824
35 Bagdad Road Durham NH	3/3/2004	Erich H. & Trina F. Ingelfinger 35 Bagdad Rd., Durham NH 03824
46 Bagdad Rd Durham NH	3/3/2007	Jayson O. & Kimberly N. Seaman 46 Bagdad Rd., Durham NH 03824
43 A-D Bagdad Road Durham, NH	1/17/2003	Judith N. Moyer, 43B Bagdad Rd, Durham NH 03824
39 Bagdad Rd Durham, NH	1/18/2001	Carol Fitzhugh Jacoby Rev. Trust 39 Bagdad Rd., Durham NH 03824