

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

May 6, 2018

Mr. Michael Behrendt
Town Planner
Town of Dover, Planning Department
8 Newmarket Street
Durham, New Hampshire 03824

**Subject: Lot Line Adjustment Application
Michael & Martha Mulhern**
93 Bagdad Road
Durham Tax Map 10 Lots 8-6 & 8-8
Madbury Tax Map 9, Lot 32
Durham, New Hampshire
Job No. 17105

Dear Michael:

The enclosed lot line adjustment package proposes to adjust the Lot Lines between Durham Tax Map 10 Lot 8-6 and Map 10 Lot 8-8, by transferring Parcel "A" (611,955 Sq. Ft.) from Map 10 Lot 8-6 to Map 10 Lot 8-8.

Enclosed please find the following:

- Lot Line Adjustment Application with Checklist.
- Application Fee in the amount of \$393.00.
- Three (3) full-size copies of the Boundary Line Adjustment Plan Set (Sheets S-1, S-2 & S-3).
- One (1) half-size copy of the Boundary Line Adjustment Plan Set (Sheets S-1, S-2 & S-3).
- Abutters List.
- Copies of existing deeds.
- Fifteen (15) copies of the Lot Line Adjustment Package.

We look forward to discussing this application with the Planning Board on June 27, 2018.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

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TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824
(603) 868-8064
www.ci.durham.nh.us

LOT LINE ADJUSTMENT APPLICATION
Town of Durham, New Hampshire

Date: June 6, 2018 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 10; lot #'s): 8-6, 8-8; zoning district: Residence B

Property address/location: 91 & 93 Bagdad Road

Name of project (if applicable): N/A

Property owner – Parcel A

Name (include name of individual): Michael & Martha Mulhern

Mailing address: 93 Bagdad Road, Durham, NH 03824

Telephone #: (603) 234-3189 Email: mikemulhern59@comcast.net

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): Michael & Martha Mulhern

Mailing address: 93 Bagdad Road, Durham, NH 03824

Telephone #: (603)234-3189 Email: mikemulhern59@comcast.net

Surveyor

Name (include name of individual): Tritech Engineering, Robert J. Stowell, PE, LLS

Mailing address: 755 Central Ave, Dover, NH 03820

Telephone #: (603) 742-8107 Fax #: _____

Email address: rjs@tritecheng.com Professional license #: 884

Proposed project

What is the purpose of the lot line revision? To adjust the property boundaries between Tax Map 10 Lot 8-6 and Map 10 Lot 8-8, by transferring Parcel 'A' (611,955 sq ft) from Lot 8-6 to Lot 8-8

Will any encroachments result? No

Comments

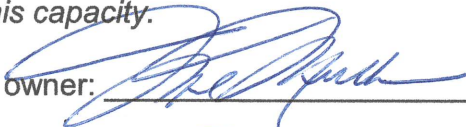
Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

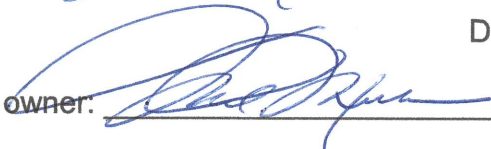
I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)




Date: 6/4/18

Signature of property owner:
(Parcel B)



Date: 6/4/18

Signature of agent:



PRESIDENT

Date: 06/06/18

Lot Line Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

Town of Durham Planning Department

Project Name: Michael & Martha Mulhern Map: 10 Lot: 8-6 & 8-8 Date: June 6, 2018

Applicant/agent: Tritech Engineering Corporation Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner name					_____
• owner address					_____
• tax map and lot #					_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Platting</u>					
Clear delineation of area affected by lot line adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed bearings					_____
• existing and proposed distances					_____
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

Abutters List

Michael & Martha Mulhern

91 & 93 Bagdad Road
Durham, New Hampshire
Durham Tax Map 10, Lot 8-6 & 8-8

&

Madbury Tax Map 9, Lot 32

Job No. 17105

Page 1 of 2

Adjoining:

Durham

Map 10, Lot 6-6

Judith Getchel
12 Ambler Way
Durham, NH, 03824

Map 10, Lot 6-7

Bryan & Mary Olivier
16 Ambler Way
Durham, NH, 03824

Map 10, Lot 6-8

Peter M. & Kimberly Sweetman
18 Ambler Way
Durham, NH, 03824

Map 10, Lot 6-9

Justin & Aimee Duncan
20 Ambler Way
Durham, NH, 03824

Map 10, Lot 6-10

Gail J. Kelly Rev. Trust
11 Gerrish Drive
Durham, NH, 03824

Map 10, Lot 6-25 &
Madbury Map 9, Lot 34

Baldwin & Sexton Trust
60 Canny Road
Durham, NH, 03824

Map 10, Lot 6-61

Daniel Shank
17650 Lancia Drive
Morgan Hill, CA, 95037

Map 10, Lot 7

Sophie Lane Homeowners Association
P.O. Box 370
Portsmouth, NH, 03802

Map 10, Lot 8-1

Timothy & Denise Day
89 Bagdad Road
Durham, NH, 03824

Map 10, Lot 8-2

Matthew Ancil & Melanie Harvey
107 Dover Road
Durham, NH, 03824

Map 10, Lot 8-3

Stella S. Brown
111 Dover Road
Durham, NH, 03824

Abutters List

Michael & Martha Mulhern

91 & 93 Bagdad Road
Durham, New Hampshire
Durham Tax Map 10, Lot 8-6 & 8-8
Madbury Tax Map 9, Lot 32

Job No. 17105

Page 2 of 2

Map 10, Lot 8-4	Gombassy Living Trust 115 Dover Road Durham, NH, 03824
Map 10, Lot 8-5	Ying Shi 121 Dover Road Durham, NH, 03824
Map 10, Lot 8-7	Juan & Amanda Nieves 95 Bagdad Road Durham, NH 03824
Map 10, Lot 8-9	Geoffrey Dixon & Suzanne Young 103 Dover Road Durham, NH, 03824
Map 10, Lot 9-1	George & Irene Sumrall 96 Bagdad Road Durham, NH, 03824

Madbury:

Map 9, Lot 33 Map 9, Lot 31A Map 9, Lot 32 Map 9, Lot 34A	Berndtson Family Rev Trust 123 Dover Road Durham, NH 03824
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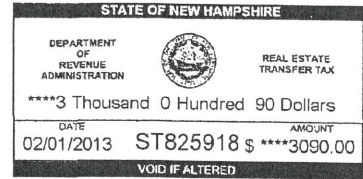
Map 10, Lot 3	Michael & Leia Card 356 Route 108 Madbury, NH, 03823
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Owner / Applicant:

Map B, Lot 14-C	Michael & Martha Mulhern 93 Bagdad Road Durham, New Hampshire
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Engineer:

Robert J. Stowell, P.E., L.L.S
Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Michael D. Allen, Married person of 349 Route 108, Madbury NH 03823 and Lisa D. Allen, a single person of 12 Littlehale Road, Durham, NH 03824, for consideration paid grant(s) to Michael J. Mulhern and Martha A. Mulhern, Husband and Wife of 93 Bagdad Road, Durham NH 03824 as joint tenants with rights of survivorship with WARRANTY COVENANTS:

A certain tract of land situate off the Northerly side of Bagdad Road, in the Town of Durham, County of Strafford and State of New Hampshire, as set forth on a plan entitled "Land of Francis D. & Dorothy L. Manock, Durham, New Hampshire, G.L. Davis & Associates" dated April 1974 and recorded at the Strafford County Registry of Deeds as Plan No 21/8/3, bounded and described as follows:

Beginning on the Westerly side of a reserved right of way at an iron pipe at the Northeast corner of land now or formerly of Furman; which pip is Two Hundred (200) feet N 10° 51' E from the Northerly side of Bagdad Road, thence N 75° 25' W along said Furman land a distance of Two Hundred (200) feet to a steel stake at land now or formerly of Faucy; thence N 11° 01' E by and along said Faucy land a distance of Two Hundred Eighty Six (286) feet to an iron pipe and Lot #6, situate in the Pine Ridge Development so-called; thence N 10° 25' E by and along said Lot #6 and Lot #6A in the Pine Ridge Development a distance of One Hundred Fourteen (114) feet to land now or formerly of Manock; thence S 75° 25' E by and along said Manock land a distance of Two Hundred (200) Feet to a steel stake; thence S 10° 51' W a distance of One Hundred Seventy Seven and Eight Tenths (177.8) feet, thence continuing S 10° 51' W a distance of Two Hundred Twenty Two and Two tenths (222.2) feet to the point of beginning.

Subject to

Right to use and reserved right of way as set forth on Plan No. 21/8/3 recorded Strafford County Registry of Deeds for the purposes of ingress and egress from Bagdad Road to said premises.

Slope easement granted to the State of New Hampshire by instrument dated May 16, 1962, recorded at Book 775, Page 177, Strafford County Registry of Deeds.

Easement granted to New England Telephone and Telegraph Company by instrument dated January 3, 1964, recorded at Book 775, Page 177, Strafford County Registry of Deeds.

Easement granted to New Hampshire Electric Cooperative, Inc., by instrument dated July 29, 1965, and recorded at Book 802, page 142, Strafford County Registry of Deeds.

Easement Deed from Sally M. Tappan and Richard C. Tappan to Alfred W. Homan and Naomi M. Homan dated 12-29-1975 recorded at Book 979, Page 310, Strafford County Registry of Deeds.

959/121

Any and all matters per Plan No. 21/8/3, recorded Strafford County Registry of Deeds,

Meaning and intending to describe and convey the same premises conveyed to Michael D. Allen and Lisa D. Allen by virtue of a deed from Earl E. Archie and Diane C. Archie dated 01/08/2013 recorded in Book 2343, Page 343, with the Strafford County Registry of Deeds.

This is not homestead property of the grantors or their spouse.

Executed this 31st day of January, 2013.

Michael D. Allen

Michael D. Allen

Lisa D. Allen

Lisa D. Allen



State of New Hampshire

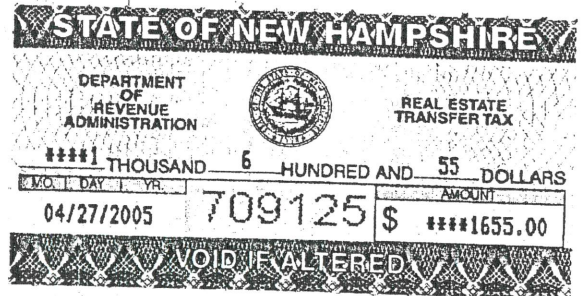
Rockingham, ss.

On January 31, 2013, before me, the undersigned notary public, personally appeared the above-named, Michael D. Allen and Lisa D. Allen and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Kate Catalano
Notary Public: *Kate Catalano*
My Commission Expires:

2005 APR 27 PM 12:57

STRAFFORD COUNTY
REGISTRY OF DEEDS



SEQ CHAPTER \h \r 1

WARRANTY DEED

FRANCIS D. MANOCK and **DOROTHY L. MANOCK**, husband and wife, of 11

Triangle Avenue, Pembroke, Maine, for consideration paid, grants to **MICHAEL J.**

MULHERN and **MARTHA A. MULHERN**, husband and wife, of 11 Shearwater Street,

Durham, Strafford County, New Hampshire, **AS JOINT TENANTS WITH RIGHTS OF**

SURVIVORSHIP, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land situate on the Northerly side of Bagdad Road and the Westerly side of N.H. Route 108, in Durham and Madbury, Strafford County, New Hampshire, and shown as Tax Map 10, Lot 8-6 on plan entitled "Plan of Lot Line Adjustments for Francis D. and Dorothy L. Manock, 121 Dover Road, Durham, New Hampshire," dated April, 1997, drawn by KEM Land Survey, Inc., approved by the Durham Planning Board on May 27, 1997, recorded at the Strafford County Registry of Deeds as Plan 49-99, more particularly bounded and described pursuant to said plan as follows:

Beginning at a point on the northerly side of Bagdad Road, said point marking the southeasterly corner of land now or formerly of Timothy and Denise Day; then turning and running N 10E 51' 00" E along land now or formerly of Day a distance of two hundred and no hundredths (200.00') feet, more or less, to a point at land now or formerly of Diane C. Archie; then turning and running N 10E 51' 00" E along land now or formerly of Archie a distance of four hundred and no hundredths (400.00') feet, more or less, to a point marking the northeasterly corner of land of Archie; then turning and running N 75E 25' 07" W along land now or formerly of Archie a distance of two hundred and three hundredths

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BK3178 PG0099

(200.03') feet, more or less, to a point in a stone wall at land now or formerly of John Gannon; then turning and running along the stone wall and land now or formerly of Gannon and land now or formerly of the John R. Cavanaugh Rev. Trust a distance of three hundred eighty and ninety hundredths (380.90') feet, more or less, to a point; then turning and running N 11E 45' 00" E along the stone wall and land now or formerly of Dominick More and land now or formerly of Daniel and Susan Fuchs a distance of two hundred thirty-six and ninety hundredths (236.90') feet, more or less, to a point; then turning and running N 11E 07' 00" E along the stone wall and land now or formerly of Fuchs and land now or formerly of Andrew Merton a distance of one hundred eighty and seventy hundredths (180.70') feet, more or less, to a point; then turning and running N 10E 34' 00" E along the stone wall and land now or formerly of Merton a distance of one hundred thirty-three and no hundredths (133.00') feet, more or less, to a point; then continuing N 10E 34' 00" E along the stone wall and land of Merton a distance of sixty-eight and no hundredths (68.00') feet, more or less, to a point at land now or formerly of Gerrish; then turning and running along land now or formerly of Gerrish the following courses and distances: S 64E 54' 00" E a distance of one hundred sixty-two and no hundredths (162.00') feet, more or less, to a point; then turning and running S 68E 29' 00" E a distance of four hundred twenty-four and fifty hundredths (424.50') feet, more or less, to a point; then turning and running S 61E 12' 00" E a distance of eighty-nine and no hundredths (89.00') feet, more or less, to a point at land now or formerly of Berndtson (sic); then turning and running S 32E 16' 00" W along land now or formerly of Berndtson a distance of one hundred ninety-eight and seventeen hundredths (198.17') feet, more or less, to a point marking the southwesterly corner of land now or formerly of Berndtson; then turning and running S 55E 02' 10" E a distance of six hundred twenty-two and seventy-one hundredths (622.71') feet, more or less, to a steel stake located on the westerly sideline of N.H. Route 108; then turning and running S 44E 02' 00" W along the westerly sideline of N.H. Route 108 a distance of fifty-one and forty hundredths (51.40') feet, more or less, to an iron rod marking the easterly corner of land shown on the plan as Tax Map 10, Lot 8-5; then turning and running along Tax Map 10, Lot 8-5 the following courses and distances: N 46E 12' 00" W a distance of two hundred and no hundredths (200.00') feet, more or less, to an iron rod; then turning and running S 51E 55' 43" E a distance of sixty-eight and fifty-five hundredths (68.55') feet, more or less, to an iron rod; then turning and running N 86E 00' 20" W a distance of three hundred one and seventy-two hundredths (301.72') feet, more or less, to an iron rod; then turning and running S 43E 48' 00" W a distance of two hundred and no hundredths (200.00') feet, more or less, to an iron rod; then turning and running S 46E 12' 00" E a distance of three hundred and no hundredths (300.00') feet, more or less, to a steel stake marking the corners of land now or formerly of Albert Gombossy and land now or formerly of Stella Whitehouse; then turning and running S 43E 48' 00" W along land now or formerly of Whitehouse a distance of two hundred and no hundredths (200.00') feet, more or less, to a point at land now or formerly of William

BK3178 PGO100

and Nancy Bonin; then turning and running N 46E 12' 00" W along land now or formerly of Bonin a distance of one hundred and no hundredths (100.00') feet, more or less, to a point; then turning and running S 43E 48' 00" W along land now or formerly of Bonin a distance of two hundred sixty-four and eighty-two hundredths (264.82') feet, more or less, to an iron rod at land now or formerly of Noel and Carrie Walker; then turning and running N 79E 09' 00" W along land now or formerly of Walker a distance of one hundred fifty-five and sixty-eight hundredths (155.68') feet, more or less, to a steel stake; then turning and running S 10E 51' 00" W along land now or formerly of Walker and land now or formerly of Richard Tappan a distance of four hundred ten and seven hundredths (410.07') feet, more or less, to a steel stake; then turning and running on a curve to the left having a radius of 20.00 feet, a distance of twenty-nine and twelve hundredths (29.12') feet, more or less, to a point on the northerly side of Bagdad Road; then turning and running N 72E 35' 00" W along Bagdad Road a distance of sixty-eight and sixteen hundredths (68.16') feet, more or less, to the point of beginning.

BK3178 PG0101

Meaning and intending to convey a portion of the premises conveyed to Francis D. Manock and Dorothy L. Manock by deed of Eileen R. Carr dated October 28, 1953, recorded at the Strafford County Registry of Deeds, Book 623, Page 426. See also deed from Alma Bednarik (fka Alma M. Cross) to Francis D. Manock and Dorothy L. Manock dated August 29, 1996, recorded at the Strafford County Registry of Deeds, Book 1885, Page 471, re-recorded at Book 1892, Page 295 (re-conveys the remaining property located in Madbury, NH, which was once a portion of the property described in the above deed at Book 623, Page 426)

Also conveyed herewith, together with and appurtenant to the above described premises, but with Quitclaim Covenants (and not Warranty Covenants) is any and all of the grantees' rights in and to, and to use, the common driveway built and located partly on the above described premises, which common driveway is shown on plan recorded July 10, 1975 at the Strafford County Registry of Deeds as Pocket #1, Folder 12, Plan 51, and any and all of the grantees' rights in the fifty (50') foot right of way as shown on plan recorded September 24, 1976, in said Registry as Plan 17-61.

Signed this 22 day of April, 2005.

Francis D. Manock

Francis D. Manock

Dorothy L. Manock

Dorothy L. Manock

STATE OF MAINE
COUNTY OF Washington

April 22, 2005

Personally appeared the above-named Francis D. Manock and Dorothy L. Manock and acknowledged the foregoing instrument to be their voluntary act and deed.

Janice A. Scanlon

Notary Public
My Commission Expires:

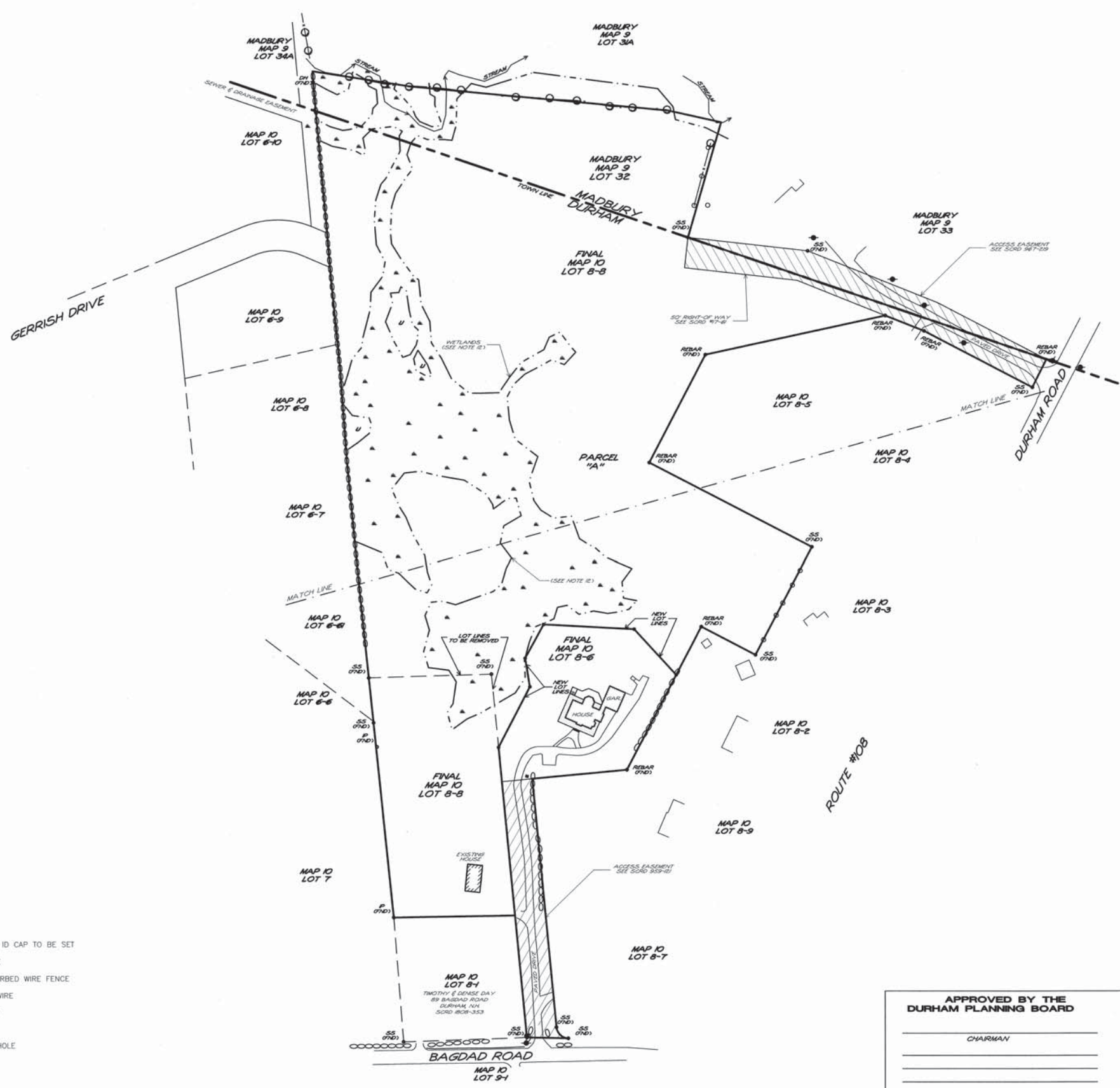
JANICE A. SCANLON
Notary Public, Maine
My Commission Expires June 8, 2007



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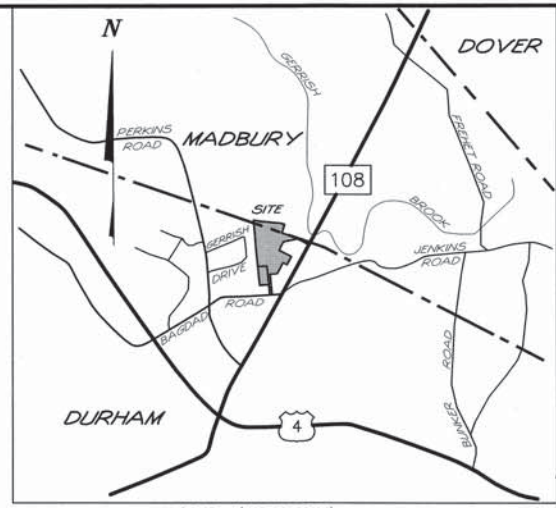
TRITECH
ENGINEERING CORPORATION



- LEGEND**
- REBAR WITH ID CAP TO BE SET
 - UTILITY POLE
 - x — REMNANT BARBED WIRE FENCE
 - TREE WITH WIRE
 - FENCE POST
 - STONEWALL
 - SEWER MANHOLE
 - ⊠ MAILBOX
 - ☆ LIGHT POLE
 - CATCH BASIN
 - - - WETLAND BOUNDARY (SEE NOTE 12)
 - ~ TREELINE

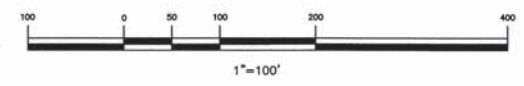
**APPROVED BY THE
DURHAM PLANNING BOARD**

CHAIRMAN



NOTES

- 1.) INTENT: TO ADJUST THE LOT LINES BETWEEN DURHAM TAX MAP 10 LOT 8-6 AND MAP 10 LOT 8-8, BY TRANSFERRING PARCEL "A" (611,955 SQ.FT.) FROM MAP 10 LOT 8-6 TO MAP 10 LOT 8-8.
- 2.) CURRENT OWNER OF RECORD: MAP 10 LOT 8-6 MICHAEL & MARTHA MULHERN 93 BAGDAD ROAD DURHAM, NH
MAP 10 LOT 8-8 MICHAEL & MARTHA MULHERN 93 BAGDAD ROAD DURHAM, NH
- 3.) SUBJECT PARCELS ARE LOCATED IN THE TOWN OF DURHAM COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: MAP 10 LOT 8-6 ORIGINAL 686,726 SQ.FT. - 15.765 ACRES
PARCEL "A" - 611,955 SQ.FT. - 14.049 ACRES
FINAL 74,771 SQ.FT. - 1.717 ACRES
MAP 10 LOT 8-8 ORIGINAL 79,188 SQ.FT. - 1.818 ACRES
+ 611,955 SQ.FT. - 14.049 ACRES
FINAL 691,144 SQ.FT. - 15.866 ACRES
- 5.) TAX MAP 10 LOTS 8-6 & 8-8.
- 6.) PROJECT DEED REFERENCE: MAP 10 LOT 8-6 BOOK 3178 PAGE 99
MAP 10 LOT 8-8 BOOK 4095 PAGE 129
- 7.) DURHAM RB - RESIDENCE B
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 30 FT
SIDE: 20 FT
REAR: 30 FT
MAX BUILDING HEIGHT 30'
OVERLAY DISTRICTS: WETLAND CONSERVATION
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN JUNE, 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 9.) BASIS OF BEARING IS: NAD 83.
- 10.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA. (COMMUNITY PANEL NUMBER 33017C0318E, EFFECTIVE DATE: 9-30-2015).
- 11.) IN JUNE, 2017, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE WETLAND SCIENTIST #183, CONDUCTED AN ON SITE DELINEATION OF THE SUBJECT PARCEL. WETLANDS UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE "CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY 1987). EXCEPT IN SPECIAL CIRCUMSTANCES THESE CRITERIA REQUIRE THAT INDICATORS OF WETLANDS SOILS, VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND.
- 12.) PROJECT PLAN REFERENCE:
MAP OF LOTS PINE RIDGE FOR NELSON BOLSTRIDGE IN MADBURY, N.H. BRUCE L. PONOPEK JULY 1, 1993 SCRD 64-13
PLAN OF LOT LINE ADJUSTMENTS FOR FRANCIS D. & DOROTHY L. MANOCK DURHAM, NEW HAMPSHIRE KEM LAND SURVEY, INC. APRIL 1997 SCRD 49-99
PLAN OF LAND FOR RICHARD & SALLY TAPPAN BAGDAD ROAD & DOVER ROAD DURHAM, NEW HAMPSHIRE MOORE & STAPLES JAN. 1986 SCRD 28-90
SUBDIVISION PLAN OF LAND PREPARED FOR SOPHIE LANE, LLC. LOCATED AT BAGDAD ROAD & CANNEY ROAD DURHAM, N.H. ATLANTIC SURVEY JULY 2008 SCRD 96-94
LOT LINE ADJUSTMENT PLAN MANOCK / BONIN DURHAM, NEW HAMPSHIRE WALTER ZWEARCAN MAY 1990 SCRD 32-148
- 13.) NO ENCROACHMENT WILL RESULT FROM THIS LOT LINE ADJUSTMENT.
- 14.) FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT.
- 15.) LOTS ARE SERVICED BY PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND WELLS.



TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03802
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS DATE:	DESCRIPTION:

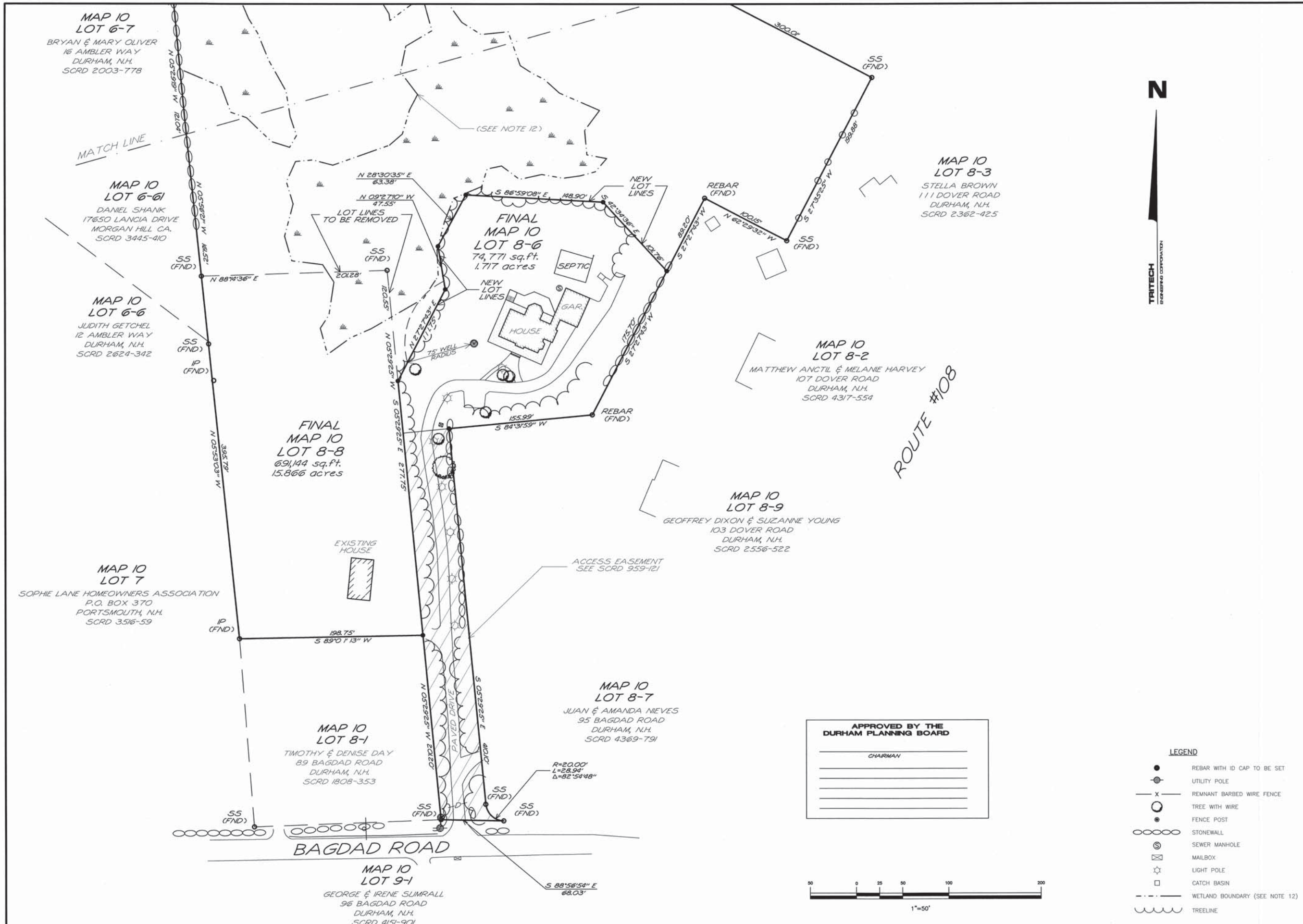
LOT LINE ADJUSTMENT PLAN

MICHAEL & MARTHA MULHERN
91 & 93 BAGDAD ROAD
AND DURHAM ROAD - ROUTE 108
DURHAM, NEW HAMPSHIRE

JUNE 6, 2018
JOB No. 17105
SCALE: 1" = 100'

SHEET No.

8-1



MAP 10
LOT 6-7
BRYAN & MARY OLIVER
16 AMBLER WAY
DURHAM, N.H.
SCRD 2003-778

MAP 10
LOT 6-6
DANIEL SHANK
17650 LANCIA DRIVE
MORGAN HILL CA.
SCRD 3445-410

MAP 10
LOT 6-6
JUDITH GETCHEL
12 AMBLER WAY
DURHAM, N.H.
SCRD 2624-342

MAP 10
LOT 7
SOPHIE LANE HOMEOWNERS ASSOCIATION
P.O. BOX 370
PORTSMOUTH, N.H.
SCRD 3516-59

FINAL
MAP 10
LOT 8-8
69,144 sq.ft.
15.866 acres

FINAL
MAP 10
LOT 8-6
74,771 sq.ft.
1.717 acres

MAP 10
LOT 8-2
MATTHEW ANCIL & MELANIE HARVEY
107 DOVER ROAD
DURHAM, N.H.
SCRD 4317-554

MAP 10
LOT 8-9
GEOFFREY DIXON & SUZANNE YOUNG
103 DOVER ROAD
DURHAM, N.H.
SCRD 2556-522

MAP 10
LOT 8-7
JUAN & AMANDA NIEVES
95 BAGDAD ROAD
DURHAM, N.H.
SCRD 4369-791

MAP 10
LOT 8-1
TIMOTHY & DENISE DAY
89 BAGDAD ROAD
DURHAM, N.H.
SCRD 1808-353

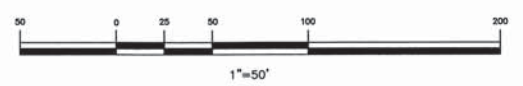
MAP 10
LOT 9-1
GEORGE & IRENE SLIMRALL
96 BAGDAD ROAD
DURHAM, N.H.
SCRD 4151-901

MAP 10
LOT 8-3
STELLA BROWN
111 DOVER ROAD
DURHAM, N.H.
SCRD 2362-425

APPROVED BY THE
DURHAM PLANNING BOARD

CHARMAN

- LEGEND
- REBAR WITH ID CAP TO BE SET
 - UTILITY POLE
 - x — REMNANT BARBED WIRE FENCE
 - TREE WITH WIRE
 - FENCE POST
 - STONEWALL
 - ⊙ SEWER MANHOLE
 - ⊠ MAILBOX
 - ☆ LIGHT POLE
 - CATCH BASIN
 - - - WETLAND BOUNDARY (SEE NOTE 12)
 - ~~~~ TREELINE



TRITECH
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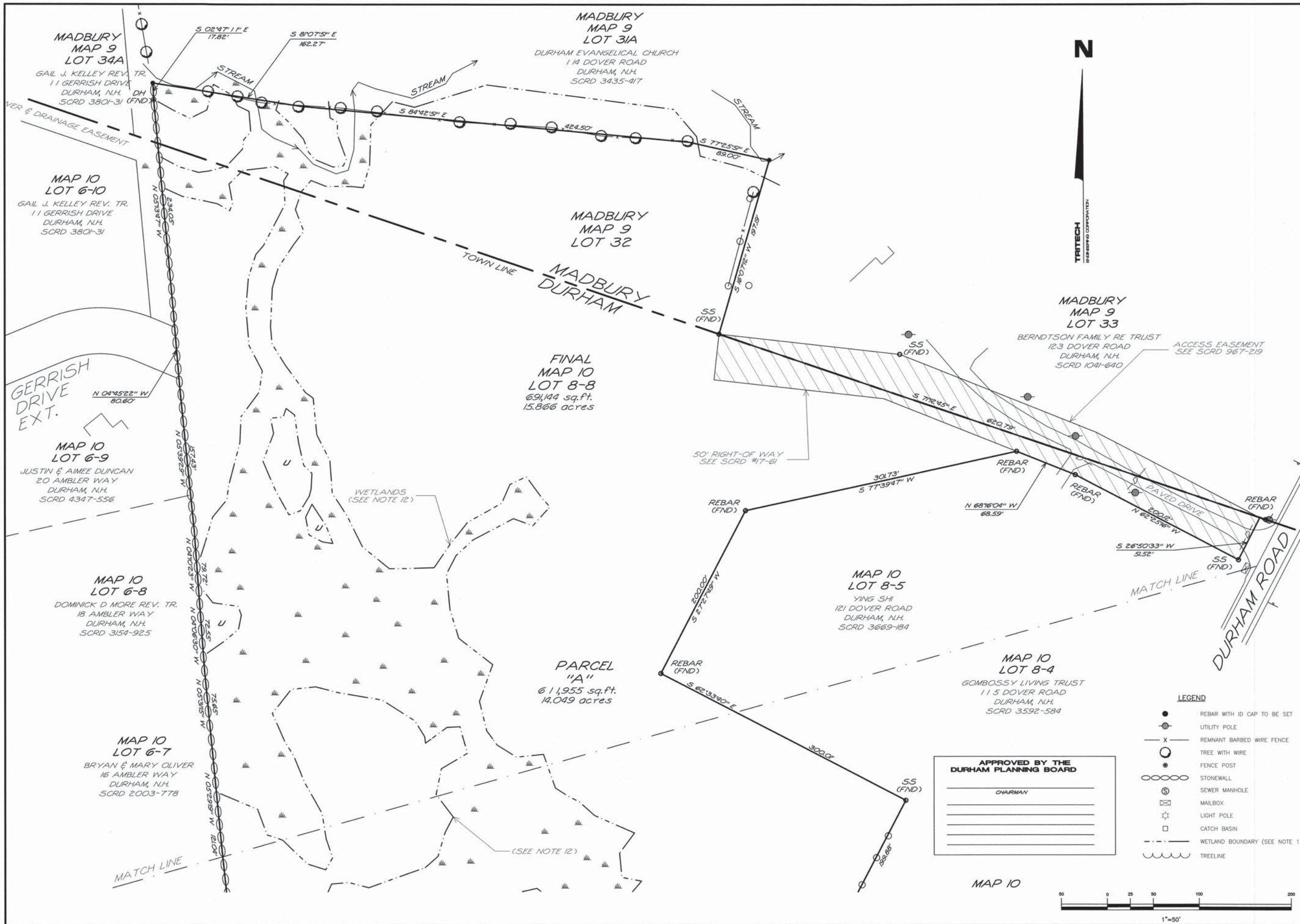
REVISIONS	DESCRIPTION:
DATE:	

LOT LINE ADJUSTMENT PLAN

MICHAEL & MARTHA MULHERN
91 & 93 BAGDAD ROAD
AND DURHAM ROAD - ROUTE 108
DURHAM, NEW HAMPSHIRE

JUNE 6, 2018 JOB No. 17105
SCALE: 1" = 50'

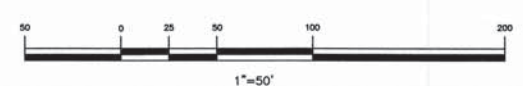
SHEET No. **6-2**



- LEGEND**
- REBAR WITH ID CAP TO BE SET
 - UTILITY POLE
 - X — REMNANT BARBED WIRE FENCE
 - TREE WITH WIRE
 - FENCE POST
 - ○ ○ ○ STONEWALL
 - ⊗ SEWER MANHOLE
 - ⊠ MAILBOX
 - ☆ LIGHT POLE
 - CATCH BASIN
 - - - WETLAND BOUNDARY (SEE NOTE 12)
 - ~ TREELINE

APPROVED BY THE DURHAM PLANNING BOARD

 CHAIRMAN



TRITECH
 ENGINEERING CORPORATION

785 CENTRAL AVENUE
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 FAX 603 742 3830

REVISIONS	DATE:	DESCRIPTION:

LOT LINE ADJUSTMENT PLAN

MICHAEL & MARTHA MULHERN
 91 & 93 BAGDAD ROAD
 AND DURHAM ROAD - ROUTE 108
 DURHAM, NEW HAMPSHIRE

JUNE 6, 2018 JOB No. 17105
 SCALE: 1" = 50'

SHEET No. **5-3**