

- LEGEND**
- EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - ○ CHAIN LINK FENCE
 - - - OHW OVERHEAD WIRE
 - S SEWER LINE
 - D DRAIN LINE
 - CONCRETE
 - BRICK
 - ○ UTILITY POLE
 - ○ UTILITY POLE & GUY WIRE
 - SIGN
 - LIGHT POLE W/ARM
 - BOLLARD
 - WATER GATE VALVE
 - HAND HOLE
 - CATCH BASIN
 - IRRIGATION CONTROL VALVE
 - BOUND FOUND
 - IRON ROD/PIPE FOUND
 - IRON PIPE FOUND
 - STEEL STAKE FOUND
 - DRILL HOLE SET (9/8/18)
 - RAILROAD SPIKE SET (9/6/18)
 - EP
 - VOC
 - SBB
 - VBB
 - SWL
 - AS
 - EM
 - MAILBOX
 - ACCESSIBLE PARKING SPACE

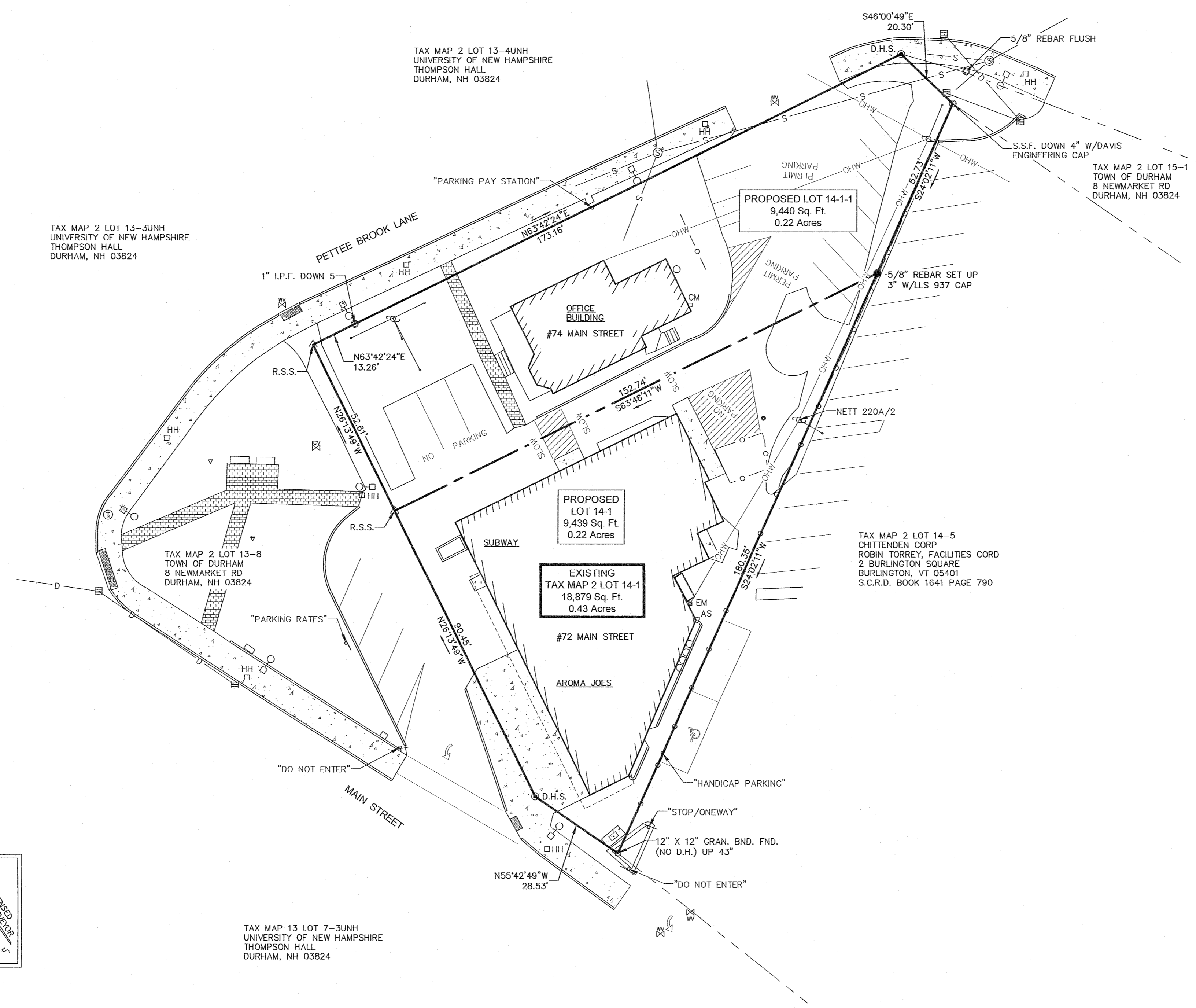
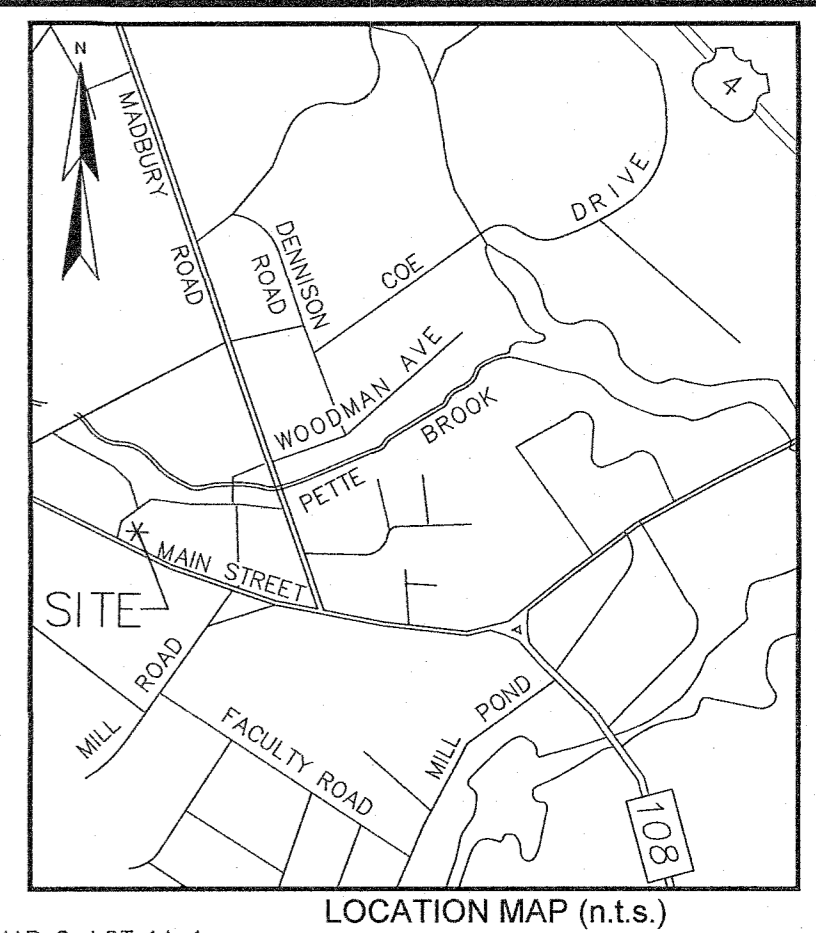
TAX MAP 2 LOT 13-3UNH
UNIVERSITY OF NEW HAMPSHIRE
THOMPSON HALL
DURHAM, NH 03824

EASEMENT NOTES:
TAX MAP 2, LOT 14-1 IS EITHER SUBJECT TO, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:

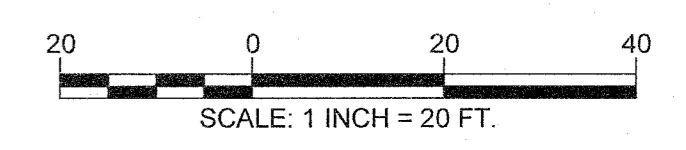
- A) RIGHTS GRANTED TO NET&T FROM TOWN & CAMPUS, INC. TO ABANDON UNDERGROUND CABLES ON THE PREMISES. SAID RIGHTS DO NOT ALLOW GRANTEE TO PLACE ADDITIONAL CABLE ON THE PREMISES. EASEMENT RECORDED IN S.C.R.D. BOOK 1061, PAGE 652.
- B) NO RECORDED EASEMENT WAS FOUND FOR THE EXISTING POLES AND ANCHORS ON THE PREMISES.
- C) EXISTING PARKING SPACES ARE SHOWN ON THIS PLAN BOTH AT THE FRONT OF THE NEW NORTHERLY LOT AND IN THE TOWN'S PROPERTY NEAR MAIN STREET. IT IS UNDERSTOOD THAT NO EASEMENT TO PROVIDE ACCESS TO THESE SPACES IS BEING ESTABLISHED AS PART OF THIS SUBDIVISION.
- D) EASEMENTS ARE TO BE RECORDED HEREWITH TO DEFINE ITEMS INCLUDING BUT NOT LIMITED TO PARKING, ACCESS, UTILITIES AND MAINTENANCE.

REFERENCE PLANS:

1. "BOUNDARY LINE ADJUSTMENT MAIN ST. & PETTEE BROOK RD. DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE, BETWEEN TOWN & CAMPUS, INC. & TOWN OF DURHAM" DATED APRIL 16, 1987 BY THOMAS F. MORAN INC. S.C.R.D. PLAN 28A-118.
2. "BOUNDARY LINE ADJUSTMENT PLAN GAMMA THETA CORP., MAIN STREET DURHAM, N.H." DATED 12-15-03 WITH A REVISION DATE OF 1-9-04 BY CAMMETT ENGINEERING. S.C.R.D. PLAN 74-56.



- NOTES:**
1. REFERENCE: TAX MAP 2, LOT 14-1
 2. TOTAL PARCEL AREA: 18,879 SQ. FT. OR 0.433 AC.
 3. OWNER OF RECORD: TOWN & CAMPUS, INC. 105 PERKINS ROAD MADBURY, NH 03823 S.C.R.D. BOOK 838, PAGE 056
 4. ZONE: CB DIMENSIONAL REQUIREMENTS: MIN. LOT AREA N/A MIN. FRONTAGE 50 ft. MIN. FRONT SETBACK SEE DEVELOPMENT STANDARDS FOR CB ZONE MIN. SIDE/REAR SETBACK SEE DEVELOPMENT STANDARDS FOR CB ZONE
- ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF DURHAM ZONING ORDINANCE DATED 4/16/18 AS AVAILABLE ON THE TOWN WEBSITE ON 5/25/18. 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.
5. FIELD SURVEY PERFORMED BY J.P.E. & P.J.M. DURING MAY 2018 USING A TRIMBLE S7 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VR5 NETWORK.
 7. VERTICAL DATUM IS BASED ON NAVD88 PER DISK "UNH 13".
 8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 9. 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 INTENT OF THIS PLAN IS ALSO TO SUBDIVIDE THE EXISTING TAX MAP 2, LOT 14-1 INTO TWO PARCELS OF APPROXIMATELY EQUAL SQUARE FOOTAGE. THE NEW LOT NUMBERS SHALL BE 14-1 AND 14-2. THE NEW STREET ADDRESSES SHALL BE 72 MAIN STREET AND 74 MAIN STREET AS SHOWN ON THE PLAN.
10. 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.
 11. THE BUILDINGS ON THE PARCEL ARE SERVICED BY MUNICIPAL WATER AND SEWER. THE SEWER IS BELIEVED TO BE SERVICED FROM PETTEE BROOK LANE AS INDICATED HEREON. THE WATER IS BELIEVED TO BE SERVICED FROM MAIN STREET. THE EXACT LOCATIONS OF THE SERVICES WAS NOT OBSERVED DURING THE SURVEY. FURTHERMORE THE TOWN ENGINEERING DEPARTMENT DID NOT HAVE THIS INFORMATION AVAILABLE.
 12. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH. (603) 868-8064.



**SUBDIVISION PLAN
FOR
TOWN & CAMPUS, INC.
OF
TAX MAP 2, LOT 14-1
72 MAIN STREET
DURHAM, NEW HAMPSHIRE**

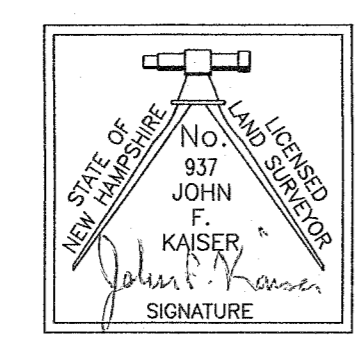
NO.	DATE	REVISIONS PER TOWN CONDITIONS	J.F.K.
1	09/05/18		
		DESCRIPTION	BY
DRAWN BY:	E.J.S.	DATE:	JULY 11, 2018
CHECKED BY:	J.F.K.	DRAWING NO.:	5549A
JOB NO.:	5549	SHEET	1 OF 1

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<http://www.doucetsurvey.com>

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.

John F. Kaiser L.L.S. #937
9/7/18 DATE



TAX MAP 13 LOT 7-3UNH
UNIVERSITY OF NEW HAMPSHIRE
THOMPSON HALL
DURHAM, NH 03824

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

DATE

P.L.E. NAME, V.P. PROJECTS/DATE, C.S.D. NO./SCALE, DATE, DRAWN BY, DATE, CHECKED BY, DATE, JOB NO., SHEET, OF, DATE, SCALE: 1 INCH = 20 FT.