

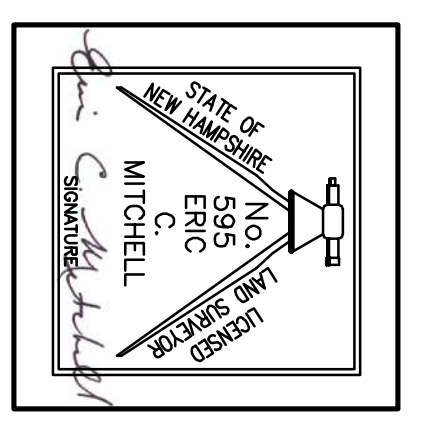
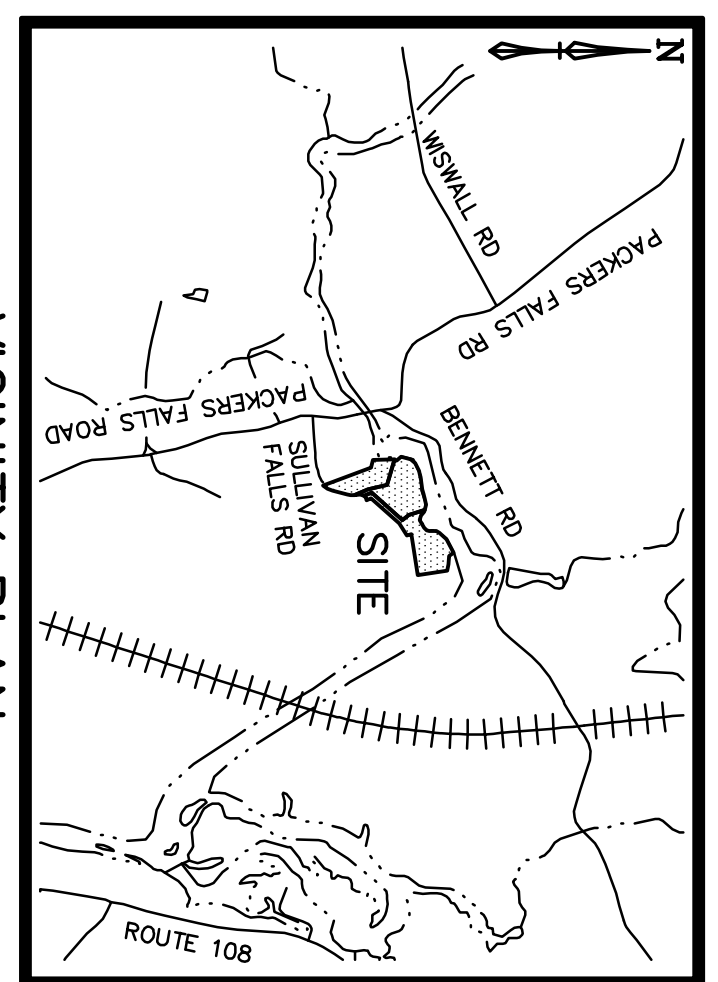
**PLAN REFERENCES**

1. "SUBDIVISION OF LAND, LAWRENCE & JANE O'CONNELL AND RICHARD H. LORD & PERRIS L. ENSOR, PACKERS FALLS ROAD, DURHAM, N.H. DATE: 8/16/88 SCALE: 1" = 100' LAST REVISED 9/7/88. PREPARED BY TERRASOAN, INC., DOWEN, NH S.C.R.D. PLAN 34A-1211.

- LEGEND**
- SSP ○ STEEL STAKE FOUND
  - GRF □ GRANITE BOUND FOUND
  - IRS ○ IRON ROD SET
  - DHS ● DRILL HOLE SET
  - STONEMARK
  - EDGE OF PAVEMENT
  - APPROXIMATE HIGH WATER MARK
  - APPROXIMATE FLOOD ZONE
  - TRANSFORMER PAD
  - T ○ TELEPHONE PEDESTAL
  - C ○ CATV PEDESTAL
  - ☆ LIGHT POST

**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO SHOW LOT LINE ADJUSTMENTS BETWEEN EXISTING LOTS 53-3, 53-10 AND 53-11 AS FOLLOWS:
  - A. CREATE PARCEL "A" (0.30 AC.) WHICH IS TO BE DEEDED TO THE OWNER OF LOT 53-3 FROM THE OWNER OF LOT 53-10.
  - B. CREATE PARCEL "B" (0.10 AC.) WHICH IS TO BE DEEDED TO THE OWNER OF LOT 53-3 FROM THE OWNER OF LOT 53-11.
2. ORIGINAL AREA OF LOT 53-3 = 3.00 AC.±  
 PROPOSED AREA OF LOT 53-3 = 3.40 AC.±  
 ORIGINAL AREA OF LOT 53-10 = 5.10 AC.  
 PROPOSED AREA OF LOT 53-10 = 4.80 AC.±  
 ORIGINAL AREA OF LOT 53-11 = 5.01 AC.  
 PROPOSED AREA OF LOT 53-11 = 4.91 AC.±
3. A VARIANCE WAS GRANTED SEPTEMBER 10, 2019 BY THE DURHAM ZONING BOARD OF ADJUSTMENT FROM ARTICLE XX, SECTION 175-109(0), FORCHOP SUBDIVISION TO PERMIT RELIEF FROM THE FRONTAGE REQUIREMENT ON A PREVIOUSLY APPROVED FORCHOP SUBDIVISION.
4. A PORTION OF ALL LOTS LIES WITHIN THE 100-YEAR FLOOD PLAN PER F.I.R.M. PANELS NO. 3301700377E EFFECTIVE SEPTEMBER 30, 2015.
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON NAD83 CONTROL POINT 255-0180 AND IS ON STATE PLANE COORDINATES. THE BEARINGS SHOWN HEREON ARE NH GRID NORTH.
6. LOT 53-10 IS BENEFITED BY A COMMON DRIVEWAY EASEMENT ACROSS LOT 53-11 AND SUBJECT TO A COMMON DRIVEWAY WAY EASEMENT BENEFITING LOT 53-3 AS SHOWN ON PLAN REFERENCE #1. SAID EASEMENT IS TO BE EXTINGUISHED UPON CONVEYANCE OF PARCEL A.
7. LOT 53-11 IS SUBJECT TO A COMMON DRIVEWAY WAY EASEMENT BENEFITING LOTS 53-3, 53-4 & 53-10 AS SHOWN ON PLAN REFERENCE #1. SAID EASEMENT IS TO BE EXTINGUISHED UPON CONVEYANCE OF PARCEL B.
8. PARCELS "A" & "B" WILL BE SUBJECT TO AN ACCESS EASEMENT FOR MAINTENANCE TO BOTH LOTS 53-10 AND 53-11 FROM SULLIVAN FALLS ROAD.
9. ALL LOTS ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA).
10. NO ENCRAGEMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY AND HAS THE BENEFIT OF THE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

*Eric C. Mitchell*  
 ERIC C. MITCHELL  
 L.L.S. 595  
 DATE: 6/7/19

FINAL APPROVAL BY DURHAM PLANNING BOARD, CERTIFIED BY MICHAEL BEHRENDI, TOWN PLANNER ACCORDANCE WITH THE VOTE OF THE BOARD

CERTIFIED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

REV.	DATE	DESCRIPTION	BY

REVISIONS

**LOT LINE ADJUSTMENT PLAN**  
 TAX MAP 17 LOTS 53-3, 53-10 & 53-11  
 SULLIVAN FALLS ROAD  
 DURHAM, NH

OWNER OF RECORD LOTS 53-10 & 53-11:  
**RICHARD H. LORD**  
 85 BENNETT ROAD, DURHAM, NH 03824  
 (SEE S.C.R.D. BOOK 2264 PAGE 587)

OWNER OF RECORD LOT 53-3:  
**SANDEEP & JESSICA A. SOBRI**  
 5 SULLIVAN FALLS ROAD, DURHAM, NH 03824  
 (SEE S.C.R.D. BOOK 4600 PAGE 973)

OCTOBER 11, 2019

SCALE: 1" = 50'  
 0 25 50 100 150 200 FEET

PREPARED BY  
**ERIC C. MITCHELL & ASSOC., INC.**  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH, 03110-0298  
 PH. (603) 627-1181  
 [REV: DWG: D18059WA] [D. BK./PG: 554/31] [JOB NO.: 18-55]