

PLAN REFERENCES

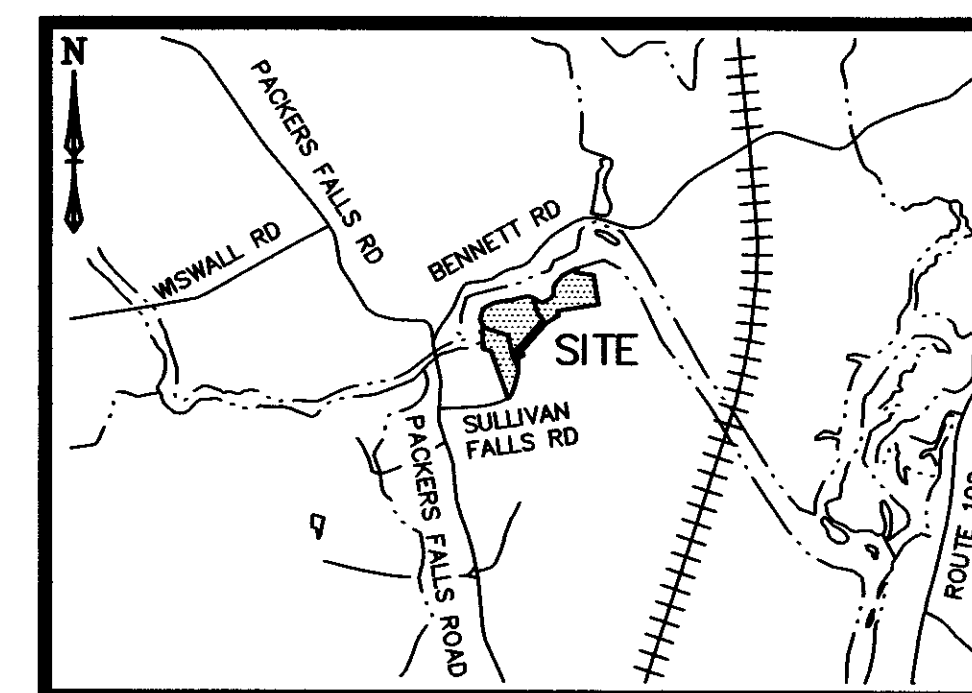
- "SUBDIVISION OF LAND, LAWRENCE & JANE O'CONNELL AND RICHARD H. LORD & PERIS L. ENSOR, PACKERS FALLS ROAD, DURHAM, N.H." DATE: 8/16/88 SCALE: 1" = 100' LAST REVISED 9/7/88, PREPARED BY TERRASCAN, INC. DOVER, NH S.C.R.D. PLAN 34A-121.
- "LOT LINE ADJUSTMENT PLAN TAX MAP 17 LOTS 53-3, 53-10 & 53-11, SULLIVAN FALLS ROAD, DURHAM, NH OWNER OF RECORD: LOTS 53-10 & 53-11: RICHARD H. LORD, OWNER OF RECORD LOT 53-3: SANDEEP & JESSICA A. SOBTI OCTOBER 11, 2019, SCALE: 1" = 50" LAST REVISED 12/16/19 PREPARED BY THIS OFFICE AND CONDITIONALLY APPROVED BY THE DURHAM PLANNING BOARD ON 12/11/19.

LEGEND

- SSF ○ STEEL STAKE FOUND
- GBF □ GRANITE BOUND FOUND
- IRS ○ IRON ROD SET
- DHS ● DRILL HOLE SET
- STONEWALL
- EDGE OF PAVEMENT
- - - APPROXIMATE HIGH WATER MARK
- · - - APPROXIMATE FLOOD ZONE
- TRANS □ TRANSFORMER PAD
- T ○ TELEPHONE PEDESTAL
- C ○ CATV PEDESTAL
- ☆ LIGHT POST

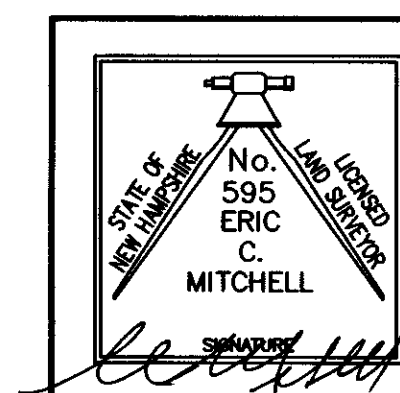
NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED LOT LINE ADJUSTMENT PLAN (PLAN REF. 2) BETWEEN EXISTING LOTS 53-3, 53-10 AND 53-11 AS FOLLOWS:
 - A. CREATE PARCEL "A" (0.18 Ac.) WHICH IS TO BE DEEDED TO THE OWNER OF LOT 53-3 FROM THE OWNER OF LOT 53-10.
 - B. CREATE PARCEL "B" (0.05 Ac.) WHICH IS TO BE MERGED WITH LOT 53-10.
- ORIGINAL AREA OF LOT 53-3 = 3.00 Ac.±
PROPOSED AREA OF LOT 53-3 = 3.18 Ac.±
ORIGINAL AREA OF LOT 53-10 = 5.10 Ac.±
PROPOSED AREA OF LOT 53-10 = 4.98 Ac.±
ORIGINAL AREA OF LOT 53-11 = 5.01 Ac.±
PROPOSED AREA OF LOT 53-11 = 4.96 Ac.±
- A VARIANCE WAS GRANTED SEPTEMBER 10, 2019 BY THE DURHAM ZONING BOARD OF ADJUSTMENT FROM ARTICLE XX, SECTION 175-109(O), PORKCHOP SUBDIVISION TO PERMIT RELIEF FROM THE FRONTAGE REQUIREMENT ON A PREVIOUSLY APPROVED PORKCHOP SUBDIVISION. THIS VARIANCE IS NO LONGER PERTINENT TO THIS LOT LINE ADJUSTMENT AS THE FRONTAGE FOR ALL OF THE LOTS IS NOT BEING CHANGED.
- A PORTION OF ALL LOTS LIES WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANELS NO. 33017C0377E EFFECTIVE SEPTEMBER 30, 2015.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON NHDOT CONTROL POINT 255-0180 AND IS ON STATE PLANE COORDINATES. THE BEARINGS SHOWN HEREON ARE NH GRID NORTH.
- 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.
- 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.
- ALL LOTS ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA).
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.



VICINITY PLAN

SCALE: 1" = 2,000'



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING NOVEMBER OF 2018 AND OCTOBER OF 2019 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL L.L.S. 595 DATE 2/12/2020

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

CERTIFIED: _____
DATE: _____

| REV. | DATE | DESCRIPTION | BY |
|------|----------|------------------------|-----|
| D | 4/07/20 | MINOR PLAN CLEANUP | CJM |
| C | 3/17/20 | SHOW SET MONUMENTS | CJM |
| B | 2/12/20 | AMEND LOT LINES | CJM |
| A | 12/16/19 | CONDITIONS OF APPROVAL | CJM |

REVISIONS

**AMENDED 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. SOBTI
5 SULLIVAN FALLS ROAD, DURHAM, NH 03824
(SEE S.C.R.D. BOOK 4600 PAGE 973)
FEBRUARY 12, 2020

SCALE: 1" = 50'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
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PH. (603) 627-1181

REV: D DWG: D18055WA FLD. BK/Pg: 554/31 JOB NO. 18-55

