

ECM

Eric C. Mitchell & Associates, Inc.

Planning, Site Design, Surveying, Environmental

March 2, 2020

Town of Durham Planning Department
Michael Behrendt
8 Newmarket Road
Durham, NH 03824

RECEIVED
Town of Durham
MAR - 4 2020
Planning, Assessing
and Zoning

Re: Letter of Intent
Lot Line Adjustment – Tax Map 11 Lots 3-2 & 4-2
Dover Road, Durham, New Hampshire
ECM Job No. 20-05

Dear Michael;

The intent of this lot line adjustment between Tax Map 11 Lots 3-2 & 4-2 is to add approximately 1 acre of backland from Lot 3-2 to Lot 4-2. Parcel "A" is to be deeded from the owner of Lot 3-2 (John M. & Kathleen B. MacGregor) to the owner of Lot 4-2 (Coyote Court LLC) and is not be considered a separate building lot. Existing Lot 3-2 is approximately 33 acres and we are requesting a waiver to perform a full boundary survey of the Lot. We have surveyed the area of Parcel "A", which is to be added to Lot 4-2. Existing Lot 4-2 is just under 1 acre and has been fully surveyed.

There are no encroachments or zoning violations created by this adjustment. Lot 4-2 will now comply with the minimum lot size (80,000 sf) for an allowed nonresidential use in the OR zoning district.

Please let us know if you have any questions or comments.

Thank you for your time and consideration.


Chris Hickey
Project Manager.



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: 3/4/20 [office use only] Check # 986 amount \$ 483.⁰⁰ date 3/4/20]

Property information

Tax map #: 11; lot #'s: 3-2+4-2; zoning district: OR-Route 108

Property address/location: 88 + 92 Dover Road

Name of project (if applicable): N/A

3-2 Property owner – Parcel A

Name (include name of individual): John M + KATHLEEN B. MACgregor

Mailing address: 92 Dover Road, Durham, NH 03824

Telephone #: 603-868-1122 Email: KMACgregor712@yahoo.com

4-2 Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): COYOTE COURT LLC (NANCY YATES)

Mailing address: 82 Chestnut Hill Road, Farmington, NH 03835

Telephone #: 603-834-8670 Email: yATES71762@aol.com

Surveyor

Name (include name of individual): ERIC C. MITCHELL + ASSOC. INC

Mailing address: 38 South River Rd, ERIC C. MITCHELL, LLC BEDFORD, NH 03110

Telephone #: 603-627-1181 Fax #: 603-627-1181

Email address: emitchell@ccminc.net Professional license #: 595

Proposed project

What is the purpose of the lot line revision? To add approximately 1 Acre to LOT 4-2 FROM LOT 3-2 FOR FUTURE EXPANSION/DEVELOPMENT

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: 11 Lot: 3-2 + 4-2 Zone O1C)

Comments

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

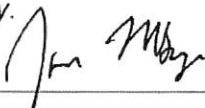
We are requesting a waiver to not perform a full
boundary for LOT 3-2, which is approximately 32 Acres.
The area being adjusted is directly adjacent LOT 4-2
and the common lots + abutting lot lines are shown
and have been surveyed.

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)



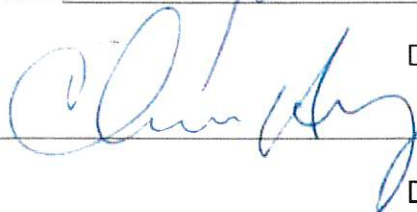
Date: 2/15/20

Signature of property owner:
(Parcel B)



Date: 2/24/20

Signature of agent:



Date: _____

Date: 2/14/2020

ECM

Eric C. Mitchell & Associates, Inc.

Planning, Site Design, Surveying, Environmental

March 2, 2020

Town of Durham Planning Department
Michael Behrendt
8 Newmarket Road
Durham, NH 03824

Re: Waiver Request
Lot Line Adjustment – Tax Map 11 Lots 3-2 & 4-2
Dover Road, Durham, New Hampshire
ECM Job No. 20-05

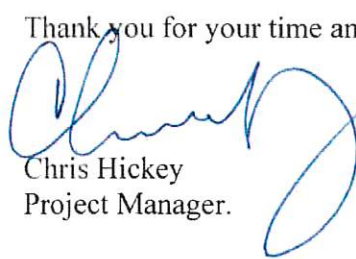
Dear Michael;

On behalf of my client, I request the following waivers for the above referenced project:

Section 7.03 1.D.7 & 1.D.8 Boundary Survey & property lines, including entire undivided lot:

To permit the surveyed boundary of Lot 3-2 to be shown for only the area of lot being added to and consolidated with Lot 4-2. The remainder of Lot 3-2 is about 32 acres in size and has significant frontage left on Dover Road, which does not necessitate a boundary survey of the remainder at this time.

Thank you for your time and consideration.



Chris Hickey
Project Manager.

QUITCLAIM DEED

WILLIAM E. GILMORE, a/k/a WILLIAM E. GILMORE, JR., of 1 Drury Plains, Stratham, NH 03885 for consideration paid, grant to STANLEY JOY of 12 Country Club Estates, Dover, NH 03820 with quitclaim covenants

a Right-of-Way over a certain parcel of land on the southeasterly side of the Dover Road (Route 108) in Durham, County of Strafford and State of New Hampshire as shown on a Plan entitled "Plan showing 20' Right of Way Easement to Stanley Joy from William E. Gilmore a/k/a William E. Gilmore, Jr." dated October 1990 and recorded Strafford County Registry of Deeds as Plan # 2A-42; more particularly described as follows:

Beginning at a point on the southeasterly side of said Dover Road (Route 108), said point being 46.51 feet from the northernmost point of said Gilmore land, thence running S41°24'11"E a distance of 92.52 feet to a point on the easterly boundary of said Gilmore land at land now or formerly of Jo-Ellen Thomas; thence turning and running S14°24'42"E along said Thomas land a distance of 48.20 feet to a point; thence turning and running N41°24'11"W a distance of 136.28 feet to a point at the southeasterly side of said Dover Road (Route 108); thence turning and running N48°18'08"E along said Dover Road a distance of 20 feet to the point of beginning.

Meaning and intending to grant a right-of-way over the same premises acquired by the grantor herein by the grantor herein and Paul J. Holloway, Jr. by warranty deed of John M. O'Day recorded said Deeds at Book 1344, Page 391; see also Quitclaim Deed from Paul J. Holloway, Jr. to William E. Gilmore, a/k/a William E. Gilmore, Jr. recorded said Deeds at Book 1481, Page 621.

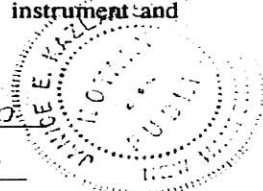
Signed this 13th day of November, 1990.

William E. Gilmore, Jr.
William E. Gilmore, a/k/a
William E. Gilmore, Jr.

State of New Hampshire
County of STRAFFORD, ss.
11-13-1990

Personally appeared William E. Gilmore, a/k/a William E. Gilmore, Jr., known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes contained therein.

Jessie E. Kazianka
Justice of the Peace/Notary Public
My commission expires 3/7/91



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
MO 04 DAY 15 YR 91
\$ 42.00
XXXX THOUSAND XXX HUNDRED AND X42 DOLLARS
CONTROL NUMBER 03765 VOID IF ALTERED

Leo Leland
REGISTER OF DEEDS
STRAFFORD COUNTY

91 APR 15 PM 1:04

REGISTRY OF DEEDS
STRAFFORD COUNTY

003959

BK 1549 PG 0050

KNOW ALL MEN BY THESE PRESENTS, That I, WILFRED H. BATCHELDER, of 302 Riverview, Dover, County of Strafford and State of New Hampshire,

for consideration paid, grant to STANLEY JOY, of Henry Law Avenue, Dover, NH

with warranty covenants

A certain tract of land, together with the buildings thereon, situate off the southerly side of the Dover Road in the Town of Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at a drill hole in the stone wall three hundred thirty-six and two tenths (336.2) feet from the southerly side of said Dover Road at the northeast corner of other land now or formerly of Wilfred R. and Mary L. Batchelder and at the northwest corner of other land of Francis D. and Dorothy L. Manock, said drill hole being three hundred (300) feet at right angles from said Dover Road and said stone wall dividing other land now or formerly of said Batchelders and land of William Clark from that of said Manock; thence running North 66° 24' East by and along other land of said Manocks a distance of two hundred (200) feet to a steel stake; thence turning and running South 23° 36' East by and along other land of said Manocks, a distance of two hundred (200) feet to a steel stake; thence turning and running South 66° 24' West by and along other land of the Manocks a distance of two hundred (200) feet to a steel stake and stone wall at land of said Clark; thence turning and running North 23° 36' West by and along said stone wall and land of said Clark a distance of two hundred (200) feet to the point of beginning.

Also, a right of way over a parcel of land situate between said Dover Road and the premises herein described, bounded and described as follows:

Beginning on the southerly side of said Dover Road at the stone wall and the northeast corner of land now or formerly of Batchelder and the northwest corner of land of the Manocks; thence running southerly by and along said stone wall a distance of three hundred thirty-six and two tenths (336.2) feet to a drill hole; thence turning and running North 66° 24' East a distance of fifty (50) feet; thence turning and running in a northerly direction to said Dover Road and the point of beginning.

Reserving, however, to the Grantor, Wilfred H. Batchelder, for his lifetime or until such time the Grantee conveys the above-described premises to a bonafied purchaser for value, the right to enter the premises herein conveyed, both land and buildings, for the purpose of utilizing the woodworking tools and equipment located therein.

Further, the Grantee contends that during the lifetime of the Grantor, or until such time the Grantee conveys the above-described premises to a bonafied purchaser for value, that the woodworking shop contained in said buildings shall be preserved and made available for the use of the Grantor; and should the Grantee in any way defeat the Grantor's rights as herein expressed, then in that event, the property herein conveyed shall revert back to the Grantor or his heirs, executors, administrators or assigns.

Meaning and intending to convey the premises to Wilfred H. Batchelder by warranty deed of Marie L. Batchelder dated June 25, 1982, to be recorded in the Strafford County Registry of Deeds.

1982 JUN 28 PM 3:17

James D. Carney

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
200.00
JUN -- 82
FR 10486

