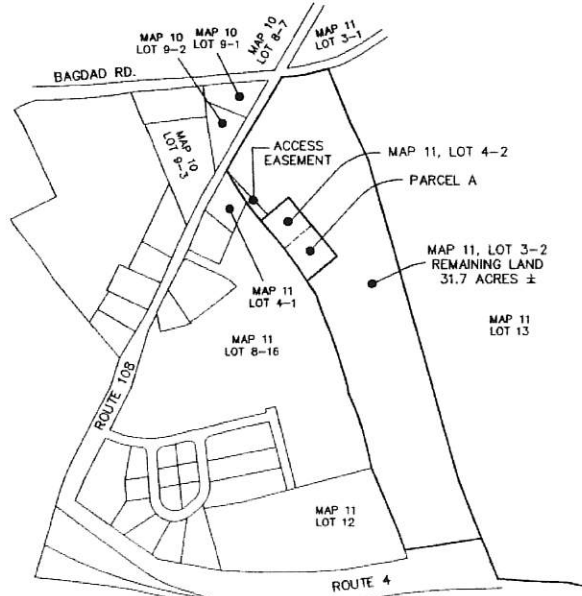


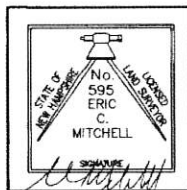
ADDITIONAL ABUTTERS

- MAP 10 LOT 8-7
95 BAGDAD ROAD
JUAN P & AMANDA P. NIEVES
DURHAM, NH 03824
4369 / 791
- MAP 10 LOT 9-1
96 BAGDAD ROAD
RICHARD J. & CAITLIN G. LAUGHTON
DURHAM, NH 03824
4570 / 211
- MAP 11 LOT 3-1
114 DOVER ROAD
DURHAM EVANGELICAL CHURCH
DURHAM, NH 03824
- MAP 11 LOT 9-5
50 PISCATAQUA ROAD
TOWN OF DURHAM, NH
DURHAM, NH 03824
- MAP 11 LOT 13
59 PISCATAQUA ROAD
KEEFE REVOCABLE TRUST
LEDA M. KEEFE, TRUSTEE
DURHAM, NH 03824
4630 / 658
- MAP 11 LOT 12
100 STONE QUARRY DRIVE
TOWN OF DURHAM, NH
8 NEWMARKET ROAD
DURHAM, NH 03824
1827 / 501
- MAP 11 LOT 27
40 BRIGGS WAY
FHP AT GRANT CIRCLE, LLP
DURHAM, NH 03824
4377 / 434



TAX MAP SKETCH
SCALE: 1" = 500'

REV.	DATE	DESCRIPTION	BY
REVISIONS			



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING JANUARY OF 2020 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

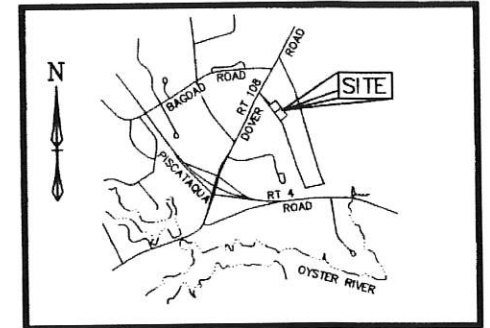
Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595 3/02/2020 DATE

PLAN REFERENCES

- "PLAN SHOWING 20' R.O.W. EASEMENT TO STANLEY JOY FROM WILLIAM E. GILMORE, A/K/A WILLIAM E. GILMORE, JR., N.H. ROUTE 108, DURHAM, NEW HAMPSHIRE" DATE: OCT. 1990, SCALE: 1" = 40". BY K.E. MOORE DOVER, NH, S.C.R.D. PLAN 32A-42.
- "SUBDIVISION PLAN, ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE." DATE: OCT. 1997, REVISED THROUGH MAY 1998, SCALE: 1"=100", BY ORVIS / DREW LLC, 88 ROUTE 9, PO BOX 239, BARRINGTON, NH S.C.R.D. PLAN 53-49.

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN EXISTING LOTS MAP 11, LOTS 3-2 AND 4-2 BY CREATING PARCEL "A" (1.06 AC.) WHICH IS TO BE DEEDED TO THE OWNER OF LOT 4-2 FROM THE OWNER OF LOT 3-2.
- ORIGINAL AREA OF LOT 4-2 = 0.92 Ac.
PROPOSED AREA OF LOT 4-2 = 1.97 Ac.
ORIGINAL AREA OF LOT 3-2 = 32.7 Ac. ±
PROPOSED AREA OF LOT 3-2 = 31.7 Ac. ±
- PRESENT ZONING: OR (OFFICE AND RESEARCH - ROUTE 108)
MINIMUM LOT AREA = 80,000 S.F. (ALLOWED NONRESIDENTIAL)
MINIMUM ROAD FRONTAGE = 200' (ARTERIAL STREET)
MINIMUM BUILDING SETBACKS TO:
A. MINIMUM FRONT SETBACK = 100' PLUS 2 FEET FOR EACH FOOT OF BUILDING HEIGHT IN EXCESS OF 25 FEET
B. MINIMUM SIDE AND REAR SETBACK = 25'
C. WETLANDS GREATER THAN 3,000 SF = 75'
- THE LOTS DO NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 33017C0320E EFFECTIVE SEPTEMBER 30, 2015.
- THE HORIZONTAL AND VERTICAL DATUMS FOR THIS SURVEY ARE BASED UPON AN OPUS SOLUTION AND ARE ON STATE PLANE COORDINATES. THE BEARINGS SHOWN HEREON ARE NH GRID NORTH.
- LOT 4-2 IS BENEFITED BY A R.O.W. EASEMENT ACROSS LOT 4-1 AS SHOWN ON PLAN REFERENCE #1 AND PER BOOK 1549 PAGE 50 AND ACROSS LOT 3-2 PER BOOK 1082 PAGE 201.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.
WITH THE APPROVAL OF THIS PLAN, THE FOLLOW WAIVERS HAVE BEEN APPROVED BY THE DURHAM PLANNING BOARD:
TO SECTIONS 7.03 1.D.7 & 7.03 1.D.8 BOUNDARY SURVEY, PROPERTY LINES AND LOT AREAS: TO NOT REQUIRE THESE FOR LOT 3-2.



VICINITY PLAN
SCALE: 1" = 2,000'

LEGEND

- IRON ROD/DRILL HOLE TO BE SET
- STEEL STAKE FOUND
- IRON PIPE FOUND
- DHS DRILL HOLE SET
- DWF DRILL HOLE FOUND
- STONEWALL
- EDGE OF PAVEMENT
- APPROXIMATE EDGE OF WETLANDS
- UTYLITY POLE/GUY WIRE
- FENCE

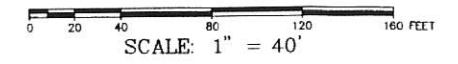
SHEET INDEX

- SHEET 1 OF 2 LOT LINE ADJUSTMENT PLAN
- SHEET 2 OF 2 TOPOGRAPHIC PLAN

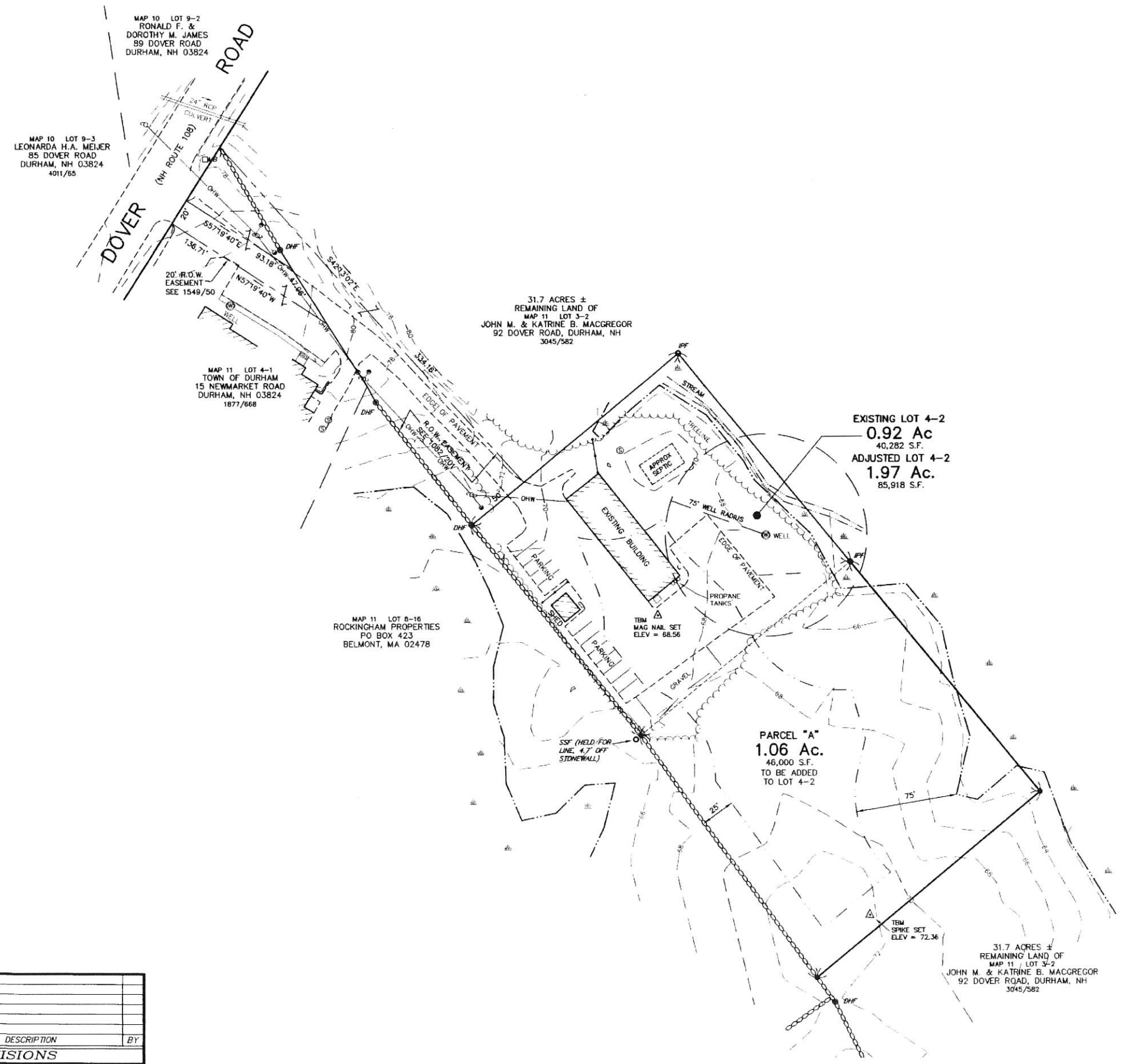
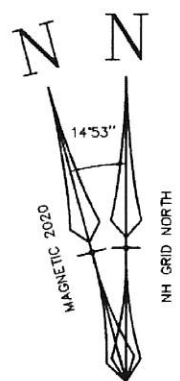
FINAL APPROVAL BY DURHAM PLANNING BOARD,
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
ACCORDANCE WITH THE VOTE OF THE BOARD
CERTIFIED: _____
DATE: _____
FOR MORE INFORMATION ABOUT THIS LOT LINE
ADJUSTMENT, CONTACT TOWN PLANNER

LOT LINE ADJUSTMENT PLAN
TAX MAP 11 LOTS 3-2 & 4-2
DOVER ROAD
DURHAM, NH

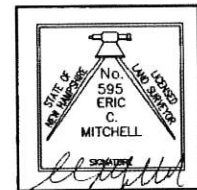
OWNER OF RECORD LOT 3-2:
JOHN M. & KATRINE B. MACGREGOR
92 DOVER ROAD, DURHAM, NH 03824
(SEE S.C.R.D. BOOK 3045 PAGE 582)
OWNER OF RECORD LOT 4-2:
COYOTE COURT LLC
82 CHESTNUT HILL ROAD, FARMINGTON, NH 03835
(SEE S.C.R.D. BOOK 3348 PAGE 223)
MARCH 2, 2020



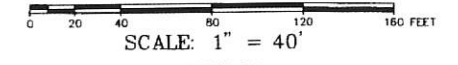
SCALE: 1" = 40'
PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181



- LEGEND**
- IRON ROD/DRILL HOLE TO BE SET
 - STEEL STAKE FOUND
 - ⊖ IRON PIPE FOUND
 - ⊙ DRILL HOLE SET
 - ⊕ DRILL HOLE FOUND
 - ⊖ STONEWALL
 - EDGE OF PAVEMENT
 - APPROXIMATE EDGE OF WETLANDS
 - ⊕ UTILITY POLE/GUY WIRE
 - EXISTING OVERHEAD WIRES
 - EXISTING TREE LINE
 - FENCE
 - EXISTING CONTOUR
 - ⊙ SEPTIC MANHOLE



TOPOGRAPHIC PLAN
TAX MAP 11 LOTS 3-2 & 4-2
DOVER ROAD
DURHAM, NH
 OWNER OF RECORD LOT 3-2:
JOHN M. & KATRINE B. MACGREGOR
 92 DOVER ROAD, DURHAM, NH 03824
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REV.	DATE	DESCRIPTION	BY
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