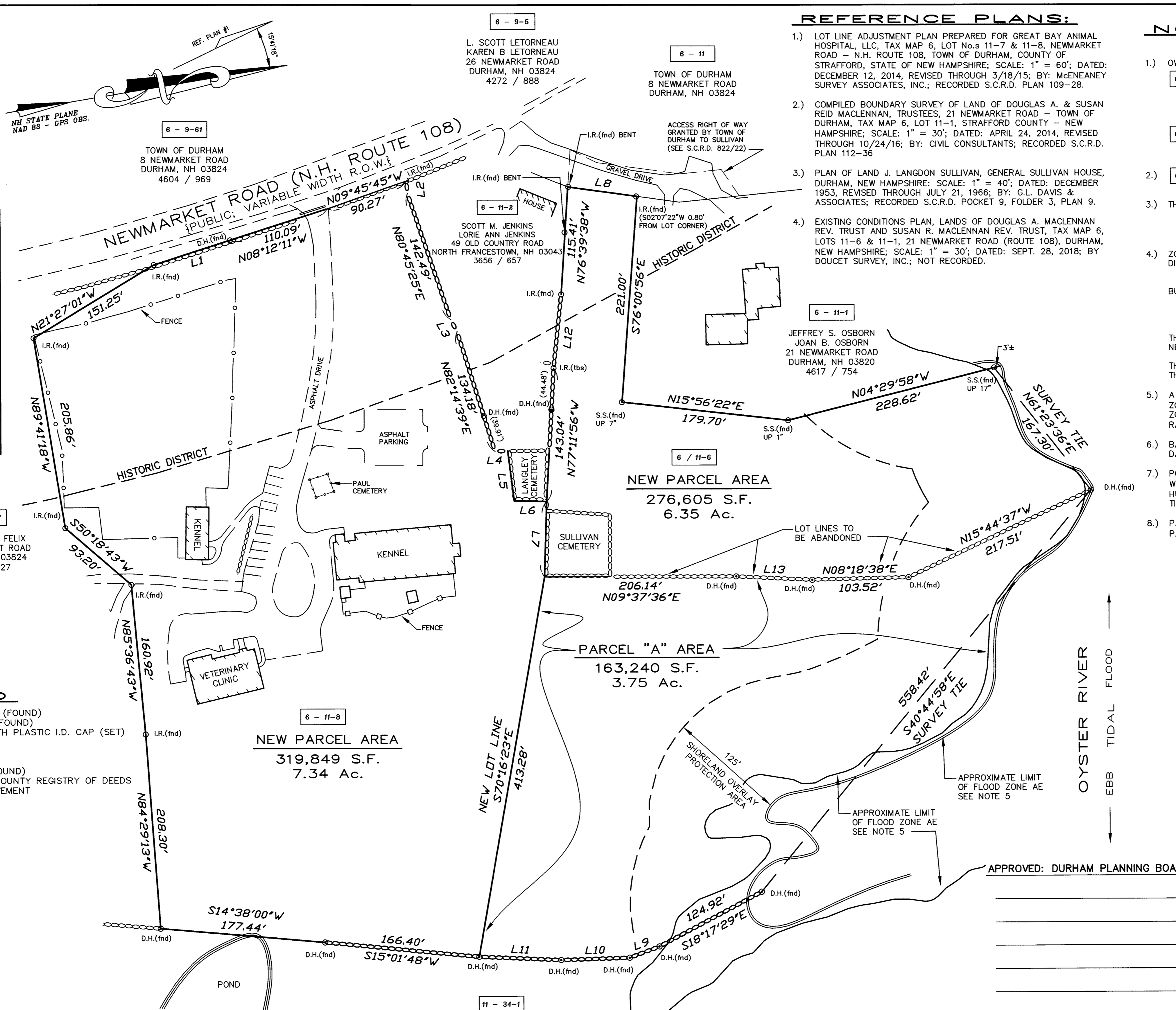


No.	Bearing	Distance
L1	N08°12'11"W	86.14'
L2	S85°19'29"E	13.59'
L3	N71°43'04"E	14.74'
L4	N08°42'34"E	13.78'
L5	S87°33'56"E	53.97'
L6	N10°46'40"E	34.95'
L7	S78°28'01"E	80.89'
L8	N17°24'05"E	75.00'
L9	S10°47'36"E	34.20'
L10	S07°57'15"W	73.74'
L11	S12°13'17"W	88.26'
L12	N74°13'05"W	79.33'
L13	N12°15'04"E	81.89'

LEGEND

- S.S.(fnd) ○ - STEEL STAKE (FOUND)
- D.H.(fnd) ● - DRILL HOLE (FOUND)
- I.R.(set) ○ - IRON ROD WITH PLASTIC I.D. CAP (SET)
- - STONEWALL
- ☆ - LIGHT POLE
- - UTILITY POLE
- I.R.(fnd) ○ - IRON ROD (FOUND)
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- - - - - EDGE OF PAVEMENT



REFERENCE PLANS:

- LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC, TAX MAP 6, LOT Nos 11-7 & 11-8, NEWMARKET ROAD - N.H. ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: DECEMBER 12, 2014, REVISED THROUGH 3/18/15; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 109-28.
- COMPILED BOUNDARY SURVEY OF LAND OF DOUGLAS A. & SUSAN REID MACLENNAN, TRUSTEES, 21 NEWMARKET ROAD - TOWN OF DURHAM, TAX MAP 6, LOT 11-1, STRAFFORD COUNTY - NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: APRIL 24, 2014, REVISED THROUGH 10/24/16; BY: CIVIL CONSULTANTS; RECORDED S.C.R.D. PLAN 112-36
- PLAN OF LAND J. LANGDON SULLIVAN, GENERAL SULLIVAN HOUSE, DURHAM, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: DECEMBER 1953, REVISED THROUGH JULY 21, 1966; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. POCKET 9, FOLDER 3, PLAN 9.
- EXISTING CONDITIONS PLAN, LANDS OF DOUGLAS A. MACLENNAN REV. TRUST AND SUSAN R. MACLENNAN REV. TRUST, TAX MAP 6, LOTS 11-6 & 11-1, 21 NEWMARKET ROAD (ROUTE 108), DURHAM, NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: SEPT. 28, 2018; BY DOUCET SURVEY, INC.; NOT RECORDED.

NOTES:

- OWNER OF RECORD:
 - 6-11-6 JEFFREY S. OSBORN
JOAN B. OSBORN
21 NEWMARKET ROAD
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. VOLUME 4634, PAGE 775
 - 6-11-8 GREAT BAY ANIMAL HOSPITAL, LLC
31 NEWMARKET ROAD
DURHAM NEW HAMPSHIRE 03824
S.C.R.D. VOLUME 2239, PAGE 510
- 6-11-6 - DENOTES TAX MAP AND PARCEL NUMBER.
- THE INTENT OF THIS PLAN IS TO ADJUST THE PARCEL BOUNDARIES AS SHOWN.

LOT	ORIGINAL AREA	NEW AREA
6/11-6	113,365 S.F. (2.60 Ac.)	276,605 S.F. (6.35 Ac.)
6/6-8	483,089 S.F. (11.09 Ac.)	319,849 S.F. (7.34 Ac.)
- ZONING DISTRICT: RESIDENCE C (RC)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 150,000 S.F.
MINIMUM FRONTAGE = 300 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 50 FEET
REAR SETBACK = 50 FEET

THE AREAS OF THE PARCELS WITHIN 250 FEET OF THE CENTERLINE OF NEWMARKET ROAD ARE WITHIN THE HISTORIC OVERLAY DISTRICT.

THE AREAS OF THE PARCELS WITHIN 125 FEET OF THE OYSTER RIVER ARE WITHIN THE SHORELAND OVERLAY DISTRICT.
- A PART OF THE SUBJECT PARCEL IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 7). ALL OTHER AREAS ARE LOCATED WITHIN ZONE X - OUTSIDE THE 0.2% CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0318E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 2, 2021.
- PORTIONS OF THE PARCELS ARE SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE OYSTER RIVER HIGHEST OBSERVABLE TIDE.
- PARCEL 6/11-6 BENEFITS FROM AN ACCESS AND UTILITY EASEMENT OVER PARCEL 6/11 AS DESCRIBED IN S.C.R.D. VOLUME 822, PAGE 22.

NO.	DATE	DESCRIPTION	BY	CHK
21-1233	LLADJ	21-09	37-46	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
GREAT BAY ANIMAL HOSPITAL, LLC
AND
JEFFREY S. & JOAN B. OSBORN
TAX MAP 6, LOT Nos. 11-8 & 11-6
NEWMARKET ROAD - ROUTE 108
TOWN of DURHAM
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

APPROVED: DURHAM PLANNING BOARD

DRAWN BY: KJF	FILE: MSA\1233\DWG\21-1233
SCALE: 1" = 60'	DATE: OCTOBER 15, 2021

NO. 681
KEVIN M.
McENEANEY
SURVEYOR

Mceneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

11-34-1
GREGORY E. SANCOFF
P.O. BOX 902
DURHAM, NH 03824
4450 / 931