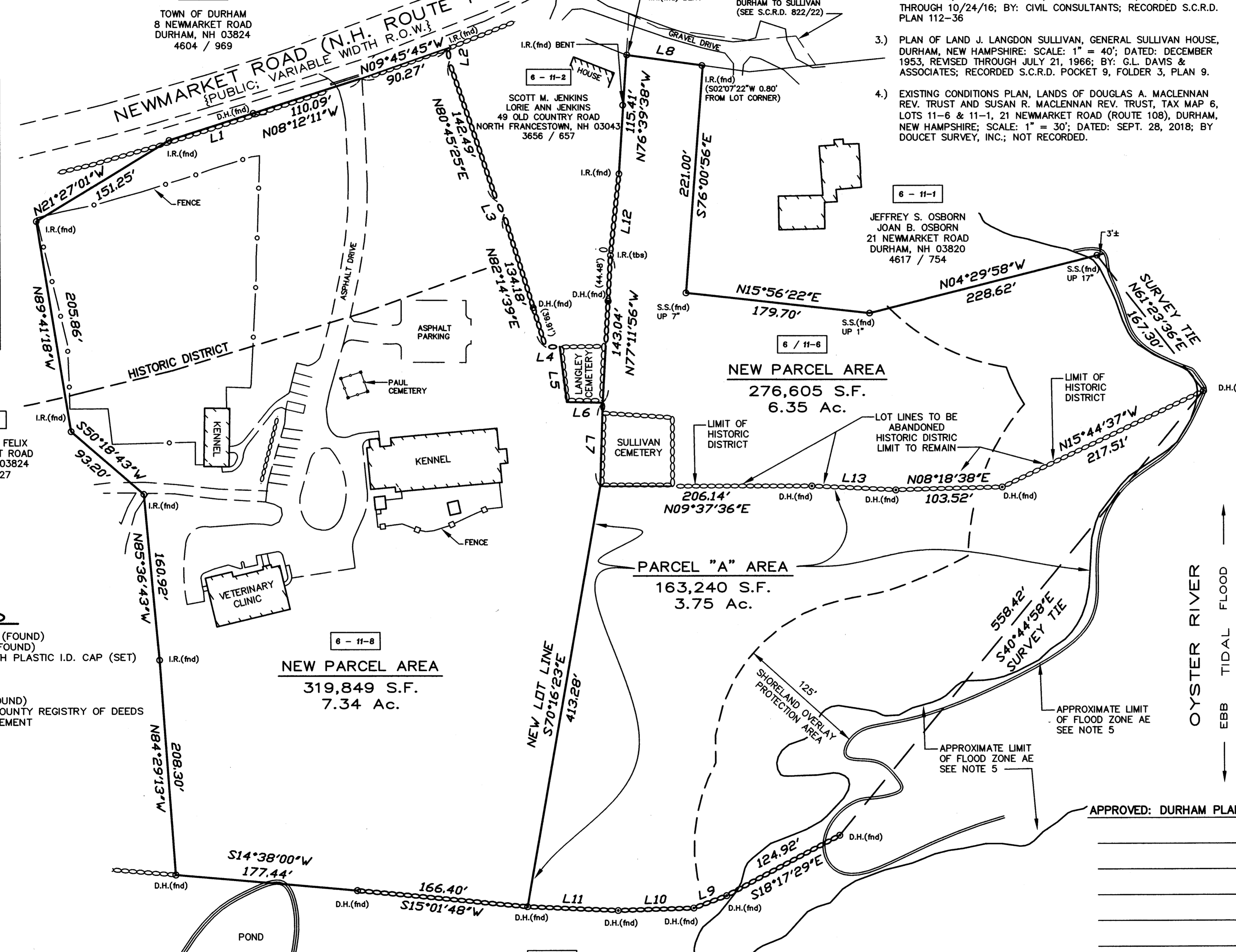


No.	Bearing	Distance
L1	N08°12'11"W	86.14'
L2	S85°19'29"E	13.59'
L3	N71°43'04"E	14.74'
L4	N08°42'34"E	13.78'
L5	S87°33'56"E	53.97'
L6	N10°46'40"E	34.95'
L7	S78°28'01"E	80.89'
L8	N17°24'05"E	75.00'
L9	S10°47'36"E	34.20'
L10	S07°57'15"W	73.74'
L11	S12°13'17"W	88.26'
L12	N74°13'05"W	79.33'
L13	N12°15'04"E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



**REFERENCE PLANS:**

- 1.) 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.
- 2.) 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
- 3.) 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.
- 4.) 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:**

- 1.) 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
- 2.) 6-11-6 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) 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.)
- 4.) 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 AREA OF THE PARCEL 11-8 WITHIN 250 FEET OF THE CENTERLINE OF NEWMARKET ROAD AND ALL OF THE AREA OF LOTS 11-1, 11-2 & 11-6 ARE WITHIN THE HISTORIC OVERLAY DISTRICT. THIS LOT LINE ADJUSTMENT WILL NOT ALTER THE LOCATION OF THE HISTORIC DISTRICT WHICH WILL REMAIN ON THE ORIGINAL LOT LINE OF LOT 11-6 (SEE ZONING ORDINANCE 175-93 B).  
  
 THE AREAS OF THE PARCELS WITHIN 125 FEET OF THE OYSTER RIVER ARE WITHIN THE SHORELAND OVERLAY DISTRICT.
- 5.) 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.
- 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 2, 2021.
- 7.) 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.
- 8.) 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.

**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

NO.	DATE	DESCRIPTION	BY	CHK
1	12/28/21	REVISE HISTORIC DISTRICT	KJF	SH
REVISIONS				
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

**McEaney 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."

GREGORY E. SANCOFF  
 P.O. BOX 902  
 DURHAM, NH 03824  
 4450 / 931