

PLAN REFERENCES:

- 1) LIMITED SUBDIVISION: LAND OF: MARY BURROWS"
BY: G. L. LYONS & ASSOC.
S.C.R.D. BOOK #15, FOLDER #1, PLAN #33
- 2) "DIVISION OF PROPERTY OF: MARQUERITE E. CARUSLET"
BY: JAMES M. LAVELLE ASSOCIATES
DATED: JANUARY 1978
S.C.R.D. PLAN #170-59
- 3) "PROPOSED SUBDIVISION OF LAND: FOR: WILSON PIKE, IN: DURHAM,
NEW HAMPSHIRE"
BY: SEACOAST ENGINEERING ASSOCIATES, INC.
DATED: FEBRUARY 20, 1980
S.C.R.D. PLAN #21-20
- 4) "FINAL SUBDIVISION: PLAN OF LAND: OWNED BY: DUANE C. &
DOROTHY J. CARUSLET"
BY: JAMES M. LAVELLE ASSOCIATES
DATED: DECEMBER 10, 2019
S.C.R.D. PLAN #111-24
- 5) "CONSERVATION EASEMENT PLAN"
DATED: JUNE 21, 2007
S.C.R.D. PLAN #91-52
- 6) "CONSERVATION EASEMENT PLAN, TAX MAP 14, LOT 8-3,
WEDNESDAY HILL ROAD, DURHAM, NH, OWNER: MABEL G.
THOMPSON REV. TRUST, SHIRLEY THOMPSON, TRUSTEE: C/O
KIMBERLY LAUGHTON"
DATED: DECEMBER 10, 2019
S.C.R.D. PLAN #111-24

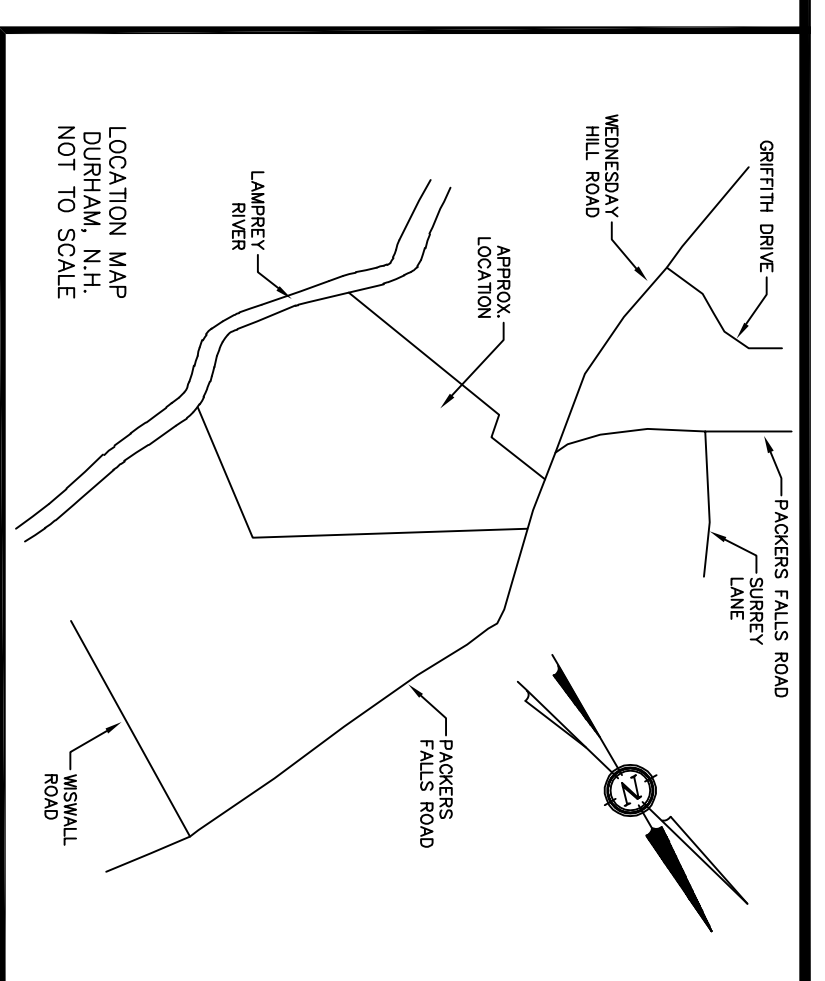
AREA NOTE:
"AREA A" CONTAINS 20,788 SQ.FT., 0.48 AC. OF LAND TO BE TRANSFERRED FROM LOT 10-2 TO LOT 10-3.
"AREA B" CONTAINS 106 SQ.FT., 0.002 AC. OF LAND TO BE TRANSFERRED FROM LOT 10-3 TO LOT 10-2.

DURHAM
APPROVED
PLANNING BOARD

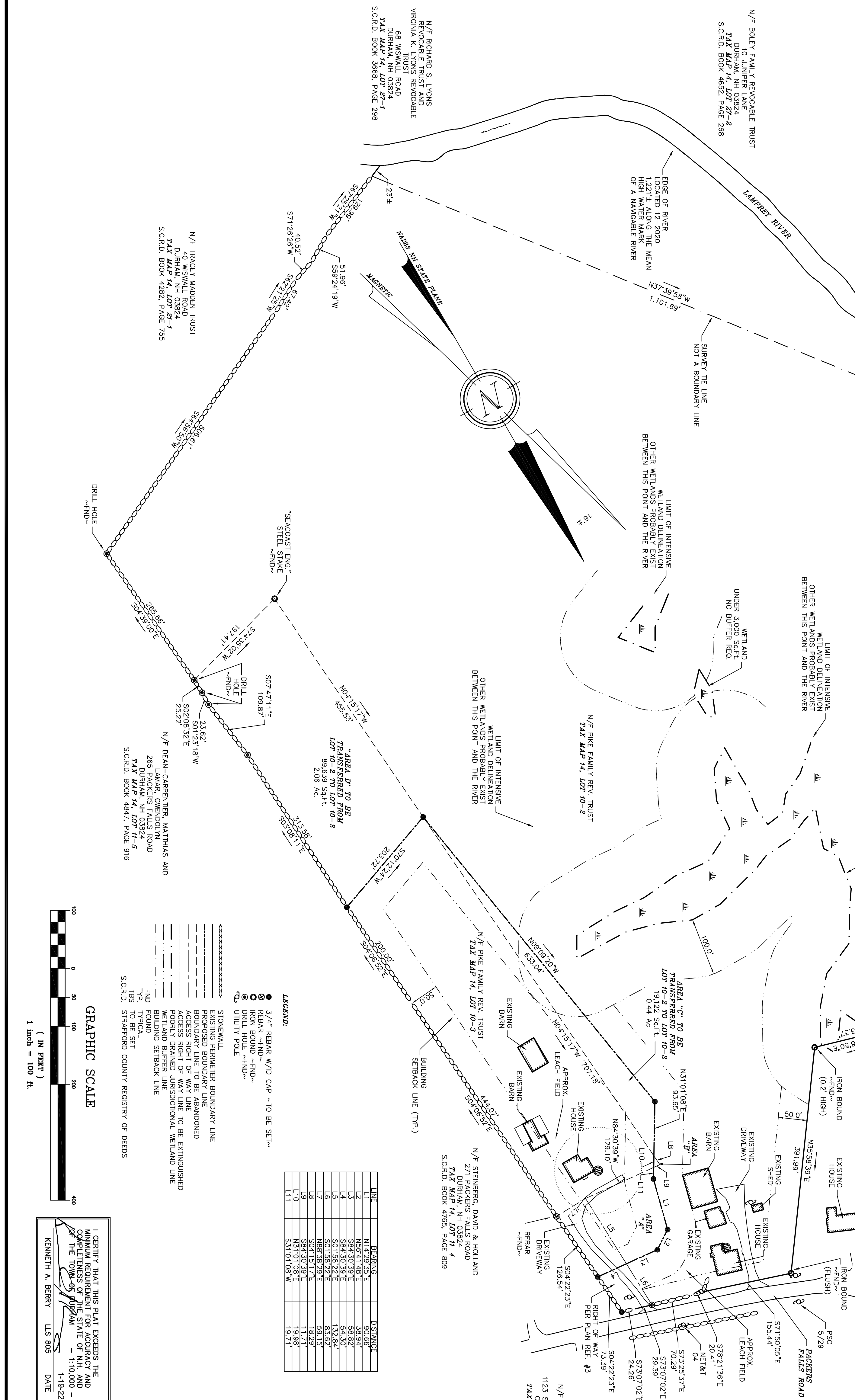
SIGNATURE _____
TITLE _____
DATE _____

WEST ENVIRONMENTAL, INC.
MARK WEST, CWS #10

- WETLAND NOTE:** WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:
1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
 2. U.S. ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS REGIONAL GUIDELINES FOR WETLAND Delineation AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERO/C/EL TR-12-1
 3. COWARREN, LEWIS M., GOLETT, FRANCIS C. AND LAROE, EDWARD T. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES USING REMOTE SENSING DATA, U.S. ARMY CORPS OF ENGINEERS, (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
 4. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979. A GUIDE FOR NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

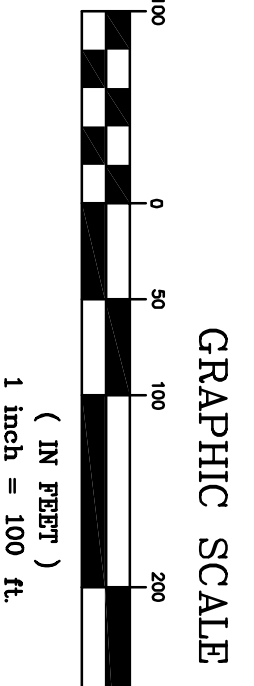


- NOTES:**
- 1) OWNER: PIKE FAMILY REVOCABLE TRUST
DURHAM, NH 03824
 - A) TAX MAP 14, LOT 10-2
 - B) EXISTING LOT AREA: 1,675,604 SQ.FT., 38.47 AC.±
 - C) PROPOSED LOT AREA: 1,725,439 SQ.FT.±, 39.61 AC.±
 - 2) OWNER: PIKE FAMILY REVOCABLE TRUST
275 PACKERS FALLS ROAD
DURHAM, NH 03824
 - A) TAX MAP 14, LOT 10-3
 - B) EXISTING LOT AREA: 224,075 SQ.FT., 5.14 AC.
 - C) PROPOSED LOT AREA: 174,240 SQ.FT., 4.00 AC.
 - 3) THE INTENT OF THIS PLAN IS TO SHOW THE REVISION OF THE BOUNDARIES OF TAX MAP 14, LOTS 10-2 AND 10-3 TO LOT 10-3 AND "AREA A" AND "AREA B" FROM LOT 10-3 TO LOT 10-2.
 - 4) BOUNDARY LINES BASED ON A TRAVERSE PERFORMED IN 2020 ON PART IN 10,000.
 - 5) ZONING: RURAL
LOT AREA: 150,000 SQ.FT.
FRONTAGE (TRADITIONAL SUB.): 300'
SETBACK FRONT - 50'
SIDE AND REAR - 50'
WETLAND BUFFER - 100'
SEPIC WETLAND SETBACK - 125'
 - 6) THERE WERE NO CEMETERIES OBSERVED ON EITHER LOT.
 - 7) NO ENCROACHMENTS WILL RESULT FROM THE ADJUSTMENT.
 - 8) FOR MORE INFORMATION ABOUT THIS LOT LINE REVISION, CONTACT THE DURHAM PLANNING DEPARTMENT AT 603-888-8064.
 - 9) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #230146, MAP #33070037Z, DATED: SEPTEMBER 30, 2015. THIS AREA IS ELEVATION ON THE PROPERTY IS 64.1.
 - 10) ELECTRIC AND TV/CABLE UTILITIES ARE LOCATED OVERHEAD ON THE UTILITY POLES AS SHOWN.
 - 11) LOT 10-3 WILL BE SUBJECT TO HIGHS SURFACE SUBDIVISION APPROVAL, DUE TO THE SIZE BEING MADE LESS THAN 5 AC.



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N14°29'33"E | 90.66 |
| L2 | N14°29'33"E | 90.66 |
| L3 | S84°30'39"E | 58.62 |
| L4 | S84°30'39"E | 54.30 |
| L5 | S01°58'22"E | 132.84 |
| L6 | S01°58'22"E | 93.12 |
| L7 | N88°38'29"E | 59.12 |
| L8 | S04°15'17"E | 18.29 |
| L9 | S84°30'39"E | 11.71 |
| L10 | N31°01'08"E | 19.95 |
| L11 | S31°01'08"W | 19.71 |

- LEGEND:**
- 3/4" REBAR W/D CAP ~TO BE SET~
 - REBAR ~FND~
 - IRON BOUND ~FND~
 - DRILL HOLE ~FND~
 - UTILITY POLE
- STONEWALL
EXISTING PERMETER BOUNDARY LINE
PROPOSED BOUNDARY LINE
PROPOSED BOUNDARY LINE WITH UNDEVELOPED ACCESS RIGHT OF WAY LINE TO BE EXTINGUISHED
POORLY DRAINED JURISDICTIONAL WETLAND LINE
WETLAND BUFFER LINE
TYP. TYPICAL
TBS TO BE SET
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF DURHAM
KENNETH A. BERRY ULS 805
DATE 1-19-22

| REVISION | DATE | DESCRIPTION |
|----------|------|--|
| | | LOT LINE REVISION PLAN FOR SOUTHEAST LAND TRUST OF NH LAND OF PIKE FAMILY REVOCABLE TRUST PACKERS FALLS ROAD DURHAM, N.H. TAX MAP 14, LOTS 10-2 & 10-3 |

BERRY & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : JANUARY 19, 2022
FILE NO. : DB 2021 - 164