

- NOTES:**
- OWNER OF RECORD..... WILLIAM N. MATSON, JR. TRUST
ADDRESS..... 14 SCHOOLHOUSE LN, DURHAM, NH 03824
DEED REFERENCE..... 4600/206
TAX SHEET / LOT..... 108-73
TRUSTEE..... WILLIAM N. MATSON, JR.
PARCEL AREA..... 1.328 ACRES (57,838 S.F.)
 - ZONED..... RESIDENCE A FRONT YARD SETBACK..... 30'
MINIMUM LOT AREA 20,000 S.F. SIDE YARD SETBACK..... 10'
FRONTAGE..... 100' REAR YARD SETBACK..... 20'
EXISTING 1 1/2 STORY RESIDENTIAL BUILDING PERMITTED AS A PRE-EXISTING NONCONFORMING SINGLE FAMILY DWELLING WITH TWO ACCESSORY APARTMENTS PURSUANT TO JULY 25, 2003 ZONING ADMINISTRATOR LETTER.
PARCEL 108-73 IS SUBJECT TO THE PROVISIONS OF THE SHORELAND PROTECTION OVERLAY DISTRICT.
 - THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
 - ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH: 2010.0000)
VERTICAL DATUM: NAVD 1988
PRIMARY BM: NHDOT 133-0570
 - THE SUBJECT TRACT IS SERVED BY MUNICIPAL WATER & SEWER SERVICES.
 - THE SUBJECT TRACT LIES IN ZONE X (NO SCREENING), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0318E, REVISED 9/30/2015, BY FEMA.
 - MICHAEL CUOMO, 6 YORK POND ROAD, YORK, ME 03909, NHCWS#004, VISITED PARCEL 108-73 ON 9/22/2021 TO CONDUCT A WETLAND INVESTIGATION. HE DETERMINED THAT THERE ARE NO WETLANDS ON THE PARCEL.
- REFERENCE PLANS:**
- PLAN OF LAND PREPARED FOR ZARA CHAPIN, SCHOOL HOUSE LANE, DURHAM, N.H., DATED 12/28/1992, SCRD PLAN P0043-0057.
 - EXISTING CONDITIONS SURVEY FOR THE THREE CHIMNEYS INN, RTE 108, NEWMARKET ROAD, DURHAM, N.H., DATED 12/17/1997, SCRD PLAN 51-41.
 - YORK ESTATE, SURVEY BY R.H. BARDWELL & E.H. BARDWELL, DATED 7/1958, SCRD PLAN 37, POCKET 4, FOLDER 2.
 - PLAN OF LAND, GERTRUDE REARDON, DURHAM, N.H., FILE NO. 60-41, DATED 9/2/1959, BY G.L. DAVIS & ASSOCIATES ENGINEERS, NOT RECORDED.
 - PLAN OF LOTS, LANDING ROAD, WALLACE CHAPIN, DURHAM, N.H., DATED 1/1974, SCRD PLAN 43, POCKET 1, FOLDER 5.
 - PLAN OF FROSTY HOMESTEAD, GEORGE F. SAWYER, JR., DURHAM, N.H., REVISED TO 12/29/1982, SCRD PLAN 22-13.

MAP-LOT	OWNER OF RECORD	DEED REF.
108-51	LINKSKY LIVING TRUST, 10 OLD LANDING RD, DURHAM, NH 03824	N/A
108-56	THOMAS B. MORIARTY, JR., 15 OLD LANDING RD, DURHAM, NH 03824	2916/665
108-57	HOLLY NEIWEEM, 14 OLD LANDING RD, DURHAM, NH 03824	4697/1026
108-58	TIMOTHY NORONHA, 11 OLD LANDING RD, DURHAM, NH 03824	4055/982
108-59	HOCHGRAF LIVING REV. TRUST, SALLY V. HOCHGRAF, TRUSTEE 9 OLD LANDING RD, DURHAM, NH 03824	2954/767
108-60	MARK A. NOVAK, 7 OLD LANDING RD, DURHAM, NH 03824	1306/194
108-61	ROSES POINT, LLC, 159 MAIN ST, SUITE 100, NASHUA, NH 03060	4680/655
108-63	BURROWS REV. LIVING TRUST, BEVERLY R. BURROS, TRUSTEE 27 SCHOOLHOUSE LN, DURHAM, NH 03824	N/A
108-71	JOHN C. BLETZER, 57 GALE RD, HAMPTON, NH 03842	N/A
108-72	SCHOOLHOUSE TECHNOLOGIES, INC. 5 GARRETT DR, NORTH HAMPTON, NH 03862	N/A
108-75	THREE CHIMNEYS INN, LLC, 17 NEWMARKET RD, DURHAM, NH 03824	1899/87

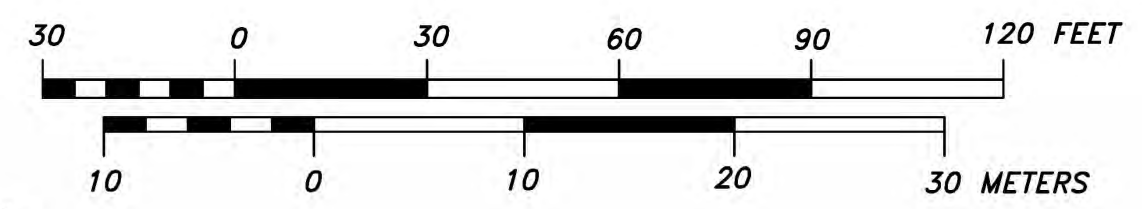
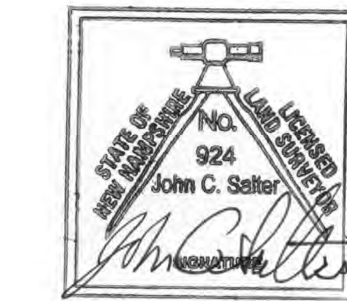
2	6/27/2022	REVISE MAP-LOT NUMBERS PER NEW TAX MAPS	JCS
1	4/7/2022	ISSUED FOR MUNICIPAL SUBMISSION	JCS
REV. NO.	DATE	DESCRIPTION	APPR'D

SUBDIVISION PLAN
14 SCHOOLHOUSE LANE
DURHAM, NEW HAMPSHIRE
ASSESSOR'S PARCEL 5-5-4 for
WILLIAM N. MATSON, JR. TRUSTEE
WILLIAM N. MATSON, JR., TRUSTEE

JAMES VERRA and ASSOCIATES, INC.
101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557

DATE: 4/7/2022
JOB NO: 23942
SCALE: 1" = 30'
DWG NAME: 23942
PLAN NO: 23942
SHEET: 1 of 1

JCS PROJECT MGR JCS DRAWN BY
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FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
DATE _____