

- 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  
 VISITED PARCEL 108-73 ON 9/22/2021 TO CONDUCT A WETLAND INVESTIGATION.  
 HE DETERMINED THAT THERE ARE NO WETLANDS ON THE PARCEL.
  - ENGINEER OR CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2  
 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS.  
 DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.

- 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 FROST 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

1	6/27/2022	ISSUED FOR MUNICIPAL SUBMISSION	JCS
REV. NO.	DATE	DESCRIPTION	APPRD

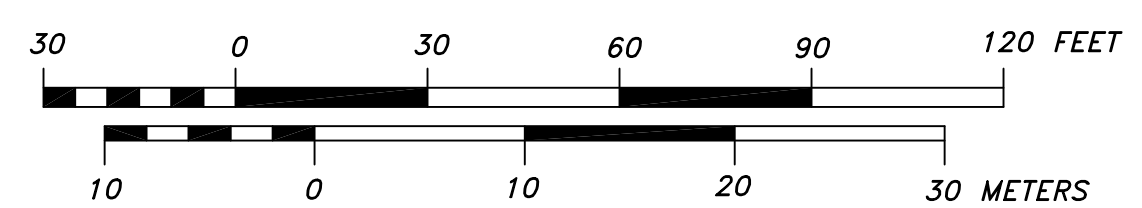
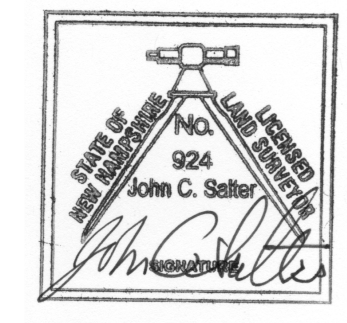
**TOPOGRAPHIC PLAN**  
**14 SCHOOLHOUSE LANE**  
**DURHAM, NEW HAMPSHIRE**  
**ASSESSOR'S PARCEL 5-5-4 for**  
**WILLIAM N. MATSON, JR. TRUST**  
**WILLIAM N. MATSON, JR., TRUSTEE**

**JAMES VERRA and ASSOCIATES, INC.**

101 SHATLUCK WAY  
 SUITE 8  
 NEWINGTON, N.H. 03801-7876  
 603-436-3557

DATE: 6/27/2022  
 JOB NO: 23942  
 SCALE: 1" = 30'  
 DWG NAME: 23942  
 PLAN NO: 23942-2  
 SHEET: 1 of 1

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