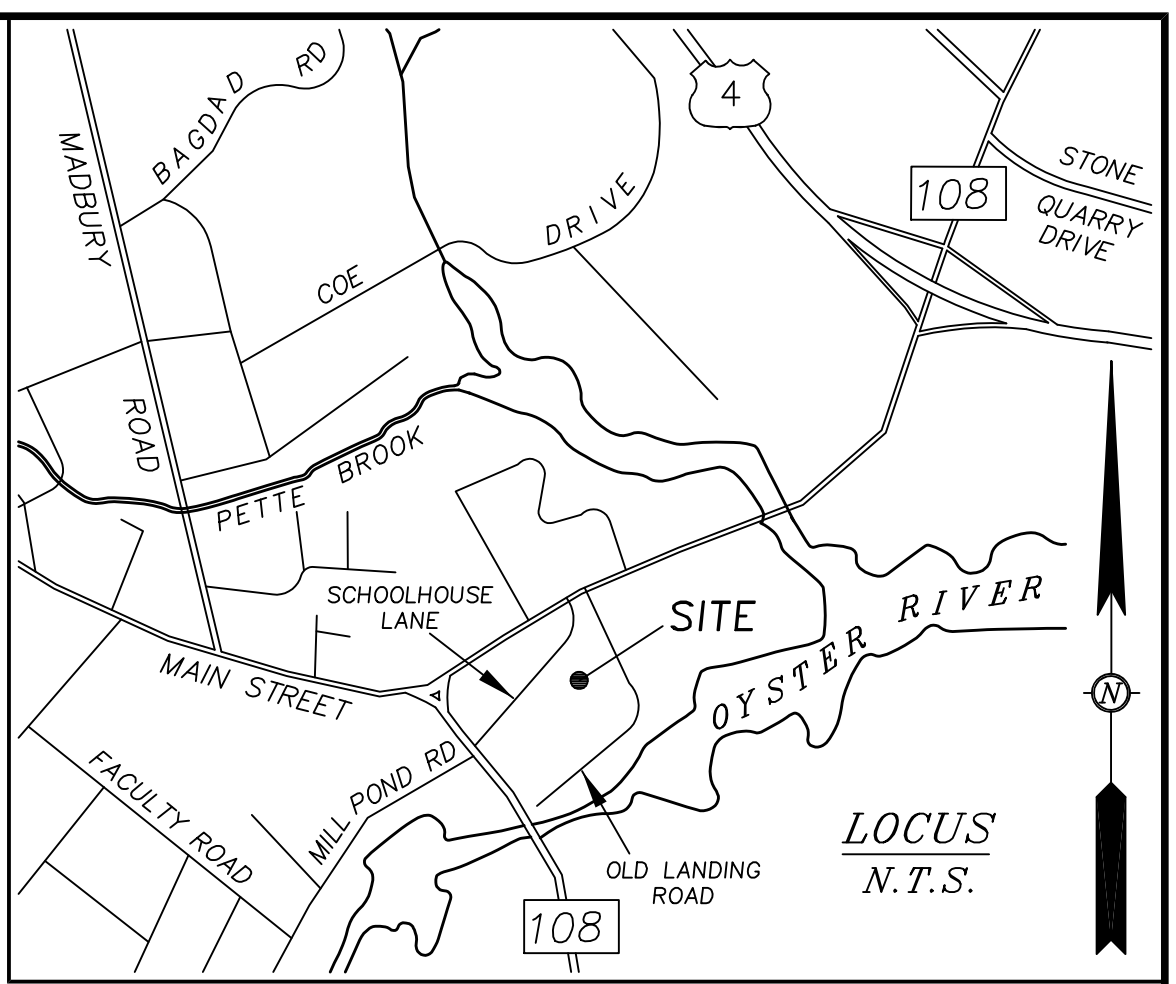


- LEGEND:**
- ..... STONE WALL
  - ..... IRON ROD SET
  - ..... IRON PIN FOUND
  - ..... BOUND as DESCRIBED
  - ..... BOUND TO BE SET
  - ▲..... STEEL STAKE FOUND
  - ..... DRILL HOLE
  - ..... CHAIN LINK FENCE
  - ..... WOOD FENCE
  - 110-5..... TAX SHEET - LOT NUMBER
  - SCRD..... STRAFFORD COUNTY REGISTRY OF DEEDS
  - EOP..... EDGE OF PAVEMENT
  - SGC..... SLOPED FACED GRANITE CURB
  - RWC..... CONCRETE RETAINING WALL
  - RWS..... STONE RETAINING WALL
  - ..... SIGN
  - ..... UTILITY POLE
  - ..... UTILITY POLE W/TRANSFORMER
  - ..... ELECTRIC METER
  - ..... VERTICAL PROPANE TANK
  - ..... WATER GATE VALVE
  - ..... HYDRANT
  - ..... CATCH BASIN
  - ..... DRAIN MANHOLE
  - ..... ROOF DOWNSPOUT
  - ..... SEWER MANHOLE
  - ..... SEWER CLEAN OUT
  - ..... TREE LINE/BRUSH LINE
  - ..... CONIFEROUS TREE
  - ..... DECIDUOUS TREE
  - ..... DECIDUOUS SHRUB
  - W..... WATER LINE
  - S..... SEWER LINE
  - D..... DRAIN LINE
  - ..... OVERHEAD WIRES
  - ..... CEMENT CONCRETE
  - ..... CRUSHED STONE
  - ..... PAVERS
  - LA..... LANDSCAPED AREA
  - x12.5..... SPOT GRADE



- 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 (57,856 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.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 16°15'32" E	25.10
L2	S 72°50'00" W	2.09
L3	S 46°47'21" E	9.83
L4	N 49°02'57" W	19.56
L5	N 46°27'18" W	23.12
L6	N 50°13'24" W	37.10
L7	N 45°13'00" E	23.03
L8	S 41°45'05" W	30.25
L9	S 42°48'35" W	22.15

**TBM ID**

TBM ID	DESCRIPTION	ELEV.
A	SURVEY SPIKE SET IN BASE OF 30" MAPLE	49.39
B	SURVEY SPIKE SET IN UTILITY POLE NET&T 131 3	55.13
C	SURVEY SPIKE SET IN TREE	25.96

**MAP-LOT**

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, 13 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

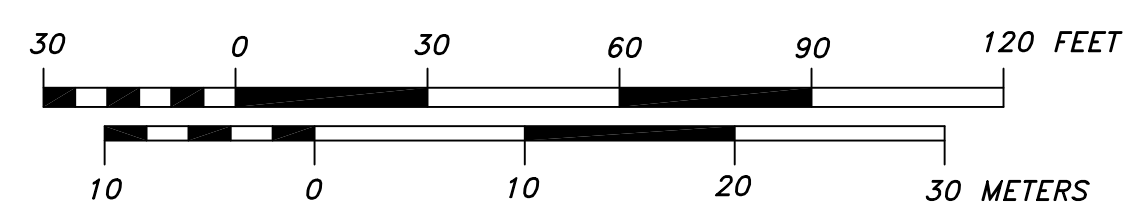
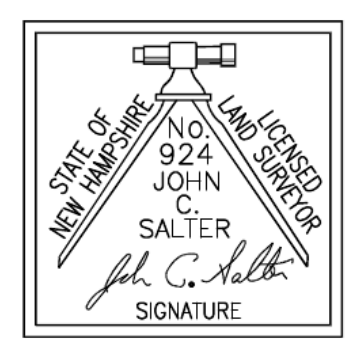
2	11/1/2022	CORRECT ABUTTING PARCEL NUMBER & ADD SET MONUMENTS ALONG PERIMETER	JCS
1	6/27/2022	ISSUED FOR MUNICIPAL SUBMISSION	JCS
REV. NO.	DATE	DESCRIPTION	APPRD

**TOPOGRAPHIC PLAN**  
**14 SCHOOLHOUSE LANE**  
**DURHAM, NEW HAMPSHIRE**  
**ASSESSOR'S PARCEL 108-73 for**  
**WILLIAM N. MATSON, JR. TRUST**  
**WILLIAM N. MATSON, JR., TRUSTEE**

**JAMES VERRA and ASSOCIATES, INC.**

101 SHATTUCK WAY  
 SUITE 6  
 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



FINAL APPROVAL BY DURHAM PLANNING BOARD.  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER