

LOCATION PLAN

n/f
Theodore W. Hatem
PO Box 406
North Salem, NH 03073
Tax Map 218 Lot 73
SCRD 5054/251

n/f
N.M. Barrett Revocable Trust
206 Longmarsh Road
Durham, NH 03824
Tax Map 227 Lot 37
SCRD 5156/797

n/f
Scott L. & Anchalee Shamesman
312 Durham Point Road
Durham, NH 03824
Tax Map 227 Lot 33
SCRD 2118/239

n/f
Brett & Sara Carneiro
310 Durham Point Road
Durham, NH 03824
Tax Map 227 Lot 34
SCRD 4869/031

n/f
Michael & Cheryl Hoffman Rev. Living Trust
300 Durham Point Road
Durham, NH 03824
Tax Map 227 Lot 35
SCRD 5093/477

n/f
Nicholas J. & Nicole S. Smith
270 Durham Point Road
Durham, NH 03824
Tax Map 218 Lot 60
SCRD 4081/464

Lot 36-0
218,236 Sq. Ft.
5.01 Acres

PROPOSED
Lot 36-1
PREVIOUS AREA
1,462,450 Sq. Ft.
33.57 Acres
NEW AREA
1,244,214 Sq. Ft.
28.56 Acres

LINE DATA

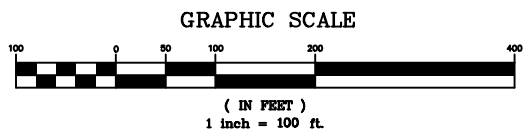
L1	S75°17'49"W	7.67'	L29	S54°55'06"E	43.35'
L2	S47°14'52"W	60.14'	L30	S60°58'27"E	31.53'
L3	S39°33'47"W	44.18'	L31	S65°04'06"E	36.24'
L4	S51°07'43"W	31.05'	L32	S85°42'30"E	14.88'
L5	S54°06'09"W	36.93'	L33	N61°43'16"E	6.59'
L6	S70°09'09"W	50.77'	L34	S87°49'05"E	14.04'
L7	S35°25'55"W	40.70'	L35	N63°30'52"E	44.08'
L8	S07°25'36"W	18.68'	L36	N73°05'29"E	26.48'
L9	S33°20'16"E	37.99'	L37	S44°27'45"W	43.61'
L10	S02°24'25"E	17.14'	L38	N68°44'30"E	69.51'
L11	S07°37'02"W	57.58'	L39	S76°00'01"W	54.66'
L12	S42°01'02"W	60.58'	L40	S04°27'20"W	58.76'
L13	S29°07'11"E	30.30'	L41	N44°34'29"E	55.35'
L14	S49°19'41"E	60.78'	L42	N33°36'32"E	56.27'
L15	S58°28'28"E	33.78'	L43	N12°49'15"E	41.57'
L16	S49°28'27"E	54.56'	L44	N27°00'46"E	17.50'
L17	S37°21'28"E	42.14'			
L18	S70°45'40"E	22.77'			
L19	S70°17'54"E	60.46'			
L20	S60°42'55"E	33.06'			
L21	S03°00'49"E	38.46'			
L22	S13°58'36"E	11.42'			
L23	S54°30'16"E	30.00'			
L24	S70°52'58"E	31.34'			
L25	S81°46'26"E	48.63'			
L26	N85°37'39"E	24.82'			
L27	S74°11'14"W	40.14'			

NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNERS OF RECORD:
GSOTTSCHNEIDER FAMILY REVOCABLE TRUST
RICHARD K. GSOTTSCHNEIDER AND KATHLEEN M. GSOTTSCHNEIDER, TRUSTEES
280 DURHAM POINT ROAD
DURHAM, NH 03824
TAX MAP 227, LOT 36
BOOK 2028, PAGE 222 S.C.R.D.
BOOK 4105, PAGE 582 S.C.R.D.
BOOK 4068, PAGE 328 S.C.R.D.
- APPLICANT:
THE NATURE CONSERVANCY
11 S MAIN ST #203
CONCORD, NH 03301
- REFERENCE PLAN:
"BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR KATHLEEN & RICHARD GSOTTSCHNEIDER AND MALCOM JEROME CHASE, JR. LOCATED AT DURHAM POINT ROAD, DURHAM, N.H." BY THIS OFFICE DATED JUNE, 2012. SCR D PLAN No. 104-44.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
a. ZONING DISTRICTS: RC & R (SOILS & WETLANDS OVERLAYS)
b. MINIMUM LOT SIZE IS 150,000 Sq.Ft.
c. MINIMUM LOT FRONTAGE IS 300 Ft.
d. BUILDING SETBACKS:
FRONT: 40'
REAR: 50'
SIDE: 50'

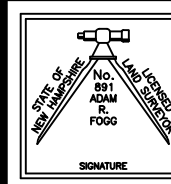
LEGEND

- TO BE SET 5/8" IRON ROD w/ID CAP STAMPED "ATLANTIC LLS 891"
- FOUND IRON ROD
- FOUND DRILL HOLE
- UTILITY POLE
- n/f NOW OR FORMERLY
- ⊙ EXISTING WELL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- STONE WALL
- BARBED WIRE FENCE



ATLANTIC
SURVEY CO, LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939



DATE: Aug. 30, 2024
FIELDWORK BY: AF
DESIGNED BY: AF
CAD FILE: 10140-Conservation
PROJECT No.: 10140
SHEET 1 of 1

Minor Subdivision Plan
PREPARED FOR
The Gsottschneider Family Revocable Trust & The Nature Conservancy
LOCATED AT
Durham Point Road, Durham, N.H.

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