

Bedford Design

ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS

603-622-5533 • 592 Harvey Road Manchester, NH 03103 • www.BedfordDesign.com

TO:

Michael Behrendt

Durham Town Planner

8 Newmarket Road

Durham, NH 03824

DATE: 3/4/2025

JOB #: 1791-01

RE:

Preliminary Subdivision Application

Tax Map 104 Lots 40, 41 & 42

CONTENTS:

COPIES	DATE	NO.	DESCRIPTION
15			Preliminary Subdivision Application
1			22x34 Plans
15			11x17 Plans
15			Project Narrative
1			Abutters List
1			Deed for Tax Map 104 Lots 41 & 42 with right of way description
1			Fee Check - \$100 application + 27 abutters x \$5/abutter = \$235

REMARKS:

Please find enclosed the preliminary subdivision application for 53 Bagdad Road and 51 Emerson Road in Durham New Hampshire. If you have any questions please reach out via phone 603-622-5533 or email bobb@bedforddesign.com.

Thank you,

COPY TO:

Client

SIGNED:



Bedford Design Consultants, Inc.

1014

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
03/05/2025	1791-01			235.00
DATE 03/05/25			TOTAL	235.00

VENDOR Town of Durham

HOLD TO LIGHT TO VIEW TRUE WATERMARK OF PAPER - HEAT SENSITIVE RED LOCK OR APPROX. WHEN HEATED

Bedford Design Consultants, Inc.
 592 Hanvey Road
 Manchester, NH 03103
 (603) 622-5533

millyard bank
Powering your success
 9 Ash Street
 Hollis, NH 03048-6549
 Ph: 603-466-8000
 54-211/114



Two Hundred Thirty Five and no/100

PAY TO THE ORDER OF
TOWN OF DURHAM

DATE 03/05/25
 AMOUNT 1014
 \$235.00



[Signature]
 AUTHORIZED SIGNATURE

1014

Security features. Details on back





TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Subdivision – Preliminary Application

Property Information

Property address/location: 53 Bagdad Road & 51 Emerson Road

Tax map #: 104; Lot #'(s): 40, 41 & 42; Size of site: 3.099 acres;

Zoning District: Residence A (RA)

Proposed Project

This review is for: Conceptual Consultation: _____; Design Review: X

Number of proposed lots: 3 Existing
1 Additional; Will there be a new street? Yes: _____; No: X

Describe proposal in general: See included project narrative.

Property Owner

Name (include name of individual): Lot 40: John A. Lauze & Nikoll E. Lauze
Lots 41 & 42: Qing Lin, Quan Li & Frank Lavalliere

Mailing address: Lot 40: 51 Emerson Road Durham, NH 03824
Lots 41 & 42: 53 Bagdad Road Durham, NH 03824

Telephone #: Lot 40: (603) 973-1646 Email: Lot 40: jlauze@yahoo.com
Lots 41 & 42: (603) 498-3707 Email: nikolllauze@yahoo.com
enlin85@gmail.com
franklavalliere@gmail.com

Applicant/Developer/Agent (if different from property owner)

Name (include name of individual): Robert J. Baskerville, P.E. – Bedford Design Consultants, Inc.

Mailing address: 592 Harvey Road Manchester, NH 03103

Telephone #: 603-622-5533 Email: bobb@bedforddesign.com

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), or the agent. If not by the property owner, then a separate statement from the owner is required.


I hereby submit this Preliminary Subdivision application to the Town of Durham Planning Board and attest to the best of my knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate.


Signature: 


Date: 3/3/25


Authorization

I give permission for employees and subcontractors of **Bedford Design Consultants, Inc.** to:

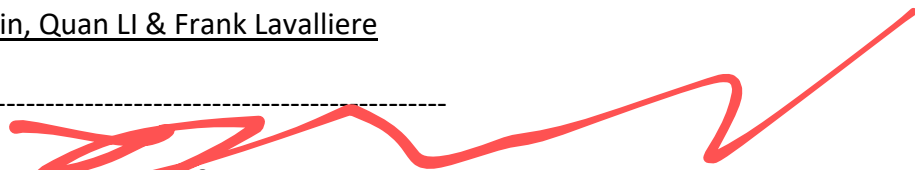
- 1 ----- 
Initial Here Enter on the property as their work requires. I understand that said employees and subcontractors will disturb the site as little as possible.

- 2 ----- 
Initial Here Act on my behalf in the preparation and submission of plans to state, municipal and federal agencies as required


- 3 ----- 
Initial Here Represent me at any meeting or hearing outlined in the contract with BDC

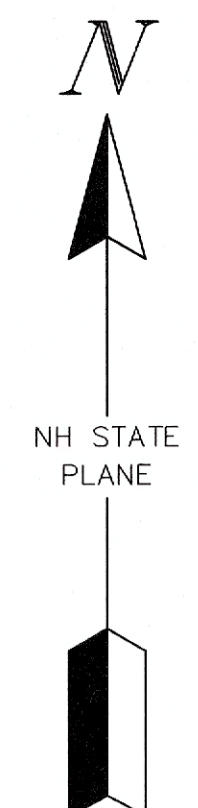
- 4 ----- 
Initial Here Sign Municipal and State applications on my behalf.

Owner Name: Qing Lin, Quan LI & Frank Lavalliere

Owner Signature: ----- 

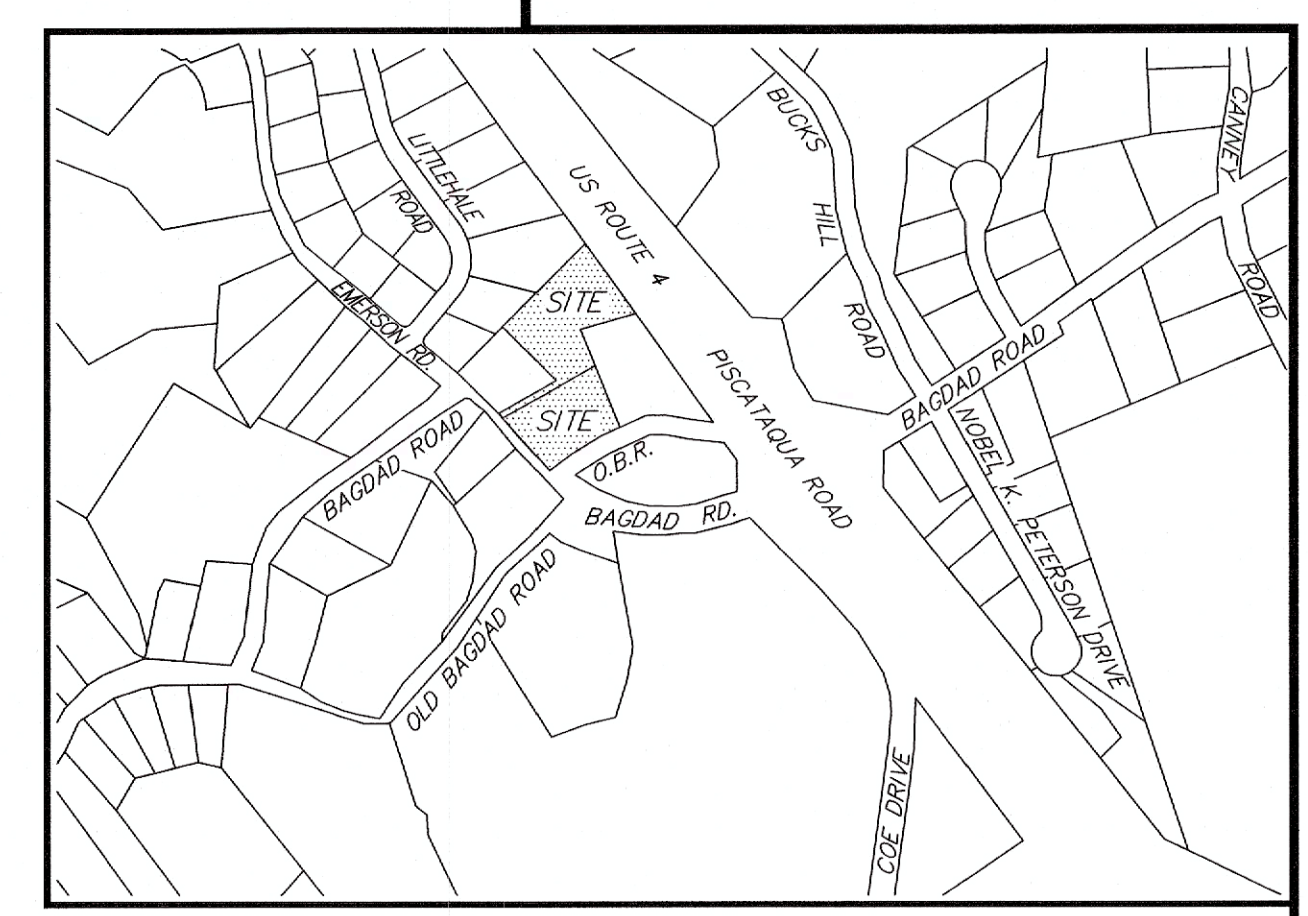
Property Location: Tax Map 104 Lots 41 & 42
53 Bagdad Road
Durham, NH 03842

Date: ----- 



NOTES

- OWNERS OF RECORD:
TAX MAP 104, LOT 41 & 42
QING LIN, QUAN LI & FRANK LAVALLIERE
53 BAGDAD ROAD
DURHAM, NH 03824
BK. 4152 PG. 273
 - THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOT DEVELOPMENT AND IMPROVEMENTS.
 - ORIGINAL AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
SUBTRACT PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
ADD PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
NEW AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
 - ORIGINAL AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
SUBTRACT PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
ADD PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
NEW AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
 - CURRENT ZONING DISTRICT: RESIDENCE A (RA)
- MINIMUM LOT SIZE:
- SINGLE FAMILY RESIDENCE: 20,000 SQUARE FEET
- MULTI-UNIT HOUSING: N/A
- ALLOWED NONRESIDENTIAL USE: 20,000 SQUARE FEET
- ANY OTHER USE: 20,000 SQUARE FEET
- MINIMUM LOT AREA PER DWELLING:
- MINIMUM LOT AREA PER DWELLING: 100 FEET (MINOR STREET, COLLECTOR STREET, ARTERIAL STREET)
- MINIMUM LOT SETBACKS:
MINIMUM FRONT SETBACK: 30 FEET (MINOR STREET) / 30 FEET (COLLECTOR STREET) / 40 FEET (ARTERIAL STREET)
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 20 FEET
MAXIMUM BUILDING HEIGHT: 30 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET (SPECIAL EXCEPTION & CONDITIONAL USE)
MAXIMUM IMPERVIOUS SURFACE RATIO: 33 PERCENT
- FOOTNOTES:
1. WHEN THE AVERAGE FRONT YARD SETBACK OF OTHER BUILDINGS WITHIN 300 FEET EACH WAY ON THE SAME SIDE OF A MINOR STREET IS LESS THAN THIRTY (30) FEET, THE FRONT YARD SETBACK MAY BE REDUCED TO THE AVERAGE EXISTING SETBACK.
2. SEE 175-57(A) FOR SPECIAL DENSITY REQUIREMENTS FOR SENIOR HOUSING, ELDERCARE FACILITIES, AND NURSING HOMES.
3. SEE ARTICLE XX FOR REQUIREMENTS FOR ACCESSORY BUILDINGS.



LOCUS MAP
SCALE: 1"=500'±

REFERENCE PLAN

- "FINAL PLAN, WALTER W. CHENEY, INC., LITTLEHALE PROPERTY, DURHAM, NEW HAMPSHIRE," SCALE: 1"=100', DATED JUNE 1973, PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN NO. 55, POCKET 3, FOLDER 3.
- "PROPOSED SUBDIVISION FOR JOHN & JOANNE SASNER, DURHAM, N.H.," SCALE: 1"=20', DATED JUNE 2, 1986, PREPARED BY BRUNO ASSOCIATES INC., P.C. S.C.R.D. PLAN NO. 29A-55.
- "PROPERTY OF DOROTHY F. ALLEN, DURHAM, N.H.," SCALE: 1"=50', DATED NOVEMBER 1977, PREPARED BY M.E. JENKINS, LEE, NH. S.C.R.D. PLAN NO. 170-86.
- "LOT LINE REVISION, BAGDAD ROAD, DURHAM, N.H. FOR DOROTHY F. ALLEN AND OYSTER RIVER COOPERATIVE SCHOOL DISTRICT," SCALE AS SHOWN, DATED AUGUST 18, 1999. S.C.R.D. PLAN NO. 57-50.
- "MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 94-20.
- "CORRECTIVE MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 97-47.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F-012-2(4), N.H. PROJECT NO. P-3877-B, DURHAM BYPASS.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF HURLEY ENVIRONMENTAL & LAND PLANNING IN NOVEMBER 2024, UTILIZING THE FOLLOWING STANDARDS:

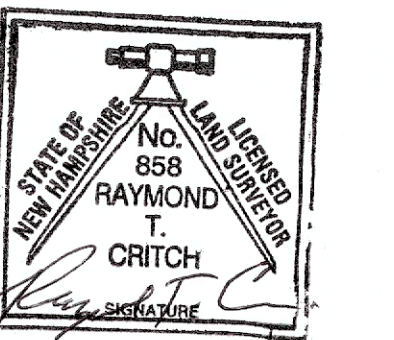
- REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPUS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

Raymond T. Crutch
LICENSED LAND SURVEYOR
DATE: 3/5/25



TAX MAP 104 LOT 40, 41 & 42

SUBDIVISION PLAN
53 BAGDAD ROAD & 51 EMERSON ROAD
LOCATED AT:
BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD
STRAFFORD COUNTY
DURHAM, NEW HAMPSHIRE

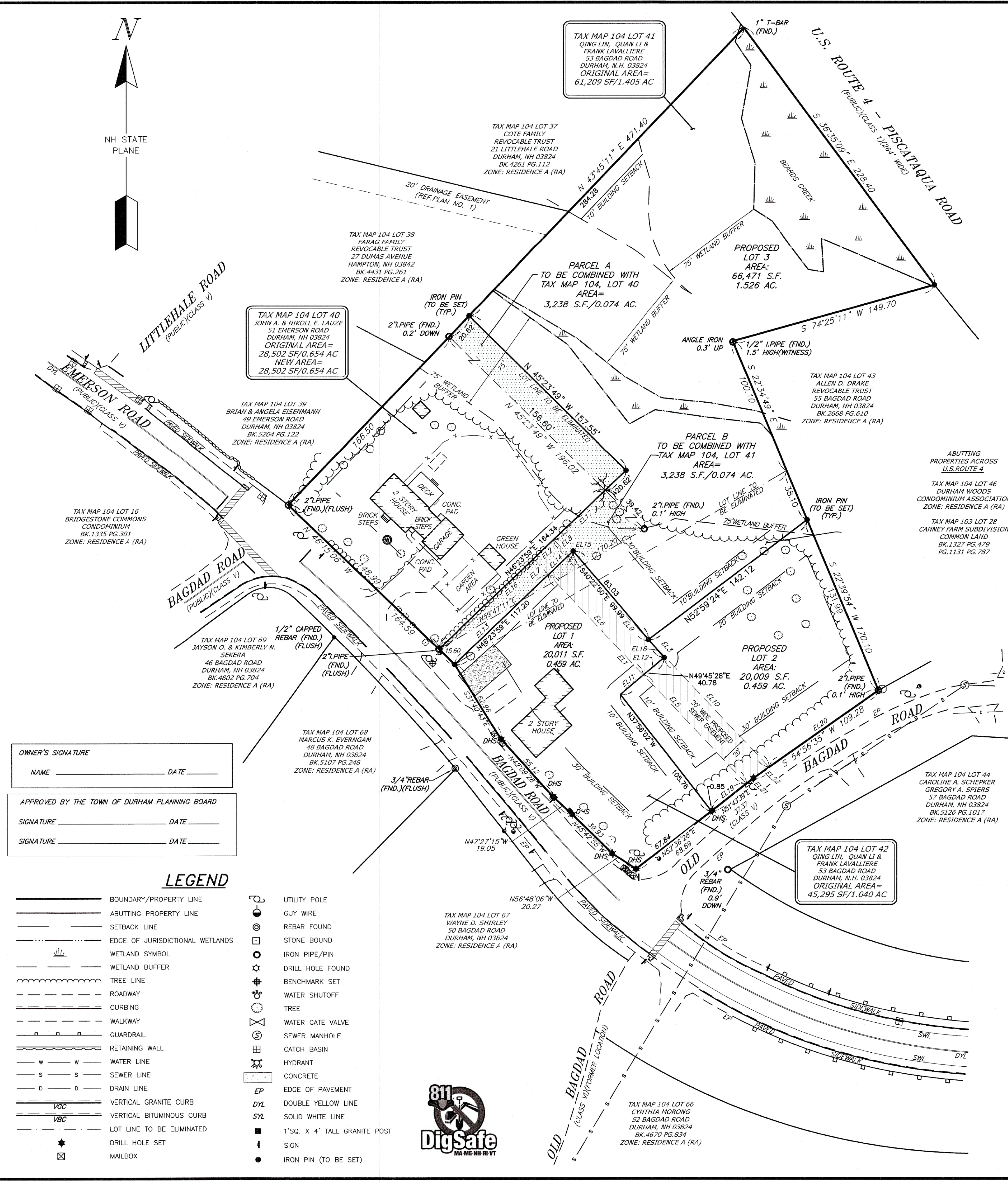
OWNED BY:
TAX MAP 104, LOTS 41 & 42
QING LIN, QUAN LI & FRANK LAVALLIERE
53 BAGDAD ROAD
DURHAM, NH 03824

PREPARED FOR:
FRANK LAVALLIERE
231 OLD TURNPIKE ROAD
BARRINGTON, NH 03825

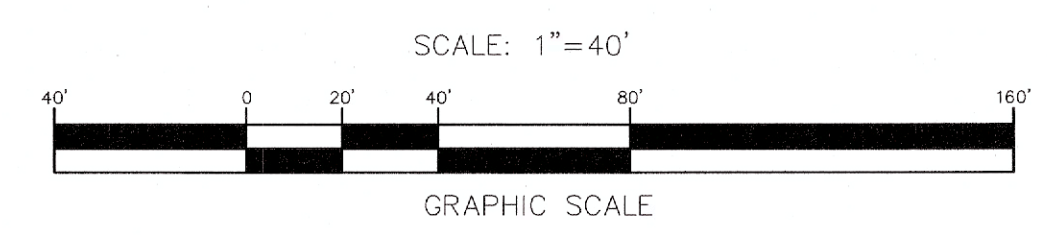
TAX MAP 104, LOTS 40
JOHN A. & NIKOLL E. LAUZE
51 EMERSON ROAD
DURHAM, NH 03824

SCALE: 1" = 40'	MARCH 5, 2025	SHEET 1 OF 3
DESIGN:	DRAWN:	CHECKED:
	T.N.B.	R.T.C.
		FB: 681
		PG: 55
		1791001

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5833
www.bedforddesign.com



LINE	BEARING	DISTANCE
EL1	N43°24'37"W	221.24
EL2	N46°23'59"E	20.00
EL3	S43°24'37"E	223.87
EL4	S53°54'44"W	20.16
EL5	N43°24'37"W	106.94
EL6	N43°24'37"W	98.71
EL7	N43°24'37"W	15.58
EL8	S43°24'37"E	15.58
EL9	S43°24'37"E	84.43
EL10	S43°24'37"E	123.86
EL11	N49°45'28"E	21.57
EL12	N49°45'28"E	19.21
EL13	N46°23'59"E	92.73
EL14	N46°23'59"E	20.00
EL15	N46°23'59"E	4.47
EL16	N46°23'59"E	93.50
EL17	N46°23'59"E	50.83
EL18	S40°22'50"E	15.43
EL19	N51°43'39"E	20.50
EL20	N54°56'35"E	95.58
EL21	N51°43'39"E	6.47
EL22	N54°56'35"E	13.70



OWNER'S SIGNATURE
NAME _____ DATE _____

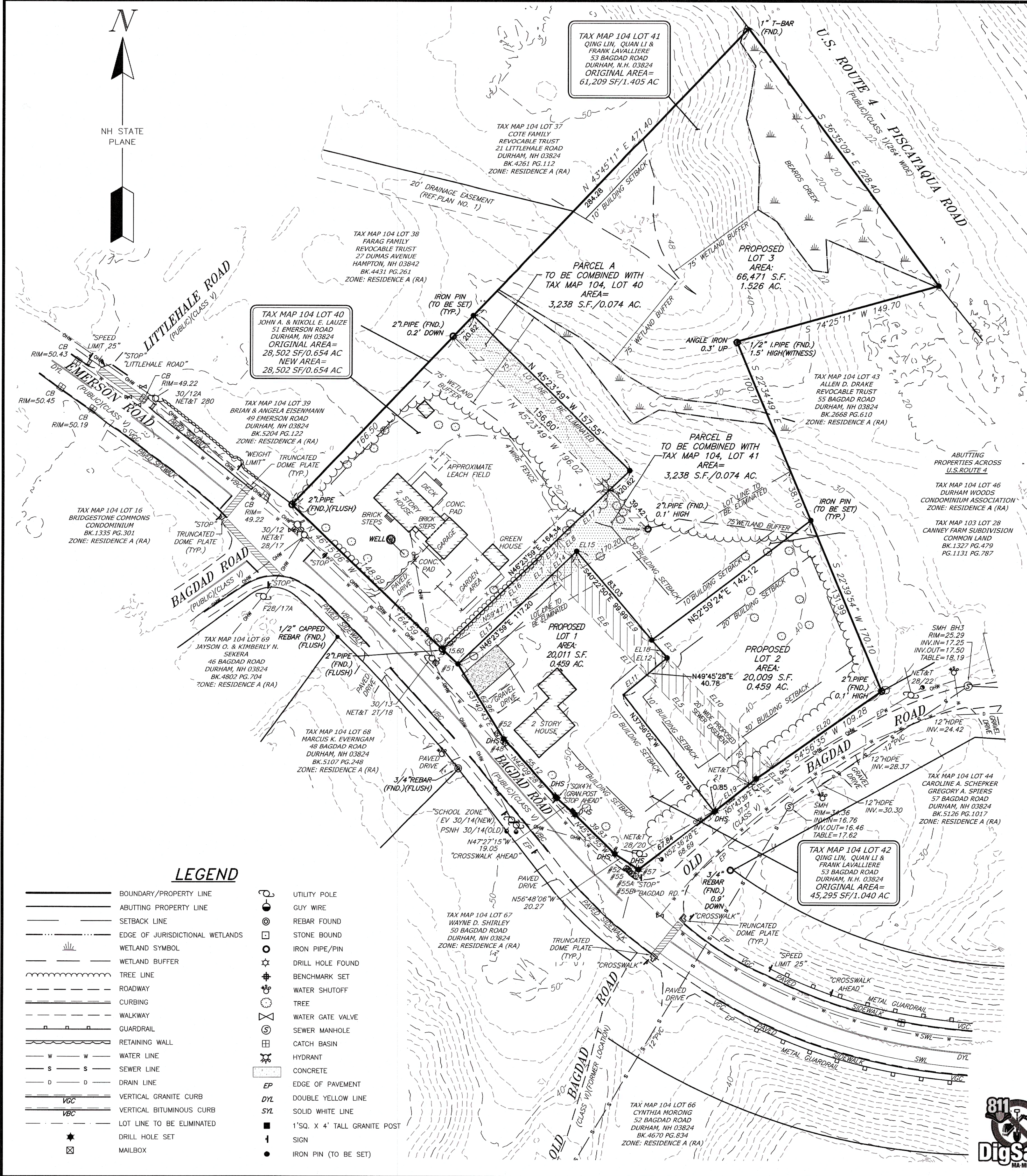
APPROVED BY THE TOWN OF DURHAM PLANNING BOARD
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

LEGEND

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- TREE LINE
- ROADWAY
- CURBING
- WALKWAY
- GUARDRAIL
- RETAINING WALL
- WATER LINE
- SEWER LINE
- DRAIN LINE
- VERTICAL GRANITE CURB
- VERTICAL BITUMINOUS CURB
- LOT LINE TO BE ELIMINATED
- DRILL HOLE SET
- MAILBOX
- UTILITY POLE
- GUY WIRE
- REBAR FOUND
- STONE BOUND
- IRON PIPE/PIN
- DRILL HOLE FOUND
- BENCHMARK SET
- WATER SHUTOFF
- TREE
- WATER GATE VALVE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- CONCRETE
- EDGE OF PAVEMENT
- DOUBLE YELLOW LINE
- SOLID WHITE LINE
- 1"SQ. X 4' TALL GRANITE POST
- SIGN
- IRON PIN (TO BE SET)



G:\PROJECT\1791001_64_Bagdad Rd Durham\DWG\1791001s1.dwg



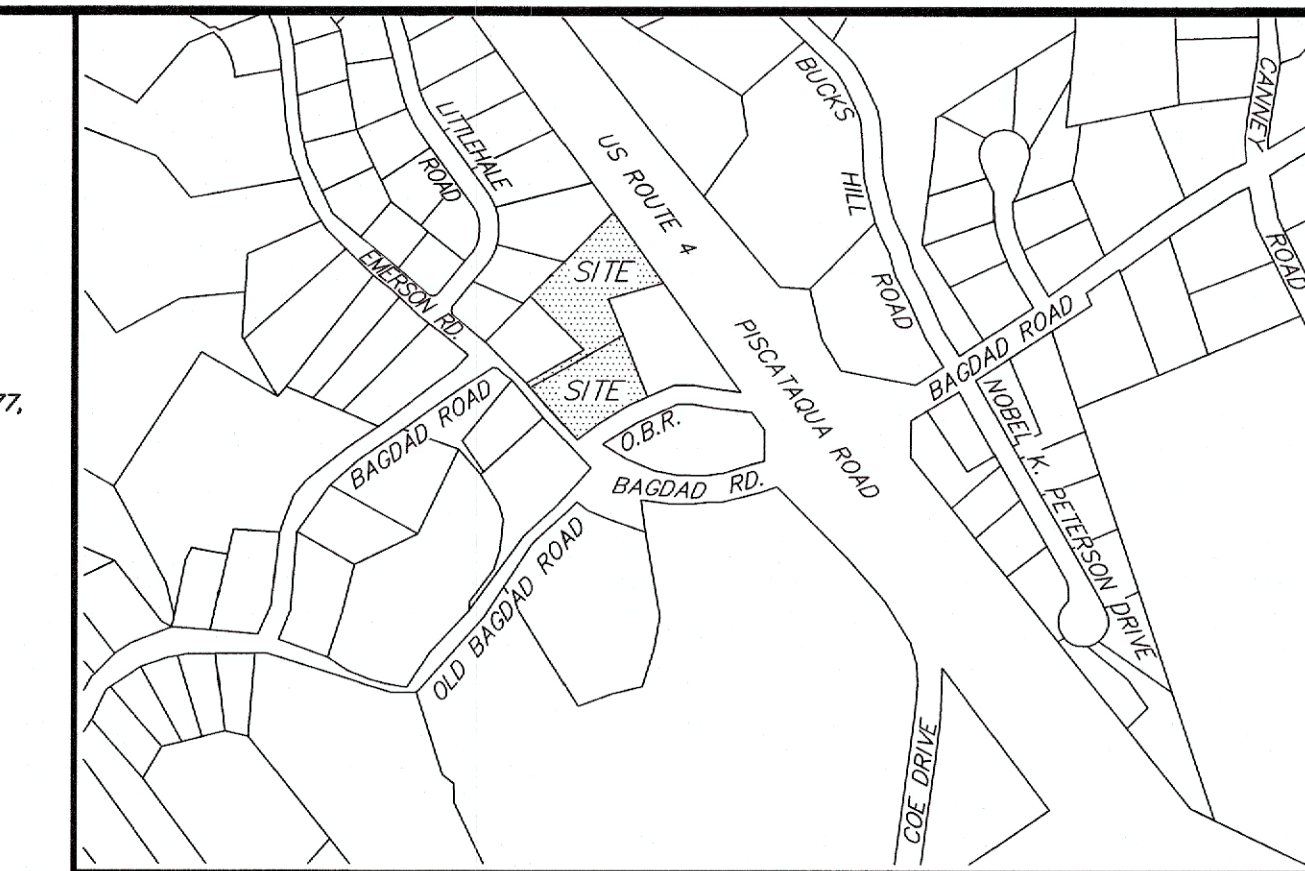
REFERENCE PLAN

1. "FINAL PLAN, WALTER W. CHENEY, INC. LITTLEHALE PROPERTY, DURHAM, NEW HAMPSHIRE," SCALE: 1"=100', DATED JUNE 1973, PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN NO. 55, POCKET 3, FOLDER 3.
2. "PROPOSED SUBDIVISION FOR JOHN & JOANNE SASNER, DURHAM, N.H.," SCALE: 1"=20', DATED JUNE 2, 1986, PREPARED BY BRUNO ASSOCIATES INC., P.C. S.C.R.D. PLAN NO. 29A-55.
3. "PROPERTY OF DOROTHY F. ALLEN, DURHAM, N.H.," SCALE: 1"=50', DATED NOVEMBER 1977, PREPARED BY M.E. JENKINS, LEE, NH. S.C.R.D. PLAN NO. 17C-66.
4. "LOT LINE REVISION, BAGDAD ROAD, DURHAM, N.H. FOR DOROTHY F. ALLEN AND OYSTER RIVER COOPERATIVE SCHOOL DISTRICT," SCALE AS SHOWN, DATED AUGUST 18, 1999. S.C.R.D. PLAN NO. 57-50.
5. "MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 94-20.
6. "CORRECTIVE MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 97-47.
7. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F-012-2(4), N.H. PROJECT NO. P-3877-B, DURHAM BYPASS.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF HURLEY ENVIRONMENTAL & LAND PLANNING IN NOVEMBER 2024, UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012. U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).



LOCUS MAP

SCALE: 1"=500'±

NOTES

1. OWNERS OF RECORD:
TAX MAP 104, LOT 41 & 42
QING LIN, QUAN LI & FRANK LAVALLIERE
53 BAGDAD ROAD
DURHAM, NH 03824
BK. 5207 PG. 273
 - TAX MAP 104, LOT 40
JOHN A. & NIKOLL E. LAUZE
31 EMERSON ROAD
DURHAM, NH 03824
BK. 4152 PG. 22
2. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOT DEVELOPMENT AND IMPROVEMENTS.
 3. ORIGINAL AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
SUBTRACT PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
ADD PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
NEW AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
 4. ORIGINAL AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
SUBTRACT PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
ADD PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
NEW AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
- ORIGINAL AREA OF TAX MAP 104, LOT 42 = 45,295 SQUARE FEET OR 1.040 ACRES
PROPOSED LOT 1 AREA = 20,011 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 2 AREA = 20,009 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 3 AREA = 66,471 SQUARE FEET OR 1.526 ACRES
5. CURRENT ZONING DISTRICT: RESIDENCE A (RA)

MINIMUM LOT SIZE:
- SINGLE FAMILY RESIDENCE: 20,000 SQUARE FEET
- MULTI-UNIT HOUSING: N/A
- ALLOWED NONRESIDENTIAL USE: 20,000 SQUARE FEET
- ANY OTHER USE: 20,000 SQUARE FEET

MINIMUM LOT AREA PER DWELLING:
100 FEET
(MINOR STREET, COLLECTOR STREET, ARTERIAL STREET)

MINIMUM LOT SETBACK:
MINIMUM FRONT SETBACK: 30 FEET (MINOR STREET) / 30 FEET (COLLECTOR STREET) / 40 FEET (ARTERIAL STREET)
MINIMUM REAR SETBACK: 20 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM FRONT SETBACK: 30 FEET
MINIMUM BUILDING HEIGHT: 35 FEET (SPECIAL EXCEPTION & CONDITIONAL USE)
MAXIMUM IMPERVIOUS SURFACE RATIO: 33 PERCENT

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N43°24'37" W	221.24
EL2	N46°23'59" E	20.00
EL3	S43°24'37" E	223.87
EL4	S53°54'44" W	20.16
EL5	N42°32'37" W	108.94
EL6	N43°24'37" W	98.71
EL7	N43°24'37" W	15.58
EL8	S43°24'37" E	15.58
EL9	S43°24'37" E	84.43
EL10	S43°24'37" E	123.86
EL11	N49°45'28" E	21.57
EL12	N49°45'28" E	19.21
EL13	N46°23'59" E	92.73
EL14	N46°23'59" E	20.00
EL15	N46°23'59" E	4.47
EL16	N46°23'59" E	93.50
EL17	N46°23'59" E	50.83
EL18	S40°22'50" E	15.43
EL19	N51°43'39" E	30.90
EL20	N54°56'35" E	95.58
EL21	N51°43'39" E	6.47
EL22	N54°56'35" E	13.70

LEGEND

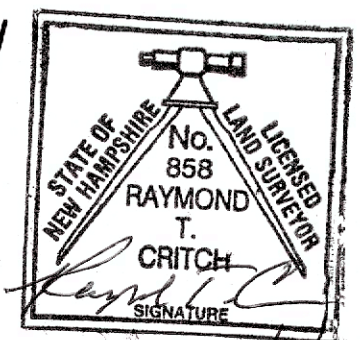
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- TREE LINE
- ROADWAY
- WALKWAY
- GUARDRAIL
- RETAINING WALL
- WATER LINE
- SEWER LINE
- DRAIN LINE
- VERTICAL GRANITE CURB
- SOLID WHITE CURB
- LOT LINE TO BE ELIMINATED
- DRILL HOLE SET
- MAILBOX
- UTILITY POLE
- GUY WIRE
- REBAR FOUND
- STONE BOUND
- IRON PIPE/PIN
- DRILL HOLE FOUND
- BENCHMARK SET
- WATER SHUTOFF
- TREE
- WATER GATE VALVE
- SEWER MANHOLE
- CATCH BASIN
- CONCRETE
- HYDRANT
- EDGE OF PAVEMENT
- DOUBLE YELLOW LINE
- SOLID WHITE LINE
- 1" SQ. X 4" TALL GRANITE POST
- SIGN
- IRON PIN (TO BE SET)

OWNER'S SIGNATURE
NAME _____ DATE _____

APPROVED BY THE TOWN OF DURHAM PLANNING BOARD
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).



Licensed Land Surveyor
DATE: 3/5/25

TAX MAP 104 LOT 40, 41 & 42
TOPOGRAPHIC PLAN
53 BAGDAD ROAD & 51 EMERSON ROAD
LOCATED AT:
BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD
STRAFFORD COUNTY
DURHAM, NEW HAMPSHIRE

OWNED BY:
TAX MAP 104, LOTS 41 & 42
JOHN A. & NIKOLL E. LAUZE
51 EMERSON ROAD
DURHAM, NH 03824

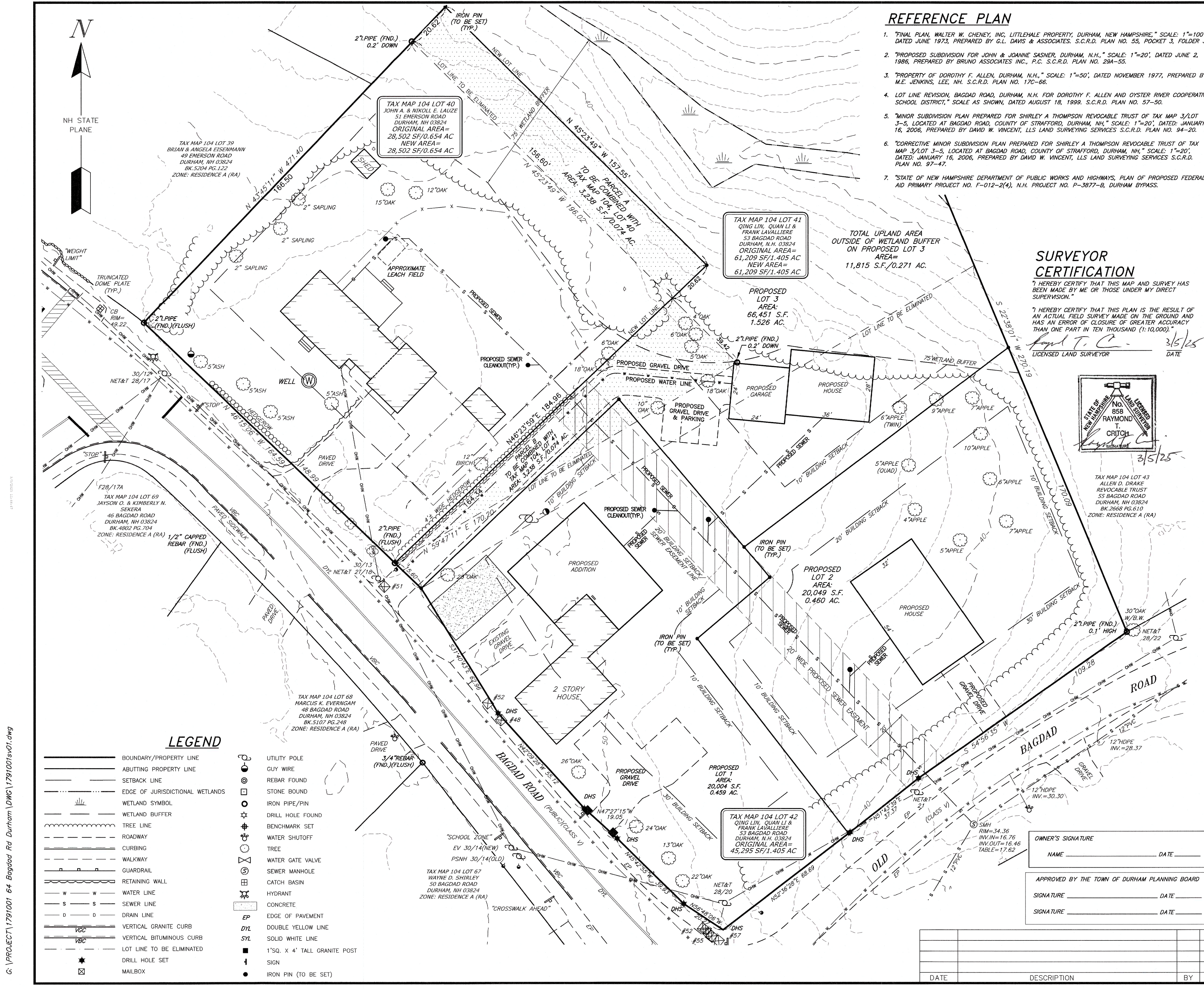
PREPARED FOR:
FRANK LAVALLIERE
231 OLD TURNPIKE ROAD
BARRINGTON, NH 03824

SCALE: 1" = 40'
MARCH 5, 2025
SHEET 2 OF 3

DESIGN: T.N.B. DRAWN: T.N.B. CHECKED: R.T.C. FB: 681 PG: 55 1791001

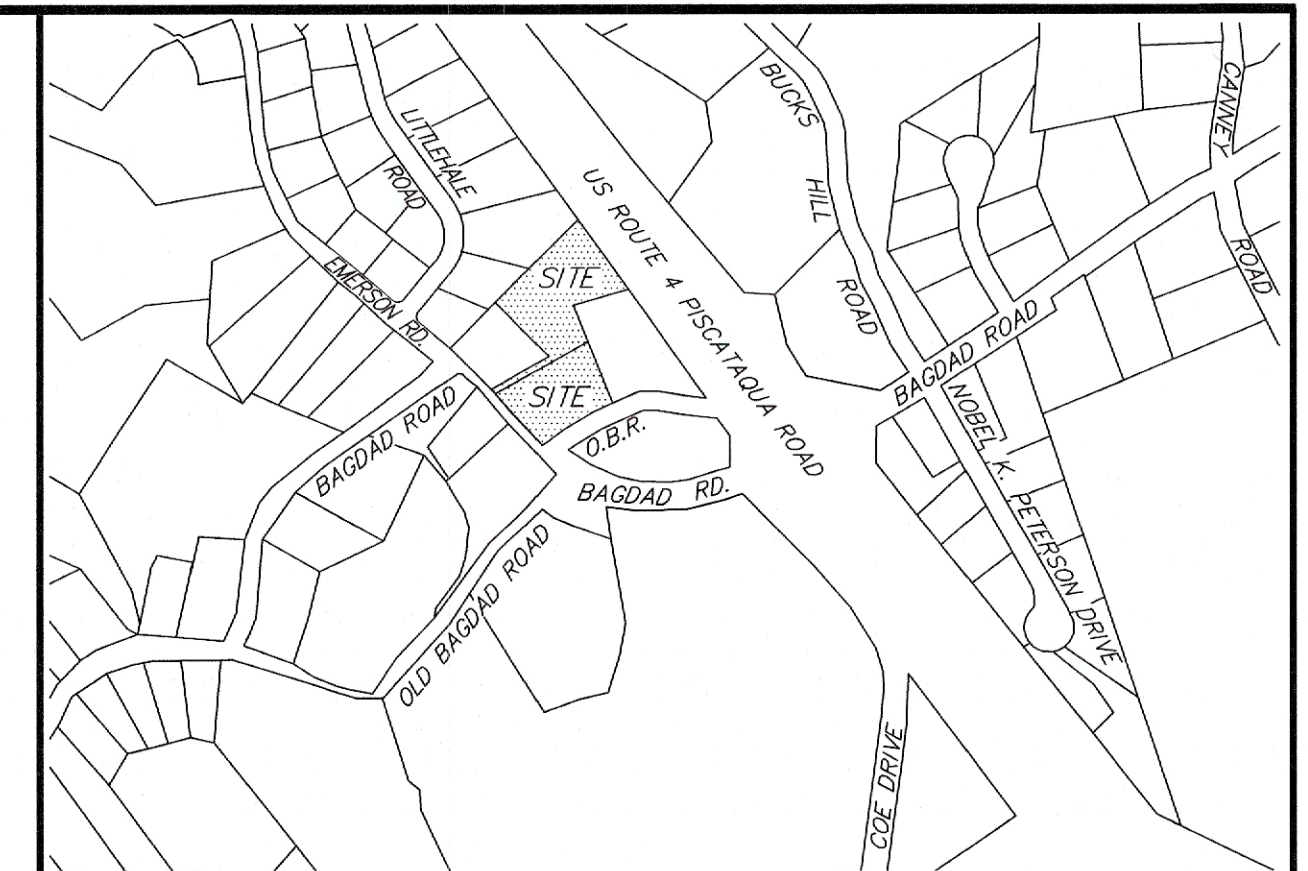
Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com





REFERENCE PLAN

1. "FINAL PLAN, WALTER W. CHENEY, INC. LITTLEHALE PROPERTY, DURHAM, NEW HAMPSHIRE," SCALE: 1"=100', DATED JUNE 1973, PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN NO. 55, POCKET 3, FOLDER 3.
2. "PROPOSED SUBDIVISION FOR JOHN & JOANNE SASNER, DURHAM, N.H.," SCALE: 1"=20', DATED JUNE 2, 1986, PREPARED BY BRUNO ASSOCIATES INC., P.C. S.C.R.D. PLAN NO. 29A-55.
3. "PROPERTY OF DOROTHY F. ALLEN, DURHAM, N.H.," SCALE: 1"=50', DATED NOVEMBER 1977, PREPARED BY M.E. JENKINS, LEE, NH. S.C.R.D. PLAN NO. 17C-66.
4. LOT LINE REVISION, BAGDAD ROAD, DURHAM, N.H. FOR DOROTHY F. ALLEN AND OYSTER RIVER COOPERATIVE SCHOOL DISTRICT," SCALE AS SHOWN, DATED AUGUST 18, 1999. S.C.R.D. PLAN NO. 57-50.
5. "MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 94-20.
6. "CORRECTIVE MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 97-47.
7. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F-012-2(4), N.H. PROJECT NO. P-3877-B, DURHAM BYPASS.



LOCUS MAP

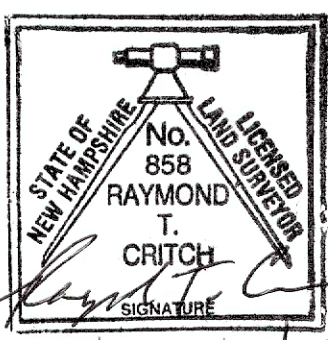
SCALE: 1"=500'±

NOTES

1. OWNERS OF RECORD:
TAX MAP 104, LOT 41 & 42
QING LIN, QUAN LI & FRANK LAVALLIERE
53 BAGDAD ROAD
DURHAM, NH 03824
BK. 5207 PG. 273
TAX MAP 104, LOT 40
JOHN A. & NIKOLL E. LAUZE
31 EMERSON ROAD
DURHAM, NH 03824
BK. 4152 PG. 22
2. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOT DEVELOPMENT AND IMPROVEMENTS.
3. ORIGINAL AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
SUBTRACT PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
ADD PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
NEW AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
4. ORIGINAL AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
SUBTRACT PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
ADD PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
NEW AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
5. ORIGINAL AREA OF TAX MAP 104, LOT 42 = 45,295 SQUARE FEET OR 1.040 ACRES
PROPOSED LOT 1 AREA = 20,011 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 2 AREA = 20,009 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 3 AREA = 66,471 SQUARE FEET OR 1.526 ACRES
5. CURRENT ZONING DISTRICT: RESIDENCE A (RA)

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).
3/5/25
Raymond T. Critch
LICENSED LAND SURVEYOR



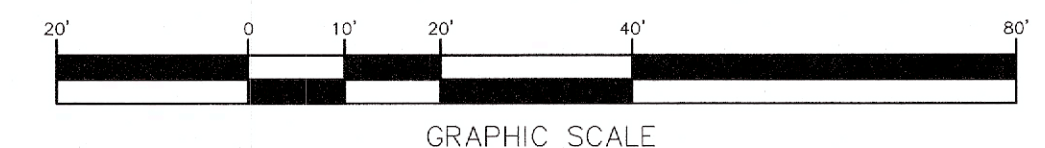
LEGEND

- BOUNDARY/PROPERTY LINE
- ADJUTING PROPERTY LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- TREE LINE
- ROADWAY
- CURBING
- WALKWAY
- GUARDRAIL
- RETAINING WALL
- WATER LINE
- SEWER LINE
- DRAIN LINE
- VERTICAL GRANITE CURB
- VERTICAL BITUMINOUS CURB
- LOT LINE TO BE ELIMINATED
- DRILL HOLE SET
- MAILBOX
- UTILITY POLE
- GUY WIRE
- REBAR FOUND
- STONE BOUND
- IRON PIPE/PIN
- DRILL HOLE FOUND
- BENCHMARK SET
- WATER SHUTOFF
- TREE
- WATER GATE VALVE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- CONCRETE
- EDGE OF PAVEMENT
- DOUBLE YELLOW LINE
- SOLID WHITE LINE
- 1"SQ. X 4" TALL GRANITE POST
- SIGN
- IRON PIN (TO BE SET)

- MINIMUM LOT SIZE: 20,000 SQUARE FEET
- SINGLE FAMILY RESIDENCE: N/A
- MULTI-UNIT HOUSING: 20,000 SQUARE FEET
- ALLOWED NONRESIDENTIAL USE: 20,000 SQUARE FEET
- ANY OTHER USE: 20,000 SQUARE FEET
- MINIMUM LOT AREA PER DWELLING: 3
- MINIMUM LOT FRONTAGE: 100 FEET
- (MINOR STREET, COLLECTOR STREET, ARTERIAL STREET)
- MINIMUM LOT SETBACKS:
- MINIMUM FRONT SETBACK: 30 FEET (MINOR STREET) 1
30 FEET (COLLECTOR STREET)
40 FEET (ARTERIAL STREET)
- MINIMUM SIDE SETBACK: 10 FEET 4
- MINIMUM REAR SETBACK: 20 FEET 4
- MAXIMUM BUILDING HEIGHT: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET (SPECIAL EXCEPTION & CONDITIONAL USE)
- EQUALIZATION: 33 PERCENT

- 1. WHEN THE AVERAGE FRONT YARD SETBACK OF OTHER BUILDINGS WITHIN 300 FEET EACH WAY ON THE SAME SIDE OF A MINOR STREET IS LESS THAN THIRTY (30) FEET, THE FRONT YARD SETBACK MAY BE REDUCED TO THE AVERAGE EXISTING SETBACK.
- 3. SEE 175-57(A) FOR SPECIAL DENSITY REQUIREMENTS FOR SENIOR HOUSING, ELDERCARE FACILITIES, AND NURSING HOMES.
- 4. SEE ARTICLE XX FOR REQUIREMENTS FOR ACCESSORY BUILDINGS.
- 6. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF DURHAM, NEW HAMPSHIRE, BELKNAP COUNTY, COMMUNITY PANEL NO. 3301700318E EFFECTIVE DATE: SEPTEMBER 30, 2015, INDICATES THAT A PORTION OF TAX MAP 104, LOT 41 IS LOCATED WITHIN ZONE A, A DESIGNATED FLOOD HAZARD AREA.
- 7. FIELD SURVEY PERFORMED NOVEMBER, 2024 AND FEBRUARY, 2025.
- 8. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON SURVEY FIELD WORK PERFORMED IN NOVEMBER, 2024 UTILIZING A CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION. TOPOGRAPHIC INFORMATION IS DERIVED FROM INHGRANT LIDAR DATA.
- 9. BOOK 499 PAGE 162 OF THE STRAFFORD COUNTY REGISTRY OF DEEDS DESCRIBES A SIX FOOT RIGHT OF WAY EXTENDING APPROXIMATELY 200 FEET IN A NORTHERLY DIRECTION FROM THE NORTHERLY BOUNDARY OF LAND FORMERLY OF FOGG, NOW LAND OF DRAKE (TM 104, LOT 43), FOR THE PURPOSE OF OBTAINING WATER FROM A SPRING, AND THE RIGHT TO INSTALL AND MAINTAIN A WATER PIPE LINE FOR THE PURPOSE OF DRAWING WATER FROM SAID SPRING.

SCALE: 1"=20'



TAX MAP 104 LOT 40, 41 & 42

LOT DEVELOPMENT PLAN
53 BAGDAD ROAD & 51 EMERSON ROAD
LOCATED AT:
BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD
STRAFFORD COUNTY
DURHAM, NEW HAMPSHIRE

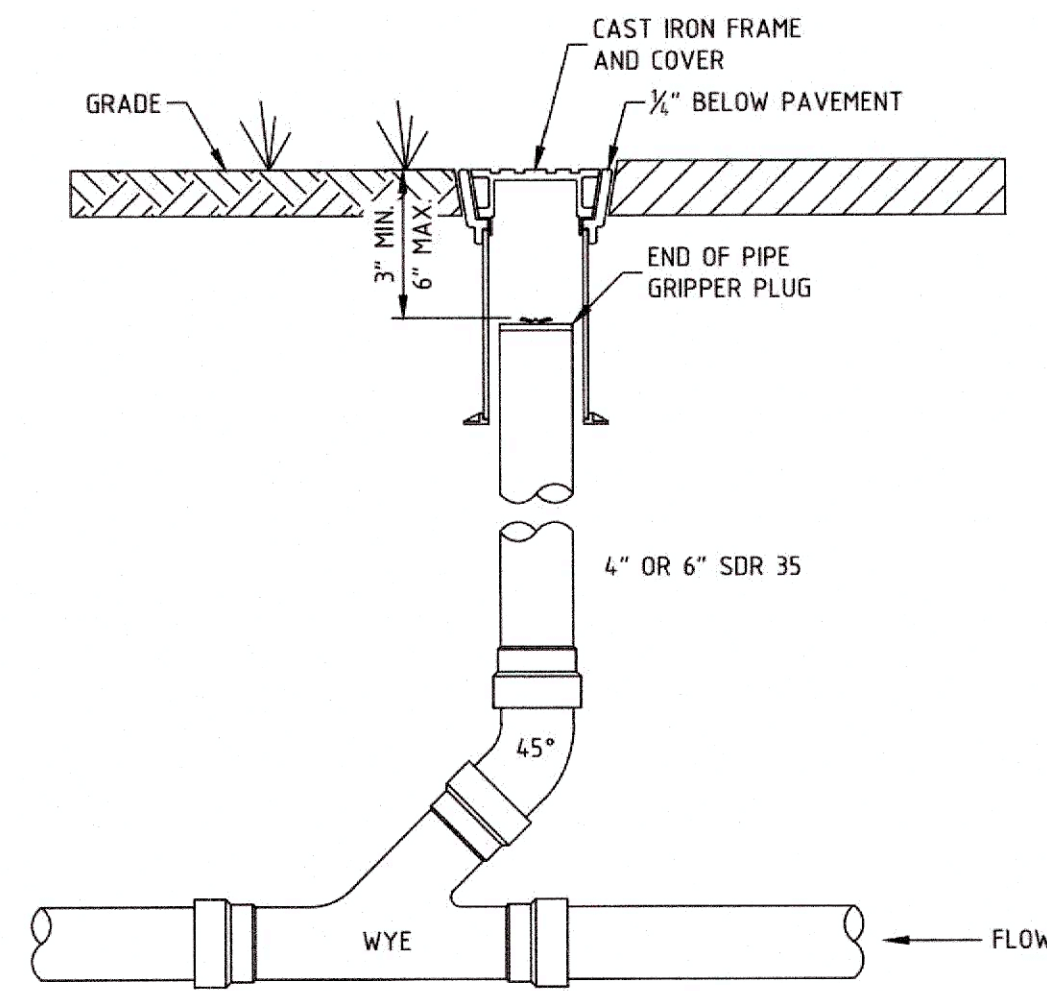
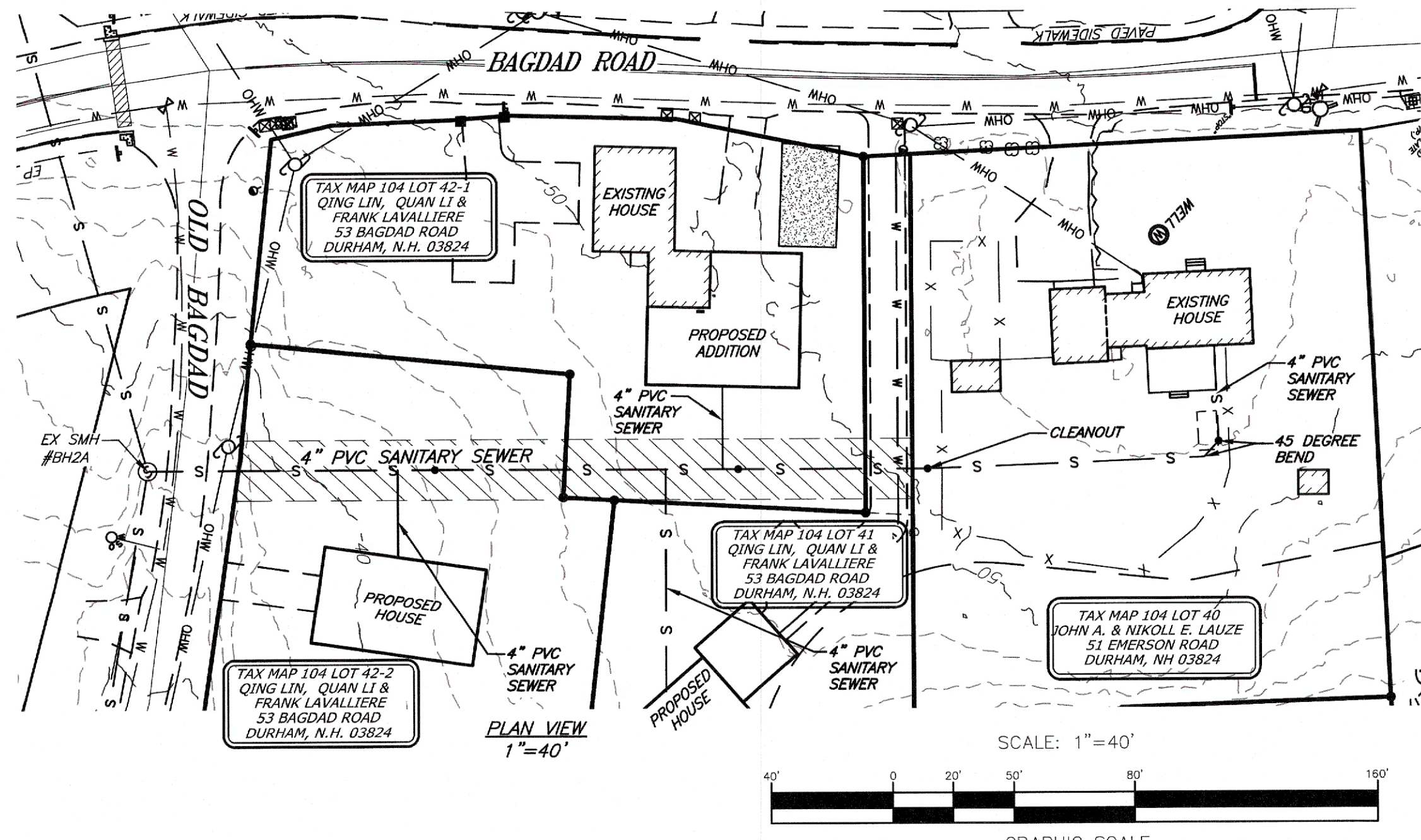
OWNED BY:
PREPARED FOR: TAX MAP 104, LOTS 41 & 42
FRANK LAVALLIERE QING LIN, QUAN LI &
231 OLD TURNPIKE ROAD FRANK LAVALLIERE
BARRINGTON, NH 03825 53 BAGDAD ROAD
DURHAM, NH 03824 JOHN A. & NIKOLL E. LAUZE
51 EMERSON ROAD
DURHAM, NH 03824

SCALE: 1" = 20' MARCH 5, 2025 SHEET 3 OF 3

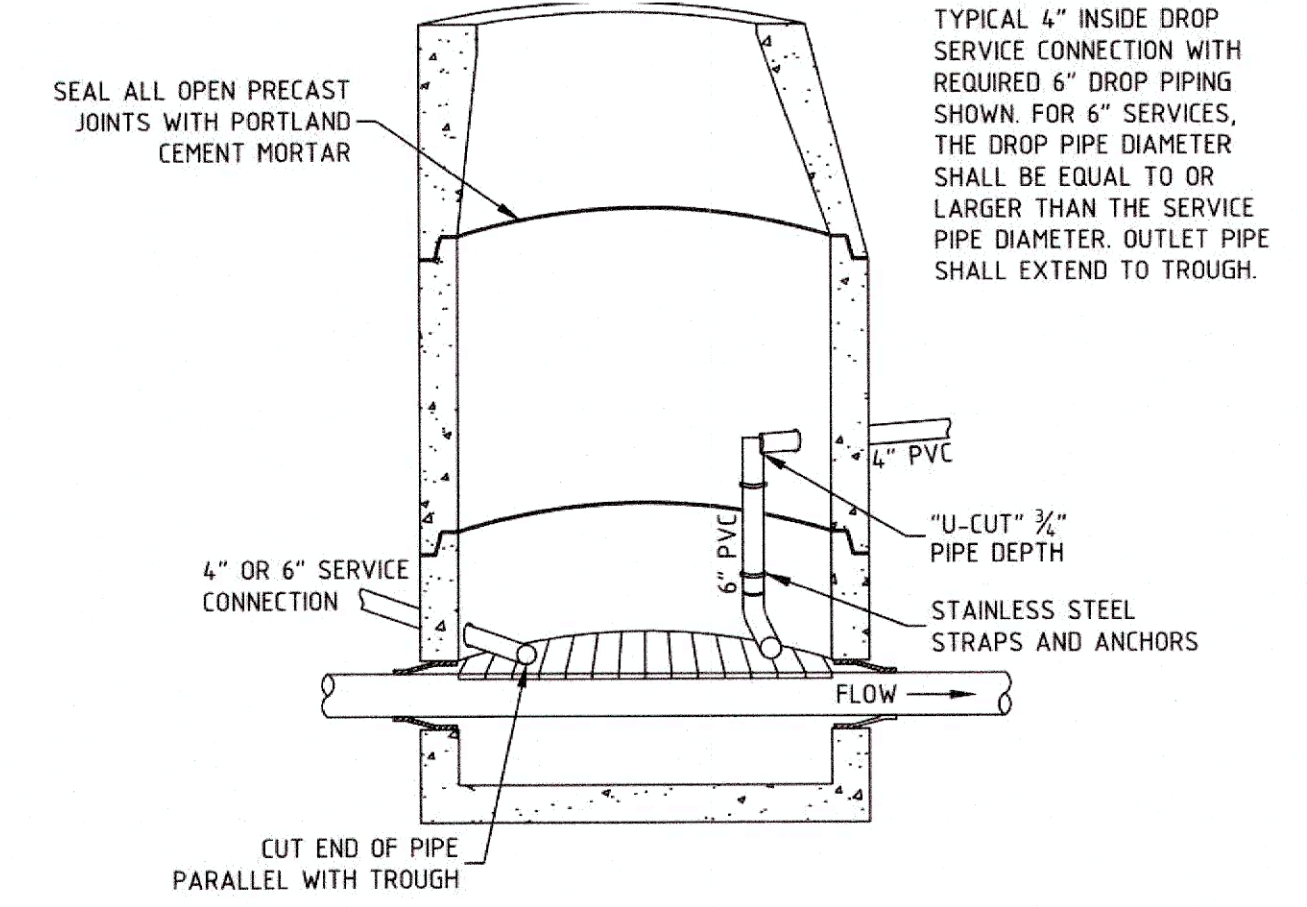
DESIGN: T.N.B. DRAWN: T.N.B. CHECKED: R.T.C. FB: 681 PG: 55 1791001

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

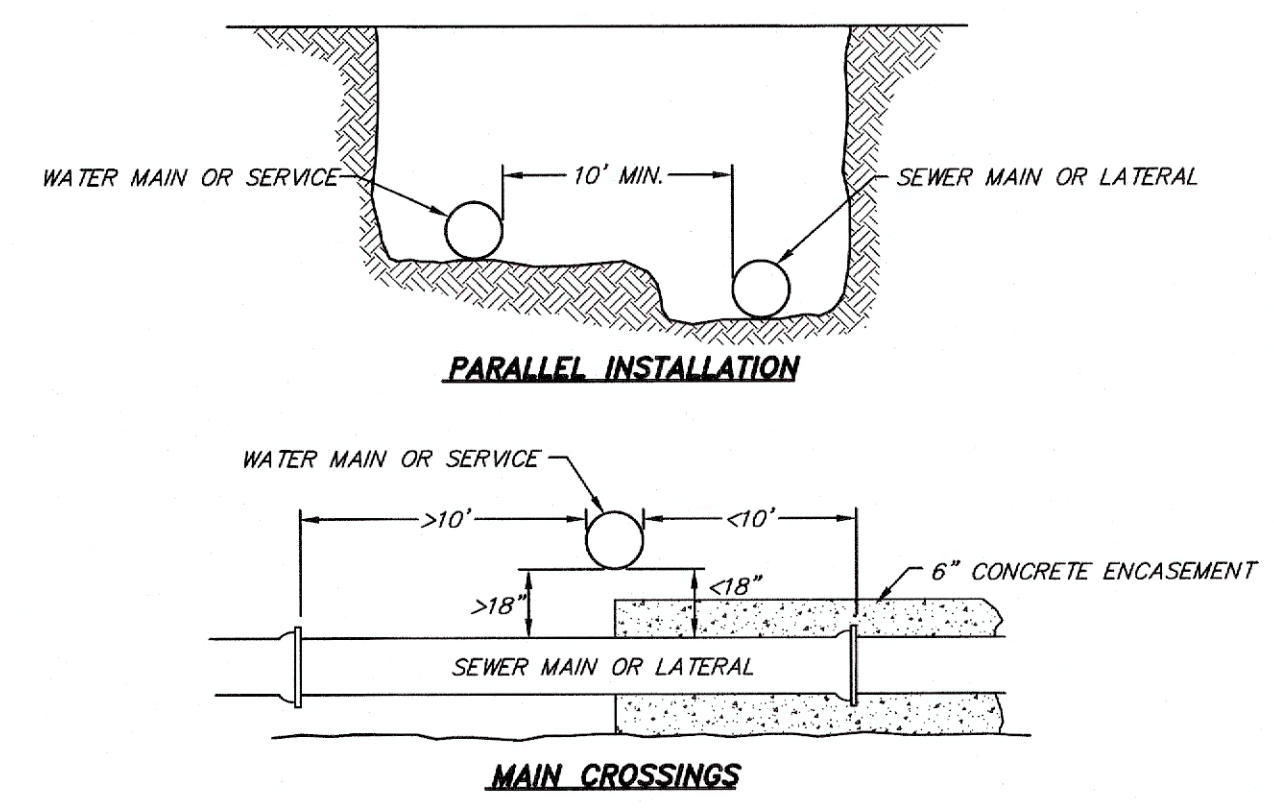
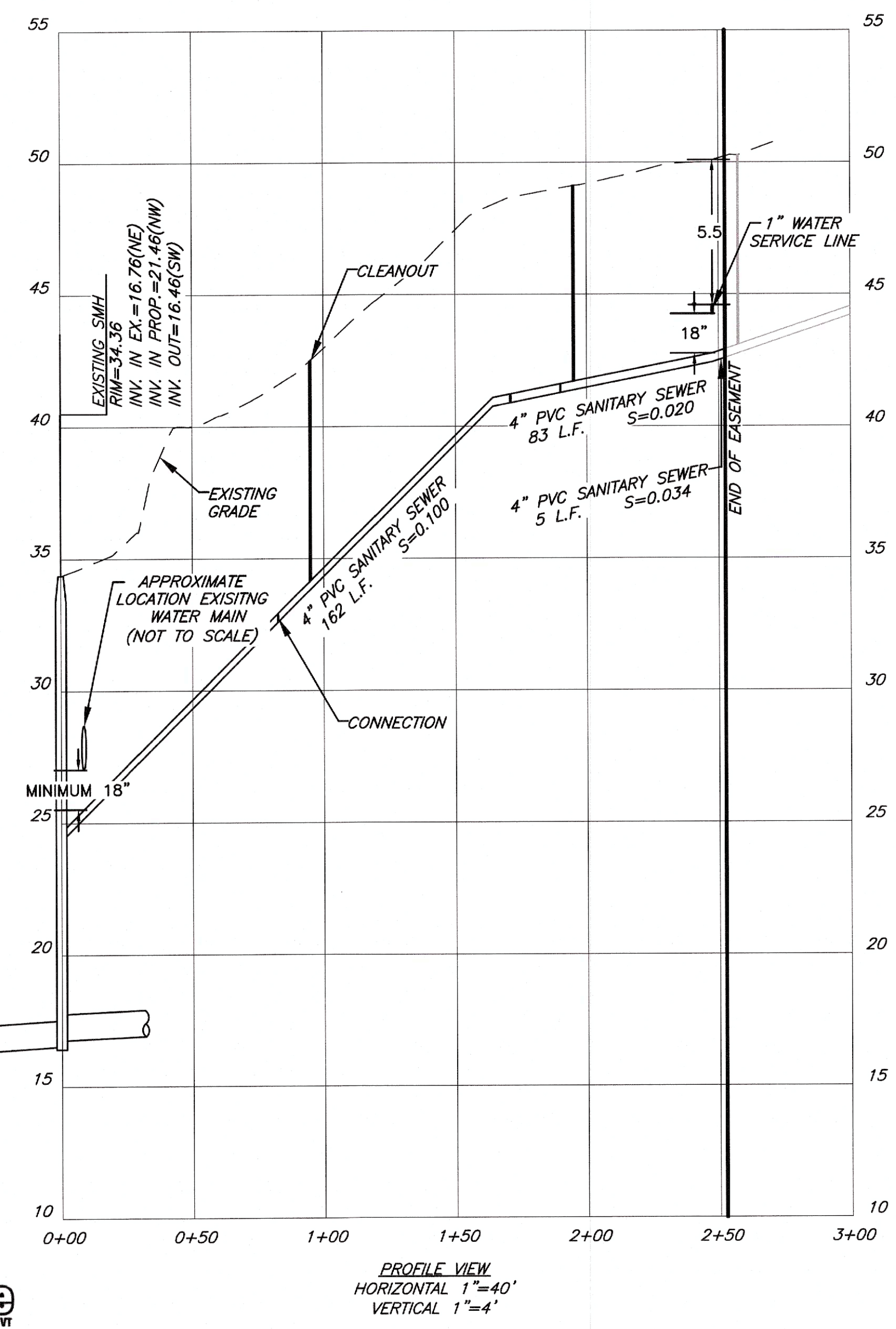
DATE	DESCRIPTION	BY	REV.



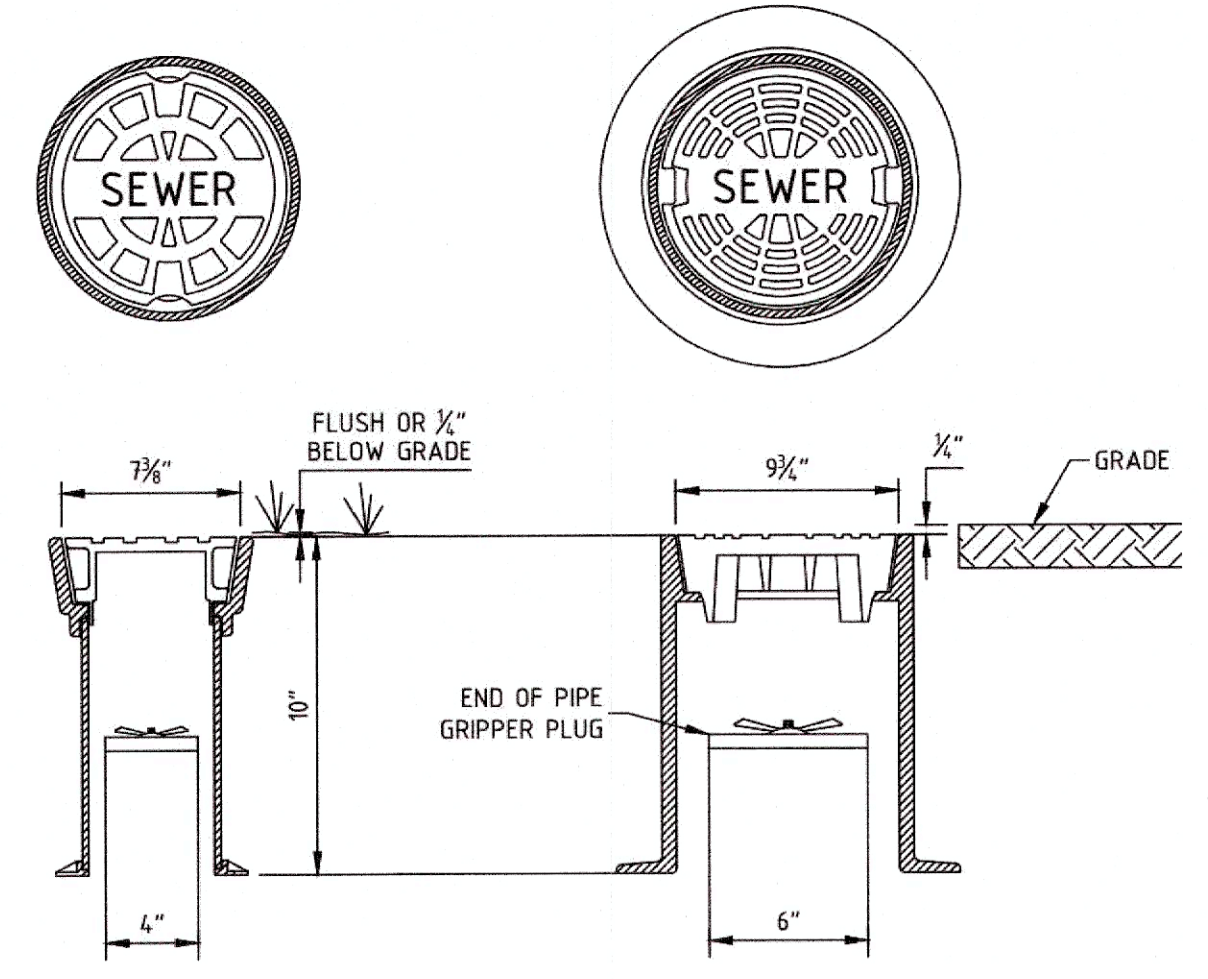
TOWN OF DURHAM ENGINEERING DIVISION
CLEANOUTS ON SERVICE LATERALS



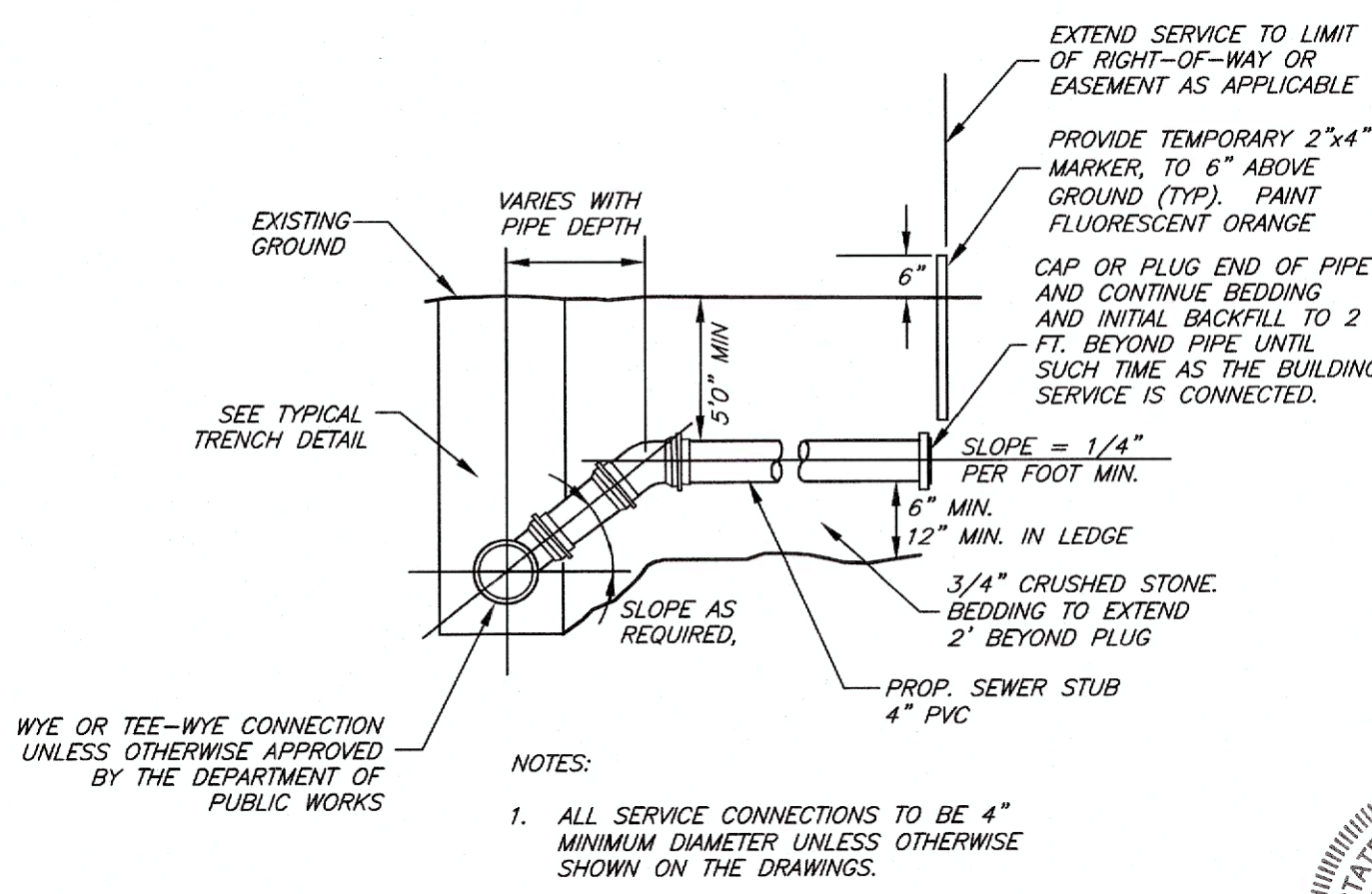
TOWN OF DURHAM ENGINEERING DIVISION
SEWER SERVICE CONNECTION/INSIDE DROP MANHOLE



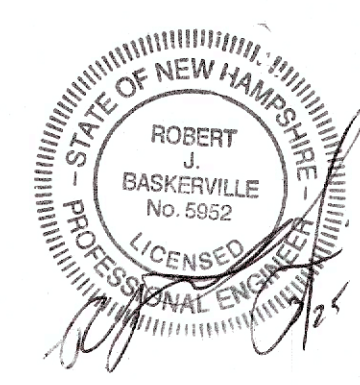
WATER MAIN AND SEWER MAIN SEPARATION DETAIL
NOT TO SCALE



TOWN OF DURHAM ENGINEERING DIVISION
CLEANOUT COVERS 4" OR 6"



TYPICAL SEWER SERVICE CONNECTION
EXHIBIT SW5



DATE	DESCRIPTION	BY	REV.
TAX MAP 104 LOT 40, 41 & 42			
PROPOSED SEWER PROFILE			
53 BAGDAD ROAD & EMERSON ROAD			
LOCATED AT: BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD			
DURHAM, NEW HAMPSHIRE			
PREPARED FOR: FRANK LAVALLIERE 231 OLD TURNPIKE ROAD BARRINGTON, NH 03825		OWNED BY: TAX MAP 104, LOTS 41 & 42 QING LIN, QUAN LI & FRANK LAVALLIERE 53 BAGDAD ROAD DURHAM, NH 03824	
TAX MAP 104, LOTS 40 JOHN A. & NIKOLL E. LAUZE 51 EMERSON ROAD DURHAM, NH 03824			
SCALE: 1" = 40'	JANUARY 23, 2025	SHEET 1 OF 1	
DESIGN: K.A.W.	DRAWN: S.N.P.	CHECKED: K.A.W.	FB: ###
Bedford Design Consultants Inc.			
ENGINEERS AND SURVEYORS			
592 Harvey Road, Manchester, NH 03103			
Telephone: (603) 622-5533			
www.bedforddesign.com			

G:\PROJECT\1791001_64_Bagdad Rd Durham\DWG\1791-01-C102.dwg



Bedford Design

ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS

603-622-5533 • 592 Harvey Road Manchester, NH 03103 • www.BedfordDesign.com

March 3, 2025

Town of Durham
Planning Board
8 Newmarket Road
Durham, NH 03824

**Re: Preliminary Subdivision Application
51 Emerson Road & 53 Bagdad Road
Durham, NH
BDC # 1791-01**

Dear Planning Board,

We respectfully submit this preliminary subdivision application on behalf of the owners of Tax Map 104 Lots 40, 41 & 42. The owners of Tax Map 104 Lots 41 and 42 (Qing Lin, Quan Li and Frank Lavalliere) have coordinated with the owners of Tax Map 104 Lot 40 (John Lauze & Nikoll Lauze) to propose a lot line adjustment to relocate access to Lot 41.

The developer Frank Lavalliere is working with the Town of Durham to preserve the historic value of the existing residence on Lot 42. The existing home on lot 42 will receive an addition that will become the primary residence. The existing portion of the home will become an attached ADU.

The proposed subdivision consists of combining Lots 41 & 42 then subdividing the combined lot into three lots, resulting in one additional lot. A sewer easement along property boundaries is proposed to allow all lots to access the town sewer system.

It was brought to our attention that per the Town of Durham GIS system Old Bagdad Road is classified as a Class VI Road. Per our discussion with Town Engineer April Talon it is our understanding that the Town of Durham maintains Old Bagdad Road. Municipal maintenance normally indicates the road is a Class V Road. Please see the attached pages excerpted from "A Hard Road to Travel", a widely accepted legal book on roadway classification in New Hampshire. Michael Behrendt has indicated that we will inquire with the town attorney regarding this matter.

If you have any further questions or concerns, please do not hesitate to contact me at (603) 622-5533 or via email at bobb@bedforddesign.com

Sincerely,
Bedford Design Consultants, Inc.



Robert J. Baskerville, P.E.
President

Municipal Highways

CLASS IV: URBAN COMPACT SECTION HIGHWAYS

Class IV consists of all highways within the urban compact section of the cities and towns listed below, as designated by the Department of Transportation. The compact section is described as the area of the "city or town where the frontage on any highway, in the opinion of the DOT commissioner, is mainly occupied by dwellings or buildings in which people live or business is conducted, throughout the year and not for a season only." RSA 229:5, IV. The boundaries are often marked by "Urban Compact" signs along the road. Pursuant to RSA 229:5, V, the DOT commissioner may establish urban compact sections only in the following cities and towns:

Amherst	Durham	Keene	Nashua
Bedford	Exeter	Laconia	Pelham
Berlin	Franklin	Lebanon	Portsmouth
Claremont	Goffstown	Londonderry	Rochester
Concord	Hampton	Manchester	Salem
Derry	Hanover	Merrimack	Somersworth
Dover	Hudson	Milford	

CLASS V: TOWN OR CITY ROADS AND STREETS

Class V consists of all traveled highways other than Class IV that the town or city has the duty to maintain regularly. RSA 229:5, VI and 231:3. One common misunderstanding about Class V highways is that "Class V" refers to some set of construction standards. This is not true. If a town or city has a duty to maintain a road and does, in fact, maintain it, the road is Class V, regardless of the condition of the road or how little maintenance is done. Thus, a Class V highway can be anything from a one-lane dirt track to a six-lane boulevard. The phrase "Class V road standards" means nothing unless a town or city has created its own standards. One reason for the confusion is that in the past the state had a set of "TRA Standards" that towns were required to use when doing work with Town Road Aid funds. But that system has long been replaced by the block grant system. See Chapter 12 on highway funding.

The New Hampshire Supreme Court has made clear that a highway must be both traveled and maintained to be a Class V highway. In *Glick v. Ossipee*, 130 N.H. 634 (1988), the Court held that

the mere fact that a road was used frequently by hunters, loggers and fishermen did not make it Class V, absent town maintenance.

CLASS VI

Class VI consists of “all other existing public ways.” RSA 229:5, VII. It includes all local highways discontinued subject to gates and bars and all highways that have not been maintained and repaired by the town in suitable condition for travel for five successive years or more. RSA 229:5, VII. Chapter 8 of this book provides a detailed look at Class VI roads. It is important to recognize at the outset that Class VI highways are full public highways in every respect except maintenance. *King v. Town of Lyme*, 126 N.H. 279 (1985). This concept has been codified by the legislature in RSA 231:21-a. That statute grants municipalities the same regulatory authority over Class VI roads that it has over Class V roads regardless of how the road reached Class VI status. RSA 231:21-a also provides that all Class VI highways “shall be deemed subject to gates and bars,” and any gates and bars maintained by private land owners cannot be erected so as to prevent or interfere with public use of the highway. The gates and bars must be capable of being opened and closed by users of the highway.

How Classifications Get Changed

FROM CLASS IV OR V TO CLASS VI

RSA 229:5, VII provides that a Class IV or V highway may become Class VI in one of two ways:

- A vote of the legislative body (council or town meeting) to discontinue it “subject to gates and bars” pursuant to RSA 231:45. (see Chapter 4 for more on discontinuances); or
- The failure to maintain it “in suitable condition for travel thereon for 5 successive years or more.”

The law on “lapse” is discussed further in Chapter 8. Action by the board of selectmen alone is not enough to reclassify a Class IV or V highway to Class VI. RSA 231:45-a. If the board intentionally refused to maintain a highway so that it would lapse to Class VI status, the road would be subject to notices of insufficiency under RSA 231:90 and the resulting duty to repair the road (discussed further in Chapter 6). This approach to reclassification is not worth the liability exposure.

Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

Abutters List
51 Emerson Road & 53 Bagdad Road
Durham, NH
Tax Map 104, Lots 40, 41 & 42
BDC Job #1791-01
Checked on 03/04/2025

<u>Tax Map</u>	<u>Lot</u>	<u>Name/Address</u>
<u>OWNER</u>		
104	40	John A. Lauze Nikoll E. Lauze 51 Emerson Road Durham, NH 03824
104	41 & 42	Qing Lin & Quan Li Frank Lavalliere 53 Bagdad Road Durham, NH 03824
<u>ABUTTERS</u>		
103	28	Canney Farm Open Space Canney Farm Community Association, Inc. 8 Partridge Berry Ln Durham, NH 03824
103	28	Canney Farm Community Association, Inc. Chairman of the Board Matthew Courtland 12 Sumac Lane Durham, NH 03824
103	28	Canney Farm Community Association Inc. Treasurer Craig Hricz 18 Sumac Lane Durham, NH 03824
104	16 Unit 1 Cut A 16 Unit 1 Cut B	Judith N Moyer 43-B Bagdad Road Durham, NH 03824
104	37	Cote Family Revocable Trust 21 Littlehale Road Durham, NH 03824

104	38	Farag Family Revocable Trust 27 Dumas Avenue Hampton, NH 03842
104	39	Brian Eisenmann Angela Eisenmann 49 Emerson Road Durham, NH 03824
104	43	Allen D. Drake Revocable Trust 55 Bagdad Road Durham, NH 03824
104	44	Caroline A Schepker Gregory Spiers 57 Bagdad Road Durham, NH 03824
104	46 Unit 1 Cut 3	Linda J Evans 3 Bucks Hill Road Durham, NH 03824
104	46 Unit 1 Cut 5	Barbara McDowell 5 Bucks Hill Rd Durham, NH 03824
104	46 Unit 1 Cut 7	Michele B Halvorsen 2017 Trust 7 Bucks Hill Road Durham, NH 03824
104	46 Unit 1 Cut 9	Dain Laroche Nataliya Tereshchenko 9 Bucks Hill Road Durham, NH 03824
104	46 Unit 1 Cut 11	Dusinlleux Family Rev Trust 11 Bucks Hill Road Durham, NH 03824
104	46 Unit 1 Cut 13	Startreece S Snow 13 Bucks Hill Road Durham, NH 03824
104	46 Unit 1 Cut 15	Devries Family Realty Trust C/O Johanna Knight 15 Bucks Hill Road Durham, NH 03824

104	46 Unit 1 Cut 17	Moore Family Rev. Trust 17 Bucks Hill Road Durham, NH 03824
104	66	Cynthia Morong 52 Bagdad Road Durham, NH 03824
104	67	Wayne D. Shirley 50 Bagdad Road Durham, NH 03824
104	68	Markus K. Everngam 48 Bagdad Road Durham, NH 03824
104	69	Jayson O Seaman Kimberly N Sekera 46 Bagdad Road Durham, NH 03824
NH Route 4		NHDOT District 6 PO Box 740, 271 Main Street Durham, NH 03824
<u>ENGINEER</u>		Bedford Design Consultants, Inc. Robert J. Baskerville, PE 592 Harvey Road Manchester, NH 03103
<u>SURVEYOR</u>		Bedford Design Consultants, Inc. Raymond T. Critch, LLS 592 Harvey Road Manchester, NH 03103
<u>WETLAND SCIENTIST</u>		Luke Hurley Hurley Environmental & Land Planning LLC PO Box 356 Epsom, NH 03234

John A. Lauze
Nikoll E. Lauze
51 Emerson Road
Durham, NH 03824

John A. Lauze
Nikoll E. Lauze
51 Emerson Road
Durham, NH 03824

John A. Lauze
Nikoll E. Lauze
51 Emerson Road
Durham, NH 03824

Qing Lin & Quan Li
Frank Lavalliere
53 Bagdad Road
Durham, NH 03824

Qing Lin & Quan Li
Frank Lavalliere
53 Bagdad Road
Durham, NH 03824

Qing Lin & Quan Li
Frank Lavalliere
53 Bagdad Road
Durham, NH 03824

Canney Farm Open Space
Canney Farm Community Assoc, Inc.
8 Partridge Berry Ln
Durham, NH 03824

Canney Farm Open Space
Canney Farm Community Assoc, Inc.
8 Partridge Berry Ln
Durham, NH 03824

Canney Farm Open Space
Canney Farm Community Assoc, Inc.
8 Partridge Berry Ln
Durham, NH 03824

Canney Farm Community Assoc, Inc.
Board Chairman Matthew Courtland
12 Sumac Lane
Durham, NH 03824

Canney Farm Community Assoc, Inc.
Board Chairman Matthew Courtland
12 Sumac Lane
Durham, NH 03824

Canney Farm Community Assoc, Inc.
Board Chairman Matthew Courtland
12 Sumac Lane
Durham, NH 03824

Canney Farm Community Assoc, Inc.
Treasurer Craig Hricz
18 Sumac Lane
Durham, NH 03824

Canney Farm Community Assoc, Inc.
Treasurer Craig Hricz
18 Sumac Lane
Durham, NH 03824

Canney Farm Community Assoc, Inc.
Treasurer Craig Hricz
18 Sumac Lane
Durham, NH 03824

Judith N Moyer
43-B Bagdad Road
Durham, NH 03824

Judith N Moyer
43-B Bagdad Road
Durham, NH 03824

Judith N Moyer
43-B Bagdad Road
Durham, NH 03824

Cote Family Revocable Trust
21 Littlehale Road
Durham, NH 03824

Cote Family Revocable Trust
21 Littlehale Road
Durham, NH 03824

Cote Family Revocable Trust
21 Littlehale Road
Durham, NH 03824

Farag Family Revocable Trust
27 Dumas Avenue
Hampton, NH 03842

Farag Family Revocable Trust
27 Dumas Avenue
Hampton, NH 03842

Farag Family Revocable Trust
27 Dumas Avenue
Hampton, NH 03842

Brian Eisenmann
Angela Eisenmann
49 Emerson Road
Durham, NH 03824

Brian Eisenmann
Angela Eisenmann
49 Emerson Road
Durham, NH 03824

Brian Eisenmann
Angela Eisenmann
49 Emerson Road
Durham, NH 03824

Allen D. Drake Revocable Trust
55 Bagdad Road
Durham, NH 03824

Allen D. Drake Revocable Trust
55 Bagdad Road
Durham, NH 03824

Allen D. Drake Revocable Trust
55 Bagdad Road
Durham, NH 03824

Caroline A Schepker
Gregory Spiers
57 Bagdad Road
Durham, NH 03824

Caroline A Schepker
Gregory Spiers
57 Bagdad Road
Durham, NH 03824

Caroline A Schepker
Gregory Spiers
57 Bagdad Road
Durham, NH 03824

Linda J Evans
3 Bucks Hill Road
Durham, NH 03824

Linda J Evans
3 Bucks Hill Road
Durham, NH 03824

Linda J Evans
3 Bucks Hill Road
Durham, NH 03824

Barbara McDowell
5 Bucks Hill Rd
Durham, NH 03824

Barbara McDowell
5 Bucks Hill Rd
Durham, NH 03824

Barbara McDowell
5 Bucks Hill Rd
Durham, NH 03824

Michele B Halvorsen 2017 Trust
7 Bucks Hill Road
Durham, NH 03824

Michele B Halvorsen 2017 Trust
7 Bucks Hill Road
Durham, NH 03824

Michele B Halvorsen 2017 Trust
7 Bucks Hill Road
Durham, NH 03824

Dain Laroche
Nataliya Tereshchenko
9 Bucks Hill Road
Durham, NH 03824

Dain Laroche
Nataliya Tereshchenko
9 Bucks Hill Road
Durham, NH 03824

Dain Laroche
Nataliya Tereshchenko
9 Bucks Hill Road
Durham, NH 03824

Dusinlleux Family Rev Trust
11 Bucks Hill Road
Durham, NH 03824

Dusinlleux Family Rev Trust
11 Bucks Hill Road
Durham, NH 03824

Dusinlleux Family Rev Trust
11 Bucks Hill Road
Durham, NH 03824

Startreece S Snow
13 Bucks Hill Road
Durham, NH 03824

Startreece S Snow
13 Bucks Hill Road
Durham, NH 03824

Startreece S Snow
13 Bucks Hill Road
Durham, NH 03824

Devries Family Realty Trust
C/O Johanna Knight
15 Bucks Hill Road
Durham, NH 03824

Devries Family Realty Trust
C/O Johanna Knight
15 Bucks Hill Road
Durham, NH 03824

Devries Family Realty Trust
C/O Johanna Knight
15 Bucks Hill Road
Durham, NH 03824

Moore Family Rev. Trust
17 Bucks Hill Road
Durham, NH 03824

Moore Family Rev. Trust
17 Bucks Hill Road
Durham, NH 03824

Moore Family Rev. Trust
17 Bucks Hill Road
Durham, NH 03824

Cynthia Morong
52 Bagdad Road
Durham, NH 03824

Cynthia Morong
52 Bagdad Road
Durham, NH 03824

Cynthia Morong
52 Bagdad Road
Durham, NH 03824

Wayne D. Shirley
50 Bagdad Road
Durham, NH 03824

Wayne D. Shirley
50 Bagdad Road
Durham, NH 03824

Wayne D. Shirley
50 Bagdad Road
Durham, NH 03824

Markus K. Everngam
48 Bagdad Road
Durham, NH 03824

Markus K. Everngam
48 Bagdad Road
Durham, NH 03824

Markus K. Everngam
48 Bagdad Road
Durham, NH 03824

Jayson O Seaman
Kimberly N Sekera
46 Bagdad Road
Durham, NH 03824

Jayson O Seaman
Kimberly N Sekera
46 Bagdad Road
Durham, NH 03824

Jayson O Seaman
Kimberly N Sekera
46 Bagdad Road
Durham, NH 03824

NHDOT District 6
PO Box 740, 271 Main Street
Durham, NH 03824

NHDOT District 6
PO Box 740, 271 Main Street
Durham, NH 03824

NHDOT District 6
PO Box 740, 271 Main Street
Durham, NH 03824

Bedford Design Consultants, Inc.
Robert J. Baskerville, PE
592 Harvey Road
Manchester, NH 03103

Bedford Design Consultants, Inc.
Robert J. Baskerville, PE
592 Harvey Road
Manchester, NH 03103

Bedford Design Consultants, Inc.
Robert J. Baskerville, PE
592 Harvey Road
Manchester, NH 03103

Bedford Design Consultants, Inc.
Raymond T. Critch, LLS
592 Harvey Road
Manchester, NH 03103

Bedford Design Consultants, Inc.
Raymond T. Critch, LLS
592 Harvey Road
Manchester, NH 03103

Bedford Design Consultants, Inc.
Raymond T. Critch, LLS
592 Harvey Road
Manchester, NH 03103

Luke Hurley
Hurley Env & Land Planning LLC
PO Box 356
Epsom, NH 03234

Luke Hurley
Hurley Env & Land Planning LLC
PO Box 356
Epsom, NH 03234

Luke Hurley
Hurley Env & Land Planning LLC
PO Box 356
Epsom, NH 03234

Return to:

Qing Lin and Quan Li and Frank Lavalliere
53 Bagdad Road
Durham, NH 03824

E-Doc # 240010224 08/26/2024 10:05:16 AM
Book 5207 Page 273 Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA221398 25.00
TRANS TAX ST864195 6,750.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Malcolm G. MacGregor, also known as Malcolm G. MacGregor, Jr. an unmarried widower, with an address of 53 Bagdad Road, Durham, NH 03824, for consideration paid grant(s) to Qing Lin, with an address of 9 Pinecrest Ln., Durham, NH 03824, Quan Li, with an address of 1361 Ferry Point Rd., Virginia Beach, VA 23464 and Frank Lavalliere, with an address of 231 Old Concord Turnpike, Barrington, NH 03825, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain tracts or parcels of land with the buildings thereon situated in the Town of Durham, County of Strafford, State of New Hampshire, and bounded and described as follows:

Tract I:

A certain tract or parcel of land with the buildings thereon situated, on the easterly side of Emerson Road in the Town of Durham, County of Strafford, State of New Hampshire, and bounded and described as follows:

BEGINNING on the easterly side of Emerson Road at the southwesterly corner of land formerly of Littlehale, now or formerly of Carlisle; thence running northeasterly by said Carlisle land to land now or formerly of Fogg; thence turning and running southeasterly by said Fogg land to the northerly side of the old location of a portion of Bagdad Road; said portion of Bagdad Road being now no longer in existence; thence turning and running southwesterly by said old location of a portion of Bagdad Road to the easterly side of said Emerson Road; thence running northwesterly by said Emerson Road to the southwesterly corner of said Carlisle land and the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Malcolm G. MacGregor and Theresa MacGregor, as joint tenants with rights of survivorship, by deed dated November 12, 1997, recorded in the Strafford County Registry of Deeds in Book 1996, Page 308. See 7th Circuit – Probate Division – Dover Case #319-2021-ET-00294 for the Estate of Theresa MacGregor.

Tract II:

A certain tract of land situated on the Easterly side of Emerson Road in the Town of Durham and designated "For Carlisle" on final plan entitled "Walter W. Cheney, Inc., Littlehale Property, Durham, New Hampshire" by Grant L. Davis and Associates, Dover, New Hampshire, dated June, 1973, recorded as Plan 55, Pocket 3, Folder 3, of the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe on the Easterly side of said Emerson Road at the Southwesterly corner of other premises of Kenneth W. Carlisle and Esther Hale Carlisle; thence N 76° 05' E by and along land of Carlisle One Hundred Seventy and Two-Tenths (170.2) feet; thence N 29° 06' W by and along other land of Carlisle One Hundred Ninety-Six and One-Tenth (196.1) feet to the Southerly sideline of Lot #2 as set forth on said plan; thence N 60° 03' E by and along Lot # 2 and Lot # 3 as set forth on said plan a distance of Three Hundred (300) feet, more or less, to a steel stake at the Westerly sideline of U.S. Route #4, also referred to as the Durham By-Pass; thence S 20° 17' 20" E by and along said Route # 4 a distance of Two Hundred Twenty-Eight and Four-Tenths (228.4) feet; thence N 89° 17' W through a steel stake and by and along land of Fogg a distance of One Hundred Forty-Nine and Seven-Tenths (149.7) feet to a steel stake; thence S 06° 17' E by and along land of the said Fogg a distance of One Hundred and One-Tenth (100.1) feet to

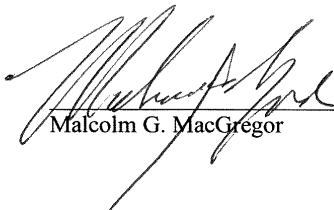
a steel stake at land now or formerly of Terry; thence S 76° 05' W by and along land of said Terry a distance of Two Hundred Seventy-Four and Eight-Tenths (274.8) feet to a steel stake on the Easterly side of Emerson Road; thence N 29° 57' W by and along said Emerson Road a distance of Fifteen and Six-Tenths (15.6) feet to the point of beginning.

Subject, however, to the said Fogg and their heirs, executors and assigns entering upon the premises herein conveyed for the purpose of obtaining water and maintaining the well situate upon said premises.

Meaning and intending to describe and convey the same premises conveyed to Malcolm G. MacGregor, Jr. and Theresa E. MacGregor, as joint tenants with rights of survivorship, by deed dated May 12, 1982, recorded in the Strafford County Registry of Deeds in Book 1079, Page 810. See 7th Circuit – Probate Division – Dover Case #319-2021-ET-00294 for the Estate of Theresa E. MacGregor.

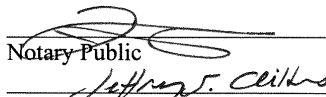
I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 22nd day of August 2024.


Malcolm G. MacGregor

State of New Hampshire
County of Strafford

Then personally appeared before me on this 22nd day of August, 2024, the said Malcolm G. MacGregor and acknowledged the foregoing to be his voluntary act and deed.


Notary Public
Notary-Name Printed

My commission expires: 7/14/2026

JEFFREY S. CHILDERS
NOTARY PUBLIC
State of New Hampshire
My Comm. Expires July 14, 2026