

TAX MAP 8, LOT 9-A
CUTTER BEECH HILL, LLC
3 FRONT STREET UNIT 411
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417, PAGE 685

TAX MAP 9, LOT 11
SANDRA E. STRAUS
22 LEE ROAD
MADbury, NH 03823
S.C.R.D. BOOK 4378, PAGE 943

WATER TANK PARCEL
22,635 Sq. Ft.
0.52 Acres

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTERS LOT LINE
- EASEMENT LINE
- LOT LINE TO BE ABANDONED (SEE REFERENCE PLAN #1)
- STONE WALL
- CHAIN LINK FENCE
- TRAIL
- D.H.F. DRILL HOLE FOUND
- I.P.F. IRON PIPE FOUND
- I.R.F. IRON ROD FOUND
- UTILITY POLE
- FIRE HYDRANT
- DRILL HOLE FOUND
- IRON PIPE/ROD FOUND
- 5/8" REBAR W/D CAP "#1018" SET
- ▨ 20' WIDE WATER LINE EASEMENT
- ▨ 20' WIDE ACCESS EASEMENT
- ▨ 20' WIDE WATER LINE & ACCESS EASEMENT OVERLAP

REFERENCE PLANS

1. "TOWN OF DURHAM WATER TANK SITE" DATED JULY 14, 1985, BY SEACOAST ENGINEERING ASSOCIATE, INC. S.C.R.D. PLAN #28-12.
2. "OVERALL PROPERTY PLAN OF THE: CUTTER FAMILY PROPERTIES, BEECH HILL ROAD, MADBURY AND DURHAM NEW HAMPSHIRE, FOR: PISCATAQUA CELLULAR TELEPHONE" DATED 9-21-99, BY SEBAGO TECHNICS. S.C.R.D. PLAN #57-22.
3. "PLAN & PROFILE - BEECH HILL ROAD; OF THE MADBURY CELL SITE OFF BEECH HILL ROAD MADBURY, NEW HAMPSHIRE; FOR PISCATAQUA TELEPHONE CORP." DATED 8-13-98, BY SEBAGO TECHNICS. UNRECORDED.
4. "AS-BUILTS; TOWN OF DURHAM WATER & SEWER LINE EXTENSION" DATED MARCH 1, 1985, BY SEACOAST ENGINEERING ASSOCIATES, INC. UNRECORDED.
5. "AS-BUILT PLAN OF LEASE LOT & ACCESS OF: MADBURY/DURHAM, NH CELL SITE OFF BEECH HILL ROAD; MADBURY, NEW HAMPSHIRE 03823; PREPARED FOR: TOWERCO," DATED 11-19-2013, BY SEBAGO TECHNICS. S.C.R.D. BOOK 4189, PAGE 717.
6. "BOUNDARY PLAT OF THE LAND OF THE UNIVERSITY OF NEW HAMPSHIRE PREPARED FOR THE NEW HAMPSHIRE D.O.T." DATED OCTOBER 2, 1996, BY RICHARD D. BARTLETT & ASSOCIATES, INC. S.C.R.D. PLAN #48-82.
7. "SUBDIVISION PLAN OF LAND TAX MAP 9 LOT 2-2 DURHAM, NH TAX MAP 6 LOT 1 - LEE, NH TAX MAP 9 LOT 9A - MADBURY, NH ROUTE 155 & BEECH HILL RD OWNER OF RECORD JESSE P. & JUNE A. GANOWER" DATED SEPTEMBER 8, 1995, BY ERIC C. MITCHELL & ASSOC. INC. S.C.R.D. PLAN #47-57.
8. "WATER LINE & ACCESS EASEMENT PLAN FOR TOWN OF DURHAM OVER LAND OF PREFCO XXV LTD PARTNERSHIP TAX MAP 9, LOT 10-4 121 TECHNOLOGY DRIVE DURHAM, NEW HAMPSHIRE" DATED DECEMBER 8, 2017, BY DOUCET SURVEY INC. TO BE RECORDED.



LOCATION MAP (n.t.s.)

NOTES

1. REFERENCE: TAX MAP 9, LOT 12
2. OWNER OF RECORD: CUTTER BEECH HILL, LLC
3 FRONT STREET UNIT 411
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417, PAGE 685
3. FIELD SURVEY PERFORMED BY J.M.L., J.C.M. & P.J.S. DURING NOVEMBER/2017 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, AND A TRIMBLE RB SURVEY GRADE GPS UNIT WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
4. THE INTENT OF THIS PLAN IS TO ABANDON THE EXISTING LOT LINES CONNECTING THE WATER TANK PARCEL TO BEECH HILL ROAD AS DEPICTED IN REFERENCE PLAN #1. THE INTENT IS ALSO TO SHOW THE WATER LINE AND ACCESS EASEMENTS CONNECTING THE WATER TANK PARCEL TO BEECH HILL ROAD.
5. THIS PLAN SHOULD NOT BE CONSTRUED AS A PROPERTY / BOUNDARY SURVEY, AS THE LOT LINES HEREON ARE BASED ENTIRELY ON THE REFERENCE PLANS AND MONUMENTS FOUND DURING THE SURVEY. SHOULD A FUTURE BOUNDARY SURVEY RESULT IN DIFFERING BOUNDARY LINES FROM THOSE HEREON, THE INTENT OF THE EASEMENTS DEPICTED ON THIS PLAN IS THAT THEY EXTEND TO THE ADJACENT LOT LINES AT BEECH HILL ROAD.
6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
7. THIS SURVEY DOES NOT INTEND TO DETERMINE THE LOCATION OR WIDTH OF BEECH HILL ROAD. SEE REFERENCE PLAN #6.
8. THE 20' WIDE ACCESS EASEMENT AREA = 23,273 SQUARE FEET OR 0.53 ACRES AND WAS CREATED BY HOLDING THE CENTERLINE OF AN EXISTING GRAVEL ROAD AND OFFSETTING 10' IN EACH DIRECTION.
9. THE 20' WIDE WATER LINE EASEMENT AREA = 14,818 SQUARE FEET OR 0.34 ACRES AND WAS CREATED BY FOLLOWING UNDERGROUND WATER MARKINGS AS WERE MARKED BY THE TOWN OF DURHAM NOVEMBER 2017. THE INTENT OF THIS EASEMENT IS TO BE 10' ON BOTH SIDES OF THE EXISTING WATER LINE.
10. THE MADBURY AND DURHAM TOWN LINE IS BASED SOLELY UPON REFERENCE PLAN #7.
11. PER THE LETTER DATED MARCH 6, 2018, BY TOWN OF DURHAM ADMINISTRATOR TODD I. SELIG, IN ACCORDANCE TO RSA 676:18 V, NO PLANNING BOARD APPROVAL IS REQUIRED FOR THIS PLAN TO BE RECORDED DUE TO COURT ORDER AND APPROVAL BY THE STRAFFORD SUPERIOR COURT OF THE MUTUAL RELEASE AND SETTLEMENT AGREEMENT BETWEEN CUTTER BEECH HILL, LLC AND TOWN OF DURHAM. REFER TO STAFFORD COUNTY REGISTRY OF DEEDS BOOK 4551, PAGE 884.

TAX MAP 9, LOT 12

CUTTER BEECH HILL, LLC
3 FRONT STREET UNIT 411
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417, PAGE 685

1/2" I.R.F. UP 11"
(TIE: N83°54'21"E, 1.39'
FROM I.R.F. TO PARCEL)

1/2" I.R.F. UP 8"
(TIE: S83°36'33"W, 0.81'
FROM I.R.F. TO PARCEL)

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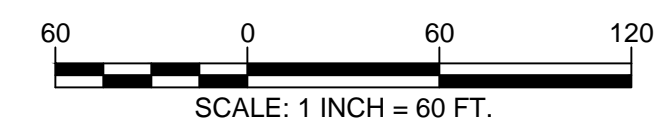
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FROM I.R.F. TO PARCEL)

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(TIE: S83°36'33"W, 0.81'
FROM I.R.F. TO PARCEL)

LINE	BEARING	DISTANCE
L1	S07°54'53"E	10.37'
L2	S83°36'33"W	18.57'
L3	N15°31'33"W	30.62'
L4	S50°55'36"W	22.81'
L5	S68°48'11"W	77.99'
L6	N83°35'00"W	89.81'
L7	S89°40'15"W	55.43'
L8	N00°19'45"W	20.00'
L9	N89°40'15"E	56.60'
L10	S83°35'00"E	90.98'
L11	N68°48'11"E	77.99'
L12	S53°52'35"E	8.48'

LINE	BEARING	DISTANCE
L13	S81°06'59"E	45.22'
L14	N89°40'15"E	6.11'
L15	S89°40'15"W	7.72'
L16	N81°06'59"W	13.14'
L17	N81°06'59"W	33.69'
L18	N53°52'35"W	14.96'
L19	S59°14'20"W	25.90'
L20	N08°41'33"E	41.30'
L21	N18°14'25"E	60.29'
L22	S18°14'25"W	60.50'
L23	S08°41'33"W	24.84'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.55'	120.00'	53°44'14"	N84°19'42"W	108.47'
C2	130.13'	270.00'	27°36'49"	S82°36'36"W	128.87'
C3	120.49'	250.00'	27°36'49"	N82°36'36"E	119.32'
C4	131.31'	140.00'	53°44'14"	S84°19'42"E	126.55'
C5	107.45'	226.00'	27°14'24"	N67°29'47"W	106.44'
C6	97.94'	206.00'	27°14'24"	S67°29'47"E	97.02'
C7	63.10'	260.00'	13°54'19"	N15°38'43"E	62.95'
C8	58.25'	240.00'	13°54'19"	S15°38'43"W	58.10'



PURSUANT TO RSA 676:18, III:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. SEE NOTE #11.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

_____, L.L.S. #1018
_____, DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

ABUTTERS IN DURHAM

TAX MAP 9, LOT 2-4
CUTTER BEECH HILL, LLC
3 FRONT STREET UNIT 411
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417, PAGE 685

TAX MAP 9, LOT 10-4
PREFCO XXV LTD PARTNERSHIP
ROBERT DOUCETTE
121 TECHNOLOGY DRIVE
DURHAM, NH 03824
S.C.R.D. BOOK 2291, PAGE 399

TAX MAP 9, LOT 11
SANDRA E. STRAUS
22 LEE ROAD
MADbury, NH 03823
S.C.R.D. BOOK 4378, PAGE 943

TAX MAP 9, LOT 12
CUTTER BEECH HILL, LLC
3 FRONT STREET UNIT 411
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417, PAGE 685

TAX MAP 9, LOT 12-1
TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824

TAX MAP 9, LOT 13-2
MARGARET W. REDHOUSE
20 SHEEP ROAD
LEE, NH 03861
S.C.R.D. BOOK 1603, PAGE 439

TAX MAP 9, LOT 13-4 UNH
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMPSON HALL
DURHAM, NH 03824

TAX MAP 9, LOT 13-5 UNH
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMPSON HALL
DURHAM, NH 03824

TAX MAP 8, LOT 8
SANDRA E. STRAUS
22 LEE ROAD
MADbury, NH 03823
S.C.R.D. BOOK 4378, PAGE 943

TAX MAP 8, LOT 9
10 LEE ROAD, LLC
750 LAFAYETTE ROAD
SUITE 201
PORTSMOUTH, NH 03801
S.C.R.D. BOOK 4509, PAGE 36

TAX MAP 8, LOT 9-A
CUTTER BEECH HILL, LLC
3 FRONT STREET UNIT 411
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 4417, PAGE 685

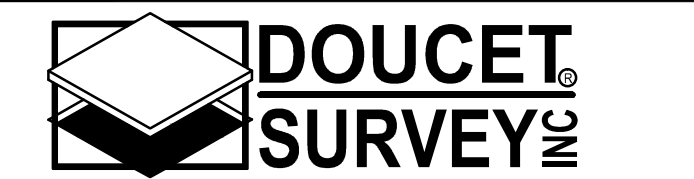
TAX MAP 9, LOT 13-2
MARGARET W. REDHOUSE
20 SHEEP ROAD
LEE, NH 03861
S.C.R.D. BOOK 1603, PAGE 439

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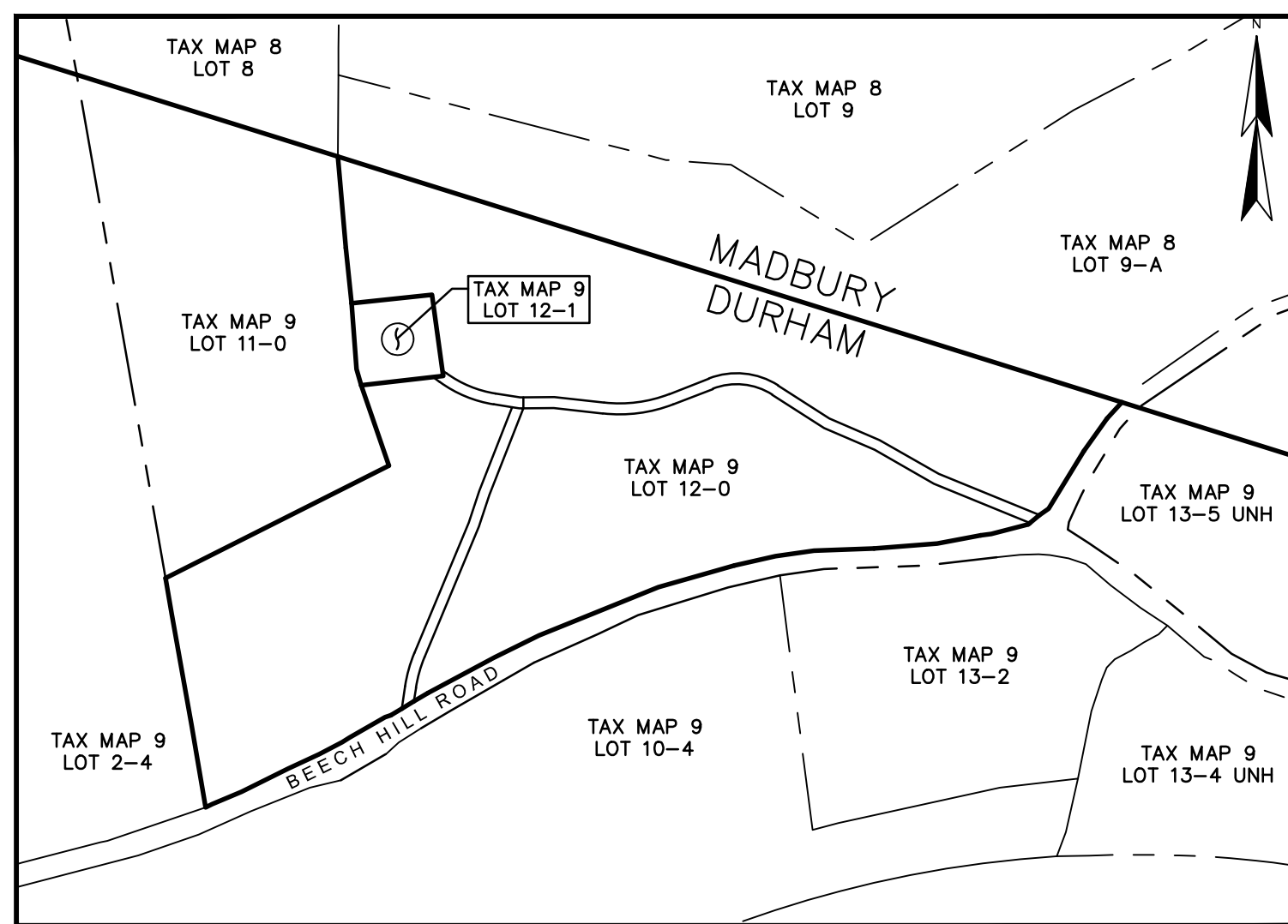
LOT LINE REVISION & WATER LINE & ACCESS EASEMENT PLAN FOR TOWN OF DURHAM OVER LAND OF CUTTER BEECH HILL, LLC TAX MAP 9, LOT 12 BEECH HILL ROAD DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: P.J.S.	DATE: DECEMBER 8, 2017
CHECKED BY: W.J.D.	DRAWING NO.: 5345A
JOB NO.: 5345	SHEET 1 OF 1



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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-0660
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com



LOCATION MAP (n.t.s.)