Legend:

N/F	Now or Formerly
OHW	Overhead Wires
SCRD	Strafford County Registry of Deeds
———	Building Setback
ø	Utility Pole
— 50 —	Existing Contour

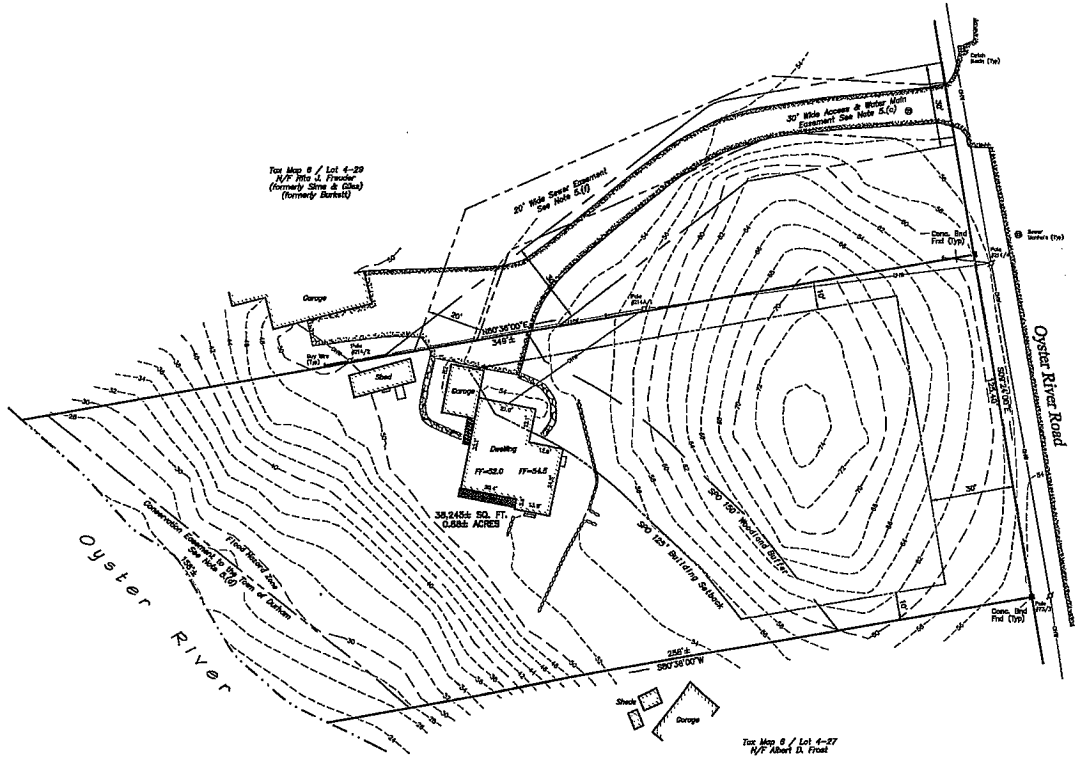
Plan References:

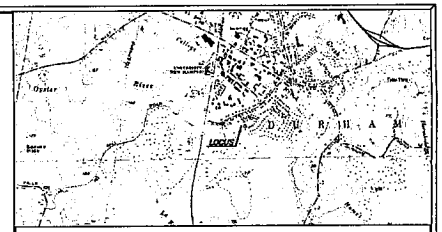
1.) "Plan of Land of Harry L. & Barbara P. Barrett, Oyster River Road, Durham, NH," dated December 1951, prepared by Ned Spaulding, SCRD Pocket 2, Folder 18, Plan 48.

2.) "Plan of Land of F. R. Woods, Oyster River Road, Durham, NH," dated December 1951, prepared by Ned Spaulding, SCRD Pocket 2, Folder 18, Plan 51.

3.) "Plan of Land of Max S. & Fredelle Maynard, Oyster River Road, Durham, NH," dated December 1951, prepared by Ned Spaulding, SCRD Pocket 2, Folder 18, Plan 50.

4.) "Easement Location for W. Stine & F. Hall, Durham, NH," dated July 27, 1951, prepared by Bruce L. Pohopek, SCRD Plan No. 22A-59.





LOCATION PLAN
NOT TO SCALE

Notes:

1.) The purpose of this plan is to depict the existing conditions of the subject tract for a site planning purposes.

2.) Field Procedure: Topcon (GTS-240) Electronic Total Station Instrument with a Carlson Explorer II Data Collector, Performed April 2013.

3.) Parcel is shown as Lot 4-28 on the Town of Durham Assessor's Map 6.

4.) Owner of Record: Francis & Carmen F. Hall
60 Middle Road
Dover, NH 03820
SCRD Bk 920, Pg 304

a.) Parcel is subject to a 20' wide sewer easement to the University of New Hampshire as described in SCRD Bk 607, Pg 181 and SCRD Bk 920, Pg 304.

b.) Parcel is subject to easements to the New Hampshire Electric Co. & New England Telegraph Co. as described in SCRD Bk 611, Pg 71 and SCRD Bk 603, Pg 407.

c.) Parcel has the benefit of a 30' wide access and water maintenance easement across land formerly of W. Keith & Evelyn M. Burkett, now land of Rita J. Freuder, (Lot 4-29), as described in SCRD Bk 854, Pg 303.

d.) Parcel is subject to an easement to the Town of Durham along the Oyster River as described in SCRD Bk 896, Pg 194.

e.) Parcel has been released and discharged of covenants from the University of New Hampshire as described in SCRD Bk 919, Pg 99.

f.) Parcel has the benefit of a 20' wide sewer easement across land formerly of W. Keith & Evelyn M. Burkett, now land of Rita J. Freuder, (Lot 4-29), as described in SCRD Bk 1069, Pg 827.

5.) Parcel is located in the Town of Durham Residence A (RA) zoning district and the Shoreland Protection Overlay (SPO) district.

6.) A portion of the parcel is located in a Flood Hazard Zone at elevation 30 as depicted on Flood Insurance Rate Map No. 33017003180, Strafford County, New Hampshire (All Jurisdictions) effective date, May 17, 2005.

7.) The location of all underground utilities shown are approximate and are based upon a partial field survey and a compilation of plans of record or information. David W. Vincent, LLS does not warranty nor guarantee the location of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233.

8.) Existing conditions represented on this plan are at the time of the field survey performed between April 2, 2013, and April 5, 2013. The contractor or design engineer shall notify David W. Vincent, LLS if any conditions are contrary to those depicted on this plan.

9.) Horizontal Datum is based upon plan reference no. 1 and Vertical Datum is based upon the National Geodetic Vertical Datum of 1929.

EXISTING CONDITIONS SITE PLAN
PREPARED FOR
ELIZABETH R. & WILLIAM W. STINE
OF
TAX MAP 6 / LOT 4-28
LOCATED AT
14 OYSTER RIVER ROAD
COUNTY OF STRAFFORD
DURHAM, NH

FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

SCALE: 1"= 20' *DATE: APRIL 7, 2013*

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
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SEPTIC SYSTEM DESIGNS & PLOT PLANS

DIG SAFE 1-888-344-7233 1-888-DIG-SAFE

DWG NAME: 008xcon | FB: 40/54-55

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