

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



LEGEND

- UTILITY POLE & GUY WIRE
- IRON PIPE/ROD FOUND
- 5/8" RE-BAR W/ ID CAP SET
- WATER GATE VALVE
- JURISDICTIONAL WETLAND SYMBOL
- PROPERTY LINES
- OVERHEAD WIRES
- DRAIN LINE
- APPROX. ABUTTERS LOT LINE
- TREE LINE
- EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)

NOTES:

1. REFERENCE: TAX MAP 8, LOT 2-20
2. TOTAL PARCEL AREA: 63,000± SQ. FT. OR 1.5± AC.  
(AREA CALCULATED TO THE EDGE OF THE OYSTER RIVER)
3. OWNER OF RECORD: CICELY T. BUCKLEY  
36 OYSTER RIVER ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 920 PAGE 465
4. ZONE: RB- RESIDENCE B  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT SIZE 40,000 sq. ft.  
MIN. FRONTAGE 150'  
MIN. FRONT YARD SETBACK 30'  
MIN. SIDE YARD SETBACK 20'  
MIN. REAR YARD SETBACK 30'  
WETLAND CONSERVATION OVERLAY DISTRICT  
SEPTIC SETBACK 125 ft.  
UPLAND BUFFER 75 ft.  
SHORELAND PROTECTION OVERLAY DISTRICT:  
SEPTIC SETBACK 125 ft.  
BUILDINGS AND STRUCTURES 125 ft.  
THE LAND WITHIN 250' OF THE OYSTER RIVER IS ALSO SUBJECT TO THE STATE OF NEW HAMPSHIRE COMPREHENSIVE SHORELAND PROTECTION ACT.
5. FIELD SURVEY PERFORMED BY PJS & LPS ON 10/10 USING A GEODIMETER 800 PRO TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. JURISDICTIONAL WETLANDS DELINEATED BY MARC JACOBS DURING OCTOBER 2010 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1.
7. FLOOD HAZARD ZONE: ZONE AE PER FLOOD INSURANCE RATE MAP #33017C03180, DATED MAY 17, 2005.
8. HORIZONTAL DATUM BASED ON REFERENCE PLAN.
9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
10. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
11. THE PARCEL IS SUBJECT TO A SCENIC EASEMENT (SEE S.C.R.D. BOOK 884 PAGE 351) AND A SLOPE EASEMENT (SEE S.C.R.D. BOOK 920 PAGE 465).

REFERENCE PLANS:

1. "FINAL PLAN HENRY BAILEY STEVENS SECTION NO. 2, VALLEY DEVELOPMENT" REVISED THROUGH JUNE 16, 1972 BY G.L. DAVIS & ASSOCIATES, S.C.R.D. POCKET 9 FOLDER 2 PLAN 29.
2. "FINAL PLAN SECTION 4 VALLEY DEVELOPMENT, G. STEVENS LAMBERT" DATED APRIL 1980 BY G.L. DAVIS & ASSOCIATES, S.C.R.D. PLAN #22A-9.
3. "FINAL PLAN HENRY BAILEY STEVENS SECTION NO. 2, VALLEY DEVELOPMENT" DATED JUNE 1969 BY G.L. DAVIS & ASSOCIATES, S.C.R.D. POCKET 6 FOLDER 3 PLAN 9B.

PLAN OF LAND  
FOR  
CICELY BUCKLEY  
ORCHARD DRIVE  
DURHAM, NEW HAMPSHIRE

DRAWN BY:	SVM	DATE:	NOV. 1, 2010
CHECKED BY:	WJD	DRAWING NO.:	3145A
JOB NO.:	3145	SHEET	1 OF 1



NO.	DATE	DESCRIPTION	BY

