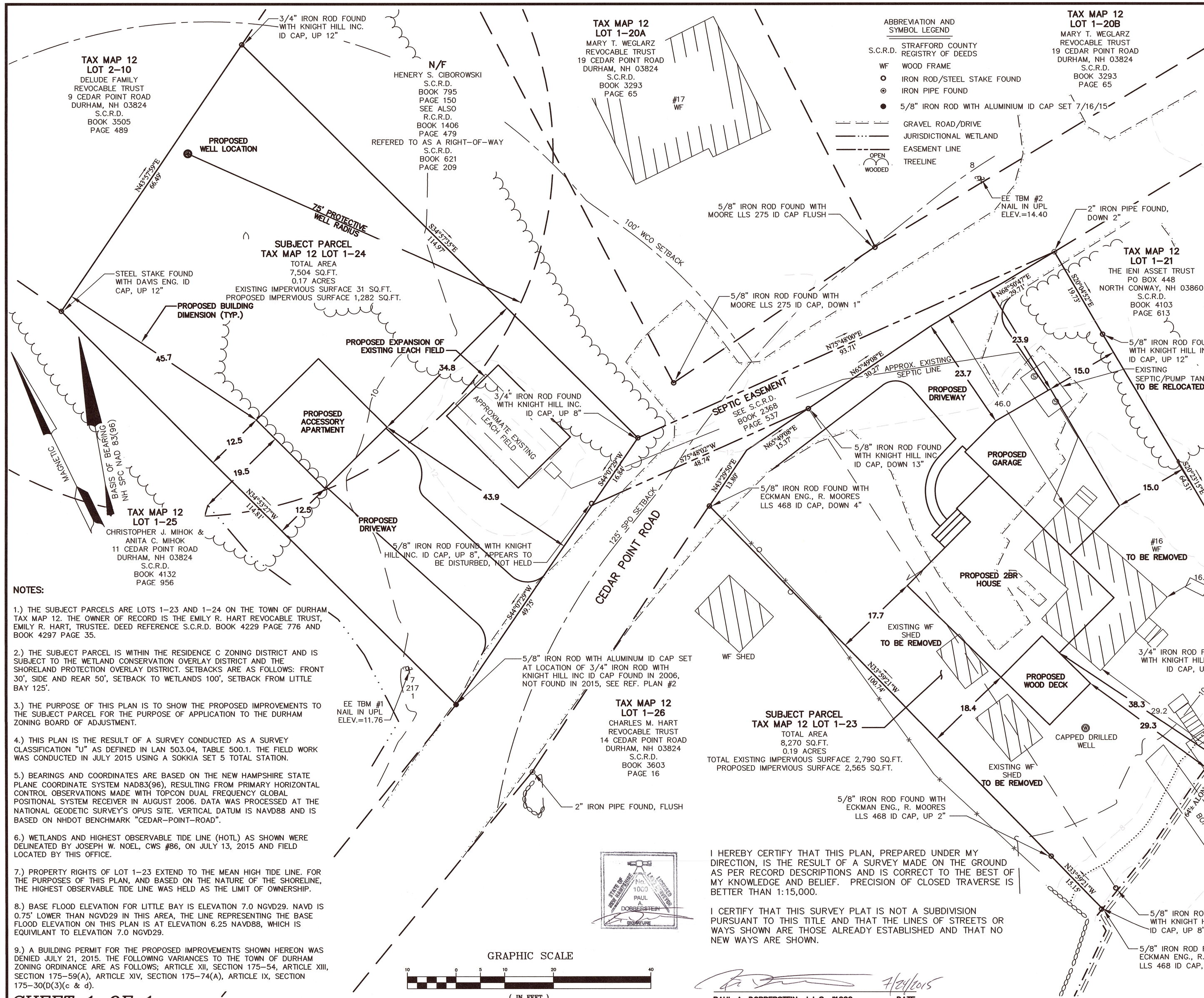

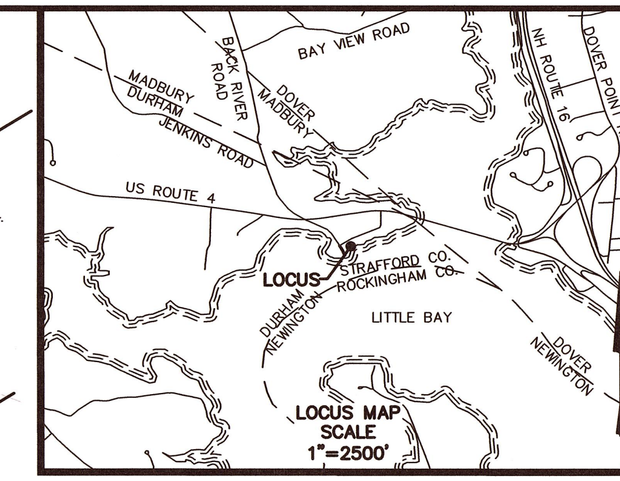

REFERENCE PLANS:

1.) STANDARD BOUNDARY SURVEY PLAN WITH DETAIL OF SEPTIC PIPE EASEMENT FOR LAND KNOW AS TAX MAP 12 LOT 1–23 & 1–24 OWNED BY WILLIAM H. & PATRICIA A. MABEY SITUATED ALONG CEDAR POINT ROAD DURHAM, NH COUNTY OF STRAFFORD. PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. DATED DEC. 2000, REV. 5–3–2001. S.C.R.D. PLAN 63–38.

2.) BOUNDARY PLAN LAND OF CHARLES M. HART REVOCABLE TRUST TAX MAP 12 LOTS 1–26 & 1–27 CEDAR POINT ROAD DURHAM STRAFFORD COUNTY NEW HAMPSHIRE. PREPARED BY ECKMAN ENGNIEERING, LLC. DATED DECEMBER 27, 2007, FINAL REVISION DATE MARCH 13, 2008. UNRECORDED.

3.) PLAN OF LAND FOR DOROTHY IVEY, 17–19 CEDAR POINT ROAD DURHAM, NEW HAMPSHIRE. PREPARED BY K E M LAND SURVEY, INC. DATED JULY 1996. S.C.R.D. PLAN 48–27.

4.) BOUNDARY LINE ADJUSTMENT FOR PHILIP W. & EVELYN E. SIDMORE & RICHARD A. & DAWN L. DELUDE CEDAR POINT ROAD DURHAM, NEW HAMPSHIRE. PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS. DATED JULY 1989. S.C.R.D. PLAN 32–125.

5.) BOUNDARY LINE ADJUSTMENT FOR CHESTER J. & CAROL A. SAHOVEY & RICHARD A. & DAWN DELUDE ROUTE U.S. 4 DURHAM, NEW HAMPSHIRE. PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS. DATED MARCH 1987. S.C.R.D. PLAN 28A–145.

6.) PLAN OF LOTS NO 1B & 1C JACOB CIBOROWSKI DURHAM NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED FEBURARY 1972. S.C.R.D. POCKET 9 FOLDER 2 PLAN 35.

NOTES:

1.) THE SUBJECT PARCELS ARE LOTS 1–23 AND 1–24 ON THE TOWN OF DURHAM TAX MAP 12. THE OWNER OF RECORD IS THE EMILY R. HART REVOCABLE TRUST, EMILY R. HART, TRUSTEE. DEED REFERENCE S.C.R.D. BOOK 4229 PAGE 776 AND BOOK 4297 PAGE 35.

2.) THE SUBJECT PARCEL IS WITHIN THE RESIDENCE C ZONING DISTRICT AND IS SUBJECT TO THE WETLAND CONSERVATION OVERLAY DISTRICT AND THE SHORELAND PROTECTION OVERLAY DISTRICT. SETBACKS ARE AS FOLLOWS: FRONT 30', SIDE AND REAR 50', SETBACK TO WETLANDS 100', SETBACK FROM LITTLE BAY 125'.

3.) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE SUBJECT PARCEL FOR THE PURPOSE OF APPLICATION TO THE DURHAM ZONING BOARD OF ADJUSTMENT.

4.) THIS PLAN IS THE RESULT OF A SURVEY CONDUCTED AS A SURVEY CLASSIFICATION "U" AS DEFINED IN LAN 503.04, TABLE 500.1. THE FIELD WORK WAS CONDUCTED IN JULY 2015 USING A SOKKIA SET 5 TOTAL STATION.

5.) BEARINGS AND COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83(96), RESULTING FROM PRIMARY HORIZONTAL CONTROL OBSERVATIONS MADE WITH TOPCON DUAL FREQUENCY GLOBAL POSITIONAL SYSTEM RECEIVER IN AUGUST 2006. DATA WAS PROCESSED AT THE NATIONAL GEODETIC SURVEY'S OPUS SITE. VERTICAL DATUM IS NAVD88 AND IS BASED ON NHDOT BENCHMARK "CEDAR–POINT–ROAD".

6.) WETLANDS AND HIGHEST OBSERVABLE TIDE LINE (HOTL) AS SHOWN WERE DELINEATED BY JOSEPH W. NOEL, CWS #86, ON JULY 13, 2015 AND FIELD LOCATED BY THIS OFFICE.

7.) PROPERTY RIGHTS OF LOT 1–23 EXTEND TO THE MEAN HIGH TIDE LINE. FOR THE PURPOSES OF THIS PLAN, AND BASED ON THE NATURE OF THE SHORELINE, THE HIGHEST OBSERVABLE TIDE LINE WAS HELD AS THE LIMIT OF OWNERSHIP.

8.) BASE FLOOD ELEVATION FOR LITTLE BAY IS ELEVATION 7.0 NGVD29. NAVD IS 0.75' LOWER THAN NGVD29 IN THIS AREA, THE LINE REPRESENTING THE BASE FLOOD ELEVATION ON THIS PLAN IS AT ELEVATION 6.25 NAVD88, WHICH IS EQUIVILANT TO ELEVATION 7.0 NGVD29.

9.) A BUILDING PERMIT FOR THE PROPOSED IMPROVEMENTS SHOWN HEREON WAS DENIED JULY 21, 2015. THE FOLLOWING VARIANCES TO THE TOWN OF DURHAM ZONING ORDINANCE ARE AS FOLLOWS; ARTICLE XII, SECTION 175–54, ARTICLE XIII, SECTION 175–59(A), ARTICLE XIV, SECTION 175–74(A), ARTICLE IX, SECTION 175–30(D(3)(c & d).

STATE OF NEW HAMPSHIRE
No. 1000
PAUL A. DOBBERSTEIN
SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PRECISION OF CLOSED TRAVERSE IS BETTER THAN 1:15,000.

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

7/24/2015

PAUL A. DOBBERSTEIN L.L.S. #1000 DATE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

STATE OF NEW HAMPSHIRE
JOSEPH W NOEL
No. 086
CERTIFIED WETLAND SCIENTIST
7/24/15

JOSEPH W. NOEL, CWS #86

No.	Description	Appd	Date

REVISIONS

DATE: JULY 24, 2015
SCALE: AS SHOWN
DESIGNED BY: PAD
DRAWN BY: PAD
APPROVED BY: PAD
PROJECT NO: 15–157
FILE NO: 15–157_SURVEY

ZBA APPLICATION PLAN

LAND OF
EMILY J. HART REVOCABLE TRUST
TAX MAP 12 LOTS 1–23 & 1–24
CEDAR POINT ROAD
DURHAM
STRAFFORD COUNTY
NEW HAMPSHIRE

ECKMAN Engineering, LLC
1950 Lafayette Road, Suite 301
Portsmouth, New Hampshire 03802
Phone: (603) 433–1354

SHEET 1 OF 1

ZBA PLAN

ZBA–1