

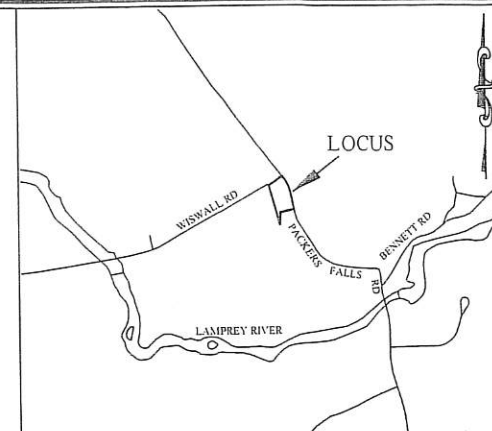
TAX MAP 14 LOT 18-9
 CHERYL ST ONGE REV TRUST
 8 WISWALL ROAD
 DURHAM, NH 03824

TAX MAP 14 LOT 18-1
 CHERYL ST ONGE REV TRUST
 8 WISWALL ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 4260 PAGE 364

TAX MAP 17 LOT 13-0
 DANIEL N. LAROCHE SR
 C/O ALBERT LAROCHE
 9 WISWALL ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 1948 PAGE 265

TAX MAP 14 LOT 31-0
 MYLETA ENG REV. LIVING TRUST
 216 PACKERS FALLS ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 2887 PAGE 524

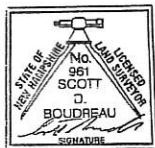
TAX MAP 17 LOT 14
 DANIEL T.V. HUNTOON
 206 MAIN STREET
 WENHAM, MA 01984
 S.C.R.D. BOOK 4440 PAGE 364



LOCATION MAP
 SCALE: 1" = 1,000'

- NOTES:**
1. REFERENCE: TAX MAP 17 LOTS 13-1 & 13-2 S.C.R.D. BOOK 4586 PAGE 443
 2. TOTAL PARCEL AREA (LOTS 13-1 & 13-2 COMBINED): 71,537 SQ. FT. OR 1.641 AC.
 PROPOSED LOT 13-1 AREA: 35,958 SQ. FT. OR 0.825 AC.
 PROPOSED LOT 13-2 AREA: 35,579 SQ. FT. OR 0.816 AC.
 3. OWNER OF RECORD: ARNE, LLC
 37 LEONARD AVENUE
 HOOKSETT, NH 03106
 4. ZONE: R RURAL
 DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA: 150,000 sq. ft.
 MINIMUM FRONTAGE (COLLECTOR STREET): 300 ft.
 MINIMUM FRONT SETBACK: 30 ft.
 MINIMUM SIDE SETBACK: 30 ft.
 MINIMUM REAR SETBACK: 30 ft.
 MAXIMUM PERMITTED BUILDING HEIGHT: 30 ft.
 MAXIMUM PERMITTED BUILDING HEIGHT BY CONDITIONAL USE: 35 ft.
 5. FIELD SURVEY PERFORMED BY S.D.B. ON 7/9/2018. TRAVERSE ADJUSTMENT IS BASED ON THE COMPASS RULE METHOD OF ADJUSTMENT.
 6. HORIZONTAL DATUM IS BASED ON TRACT III OF THE DEED REFERENCED ABOVE.
 7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION AND TO ADJUST THE LOTS TO MATCH THE LOT LINES SHOWN ON THE TAX MAP.
 8. THE TAX MAP SHOWS THE PROPERTY DESCRIBED IN THE SUBJECT DEED AS BEING 3 PARCELS, TAX MAP 17 LOTS 13-1 AND 13-2. THERE ARE 3 TRACTS DESCRIBED IN THE DEED REFERENCED ABOVE. THE TAX MAP LINE WILL BE USED AS THE NEW LOT LINE BETWEEN LOTS 13-1 & 13-2.
 9. THE SHED WILL BE REMOVED AND SHALL NOT BE CONSIDERED AN ENCROACHMENT WITH THE PROPOSED LOT LINE.
 10. THIS PROPERTY FALLS ENTIRELY WITHIN ZONE N OF FEMA FIRM PANEL 33017C03077E HAVING AN EFFECTIVE DATE OF 9-30-2015.
 11. PURSUANT TO THE DURHAM LOT LINE ADJUSTMENT REGULATIONS, FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE OWNER REFERENCED IN 3 ABOVE.
- PLAN REFERENCES:**
1. PLAN TITLED "SUBDIVISION OF THE PROPERTY OF ALBERT LAROCHE" DATED 10-1-84, PREPARED BY RAYMOND G. CUSHMAN, RECORDED AT THE SCR.D AS PLAN 25-19.

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."
 I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR 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 IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



L.L.S. #961
 JULY 30, 2018 DATE

FINAL APPROVAL BY THE DURHAM PLANNING BOARD
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

DATE

NO.	DATE	DESCRIPTION	BY

TAX MAP 17 LOT 11
 TOWN OF DURHAM
 8 NEWMARKET ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 1988 PAGE 737

LEGEND

- — IRON PIPE/ROD FOUND
- — DRILL HOLE FOUND OR SET
- — CORNER - NOTHING FOUND/SET
- — IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- ⊕ — UTILITY POLE
- — BOUNDARY LINE
- - - - - PROPOSED BOUNDARY LINE
- - - - - ABUTTER LINE
- OHW — OHW — OVERHEAD WIRES
- — RIGHT-OF-WAY
- - - - - DEED LINES
- - - - - EDGE OF PAVEMENT
- - - - - BUILDING SETBACK LINE
- ~ ~ ~ ~ ~ TREE LINE
- — — — — STONE WALL



PLAT SHOWING LOT LINE ADJUSTMENT
 LAND OF
ARNE, LLC
 (TAX MAP 17 LOTS 13-1 & 13-2)
 215 & 221 PACKERS FALLS ROAD
 DURHAM, NH

DRAWN BY: SDB	DATE: JULY 30, 2018
CHECKED BY: ARB	DRAWING NAME: 18018H
JOB NAME: 18018	SHEET 1 OF 1

