

LOT 10
226,187 sq. ft.
2.192 acres

EXISTING BOUNDARY LINE
BETWEEN LORD & O'CONNELL

LOT 11 ACCESS

LOT 4

LOT 3

LOT 3
34,071 sq. ft.
3,076 acres

COMMON DRIVE EASEMENT
(SEE NOTE 12)

YEAR FLOOD LINE
NOTE 13

Tax Map 17-53-10

LAMPREY RIVER

WATER

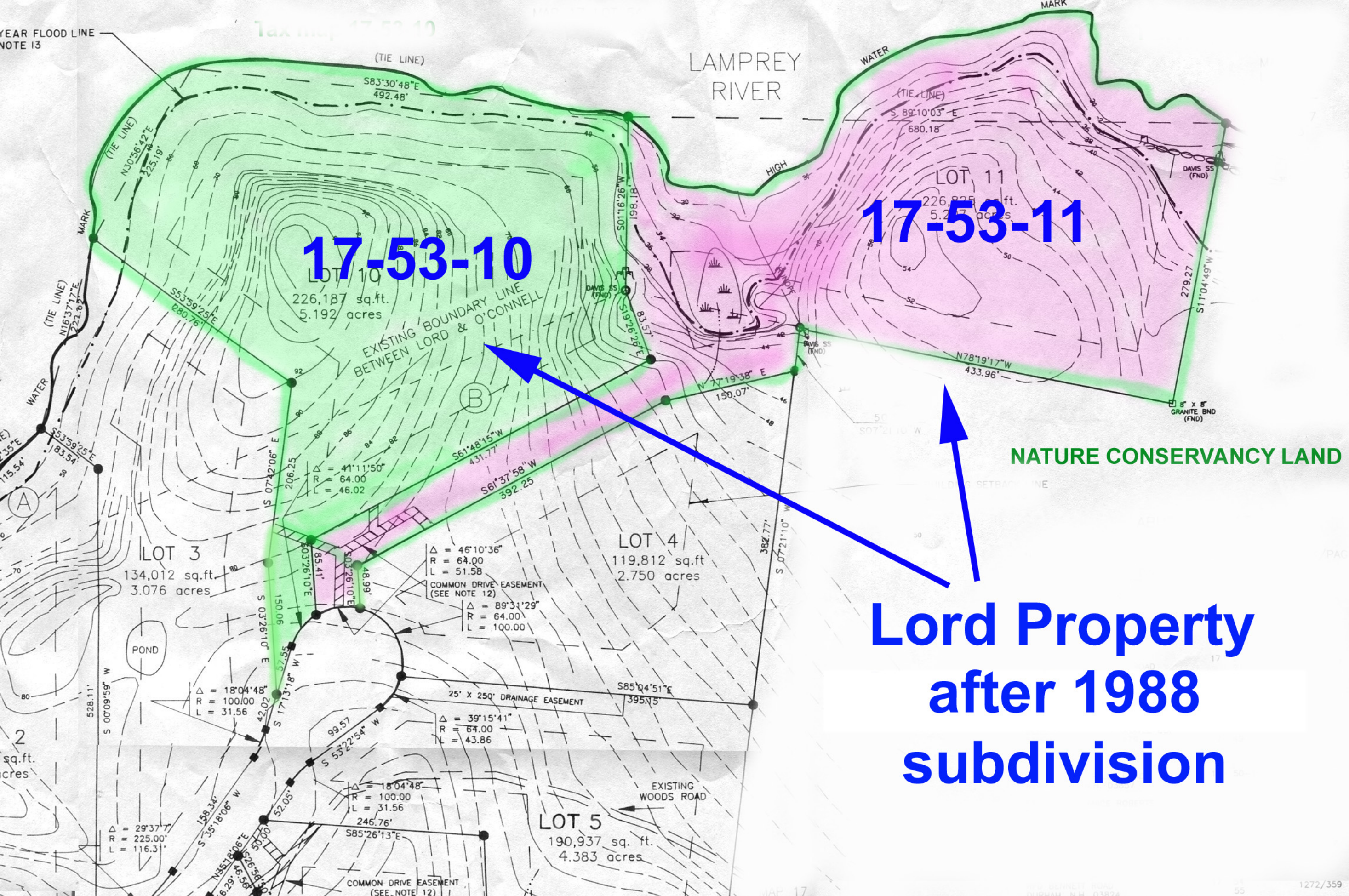
HIGH

17-53-11

17-53-10

NATURE CONSERVANCY LAND

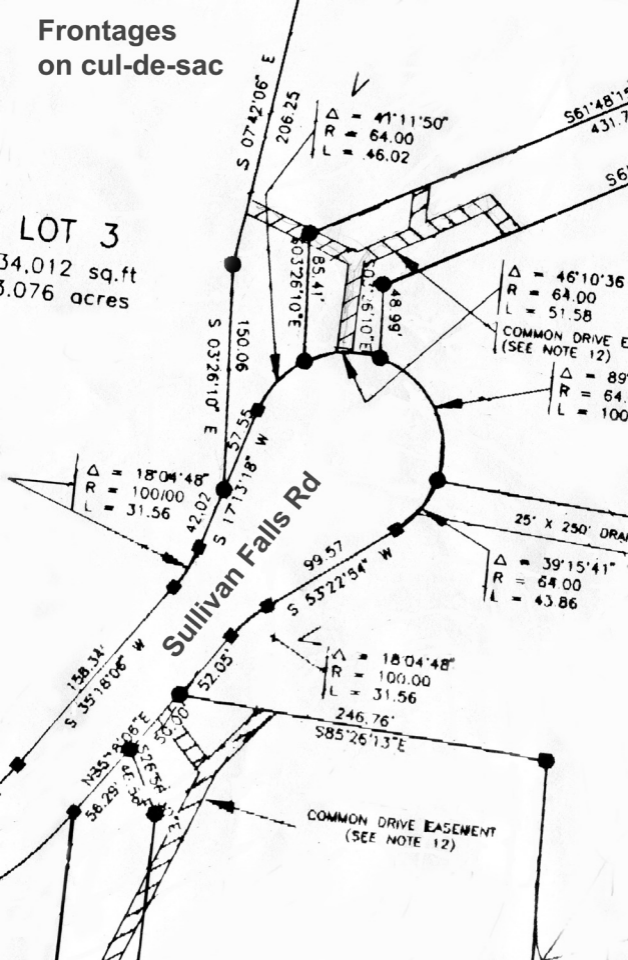
Lord Property
after 1988
subdivision

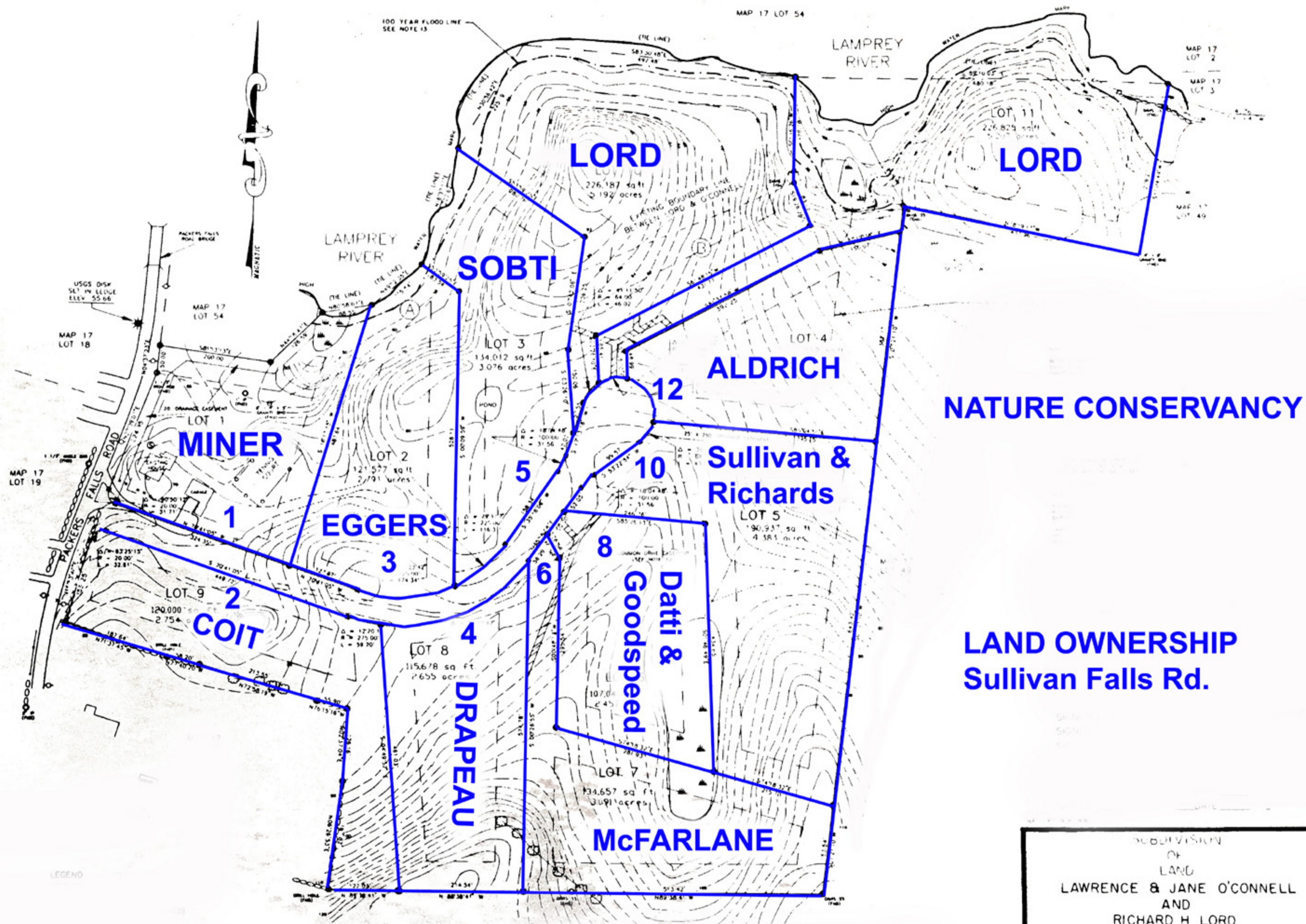


Frontages on cul-de-sac

LOT 3

34,012 sq.ft
0.776 acres

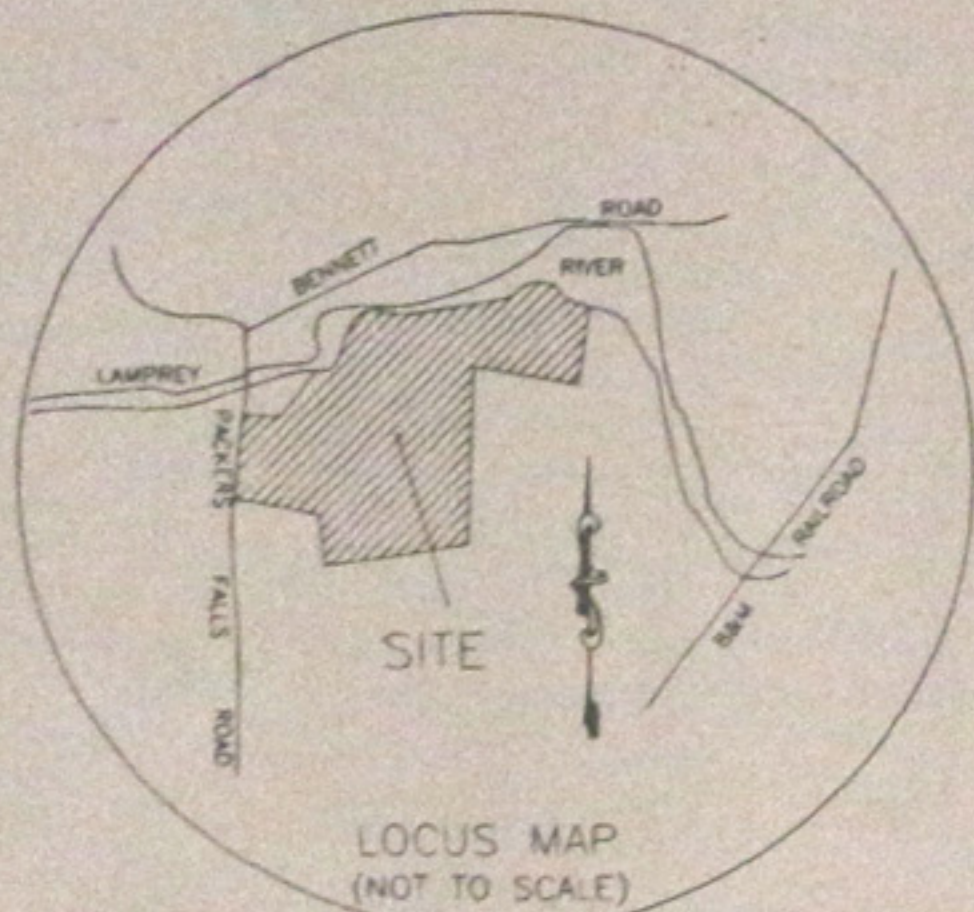




NATURE CONSERVANCY

**LAND OWNERSHIP
Sullivan Falls Rd.**

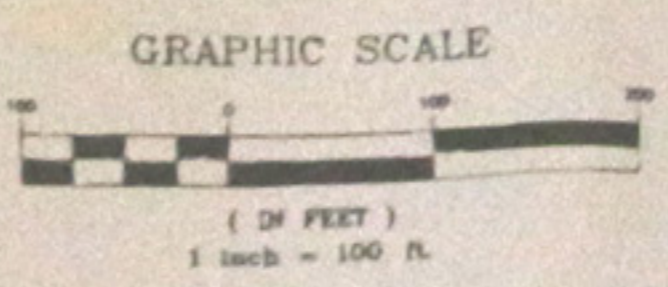
SUBDIVISION
OF
LAND
LAWRENCE & JANE O'CONNELL
AND
RICHARD H LORD
&
PERSIS L ENSOR
PACKERS FALLS ROAD



- NOTES**
- IT IS THE INTENT OF THIS PLAN TO SUBDIVIDE 38+/- ACRES INTO 11 RESIDENTIAL HOUSE LOTS WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS. THE LOTS RANGE IN SIZE FROM 107,000 SQ. FT. TO 5,207 ACRES.
 - CURRENT OWNER: LAWRENCE & JANE O'CONNELL RFD 1 PACKERS FALLS ROAD NEWMARKET, N.H. 03857 & RICHARD H. LORD & PERSIS L. ENSOR RFD HENRY ROAD DURHAM, N.H. 03824
 - O'CONNELL TAX MAP 17 LOT 33 LORD TAX MAP 17 LOT 55
 - ZONING: (R) RURAL MIN. LOT SIZE: 120,000 SQ. FT. MIN. FRONTAGE: 300 FT. MIN. SETBACKS: FRONT 30 FT. SIDE 50 FT. REAR 50 FT.
 - PROJECT DEED REFERENCE: O'CONNELL BOOK 982 PAGE 577 LORD BOOK 1272 PAGE 359
 - PROJECT PLAN REFERENCE: FINAL PLAN: CAROLYN D. & WYTHROP F. PUFFER DURHAM, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES MAY 1983 SCRD DRAWER 25 PLAN 34 PLAN FOR DIVISION OF LAND: WYTHROP PUFFER DURHAM, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 1977 SCRD DRAWER 17A PLAN 137 LAND OF RE-DE-MIX CORP. DURHAM, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES MARCH 1977 151-47 PLAN OF FARM: FREEMAN W. BOWLEY JR. DURHAM, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES MAY 22, 1982 74-42 LAND OF DOROTHY & RICHARD LORD SURVEYED BY O.P. WALLACE SCRD DRAWER 17B PLAN 72 LAND OF RICHARD LORD STRAFFORD COUNTY, DURHAM, N.H. DATE PREPARED-MAY 22, 1957 ROCKINGHAM COUNTY LIGHT & POWER CO. PROPOSED HYDRO-ELECTRIC DEVELOPMENT ON THE LAMPREY RIVER DURHAM, N.H. H.F. DURHAM CE 1919
 - AN ERROR OF CLOSURE OF 1:13,000 WAS OBTAINED USING A LEITZ SET3 TOTAL STATION.
 - BASIS OF BEARING WAS DETERMINED MAGNETICALLY ON 6/10/87.
 - TOTAL PARCEL AREA O'CONNELL 1,222,374 SQ. FT. 28.061 ACRES LORD 175,903 SQ. FT. 4.022 ACRES TOTAL 1,398,277 SQ. FT. 32.083 ACRES
 - AREAS DESIGNATED AS (A) AND (B) ARE BEING EXCHANGED BY THE DEVELOPERS, LAWRENCE & JANE O'CONNELL AND RICHARD H. LORD TO PERMIT SUBDIVISION AS PER THIS PLAN.
 - WATER FRONT LOTS ARE TO BE CONVEYED TO THE HIGH WATER MARK OF THE LAMPREY RIVER - THE AREAS SHOWN HAVE BEEN COMPUTED FOLLOWING THE SHORELINE.
 - ACCESS TO LOTS 3, 4, 10 & 11 AND LOTS 5, 6, 7 & 8 IS TO BE OBTAINED BY USE OF THE COMMON DRIVES AS SHOWN. PERMANENT EASEMENT RIGHTS TO USE DRIVES SHALL BE INCLUDED AS PART OF THE DEED CONVEYANCE.
 - 100 YEAR FLOOD LINE OBTAINED FROM PRELIMINARY, DURHAM FLOOD INSURANCE STUDY, COMPILED BY THE SOIL CONSERVATION SERVICE.
 - THE BUILDING SETBACK AREA AT THE SOUTHEAST CORNER OF LOT NUMBER FOUR (4) HAS BEEN ENLARGED TO ENSURE PROPER DRAINAGE. SPECIAL CARE SHOULD BE TAKEN, NOT TO DISTURB THE DRAINAGE FLOW IN THIS AREA.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT NUMBER ELEVEN (11) A DRAINAGE/FILL PERMIT MUST BE OBTAINED FROM N.H. WETLANDS BOARD FOR THE DRIVEWAY CROSSING OF THE RUN OFF AREAS SHOWN.
 - THE AREA OUTSIDE OF THE BUILDING SETBACK LINE AT THE EASTERN END OF LOT 4, IS RESERVED AS AN EASEMENT FOR DRAINAGE FLOW FROM THE ROADWAY DRAINAGE SYSTEM OUTLETTING ON LOT 5. IN ADDITION AN EASEMENT SHALL BE RESERVED ON LOT 11 TO ENSURE THAT S-O DRAINAGE FLOW MAY FLOW FREELY TO THE LAMPREY RIVER.

17) THE CONSTRUCTION OF THE DRIVEWAY FOR LOT 11 SHALL BE IN ACCORDANCE WITH "LOT 11 DRIVEWAY PLAN, SULLIVAN FALLS ROAD" PREPARED BY TERRASCAN, INC. REVISED 9/6/88

- LEGEND**
- WETLANDS DEFINED BY SOIL (POORLY OR VERY POORLY DRAINED)
 - EXISTING CONTOUR
 - UTILITY POLE
 - GRANITE BOUND (TO BE SET)
 - STEEL STAKE (TO BE SET RLS 325)
 - INTERMITTENT STREAM
 - CHAIN LINK FENCE
 - STONEWALL
 - BUILDING SETBACK LINE ZONE (N)
 - 100 YEAR FLOOD



ABUTTERS LIST

NAME/ADDRESS	MAP/LOT	BOOK/PAGE
BETTE A. BRODE 5995 OCEAN BLVD. THOMPSON, N.H. 03842	17 18	
CAROL S. DEVLAND 170 PACKERS FALLS ROAD DURHAM, N.H. 03824	17 19	
ALLEN RUPERT THOMPSON & JANE HATCH 170 PACKERS FALLS ROAD NEWMARKET, N.H. 03857	17 20	1038/147
DALE & RUTH BROCKENBACH RFD 1 PACKERS FALLS ROAD NEWMARKET, N.H. 03857	17 21-2	
ROCHESTER SAND & GRAVEL CO. 50-18 ST. R.D. BOX 478 NORTH WILMINGTON, MA 01887	17 49	979/978
CAROLYN PUFFER 170 PACKERS FALLS ROAD NEWMARKET, N.H. 03857	17 50-1	1073/82
STEPHEN H. WITMER RFD. BOX 10 DURHAM, N.H. 03824	17 50	879/399
LAWRENCE & JANE O'CONNELL RFD 1 PACKERS FALLS ROAD NEWMARKET, N.H. 03857	17 53	980/377
RICHARD H. LORD RFD BENNETT ROAD DURHAM, N.H. 03824	17 54	1073/309
TOWN OF DURHAM DURHAM TOWN HALL DURHAM, N.H. 03824	17 54	1050/54
STEPHEN H. WITMER 29 FINESTREET CIRCLE DURHAM, N.H. 03824	17 56-2	1201/314
STEPHEN H. WITMER TRUSTEE 28 FINESTREET LORGE DURHAM, N.H. 03824	17 56-3	1250/410

APPROVED BY DURHAM PLANNING BOARD
 SIGNED *[Signature]* DATE *Sept 30, 1988*
 SIGNED _____ DATE _____
 SIGNED *[Signature]* DATE *7/20/88*
 SIGNED _____ DATE _____
 SIGNED *[Signature]* DATE *9/20/88*
 SIGNED _____ DATE _____
 SIGNED _____ DATE _____

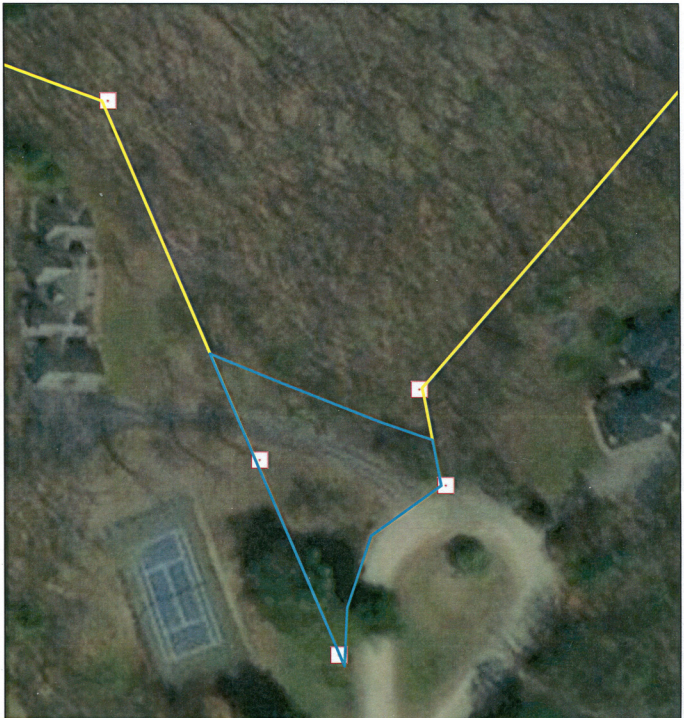
REVISIONS: 9/7/88, 9/16/88, 9/17/88

SUBDIVISION OF LAND
LAWRENCE & JANE O'CONNELL AND RICHARD H. LORD & PERSIS L. ENSOR
 PACKERS FALLS ROAD DURHAM, N.H.

TERRASCAN, INC.
 634 CENTRAL AVE DOVER, N.H. 03820
 (603) 724-9494

DATE	SCALE	DRN. BY	CHKD. BY	JOB NO.
9/16/88	1"=100'	RJS	NOL	86173

THIS SUBDIVISION APPROVAL IS SUBJECT TO THE FINDINGS OF FACT AND CONDITIONS OF APPROVAL RECORDED BOOK 1411 PAGE 19 AND APPROVED BY THE DURHAM PLANNING BOARD SEPT. 7, 1988.



Lawn encroachment from LOT 53-3

Total area of encroachment = 0.25 acres

Includes landscaping, lawn, utility boxes,
and decorative lamp post

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

PLAN REFERENCES

1. TOWNSHIPS OF LAND, LAMPREY & NEW STORES, INC. REWARD & PERD L. DODD, PADANUS FALLS ROAD, DURHAM, N.H. (SCALE: 1" = 100'). LAST REVISION PREPARED BY TERRACON, INC. UNDER AN E.C.D. PLAN 33-10.

NOTES

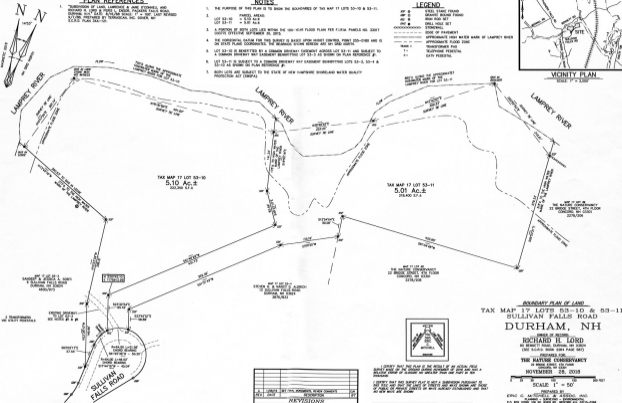
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARIES OF TAX MAP 17 LOT 53-10 & 53-11.
2. LOT 53-10 = 5.10 AC. ±
LOT 53-11 = 5.01 AC. ±
3. A PORTION OF BOTH LOTS LIES WITHIN THE 100-YEAR FLOOD PLAN PER FLOOD PANEL NO. 30471 DATED 05/16/94 (REVISED SEPTEMBER 10, 2002).
4. THE HORIZONTAL CONTROL FOR THIS SURVEY IS BASED UPON MARKET CONTROL POINT 200-0785 AND IS ON STATE PLANE COORDINATES. THE NEAREST SPERM NEIXON ARE IN GRID NORTH.
5. LOT 53-10 IS BENEFITTED BY A COMMON EASEMENT ACROSS LOT 53-11 AND IS SUBJECT TO A COMMON EASEMENT WAY EASEMENT BENEFITTING LOT 53-11 AS SHOWN ON PLAN REFERENCE #1.
6. LOT 53-11 IS BENEFITTED TO A COMMON EASEMENT WAY EASEMENT BENEFITTING LOTS 53-3, 53-4 & 53-5 AS SHOWN ON PLAN REFERENCE #1.
7. BOTH LOTS ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA).

LEGEND

- SP 0 STEEL STATE PILING
- SP 10 BRASS STATE PILING
- SP 20 IRON STATE PILING
- SP 30 DRILL HOLE SET
- APPROXIMATE FLOOD ZONE
- APPROXIMATE HIGH WATER MARK OF LAMPREY RIVER
- APPROXIMATE FLOOD ZONE
- TRANSFERRED FENCE
- TELEPHONE FENCE
- CITY FENCE



VICINITY PLAN
SCALE 1" = 100'



BOUNDARY PLAN OF LAND
TAX MAP 17 LOTS 53-10 & 53-11
SULLIVAN FALLS ROAD
DURHAM, NH

PREPARED BY
RICHARD H. LORD
REGISTERED PROFESSIONAL SURVEYOR
(NH SURVEYOR 2084 PAGE 940)
PREPARED FOR
THE NATUSE CONSERVANCY
IN WHEEL HOLLOW, NEW HAMPSHIRE
NOVEMBER 28, 2003

SCALE 1" = 50'



I CERTIFY THAT THIS PLAN IS THE RESULT OF MY PERSONAL FIELD SURVEY AND THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND THAT I AM NOT PROVIDING THIS PLAN FOR ANY OTHER PURPOSE.
I CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE AND THAT I AM NOT PROVIDING THIS PLAN FOR ANY OTHER PURPOSE.

DATE	DESCRIPTION	BY
NOV 28 2003	PREPARED BY	RHL
	REVISIONS	