



n/f
Michael D. & Susan M. Lehrman
20 Cedar Point Road
Durham, NH 03824
Tax Map 12 Lot 1-21
SCRD 4399/744

n/f
Edward Williams
24 Cedar Point Road
Durham, NH 03824
Tax Map 12 Lot 1-17
SCRD 4440/650

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
AARON & JILL GRUETER
22 CEDAR POINT ROAD
DURHAM, NH 03824
TAX MAP 12, LOT 1-19
BOOK 4792, PAGE 380 S.C.R.D.
3. ELEVATIONS BASED ON NAVD 1988.
4. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - a. ZONING DISTRICT: RESIDENCE C (RC)
 - b. MINIMUM LOT SIZE IS 150,000 Sq.Ft.
 - c. MINIMUM LOT FRONTAGE IS 300 Ft.
 - d. BUILDING SETBACKS:
FRONT: 30'
SIDE: 50'
REAR: 50'
PISCATAQUA RIVER: 125'
5. ENTIRE PARCEL IS IN AN ALTERED STATE.

PRE-CONSTRUCTION CONDITIONS PLAN

OWNER: AARON & JILL GRUETER
22 CEDAR POINT ROAD
DURHAM, NH 03824

LOT ADDRESS: 22 CEDAR POINT ROAD
DURHAM, NH

TOWN INFO: TAX MAP 12, LOT 1-19

REGISTRY of DEEDS: STRAFFORD BOOK 4792, PAGE 380

LEGEND:

	2' CONTOUR LINE		IRON ROD FOUND
	EDGE OF GRAVEL		GRANITE BOUND FOUND
	EXISTING FENCE		PHOTO LOCATION
	HIGHEST OBSERVABLE TIDE LINE		EXISTING TREE
			EXISTING WELL

GRAPHIC SCALE: 1 Inch = 20 Feet

JANUARY, 2021
CAD FILE: 20168-EX

STATE OF NEW HAMPSHIRE
LAND SURVEYOR
No. 891
ADAM R. FOGG
SIGNATURE

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems

Adam R. Fogg
No. 1377
New Supply & Pollution Control

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS

ATLANTIC
SURVEY CO, LLC
25 Nute Road, Dover, New Hampshire 03820
603-659-8939