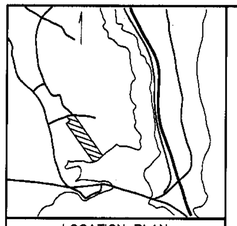
Doc # 0000779 Jan 14, 2011 12:27 PM
Plan 100-052 1 of 1
Register of Deeds, Strafford County
C/H I-CHIP ST#033815

For Registry of Deeds Use



J / 21-B
MICHAEL LEATHERMAN
KIVA LEATHERMAN
442 OLD GARRISON ROAD
DOVER, NH 03820
2967 / 314

J / 22C
HELEN COON
JOHN COON
63 BAYVIEW ROAD
DOVER, NH 03820
2902 / 900

J / 22
ELIZABETH HUGGINS TRUST
C/O CLEO HUGGINS
99 BAYVIEW ROAD
DOVER, NH 03820
958 / 367
CONSERVATION EASEMENT
HELD BY STRAFFORD RIVERS
CONSERVANCY
2342 / 782

J/19E-1
PATRICIA LEAVITT
WILLIAM LEAVITT
8854 LARGO MAR DRIVE
FT. MYERS, FL 33967
1100 / 413

J / 19
THOMAS DUFFY
DIANE DUFFY
29 BAYVIEW ROAD
DOVER, NH 03820
2116 / 516

J / 27
DONALD SHULTZE
HAZEL SHULTZE
74 PISCATAQUA ROAD
DOVER, NH 03820
1391 / 48

BAYVIEW ROAD

BELLAMY {TIDAL} RIVER

PROPOSED ACCESS EASEMENT

EXCLUDED AREA
= 12.16 Ac.

CONSERVATION EASEMENT
OVERALL AREA = 33.3 Ac.±

C.E.: AGRICULTURAL
AREA = 22.91 Ac.

NORTHERLY LIMITS OF
CONSERVATION EASEMENT
(MATCH LINES SHEETS 2 & 3)

MATCH LINE
SHEETS 3 & 4

APPROXIMATE LIMIT OF
SPECIAL FLOOD HAZARD
AREA (SEE NOTE #4)

C.E.: VIEW/MEADOW
AREA = 5.07 Ac.±

C.E.: ESTUARY
AREA = 0.27 Ac.±

C.E.: MOWED AREA
AREA = 0.18 Ac.

C.E.: FOREST AREA
AREA = 4.87 Ac.

CONSERVATION TYPE
DIVISION LINES

PRIVATE
DRIVE
(GRAVEL)

COMPOST PILE
(FORMER)

MEAN HIGH
TIDE LINE

INLAND
SALT POND

INLAND
POND

SKATING
HUT

BARN
BARN/OFFICE
HOUSE
TENNIS COURT
PEN
RIDING RING
PADDOCK
WELL

I.R.(set) — IRON ROD W/ PLASTIC I.D. CAP (SET)
D.H.(fnd) — DRILL HOLE (FOUND)
D.H.(set) — DRILL HOLE (SET)
S.S.(fnd) — STEEL STAKE (FOUND)
S.S.(set) — STEEL STAKE (SET)

REFERENCE PLANS:

1.) PROPOSED SUBDIVISION, LAND OF NORMAN INVESTMENT TRUST, BAY VIEW ROAD, DOVER, N.H.; SCALE: 1" = 40'; DATED: APRIL 7, 2003; BY: BERRY SURVEYING & ENGINEERING; NOT RECORDED.

2.) PART OF LAND, E. PAUL CASEY, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: MAY 1966; BY: G.L. DAVIS & ASSOCIATES; NOT RECORDED.

3.) PLAN SHOWING PARCEL – B, JANET JAQUES TO THEODORE S. VALPEY JR., BAYVIEW ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: NOV. 1982; BY: K.E. MOORE & B.G. STAPLES; RECORDED S.C.R.D. PLAN 22-42.

4.) ALTERNATE DESIGN SUBDIVISION OF BACK RIVER FARM PREPARED FOR ELIZABETH L. HUGGINS TRUST, TAX MAP J, LOT No. 22, BAYVIEW ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE.

5.) PLAN OF LOTS, ELIZABETH L. HUGGINS TRUST, DOVER, NH; DATED: JUNE 1975; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 16A-5.

6.) PROPOSED MINOR SUBDIVISION FOR ROBERT CALLAN, BAYVIEW ROAD, DOVER, NH; DATED: JULY 1987; BY: McENEANEY & O'NEIL SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 37-56.

LEGEND

⊙ I.R.(set)	– IRON ROD W/ PLASTIC I.D. CAP (SET)
● D.H.(fnd)	– DRILL HOLE (FOUND)
◉ D.H.(set)	– DRILL HOLE (SET)
⊙ S.S.(fnd)	– STEEL STAKE (FOUND)
-o- UP	– UTILITY POLE
——— OHU	– OVERHEAD UTILITIES
CMP	– CORRUGATED METAL PIPE
-•-	– SIGN POST
·o·o·o·o·	– STONEWALL
S.F.	– SQUARE FEET
Ac.	– ACRE
±	– MORE OR LESS
(TYP.)	– TYPICAL
S.C.R.D.	– STRAFFORD COUNTY REGISTRY OF DEEDS
C.E.	– CONSERVATION EASEMENT
— — — —	– C.E. DIVISION LINE
—— o —— o ——	– WOOD RAIL FENCE
—— o —— o ——	– WIRE FENCE LINE
——— x ———	– BARBED WIRE FENCE LINE
☼	– LIGHT POST
o~	– FLAG POLE
(SURVEY TIE)	– USED FOR MATHEMATICAL CLOSURE ONLY – NOT A BOUNDARY OR C.E. DIVISION LINE

NOTES:

1.) OWNERS OF RECORD:
THEODORE S. VALPEY REVOCABLE TRUST
THEODORE S. VALPEY, JR., TRUSTEE
39 BAYVIEW ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3355, PAGE 348; PAGE 351

2.) J / 19 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT: R-40
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 40 FEET
SIDE = 25 FEET
REAR = 30 FEET

4.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA), DESIGNATED "ZONE A", AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0340D, EFFECTIVE DATE MAY 17, 2005.

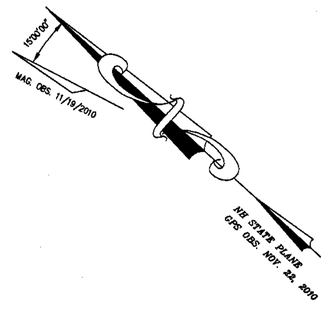
5.) THE BASIS OF BEARING IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON NOVEMBER 22, 2010.

6.) NO WETLAND DELINEATION HAS BEEN PERFORMED FOR THE SUBJECT PARCEL. WET AREAS SHOWN ARE FROM PHYSICAL FEATURE OBSERVATIONS MADE DURING FIELD SURVEY.

7.) OVERALL LOT AREA IS 1,980,230 S.F.± (45.5 Ac.±).

8.) AREA TO BE PLACED INTO A CONSERVATION EASEMENT IS 1,450,710 S.F.± (33.3 Ac.±), AND IS DIVIDED INTO THE FOLLOWING USE CATEGORIES:
AGRICULTURAL AREA = 22.91 Ac.
VIEW/MEADOW AREA = 5.4 Ac.±
FOREST AREA = 4.81 Ac.
MOWED AREA = 0.18 Ac.

9.) THE FENCE LINE BETWEEN THE SUBJECT PARCEL AND LOT J/22C IS HELD AS THE PROPERTY LINE PER STRAFFORD SUPERIOR COURT DOCKET 00-E-0173.



NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

10-1085	CONSERVATION	10-08	1-25
PROJECT NO	TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION; BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"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." (RSA 676:18)

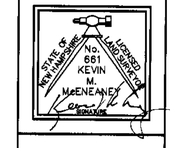
12/8/10 Kevin M. McEneaney
DATE: / KEVIN M. McENEANEY LLS # 661

SEE SHEETS 2-4 FOR METES AND BOUNDS

CONSERVATION EASEMENT PLAN
PREPARED FOR
THE NATURE CONSERVANCY
OWNED BY
THEODORE S. VALPEY REVOCABLE TRUST
TAX MAP J, LOT No. 19
39 BAYVIEW ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

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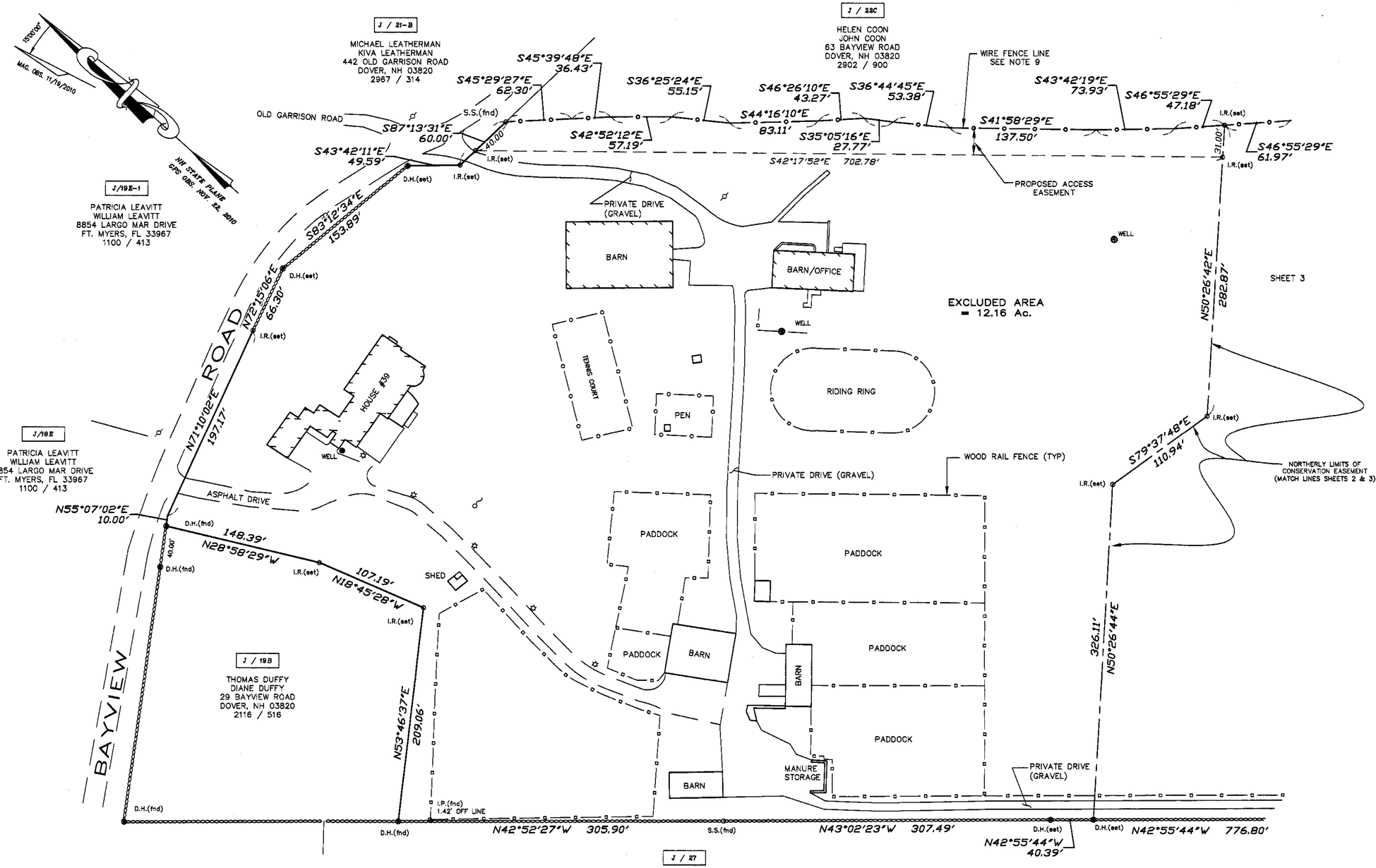
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McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

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Plan 100-053 1 of 1
Register of Deeds, Strafford County

For Registry of Deeds Use



SEE SHEET 1 FOR NOTES, REFERENCE PLANS AND LEGEND

SHEET 2 OF 4

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

10-1085	CONSERVATION	10-08	1-25
PROJECT NO	TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

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12/8/10 Kevin McEneaney
DATE: / KEVIN M. McENEANEY (LLS # 661

CONSERVATION EASEMENT PLAN
PREPARED FOR
THE NATURE CONSERVANCY
OWNED BY
THEODORE S. VALPEY REVOCABLE TRUST
TAX MAP J, LOT No. 19
39 BAYVIEW ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJP	FILE: CPK\1085\10-1085
SCALE: 1" = 50'	DATE: DECEMBER 8, 2010

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STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
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Register of Deeds, Strafford County

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WIRE FENCE LINE
SEE NOTE 9

J / 22C

HELEN COON
JOHN COON
63 BAYVIEW ROAD
DOVER, NH 03820
2902 / 900

J / 22

ELIZABETH HUGGINS TRUST
C/O CLEO HUGGINS
99 BAYVIEW ROAD
DOVER, NH 03820
958 / 367

CONSERVATION EASEMENT
HELD BY STRAFFORD RIVERS
CONSERVANCY
2342 / 782

WIRE FENCE (TYP)

S46°55'29"E 47.18'

I.R.(set)

S42°53'36"E 106.85'

S46°19'24"E 98.81'

I.R.(set)

S43°52'55"E 1034.11'

D.H.(set)

PROPOSED ACCESS EASEMENT
(SEE SHEET 2)

31.00'

S46°55'29"E 61.97'

I.R.(set)

WELL

N50°26'42"E 282.87'

SHEET 2

EXCLUDED AREA
= 12.16 Ac.

I.R.(set)

S79°37'48"E 110.94'

I.R.(set)

NORTHERLY LIMITS OF
CONSERVATION EASEMENT
(MATCH LINES SHEETS 2 & 3)

C.E.: AGRICULTURAL
AREA = 22.91 Ac.

POND OUTLET
12" HDPE PIPE

INLAND
POND

SKATING
HUT

POND INLET
12" HDPE PIPE

MATCH LINE SHEETS 3 & 4

SHEET 4

PADDOCK

PADDOCK

326.11'
N50°26'44"E

CULVERT
12" CMP

WOOD RAIL FENCE (TYP)

GATE

PRIVATE DRIVE (GRAVEL)

D.H.(set)

D.H.(set)

N42°55'44"W 40.39'

N42°55'44"W 776.80'

D.H.(set)

N43°25'08"W 425.62'

D.H.(set)

J / 27

DONALD SHULTZE
HAZEL SHULTZE
74 PISCATAQUA ROAD
DOVER, NH 03820
1391 / 48

15°00'00"

MAG. OBS. 11/19/2010

NH STATE PLANE
GPS OBS: NOV. 22, 2010

SEE SHEET 1 FOR NOTES,
REFERENCE PLANS AND LEGEND

SHEET 3 OF 4

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

10-1085	CONSERVATION	10-08	1-25
PROJECT NO	TYPE	FIELDBOOK & PAGES	

For Registry of Deeds Use

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12/8/10 Kevin McEneaney
DATE: / KEVIN M. McENEANEY, LLS # 661

CONSERVATION EASEMENT PLAN
PREPARED FOR
THE NATURE CONSERVANCY
OWNED BY
THEODORE S. VALPEY REVOCABLE TRUST
TAX MAP J, LOT No. 19
39 BAYVIEW ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

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SCALE: 1" = 50'	DATE: DECEMBER 8, 2010

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STATE OF NEW HAMPSHIRE — No. 661 KEVIN M. McENEANEY — LICENSED LAND SURVEYOR

McEneaney Survey Associates, inc.
P.O. Box 681 — 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING — PLANNING — CONSULTING

Doc # 0000782 Jan 14, 2011 12:27 PM
Plan 100-055 1 of 1
Register of Deeds, Strafford County

For Registry of Deeds Use

J / 22

ELIZABETH HUGGINS TRUST
C/O CLEO HUGGINS
99 BAYVIEW ROAD
DOVER, NH 03820
958 / 367

CONSERVATION EASEMENT
HELD BY STRAFFORD RIVERS
CONSERVANCY
2342 / 782

S43°52'55"E 1034.11'

S43°08'31"E 91.72'

D.H.(set) D.H.(set) I.R.(set)

S44°03'57"E 37.77'

S44°03'57"E 618.30'

I.R.(set) 24'±

INLAND
SALT POND

362.19' (SURVEY TIE)

S55°16'09"W

N55°41'28"E 396.00'

C.E.: VIEW/MEADOW
AREA = 5.07 Ac.±

APPROXIMATE LIMIT OF SPECIAL
FLOOD HAZARD AREA (SEE NOTE #4)

C.E.: AGRICULTURAL
AREA = 22.91 Ac.

SHEET 3

MATCH LINE SHEETS 3 & 4

EASEMENT TYPE
DIVISION LINES (TYP)

S80°53'25"W 30.05'

I.R.(set)

S5°46'46"W 74.03'

I.R.(set)

S15°40'01"W 56.67'

I.R.(set)

S46°33'23"W 52.86'

C.E.: MOWED
AREA = 0.18 Ac.±

I.R.(set) S49°40'18"E 553.98'

S49°46'15"W 102.26'

81.23' S55°23'05"W

MEAN HIGH
TIDE LINE±

C.E.: ESTUARY
AREA = 0.27 Ac.±
(BETWEEN EMBANKMENT AND
MEAN HIGH TIDE LINE)

I.R.(set) I.R.(set)

S39°22'57"E 39.82'

EMBANKMENT
(C.E. DIVISION LINE)

S50°51'59"W 308.53'

C.E.: FOREST
AREA = 4.87 Ac.±

PRIVATE DRIVE
(GRAVEL)

COMPOST PILE (FORMER)

S42°59'12"W 217.19' (SURVEY TIE)

790'± ALONG MEAN HIGH TIDE LINE

GATE

N43°25'08"W 425.62'

D.H.(set) 98.28' N42°27'01"W D.H.(set) 175.09' N43°04'07"W D.H.(set) 167.03' N43°04'07"W D.H.(set) 128.95' N41°58'37"W D.H.(set) 354.58' N43°44'22"W I.R.(set) 25'±

BELLAMY {TIDAL} RIVER

J / 27

DONALD SHULTZE
HAZEL SHULTZ
74 PISCATAQUA ROAD
DOVER, NH 03820
1391 / 48

15°00'00" W

MAG. OBS. 11/19/2010

NH STATE PLANE
GPS OBS. NOV. 12, 2010

SEE SHEET 1 FOR NOTES,
REFERENCE PLANS AND LEGEND

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

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PROJECT NO	TYPE	FIELDBOOK & PAGES	

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12/8/10 Kevin McEneaney
DATE: / KEVIN M. McENEANEY LLS # 661

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PREPARED FOR
THE NATURE CONSERVANCY
OWNED BY
THEODORE S. VALPEY REVOCABLE TRUST
TAX MAP J, LOT No. 19
39 BAYVIEW ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

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50 25 0 25 50 100 150 200

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR

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