Legend:

L1	See Length Table
RCRD	Rockingham County Registry of Deeds
○	Iron Pipe Found
◉	Drill Hole Found
◎	Iron Rod to be Set
⌀	Utility Pole
———	Building Setback
— — —	Wetlands Buffer
——·——	Wetland Boundary
——D———	Approx. Drain Pipes
——S———	Approx. Sewer Main — See Note 9
——W———	Approx. Water Main

Abutters:

062–001
PATRICK & SONYA ROBICHEAU
12 BRENTWOOD RD.
EXETER, NH 03833

062–006
DAVID MAKOS
89 WASHINGTON ST.
EXETER, NH 03833

062–009
BRUCE WHITE
126 LINDEN ST.
EXETER, NH 03833

062–111
PATRICIA WASHBURNE REVOCABLE TRUST
PO BOX 38
MIDDLETON, NH 03887

063–058
KG & EM WHITE REVOCABLE TRUST
63 COLUMBUS AVE.
EXETER, NH 03833

063–059
GREGORY W. HENRY
81 MAIN ST.
EXETER, NH 03833

063–077
DEBRA ANN VASCONCELLOS
22 SPRUCE ST.
EXETER, NH 03833

63–078
MEREDITH THIBODEAU
22 SPRUCE ST.
EXETER, NH 03833

63–079
JEFFREY HOLT
87 OAK HILL RD.
CONCORD, NH 03301

063–082
DAVID & NICOLE HASKELL
21 SPRUCE ST.
EXETER, NH 03833

063–083
PEDRO PEREZ–ANDREU & ELLEN GLASSNER
20 MAIN ST.
EXETER, NH 03833

63–086
HUMMEL DIXIE LIVINGSTON TRUST 1997
54 COLUMBUS AVE.
EXETER, NH 03833

063–087
ELIZABETH CANADA & AMALI COWAN
58 COLUMBUS AVE.
EXETER, NH 03833

063–089
ANDREA PUDDU & SHEENA SIMPSON
66 COLUMBUS AVE.
EXETER, NH 03833

063–090
JENNIFER HAGGETT
68 COLUMBUS AVE.
EXETER, NH 03833

063–091
FRANK SHERIDAN
2 BRENTWOOD RD.
EXETER, NH 03833

063–092
JAMES & ALEXANDRA ALLEN
2A BRENTWOOD RD.
EXETER, NH 03833

063–094
KATIE MARIE LAMONTAGNE
4 BRENTWOOD RD.
EXETER, NH 03833

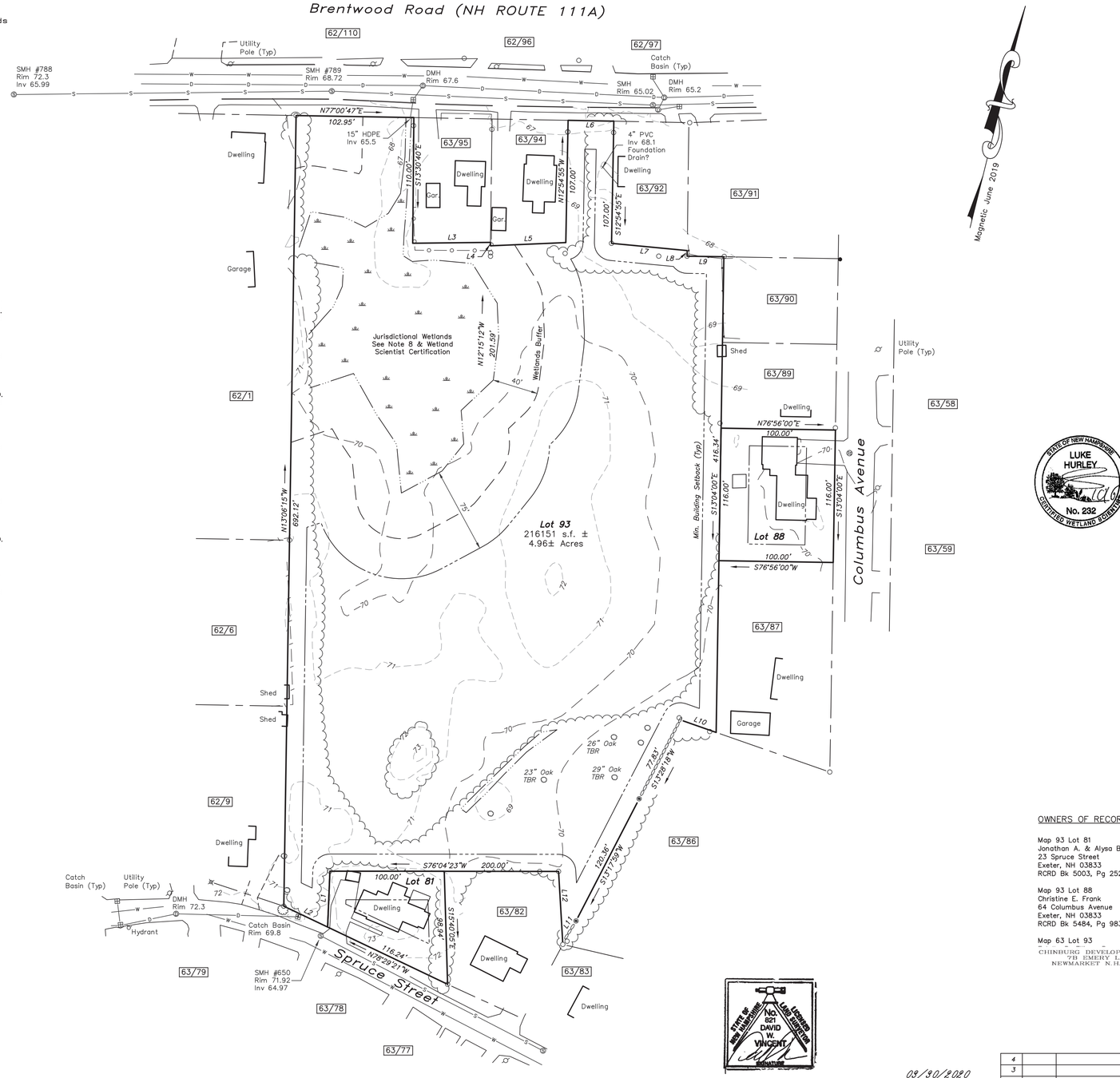
063–095
LISA A. REYNOLDS 2015 REVOCABLE TRUST
6 BRENTWOOD RD.
EXETER, NH 03833

063–096
MARY & JODY UNDERWOOD
3A BRENTWOOD RD.
EXETER, NH 03833

063–097
IIOIA FAMILY REVOCABLE TRUST
3 BRENTWOOD RD.
EXETER, NH 03833

Length Table:

LINE	BEARING	DISTANCE
L1	N11°37'32"W	49.00'
L2	N78°29'21"W	42.52'
L3	N75°19'51"E	68.00'
L4	S13°14'24"E	3.00'
L5	N73°32'21"E	66.00'
L6	N77°00'47"E	40.00'
L7	N81°28'20"E	66.50'
L8	S12°51'53"E	4.91'
L9	N76°56'00"E	32.18'
L10	N84°46'23"W	33.28'
L11	S15°19'51"W	23.55'
L12	N17°20'29"W	64.00'



Magnetic June 2019

Notes:

1.) The purpose of this plan is to depict the existing conditions of the subject tracts.

2.) Field Procedure: Topcon (GM–105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed June/October 2019, Least Squares Balance.

3.) Error of Closure Better Than 1: 15,000.

4.) Parcels are shown as Lots 81, 88 & 93 on the Exeter Assessor's Map 63.

5.) Parcel is located in the Residential Zoning District R2.

6.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

7.) Parcels are not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0402E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

8.) The wetland area shown hereon was field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.

9.) The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities and information provided by the municipality. The surveyor/engineer does not warranty nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1–888–344–7233 or dial 811.

10.) Existing Lot 93 Area: 216,151 S.F. or 4.96 Acres
Existing Lot 81 Area: 7,563 S.F. or 0.17 Acre
Existing Lot 88 Area: 11,600 S.F. or 0.27 Acre

11.) Vertical Datum Town of Exeter sewer manholes.

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR–09–19 (Oct 2009).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS–79/31 (1979).

STATE OF NEW HAMPSHIRE — LUKE HURLEY — No. 232 — CERTIFIED WETLAND SCIENTIST

ZONING REQUIREMENTS:

ZONE	RESIDENTIAL (R2)
MIN. LOT AREA	15,000 SF.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT DEPTH	100 FT.
BUILDING SETBACKS:	
FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
• MAX. BUILDING COVERAGE	25%
WETLAND SETBACKS/BUFFER:	
STRUCTURES:	75 FT.
PAVEMENT & DRIVEWAYS	50 FT.
BUFFER/NO–DISTURBANCE	40 FT.

STATE OF NEW HAMPSHIRE — No. 821 — DAVID W. VINCENT — LICENSED LAND SURVEYOR

09/30/2020
David W. Vincent, LLS No. 821 — Date

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1	3/30/20	add trees to be removed	dwv

OWNERS OF RECORD

Map 93 Lot 81
Jonathan A. & Alysa B. Franck
23 Spruce Street
Exeter, NH 03833
RCRD Bk 5003, Pg 2520

Map 93 Lot 88
Christine E. Frank
64 Columbus Avenue
Exeter, NH 03833
RCRD Bk 5484, Pg 983

Map 63 Lot 93
CHINBURG DEVELOPMENT, LLC
7B EMERY LANE
NEWMARKET N.H. 03857

EXISTING CONDITIONS PLAN
PREPARED FOR

CHINBURG DEVELOPMENT, LLC
7B EMERY LANE
NEWMARKET N.H. 03857

LOCATED AT
SPRUCE STREET, COLUMBUS AVENUE & BRENTWOOD ROAD (NH ROUTE 111A)
COUNTY OF ROCKINGHAM
EXETER, NH

50 0 25 50 100 200

SCALE: 1"= 50' DATE: NOVEMBER 11, 2019

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL./FAX (603) 664–5786
www.landsurveyingservices.net

DWG NAME: 021xcon | FB: 56/47–54

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