

LOCUS MAP
NOT TO SCALE

D-4140

- NOTES:**
- 1) 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 A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FIRM COMMUNITY PANEL 330130 0410 E. MAP REVISED: MAY 17, 2005.
 - 3) THERE ARE NO WETLANDS ON THIS PARCEL.
 - 4) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - 5) THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM.

ZONING DISTRICT
ZONE R2 SINGLE FAMILY

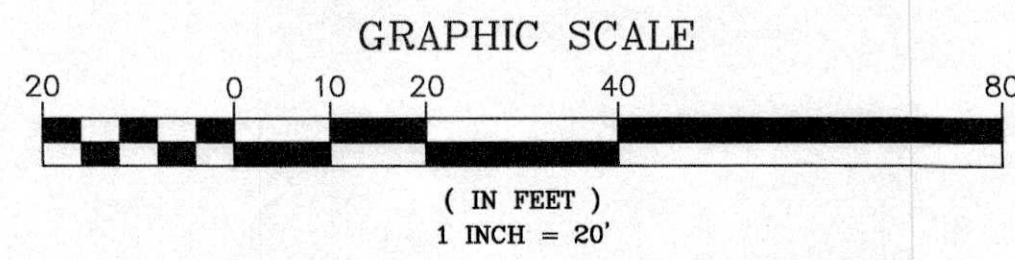
AREA	15,000 S.F.
LOT WIDTH	100'
LOT DEPTH	100'

BUILDING SETBACKS

FRONT	25'
SIDE	15'
REAR	25'
WETLAND	75'

BUILDING COVERAGE

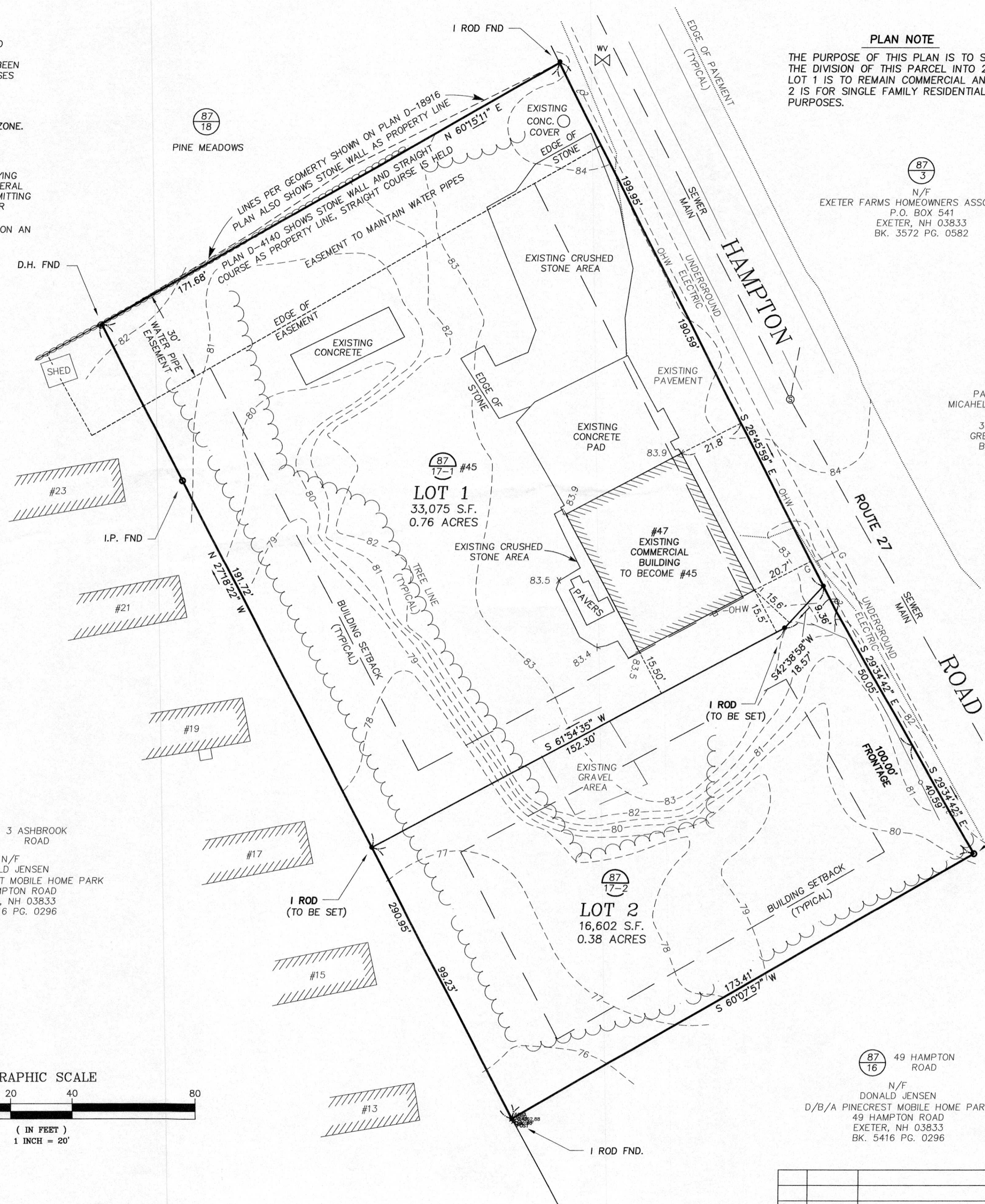
MAXIMUM	25%
OPEN SPACE	40%



- LEGEND**
- D.H. DRILL HOLE
 - I.P. IRON PIPE
 - I ROD IRON ROD
 - FND. FOUND
 - ASSESSORS MAP AND PARCEL
 - OHW OVER HEAD WIRE
 - UTILITY POLE
 - SEWER MAN HOLE
 - ⊕ HYDRANT
 - STONE WALL
 - GAS LINE

87/16
3 ASHBROOK ROAD
N/F DONALD JENSEN
D/B/A PINECREST MOBILE HOME PARK
49 HAMPTON ROAD
EXETER, NH 03833
BK. 5416 PG. 0296

87/16
49 HAMPTON ROAD
N/F DONALD JENSEN
D/B/A PINECREST MOBILE HOME PARK
49 HAMPTON ROAD
EXETER, NH 03833
BK. 5416 PG. 0296



PLAN NOTE
THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF THIS PARCEL INTO 2 LOTS. LOT 1 IS TO REMAIN COMMERCIAL AND LOT 2 IS FOR SINGLE FAMILY RESIDENTIAL PURPOSES.

87/3
N/F
EXETER FARMS HOMEOWNERS ASSOCIATION
P.O. BOX 541
EXETER, NH 03833
BK. 3572 PG. 0582

TOWN OF EXETER PLANNING BOARD
CHAIRMAN _____ DATE _____

RECORD OWNER
87/17
NEW HAMPSHIRE INDUSTRIAL PROPERTIES, LLC
75-4 MAIN STREET, SUITE 300
PLYMOUTH, NH 03264
BK. 5945 PG. 1935
49,677 S.F.
1.14 ACRES

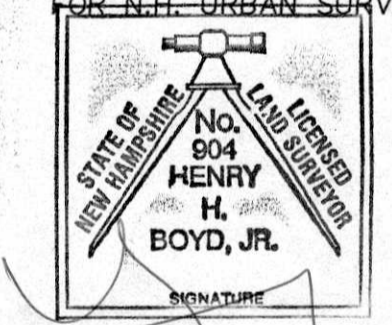
PLAN REFERENCES
D-18916 D-4140

LOT 1
33,075 S.F.
EXISTING BUILDING
2,390 S.F. = 15.6% OF LOT AREA
EXISTING LOT COVERAGE
4,190 S.F. = 12.7% OF LOT AREA
OPEN SPACE = 87.3% OF LOT AREA

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER OF 2018 AND SEPTEMBER OF 2020.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



09-16-2020
LICENCED LAND SURVEYOR DATE

PLANNING BOARD CASE NUMBER 20-XX		
TOPOGRAPHY/UTILITIES SHEET		
PLAN OF LAND		
IN EXETER, NH		
SHOWING A 2 LOT SUBDIVISION 47 HAMPTON ROAD (ASSESSORS MAP 87 LOT 17)		
RECORD OWNER NEWHAMPSHIRE INDUSTRIAL PROPERTIES, LLC 75-4 MAIN STREET, SUITE 300 PLYMOUTH, NH 03264		
MILLENNIUM ENGINEERING INC. ENGINEERS AND LAND SURVEYORS P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833 PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM		
SCALE: 1"=20'	DRWN. BY: H.H.B.	PROJECT: E182205
DATE: SEP. 16, 2020	CHKD. BY: K.I.R.	SHEET 2 OF 2

NO.	DATE	BY