

NOTES:

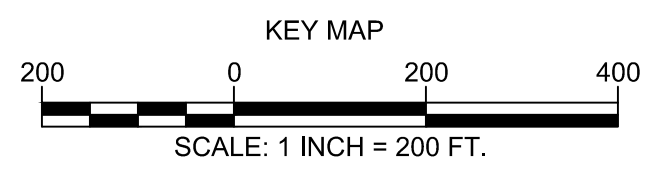
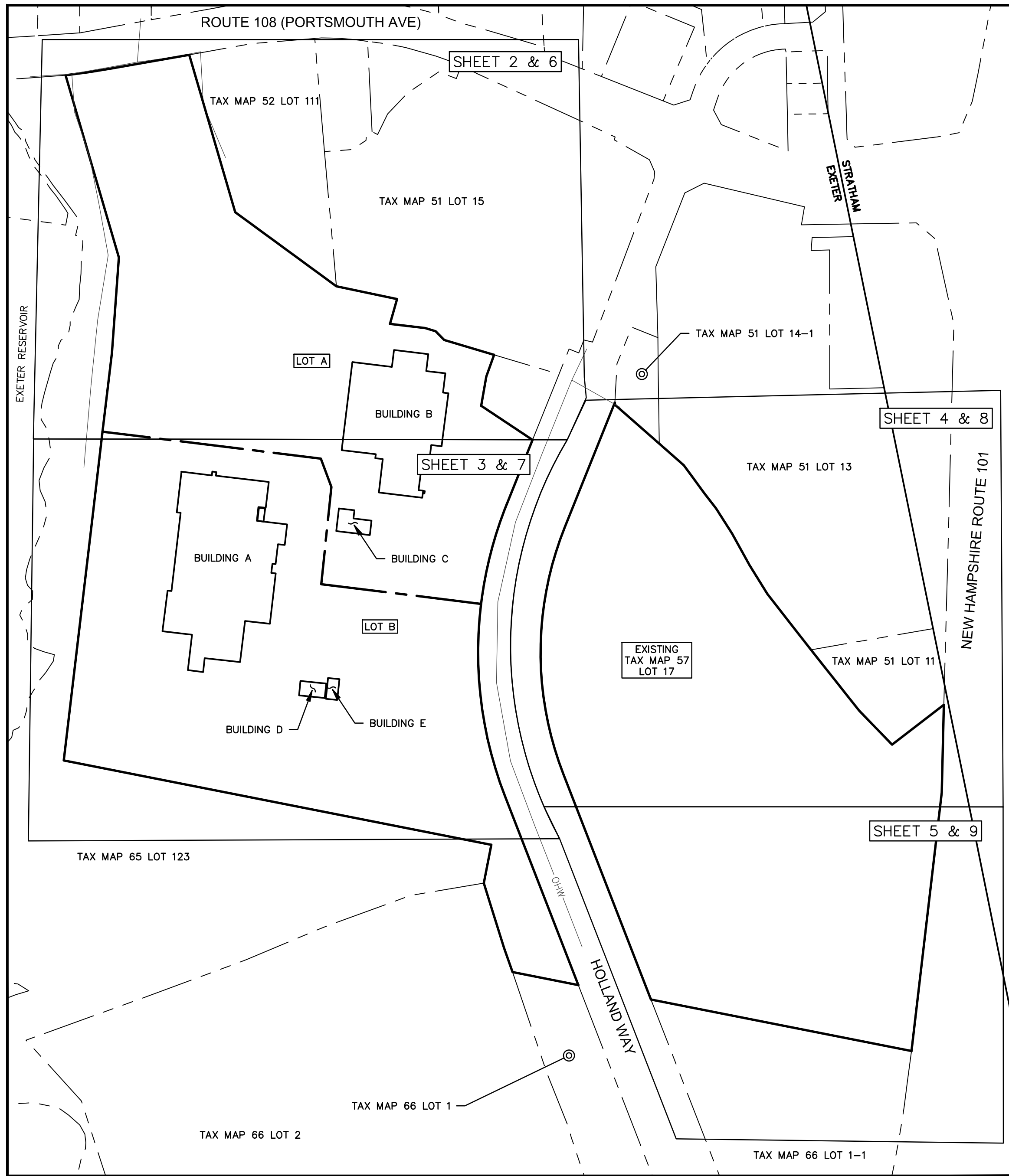
- REFERENCE: TAX MAP 51, LOT 17 & TAX MAP 52, LOT 112 HOLLAND WAY D.S.I. PROJECT NO. 6088
- TOTAL PARCEL AREA: EXISTING: TAX MAP 51, LOT 112 PARCEL AREA: 1,402,828 SQ. FT. OR 32.2 AC. PROPOSED: TAX MAP 51 LOT 17 PARCEL AREA: 914,634 SQ. FT. OR 21.0 AC. TAX MAP 51 LOT 17 PARCEL AREA: 914,634 SQ. FT. OR 21.0 AC. LOT A AREA: 656,934 SQ. FT. OR 15.08 AC. LOT B AREA: 745,894 SQ. FT. OR 17.12 AC.
- ZONE: C-2 & CT.
- OWNER OF RECORD: OSRAM SYLVANIA, INC. 100 ENDICOTT ST. DANVERS, MA 01923 R.C.R.D. BOOK 4428, PAGE 2139
- FIELD SURVEY PERFORMED BY D.C.B. & K.J.L. DURING SEPTEMBER 2019 USING A TRIMBLE S6/S7 TOTAL STATION AND A TRIMBLE R8/R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A (SOKKIA B21/TRIMBLE DINI DIGITAL) AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. PLANIMETRIC FEATURES LOCATED USING A DJI PHANTOM 4 PRO UAV.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOID12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- JURISDICTIONAL WETLANDS DELINEATED BY LEONARD LORD NHCWS #14 OF TIGHE & BONDE ENGINEERS | ENVIRONMENTAL SPECIALISTS DURING SEPTEMBER 2019 IN ACCORDING TO THE:
  - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
  - INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2009).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (MAY 1988).
  - CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
 WETLAND NOT DELINEATED ON TAX MSP 51 LOT 17.
- FLOOD HAZARD ZONE: "X" PER FIRM MAP #33015C0406E, DATED 5/17/2005. (TABLE A, ITEM 3)
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE, PAINT MARKS FOUND ON-SITE, AND RECORD PLANS SUPPLIED BY THE OWNER.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON. DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- SEVERAL PORTIONS OF THE PROPERTY ARE COVERED WITH THICK VEGETATION THAT MAY BE OBSCURING ADDITIONAL SITE FEATURES NOT DEPICTED HEREON.
- UNDERGROUND SEWER & DRAIN CONNECTIONS SHOWN HEREON ARE BASED ON OUR BEST INTERPRETATION AND MAY NOT NECESSARILY BE ACCURATE OR COMPLETE.
- 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.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- LIDAR CONTOURS BASED ON 2011 USGS. THEY ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT TO BE USED FOR DESIGN PURPOSES, AND DOUCET SURVEY MAKES NO REPRESENTATIONS AS TO THEIR ACCURACY OR COMPLETENESS.
- PRIOR ZONING VARIANCES:
  - FEBRUARY 10, 1994 - ZBA CASE 1023 SPECIAL EXCEPTION AND VARIANCE GRANTED FOR PROPOSED EXPANSION OF N/C USE (ADDITION) AND FOR A PORTION OF THE EXPANSION TO EXCEED THE MAXIMUM HEIGHT REGULATION.
  - JANUARY 16 1996 - ZBA CASE 1062 SPECIAL EXCEPTION GRANTED FOR EXPANSION OF N/C USE (PROPOSED 16'x60' ADDITION).
  - OCTOBER 21, 2003 - ZBA CASE 1251 VARIANCE GRANTED TO PERMIT APPROXIMATELY 10 ACRES (THE FRONT PORTION OF PARCEL WITH FRONTAGE ON PORTSMOUTH AVENUE) OF AN EXISTING 33-ACRE PARCEL TO BE DEVELOPED IN ACCORDANCE WITH THE C-2, HIGHWAY COMMERCIAL ZONING REGULATIONS.
  - OCTOBER 17, 2006 - ZBA CASE 1322 SPECIAL EXCEPTION GRANTED FOR THE EXPANSION OF A N/C USE TO PERMIT A PROPOSED 41,173 SQUARE FOOT EXPANSION OF THE EXISTING MANUFACTURING FACILITY.
- LOTS A & B WILL BE SUBJECT TO, AND IN BENEFIT OF, RECIPROCAL EASEMENTS FOR UTILITIES AND ACCESS PRIOR TO CONVEYANCE.
- BUILDING C AND IT'S APPURTENANT EQUIPMENT WILL BE RELOCATED OR REMOVED AS NECESSARY TO CONFORM WITH SETBACKS PRIOR TO THE CONVEYANCE OF LOT A OR B.
- EXISTING TAX MAP 51 LOT 17 CONTAINS WETLANDS AS WELL AS A PRIME WETLAND. A FULL DELINEATION OF WETLANDS WILL BE REQUIRED FOR ANY FUTURE ACTION BY THE TOWN.

REFERENCE PLANS:

- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(1) N.H. NO. P-2428 SOUTH SIDE ROAD TOWNS OF EXETER AND STRATHAM COUNTY OF ROCKINGHAM" DATED 4-14-55 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PROJECT STP-X-5153(005) N.H. PROJECT NO. 100258 NH ROUTE 108 TOWN OF EXETER COUNTY OF ROCKINGHAM" DATED 9/25/02 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT S220(1) N.H. PROJECT NO. P-3381 HAMPTON ROAD TOWNS OF STRATHAM-EXETER COUNTY OF ROCKINGHAM" DATED 6-18-59 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

ABUTTERS LIST:

- |                                                                                                                                        |                                                                                                              |                                                                                                          |                                                                                                         |                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| TAX MAP 51, LOT 11 UNTIL ENERGY SYSTEMS 6 LIBERTY LANE WEST HAMPTON, NH 03842 R.C.R.D. BOOK 3938, PAGE 701 R.C.R.D. BOOK 1792, PAGE 93 | TAX MAP 51, LOT 14-1 MCFARLAND REALTY TRUST 151 PORTSMOUTH AVE EXETER, NH 03833 R.C.R.D. BOOK 4451, PAGE 502 | TAX MAP 52, LOT 111 LAURENCE D. FOSS 30 BUNKER HILL AVE STRATHAM, NH 03885 R.C.R.D. BOOK 2861, PAGE 2700 | TAX MAP 66, LOT 1-1 PALMER & SIGARD, INC 140 EPPING ROAD EXETER, NH 03833 R.C.R.D. BOOK 5998, PAGE 2789 | TAX MAP 65, LOT 123 TOWN OF EXETER 10 FRONT STREET EXETER, NH 03833 |
| TAX MAP 51, LOT 15 KING CHEVROLET & OLDS CO. INC PO BOX 1000-MS 6000 PORTLAND, ME 04104                                                | TAX MAP 66, LOT 1 PALMER & SIGARD, INC 140 EPPING ROAD EXETER, NH 03833 R.C.R.D. BOOK 5998, PAGE 2789        | TAX MAP 66, LOT 2 NORTH COUNTRY TRUST PO BOX 397 PRINCETON, MA 01541 R.C.R.D. BOOK 3262, PAGE 2641       |                                                                                                         |                                                                     |

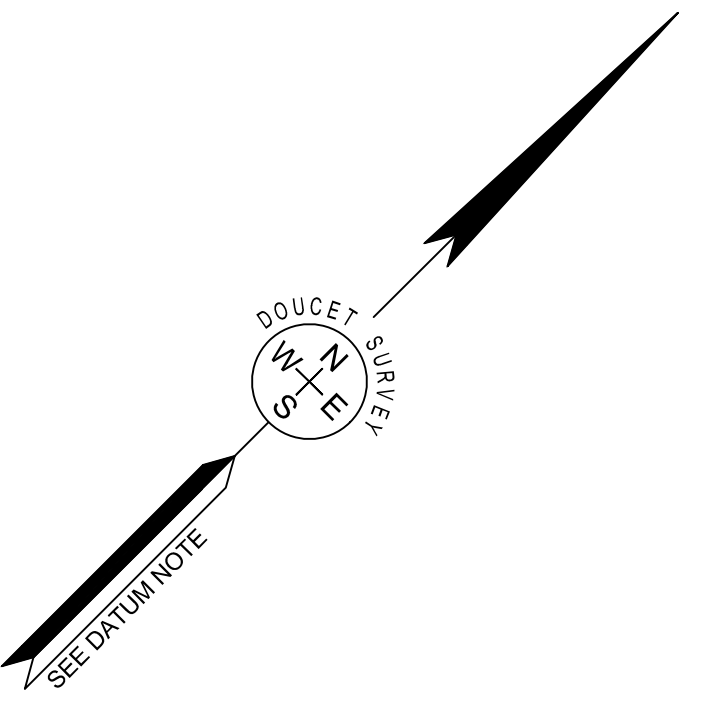


LEGEND:

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| — LOT LINE | — PROPOSED LOT LINE | — APPROXIMATE ABUTTERS LOT LINE | — EXISTING EASEMENT LINE | — PROPOSED EASEMENT LINE | — BUILDING SETBACK LINE | — WETLAND SETBACK/SHORELAND DISTRICT LINE (AS NOTED) | — POST AND RAIL FENCE | — CHAIN LINK FENCE | — GUARDRAIL | — OVERHEAD WIRE | — SEWER LINE | — DRAIN LINE | — GAS LINE PER REF PLAN #13 | — WATER LINE PER REF PLAN #13 | — ELECTRIC LINE PER REF PLAN #13 | — EDGE OF WETLAND | — WETLAND AREA | — APPROXIMATE ZONE LINE BASED ON REF. PLAN 11 | — LIDAR MAJOR CONTOUR LINE (SEE NOTE 21) | — LIDAR MINOR CONTOUR LINE (SEE NOTE 21) | — CONCRETE | — RIP RAP | — LANDSCAPED AREA | — CRUSHED STONE | — CONCRETE BARRIER | — UTILITY POLE | — UTILITY POLE & GUY WIRE | — LIGHT POST | — LIGHT POLE W/ARM | — LIGHT POLE (MULTI-ARMS) | — SIGN (TWO POSTS) | — BOUND FOUND | — BARBED WIRE FOUND ON GROUND | — IRON PIPE/ROD FOUND | — 5/8" REBAR W/D CAP SET (12/2019) | — 4"x4" GRANITE BOUND TO BE SET | — BOLLARD | — FIRE HYDRANT | — WATER GATE VALVE | — IRRIGATION CONTROL VALVE | — WATER METER | — CATCH BASIN | — DRAIN MANHOLE | — FLARED END SECTION | — MANHOLE | — SEWER MANHOLE | — HAND HOLE | — FLAG POLE | — ACCESSIBLE PARKING SPACE | — TYP. BND. FND. | — D.H. | — EP | — GM | — EM | — CLF | — AGST | — NP | — EASEMENT IDENTIFIER (SEE EASEMENT NOTES) |
|------------|---------------------|---------------------------------|--------------------------|--------------------------|-------------------------|------------------------------------------------------|-----------------------|--------------------|-------------|-----------------|--------------|--------------|-----------------------------|-------------------------------|----------------------------------|-------------------|----------------|-----------------------------------------------|------------------------------------------|------------------------------------------|------------|-----------|-------------------|-----------------|--------------------|----------------|---------------------------|--------------|--------------------|---------------------------|--------------------|---------------|-------------------------------|-----------------------|------------------------------------|---------------------------------|-----------|----------------|--------------------|----------------------------|---------------|---------------|-----------------|----------------------|-----------|-----------------|-------------|-------------|----------------------------|------------------|--------|------|------|------|-------|--------|------|--------------------------------------------|

EASEMENT NOTES:

- THE PARCELS ARE SUBJECT TO AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.
- 15' WATER WORKS PIPELINE SHOWN ON REFERENCE PLAN 5. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - SLOPE, DRAINAGE & UTILITY EASEMENTS IN ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 3198, PAGE 2299, BOOK 3198, PAGE 2300, BOOK 3198, PAGE 2301 AND BOOK 3198, PAGE 2302. [AFFECT THE SUBJECT PREMISES AND ARE DEPICTED HEREON]
  - EASEMENT RIGHTS TO FRED COLCORD FOR THE PURPOSE OF MAINTAINING AN ICE HOUSE AS DESCRIBED IN BOOK 715, PAGE 308 AND BOOK 887, PAGE 36. [MAY AFFECT THE SUBJECT PREMISES BUT CANNOT BE PLOTTED]
  - COMMISSIONER'S RETURN OF HIGHWAY LAYOUT DATED MAY 13, 1959 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 1504, PAGE 424. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - WATER PIPELINE RIGHTS IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 1657, PAGE 464. [AFFECT THE SUBJECT PREMISES BUT CANNOT BE PLOTTED]
  - 30' RIGHT OF WAY IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 1655, PAGE 95, BOOK 1656, PAGE 240 (AS MAY BE AFFECTED BY RELEASE AT BOOK 2722, PAGE 2381), BOOK 1857, PAGE 462 AND BOOK 1656, PAGE 243. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - ORDER NO. 8340 RE: PETITION FOR APPROVAL OF TRANSFER OF PROPERTIES OF EXETER WATER WORKS TO ALFRED L. MCDUGGAL, JR., AND BY HIM TO THE TOWN OF EXETER DATED JANUARY 18, 1965 AND RECORDED AT BOOK 1752, PAGE 228. [AFFECTS THE SUBJECT PREMISES BUT CANNOT BE PLOTTED]
  - EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY DATED OCTOBER 8, 1965 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 1793, PAGE 91. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - EASEMENT TO LAURENCE E. FOSS DATED JULY 21, 1987 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 2693, PAGE 1341. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - SLOPE, DRAINAGE & UTILITY EASEMENT IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 3198, PAGE 2295. [AFFECT THE SUBJECT PREMISES, SEE ITEM 2 ABOVE]
  - EASEMENT FROM KEVIN KING ENTERPRISES, CO., INC. F/K/A KING CHEVROLET OLDSMOBILE CO., INC. AND RICHMOND EXETER REALTY, LLC TO OSRAM SYLVANIA, INC. DATED DECEMBER 8, 2003 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 4205, PAGE 1708. [AFFECTS THE SUBJECT PREMISES AND IS BLANKET IN NATURE, SEE DEED FOR SPECIFICS]
  - EASEMENT DEED TO UNTIL ENERGY SYSTEMS, INC. DATED MARCH 16, 2016 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 5701, PAGE 1146. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]



SUBDIVISION PLAN OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), HOLLAND WAY & ROUTE 101 (TAX MAP 51 LOT 17 & TAX MAP 51 LOT 112) EXETER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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| DRAWN BY: E.D.P.   | DATE: MARCH 2020  |
| CHECKED BY: S.V.M. | DRAWING NO. 6088B |
| JOB NO. 6088       | SHEET 1 OF 9      |



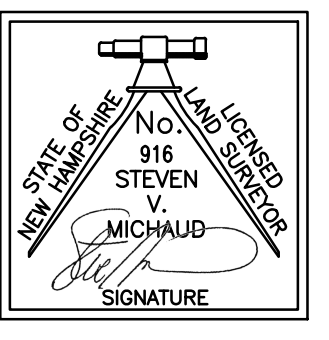
APPROVED BY THE EXETER PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

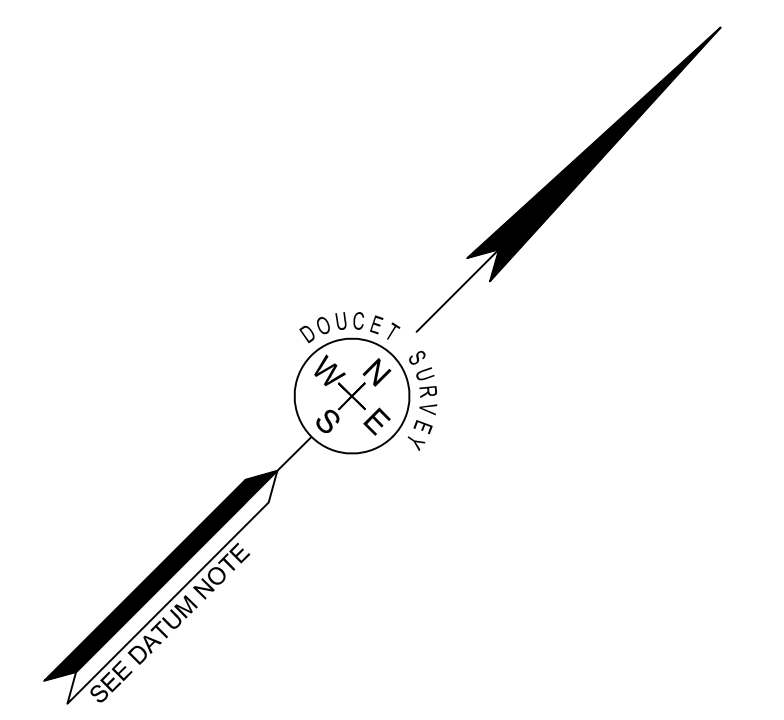
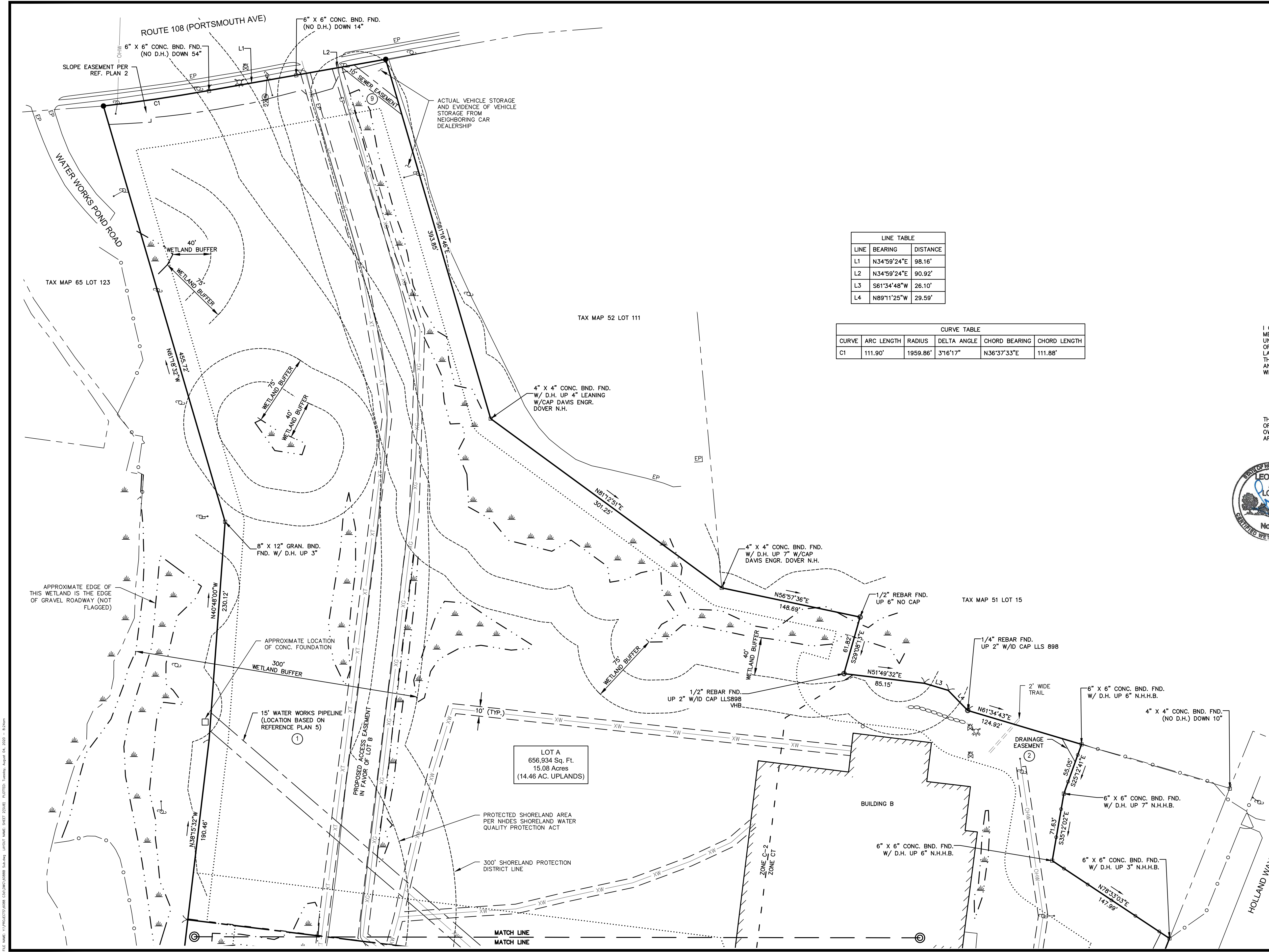
\_\_\_\_\_  
L.L.S. #916  
8/4/2020 DATE

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



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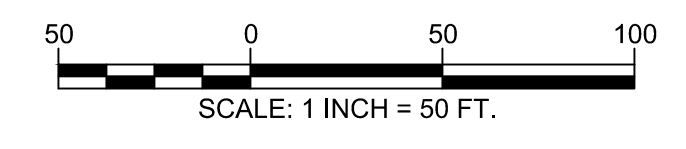
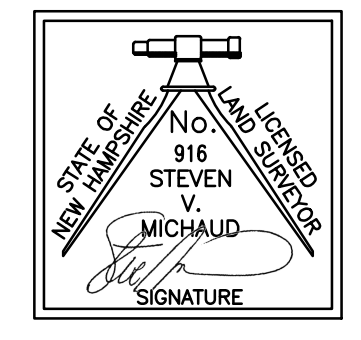
| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L1         | N34°59'24\"E | 98.16'   |
| L2         | N34°59'24\"E | 90.92'   |
| L3         | S61°34'48\"W | 26.10'   |
| L4         | N89°11'25\"W | 29.59'   |

| CURVE TABLE |            |          |             |               |              |
|-------------|------------|----------|-------------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 111.90'    | 1959.86' | 3°16'17\"   | N36°37'33\"E  | 111.88'      |

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*Leonard A. Lord*  
L.L.S. #916  
8/4/2020 DATE

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**SUBDIVISION PLAN**  
OF  
**OSRAM SYLVANIA INC.**  
ROUTE 108 (PORTSMOUTH AVENUE),  
HOLLAND WAY & ROUTE 101  
(TAX MAP 51 LOT 17 &  
TAX MAP 51 LOT 112)  
EXETER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
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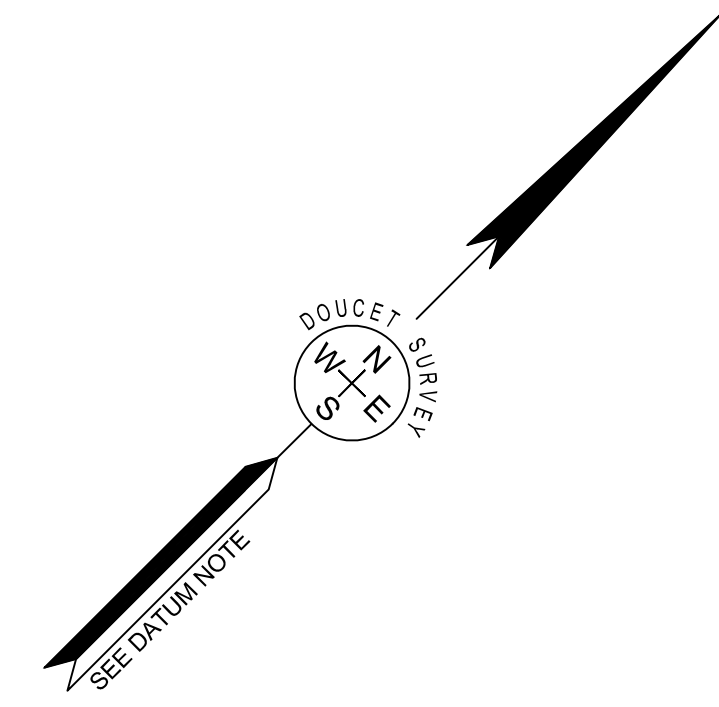
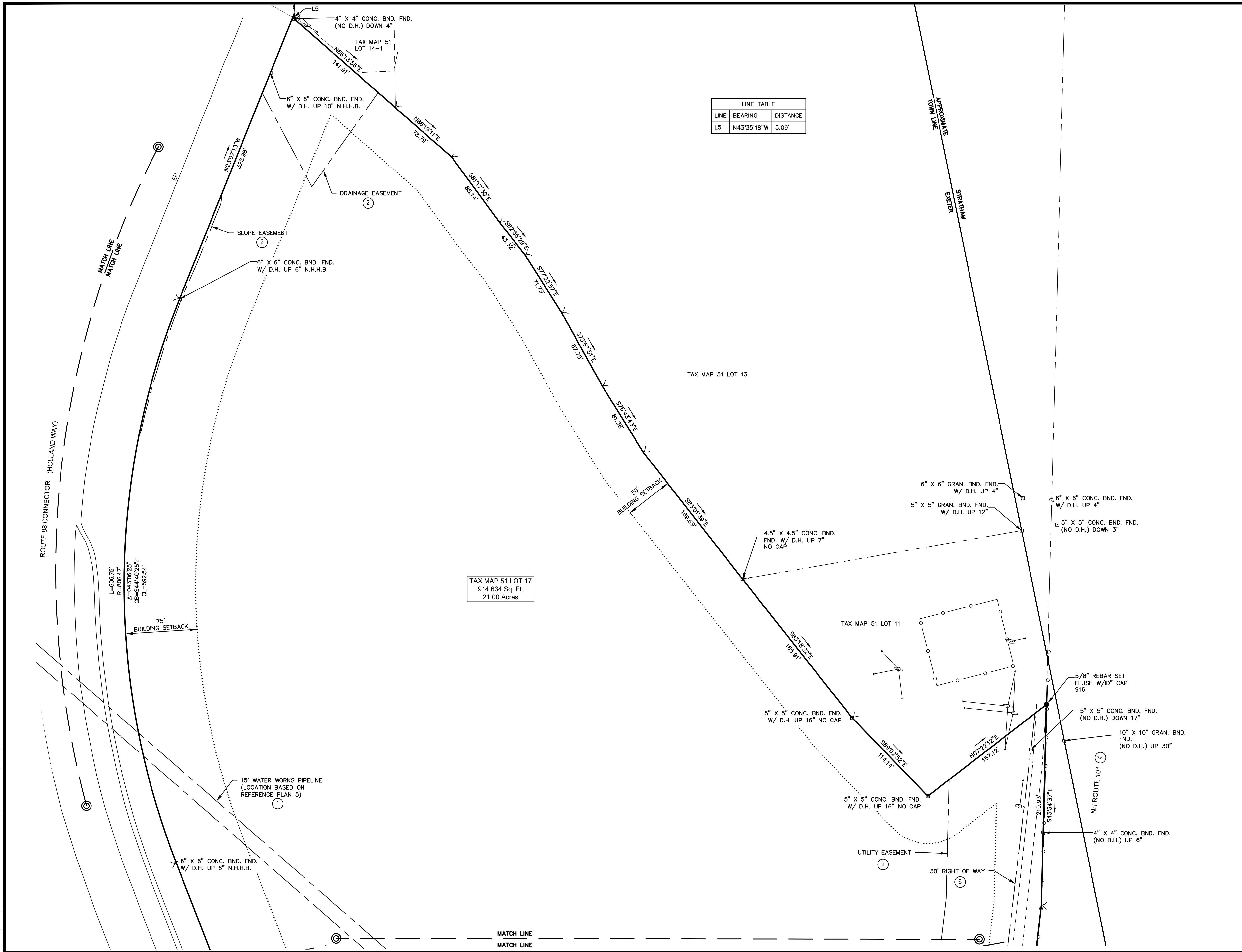
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| DRAWN BY: E.D.P.   | DATE: MARCH 2020  |
| CHECKED BY: S.V.M. | DRAWING NO. 6088B |
| JOB NO. 6088       | SHEET 2 OF 9      |

EXISTING CONDITIONS SHEETS 6-9 NOT FOR RECORDING

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http://www.doucetsurvey.com

FILE NAME: N:\PROJECTS\6088B\_CAD\DWG\6088B.dwg PLOT DATE: 03/03/2020 PLOTTED: 03/03/2020 PLOTTER: HP DesignJet 2000

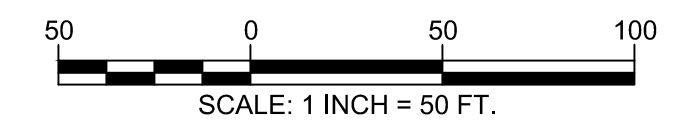
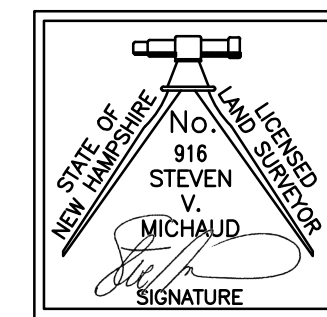




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*Signature*  
L.L.S. #916  
8/4/2020 DATE

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**SUBDIVISION PLAN**  
OF  
**OSRAM SYLVANIA INC.**  
ROUTE 108 (PORTSMOUTH AVENUE),  
HOLLAND WAY & ROUTE 101  
(TAX MAP 51 LOT 17 &  
TAX MAP 51 LOT 112)  
EXETER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
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| DRAWN BY: E.D.P.   | DATE: MARCH 2020  |
| CHECKED BY: S.V.M. | DRAWING NO. 6088B |
| JOB NO. 6088       | SHEET 4 OF 9      |

EXISTING CONDITIONS SHEETS 6-9 NOT FOR RECORDING

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SUBDIVISION

FILE NAME: N:\PROJECTS\6088B\_CAD\DWG\6088B.dwg; PLOT DATE: 03/09/20; PLOT TIME: 10:00:00 AM; PLOT BY: S.V.M.

TAX MAP 51 LOT 17  
914,634 Sq. Ft.  
21.00 Acres

15' WATER WORKS PIPELINE  
(LOCATION BASED ON  
REFERENCE PLAN 5)

100' ELECTRIC EASEMENT

DRAINAGE EASEMENT

30' RIGHT OF WAY

NH ROUTE 101

APPROXIMATE  
TOWN LINE  
STRATHAM  
EXETER

ROUTE 88 CONNECTOR  
(HOLLAND WAY)

581.00'  
N69°13'36"W

75.0'  
BUILDING SETBACK

APPROXIMATE POLE LOCATION  
BASED ON AERIAL PHOTO (TYP)

50.0'  
BUILDING SETBACK

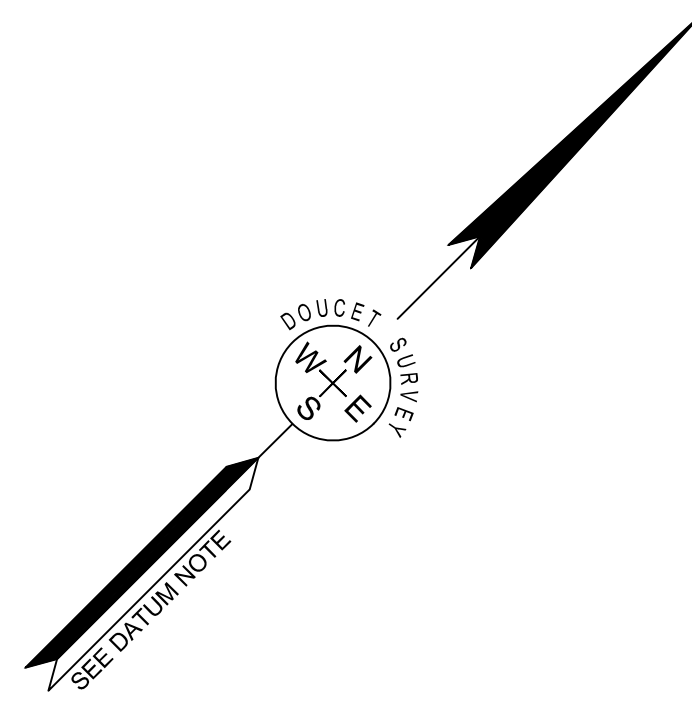
637.54'  
S56°11'21"W

TAX MAP 66 LOT 1-1

UNABLE TO SET THIS CORNER  
DUE TO STANDING WATER

6" X 6" CONC. BND. FND.  
W/ D.H. UP 22" N.H.H.B.

4" X 4" CONC. BND. FND.  
(NO D.H.) UP 6"



**SUBDIVISION PLAN**  
OF  
**OSRAM SYLVANIA INC.**  
ROUTE 108 (PORTSMOUTH AVENUE),  
HOLLAND WAY & ROUTE 101  
(TAX MAP 51 LOT 17 &  
TAX MAP 51 LOT 112)  
EXETER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
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| DRAWN BY: E.D.P.   | DATE: MARCH 2020  |
| CHECKED BY: S.V.M. | DRAWING NO. 6088B |
| JOB NO. 6088       | SHEET 5 OF 9      |

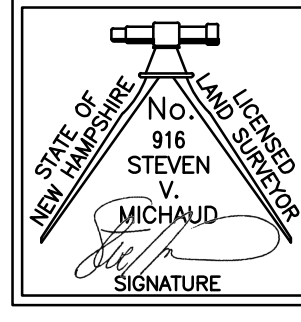
EXISTING CONDITIONS SHEETS 6-9 NOT FOR RECORDING

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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

*[Signature]*  
L.L.S. #916  
8/4/2020 DATE

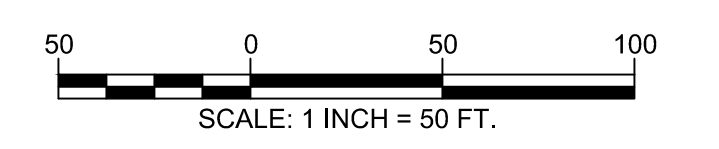
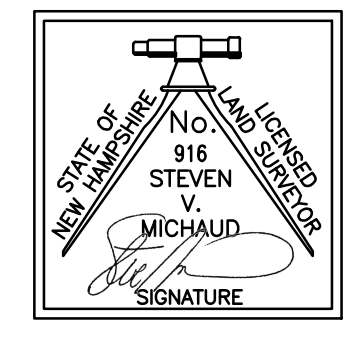
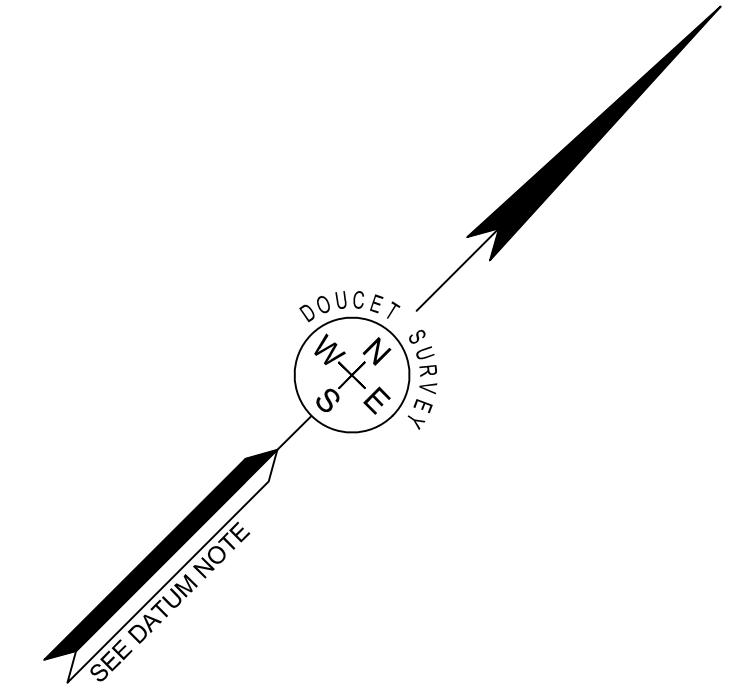
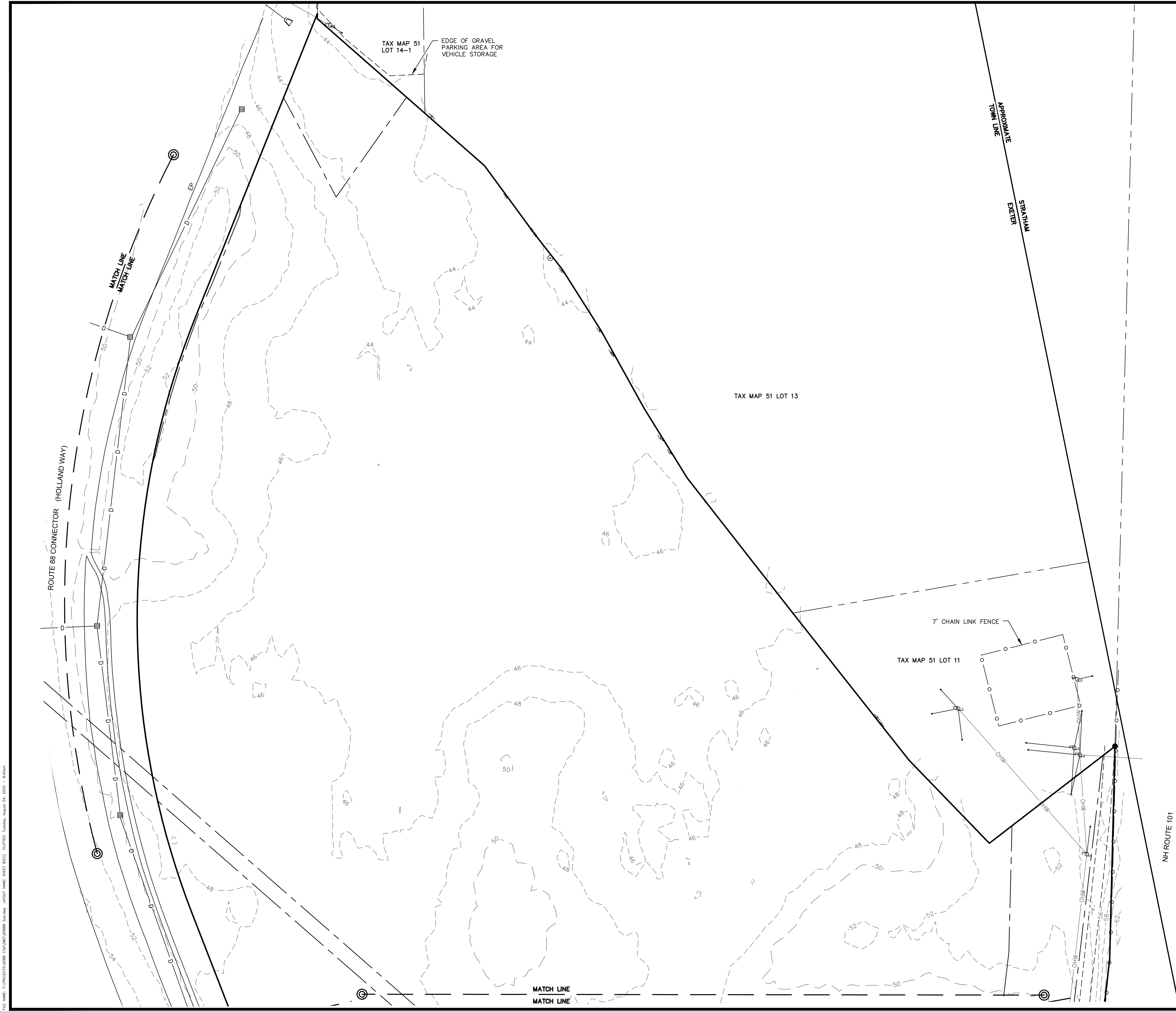
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



FILE NAME: N:\PROJECTS\6088 - OSRAM SYLVANIA\6088.dwg PLOT DATE: 08/04/2020 10:00:00 AM PLOTTED: 08/04/2020 10:00:00 AM







**EXISTING CONDITIONS PLAN**  
 OF  
**OSRAM SYLVANIA INC.**  
 ROUTE 108 (PORTSMOUTH AVENUE),  
 HOLLAND WAY & ROUTE 101  
 (TAX MAP 51 LOT 17 &  
 TAX MAP 51 LOT 112)  
 EXETER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
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| DRAWN BY: E.D.P.   | DATE: MARCH 2020  |
| CHECKED BY: S.V.M. | DRAWING NO. 6088B |
| JOB NO. 6088       | SHEET 8 OF 9      |

EXISTING CONDITIONS SHEETS 6-9 NOT FOR RECORDING

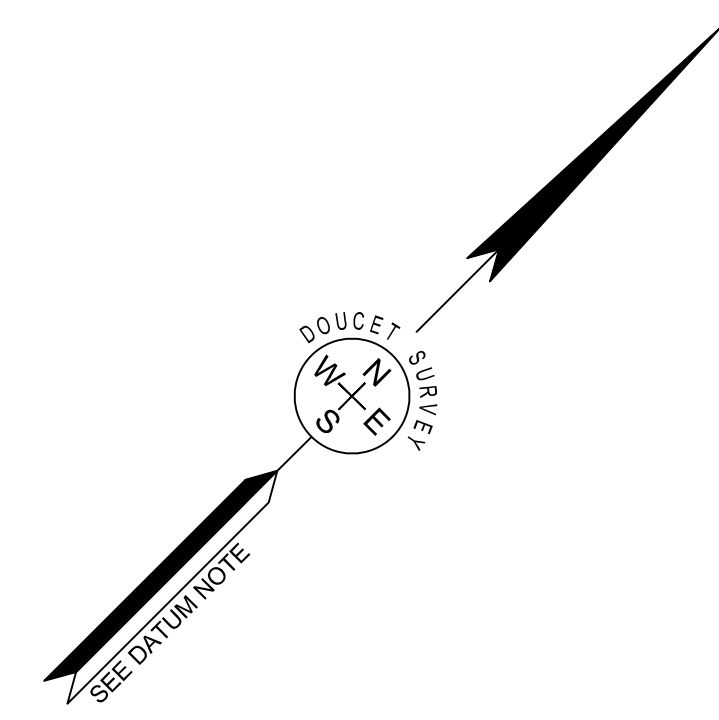
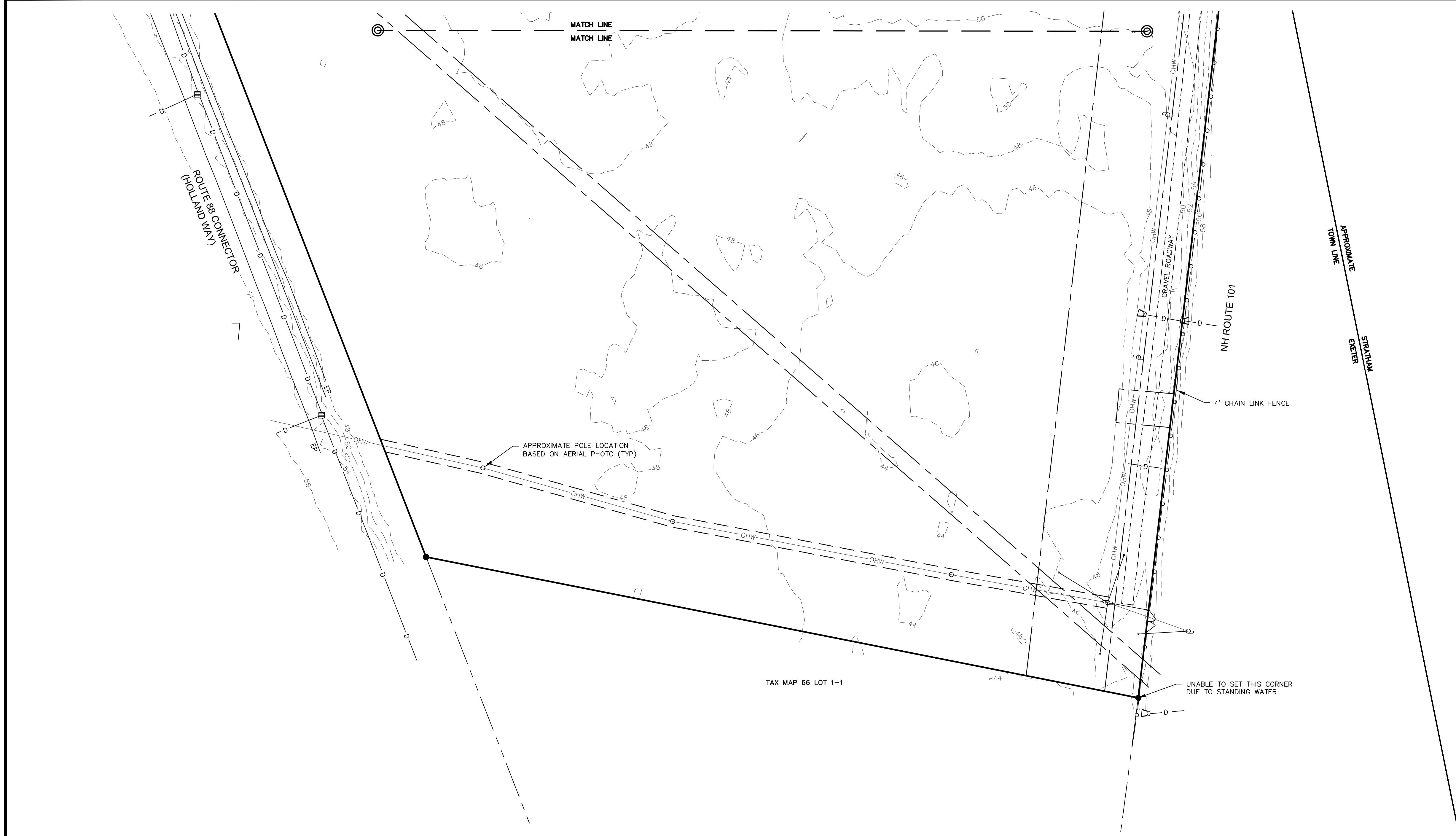
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EXISTING CONDITIONS

FILE NAME: N:\PROJECTS\6088B\_CAD\DWG\6088B\_PLOT.DWG PLOT DATE: 03/10/2020 10:44:20 AM PLOT BY: MCH

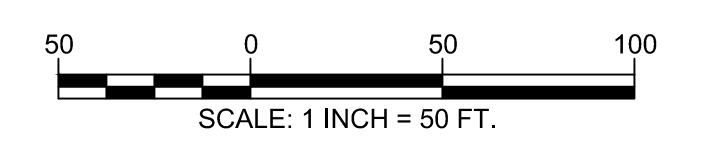
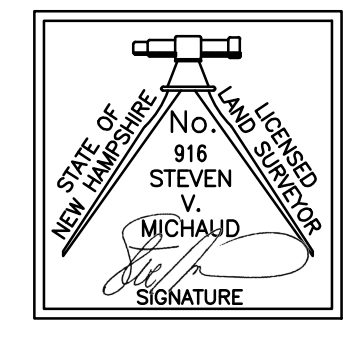




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\_\_\_\_\_  
L.L.S. #916  
DATE

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TAX MAP 51 LOT 112)  
EXETER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
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|--------------------|-------------------|
| DRAWN BY: E.D.P.   | DATE: MARCH 2020  |
| CHECKED BY: S.V.M. | DRAWING NO. 6088B |
| JOB NO. 6088       | SHEET 9 OF 9      |

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FILE NAME: I:\PROJECTS\6088B\_CAD\DWG\6088B.dwg PLOT DATE: 03/11/2020 10:02:00 AM PLOTTER: HP DesignJet 3000 PLOT SIZE: 36" x 48" PLOT SCALE: 1" = 50'