

NOTES:

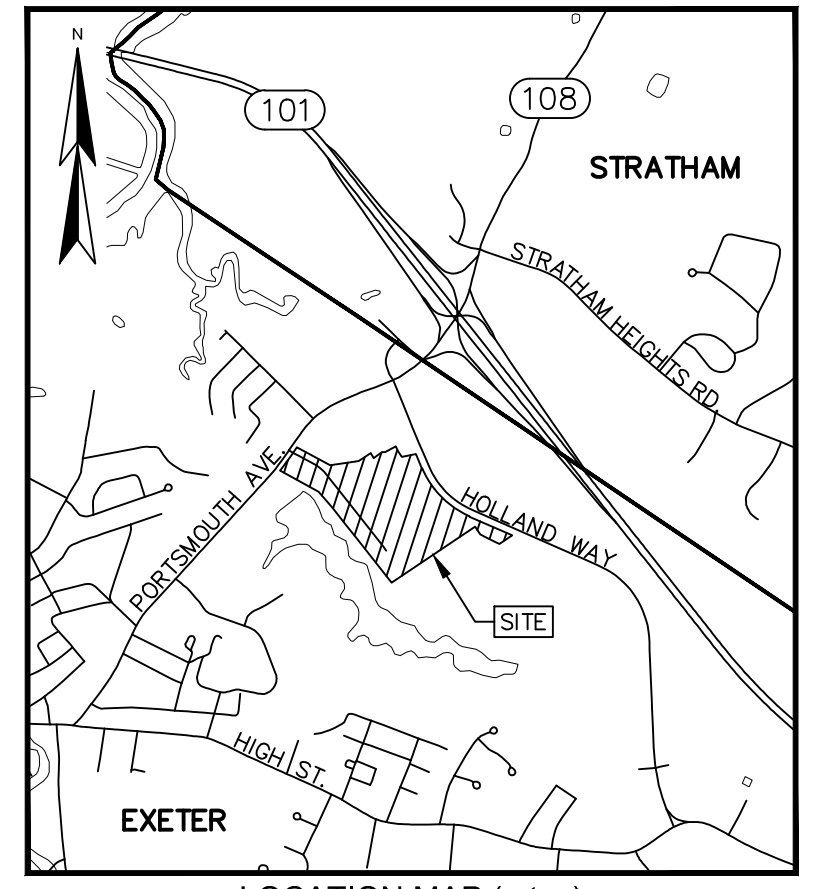
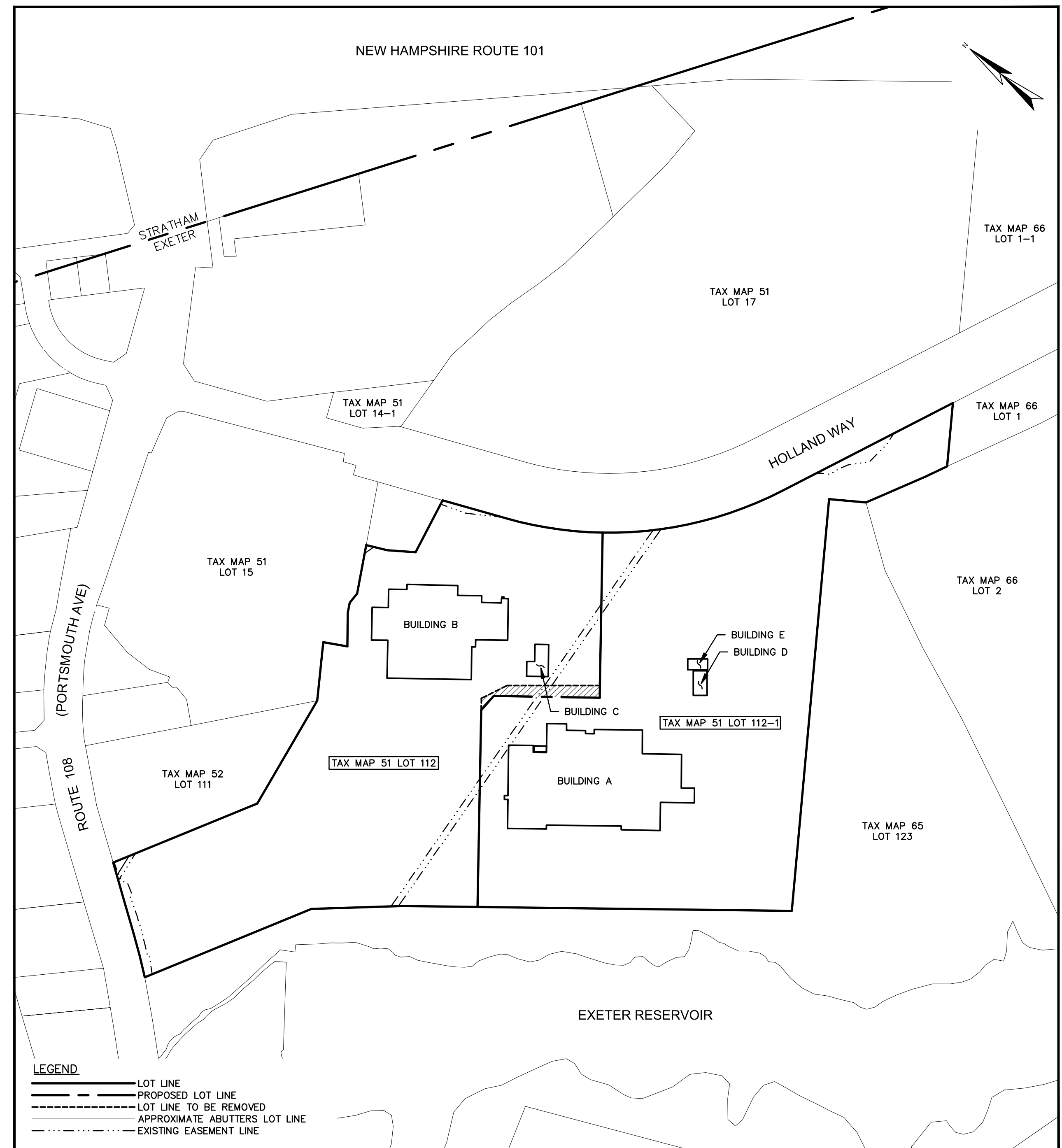
- REFERENCE:
 - TAX MAP 51 LOT 112
 - TAX MAP 51 LOT 112-1
 - PORTSMOUTH AVE.
 - EXETER, NEW HAMPSHIRE
 - D.S.I. PROJECT NO. 6692
- TOTAL EXISTING PARCEL AREAS:
 - LOT 112 15.08 AC.
 - LOT 112-1 16.91 AC.
- OWNER OF RECORD:
 - OSRAM SYLVANIA, INC.
 - 100 ENDICOTT ST.
 - DANVERS, MA 01923
 - R.C.R.D. BOOK 4428, PAGE 2139
- ZONE: C-2 & CT.
- 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.
- FLOOD HAZARD ZONE: "X" PER FIRM MAP #33015C0406E, DATED 5/17/2005.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- 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.
- SITE FEATURES NOT SHOWN HEREON. REFERENCE IS HEREBY MADE TO REFERENCE PLANS 14 & 15 FOR THAT INFORMATION.

REFERENCE PLANS:

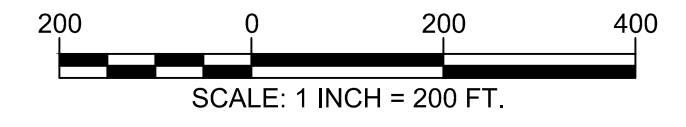
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(1) N.H. NO. P-2428 SOUTH SIDE ROAD TOWNS OF EXETER AND STRATHAM COUNTY OF ROCKINGHAM" DATED 4-14-55 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "THE STATE OF NEW HAMPSHIRE 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.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID PROJECT STP-NHS-F-T-018-2(59) NEW HAMPSHIRE ROUTE 101 TOWNS OF STRATHAM & EXETER COUNTY OF ROCKINGHAM" DATED 9/26/02 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC EXETER NEW HAMPSHIRE" DATED DECEMBER 1962 BY G. L. DAVIS & ASSOCIATES R.C.R.D. PLAN DRAWER III, SEC. H., PLAN #1.
- "ALTA/ACSM LAND TITLE PLAN 137, 139 PORTSMOUTH AVENUE NH ROUTE 108 TAX MAP 51 LOT 15 & TAX MAP 52 LOT 109 IN EXETER NEW HAMPSHIRE" DATED DECEMBER 11, 2013 BY VANASSE HANGEN BRUSTLIN, INC. R.C.R.D. PLAN D-38125.
- "LOT LINE REVISION PORTSMOUTH AVENUE - NH ROUTE 108 EXETER, NEW HAMPSHIRE FOR THE RICHMOND COMPANY, INC." DATED 8/8/2000 BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. PLAN D-30822.
- "OVERALL PLAN ALTA / ACSM LAND TITLE SURVEY FOR TYCO LABORATORIES INC. 1 TYCO PARK, HOLLAND WAY N.H. ROUTE 88 COUNTY OF ROCKINGHAM EXETER, N.H." DATED NOVEMBER 20, 2002 BY MILLETTE, SPRAGUE & COLWELL, INC. R.C.R.D. PLAN D-30606.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR: EXETER CORPORATE PARK DEVELOPMENT, LLC HOLLAND WAY, EXETER, NH" DATED SEPT. 2012 BY BEALS ASSOCIATES PLLC R.C.R.D. PLAN D-37525.
- "LOT LINE ADJUSTMENT PLAN TAX MAP & LOT 70-21" DATED 5/26/98 BY JONES & BEACH ENGINEERS, INC. R.C.R.D. D-28007.
- "PRELIMINARY SUBDIVISION PLAN FOR GTE PRODUCTS CORP." DATED 9/10/03 BY JOSEPH M. WICHERT, L.L.S., INC., NOT RECORDED.
- "ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR ROBINSON, ST. JOHN & WAYNE", REVISED THROUGH 9/15/92 BY TF MORAN INC., NOT RECORDED.
- "131 PORTSMOUTH AVENUE PROPERTY UTILITIES" BY TIGHE & BOND INC., NOT RECORDED
- "ALTA/NSPS LAND TITLE SURVEY FOR TIGHE & BOND OF OSRAM SYLVANIA INC." DATED OCTOBER 2019 BY DOUCET SURVEY LLC.
- "SUBDIVISION PLAN OF OSRAM SYLVANIA INC." DATED OCTOBER 2020 BY DOUCET SURVEY LLC.

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 TO LAURENCE E. FOSS DATED JULY 21, 1987 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 2893, PAGE 1341. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
 - EASEMENT DEED TO UNILIT 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]



LOCATION MAP (n.t.s.)



LOT LINE ADJUSTMENT PLAN
OF
TAX MAP 51 LOT 112
AND
TAX MAP 51 LOT 112-1
FOR
THE KANE COMPANY
ROUTE 108 (PORTSMOUTH AVENUE)
& ROUTE 88 CONNECTOR (HOLLAND WAY)
EXETER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

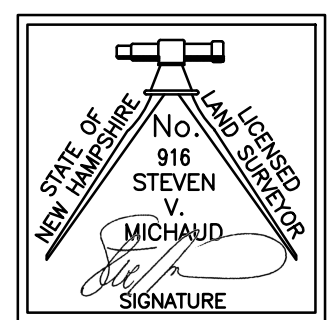
DRAWN BY: W.D.C.	DATE: OCTOBER 2020
CHECKED BY: S.V.M.	DRAWING NO. 6692A
JOB NO. 6692	SHEET 1 OF 2

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.

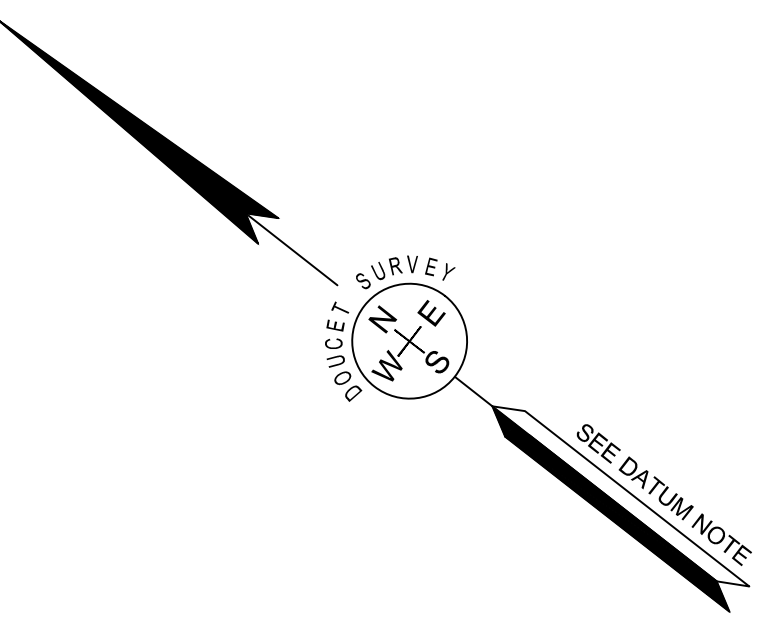
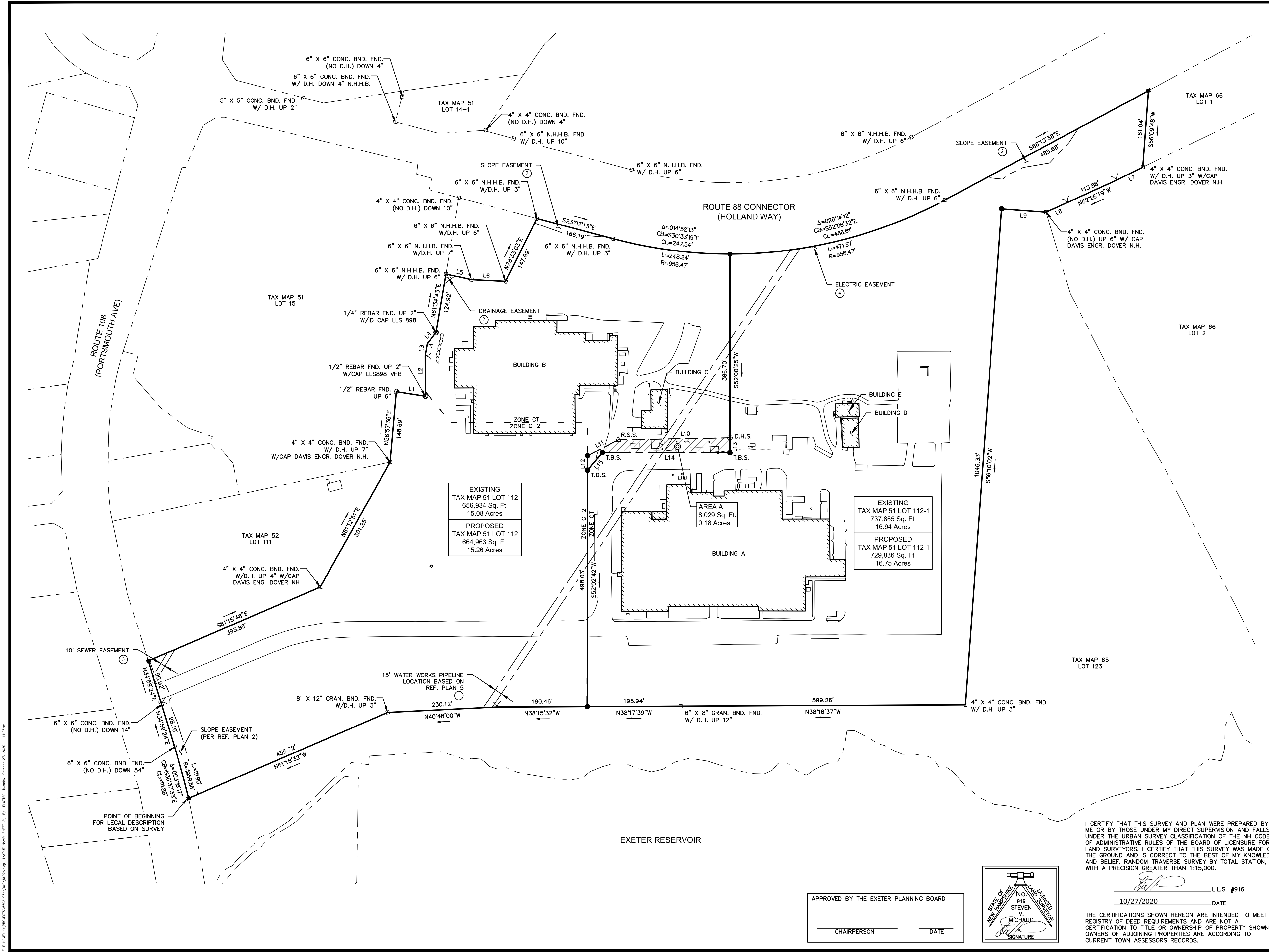
[Signature] L.L.S. #916
10/27/2020 DATE

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.

APPROVED BY THE EXETER PLANNING BOARD
CHAIRPERSON _____ DATE _____



- ABUTTERS LIST:**
- 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 51, LOT 15 KING CHEVROLET & OLDS CO. INC PO BOX 1000-MS 6000 PORTLAND, ME 04104
 - 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 PALMER & SICARD, INC 140 EPPING ROAD EXETER, NH 03833 R.C.R.D. BOOK 5998, PAGE 2789
 - TAX MAP 66, LOT 1-1 PALMER & SICARD, 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
 - TAX MAP 65, LOT 123 TOWN OF EXETER 10 FRONT STREET EXETER, NH 03833

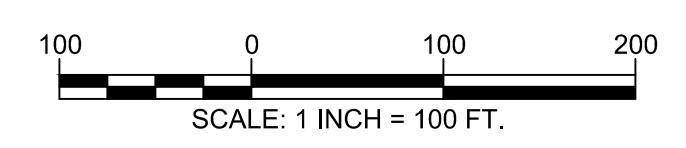


LEGEND

- LOT LINE
- - - PROPOSED LOT LINE
- - - LOT LINE TO BE REMOVED
- - - APPROXIMATE ABUTTERS LOT LINE
- - - EXISTING EASEMENT LINE
- BOUND FOUND IRON PIPE/ROD FOUND
- 4" X 4" GRANITE BOUND SET
- 5/8" REBAR W/D CAP SET (UNLESS OTHERWISE NOTED)
- BOUND FOUND CONCRETE
- CONCRETE
- DRILL HOLE
- EASEMENT IDENTIFIER (SEE EASEMENT NOTES)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S29°08'13"E	61.82'
L2	N51°49'32"E	85.15'
L3	N61°34'48"E	26.10'
L4	S89°11'25"E	29.59'
L5	S25°12'41"E	55.05'
L6	S35°12'02"E	71.63'
L7	N64°26'03"W	61.25'
L8	N62°13'46"W	49.57'
L9	N33°49'58"W	93.90'
L10	N39°02'43"W	235.00'
L11	N65°29'26"W	72.57'
L12	S52°02'42"W	30.00'
L13	S52°00'25"W	31.24'
L14	N37°57'18"W	268.24'
L15	N87°44'56"W	48.17'



LOT LINE ADJUSTMENT PLAN
OF
TAX MAP 51 LOT 112
AND
TAX MAP 51 LOT 112-1
FOR
THE KANE COMPANY
ROUTE 108 (PORTSMOUTH AVENUE)
& ROUTE 88 CONNECTOR (HOLLAND WAY)
EXETER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

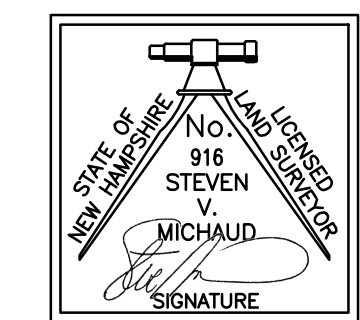
DRAWN BY: W.D.C.	DATE: OCTOBER 2020
CHECKED BY: S.V.M.	DRAWING NO. 6088B
JOB NO. 6088	SHEET 2 OF 2

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
 10/27/2020 DATE

APPROVED BY THE EXETER PLANNING BOARD

_____ CHAIRPERSON _____ 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.

DOUCET SURVEY, INC.
 Serving Your Professional Surveying & Mapping Needs
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

FILE NAME: I:\PROJECTS\6088B - COASTAL\WORKING - SURVEY - NAME - SHEET 2.DWG PLOTTER: Standard, October 22, 2020 - 11:26am