

LOCUS MAP
NOT TO SCALE

- 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) SHEET 2 IS ON FILE AT THE TOWN OF EXETER.

ZONING DISTRICT

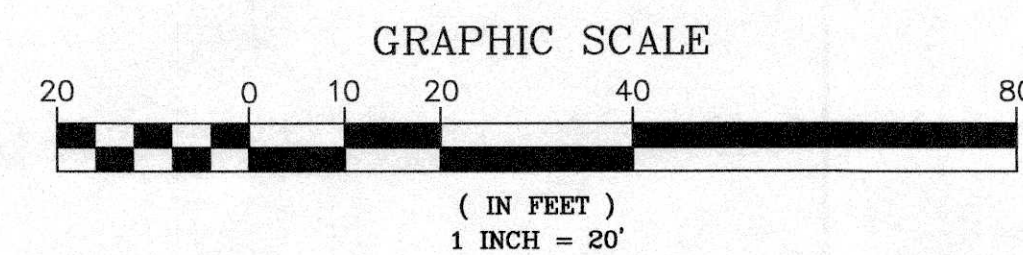
ZONE R2 SINGLE FAMILY

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

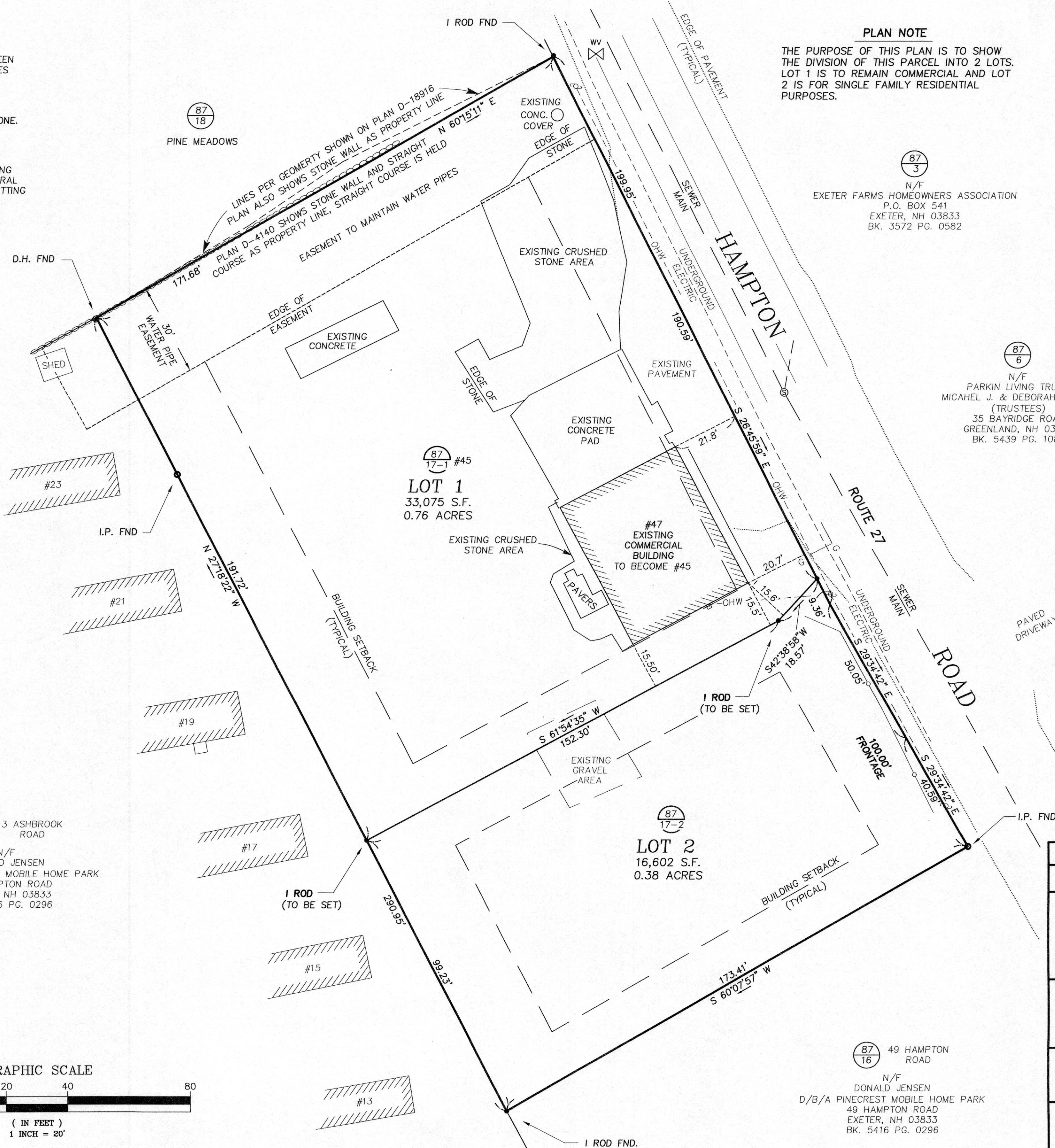
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
REAR	25'
WETLAND	75'

BUILDING COVERAGE	
MAXIMUM	25%
MINIMUM	OPEN SPACE 40%

D-4140



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



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.

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

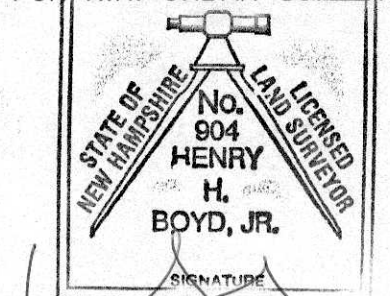
(87/6)
N/F
PARKIN LIVING TRUST
MICHAEL J. & DEBORAH PARKIN
(TRUSTEES)
35 BAYRIDGE ROAD
GREENLAND, NH 03840
BK. 5439 PG. 1086

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 PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR AN URBAN SURVEY.



H. BOYD, JR.
LICENSED LAND SURVEYOR DATE 09-16-2020

PLANNING BOARD CASE NUMBER 20-XX

LOT LAYOUT 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

NO.	DATE	BY

SCALE: 1"=20' DRWN. BY: H.H.B. PROJECT: E182205
DATE: SEP. 16, 2020 CHKD. BY: K.I.R. SHEET 1 OF 2

(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