

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 F.I.R.M. COMMUNITY PANEL 33015C 0402 E EFFECTIVE DATE 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) ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- 6) SHEET 2 IS ON FILE AT THE TOWN OF EXETER.

PLAN NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF THIS PARCEL INTO 2 LOTS FOR SINGLE FAMILY RESIDENTIAL PURPOSES.

ZONING DISTRICT

R-2 RESIDENTIAL

MINIMUM REQUIREMENTS

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

BUILDING SETBACKS

FRONT 25'
SIDE 15'
REAR 25'

BUILDING COVERAGE

MAXIMUM 25%

OPEN SPACE

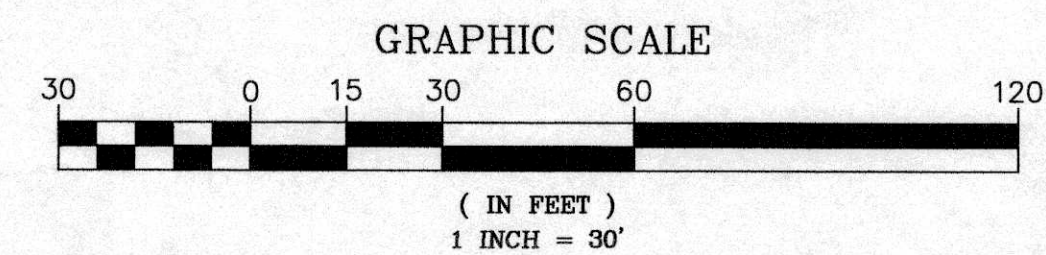
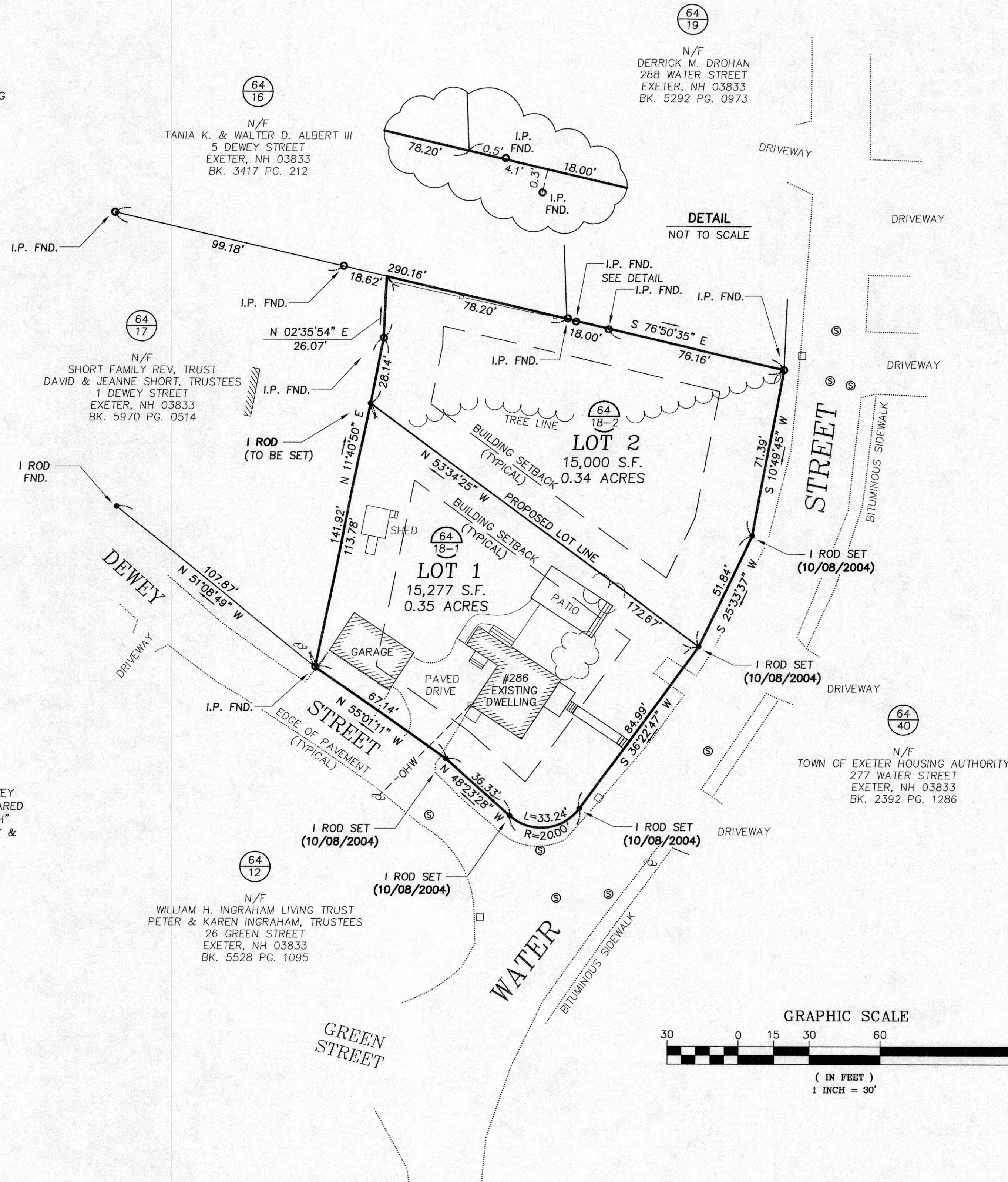
MINIMUM 40%

PLAN REFERENCE

"PLAT OF LAND IN EXETER, NH SHOWING A PERIMETER SURVEY AT 286 WATER STREET (ASSESSORS MAP 64 LOT 18) PREPARED FOR ROBERT P. CARBONNEAU 286 WATER STREET EXTER, NH" SCALE: 1"=30' DATE: OCT. 11, 2004 BY: PARKER SURVEY & ENGINEERING D-32046

LEGEND

- I.P.
- I ROD FND.
- /○ ASSESSORS MAP AND PARCEL
- IRON PIPE FOUND
- IRON ROD FOUND
- OHW OVER HEAD WIRE
- HYDRANT
- WATER SHUT OFF
- UTILITY POLE
- SEWER MAN HOLE



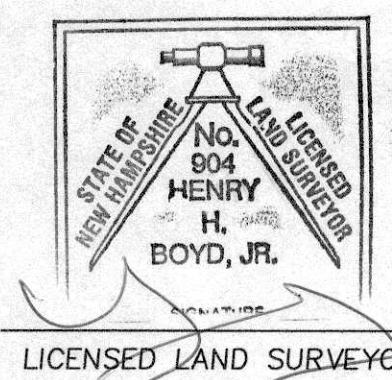
RECORD OWNERS

KEITH PAUL WHEELER
HEATHER HALE WHEELER
286 WATER STREET
EXETER, NH 03833
BK. 5880 PG. 1553

30,277 S.F.
0.70 ACRES

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 SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER 2004 AND JUNE 2020.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



07-17-2020
DATE

PLANNING BOARD CASE NUMBER 20-XX		
LOT LAYOUT SHEET		
PLAT OF LAND IN EXETER, NH		
SHOWING A SUBDIVISION AT 286 WATER STREET (ASSESSORS MAP 64 LOT 18)		
RECORD OWNER KEITH P. & HEATHER HALE WHEELER 286 WATER STREET EXETER, NH 03833		
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		
SCALE: 1"=30'	CALC. BY: R.S.G.	PROJECT: E202476
DATE: JULY 16, 2020	CHKD. BY: H.H.B.	SHEET 1 OF 2

NO.	DATE	DESCRIPTION	BY