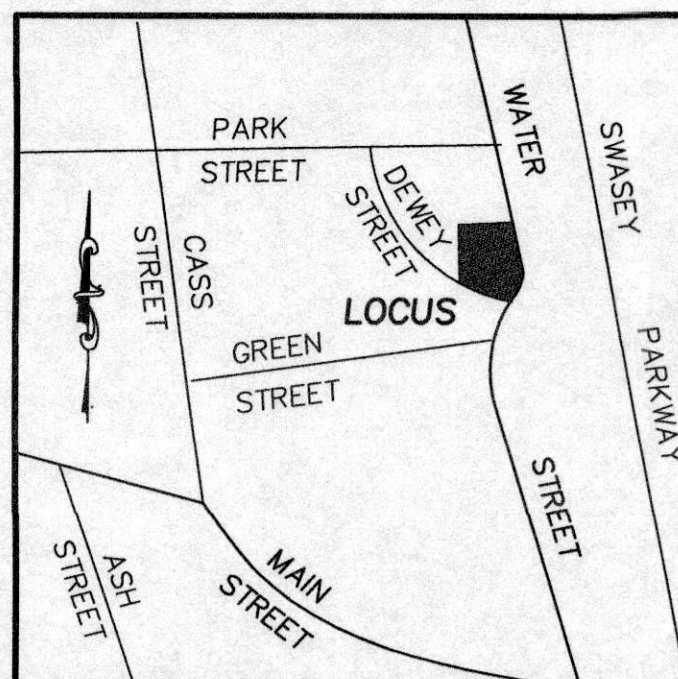


NOTES:

- 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) ELEVATIONS SHOWN ARE BASED ON N.A.V.D.88.
- 7) SHEET 2 IS ON FILE AT THE TOWN OF EXETER.



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT

R-2 RESIDENTIAL

MINIMUM REQUIREMENTS

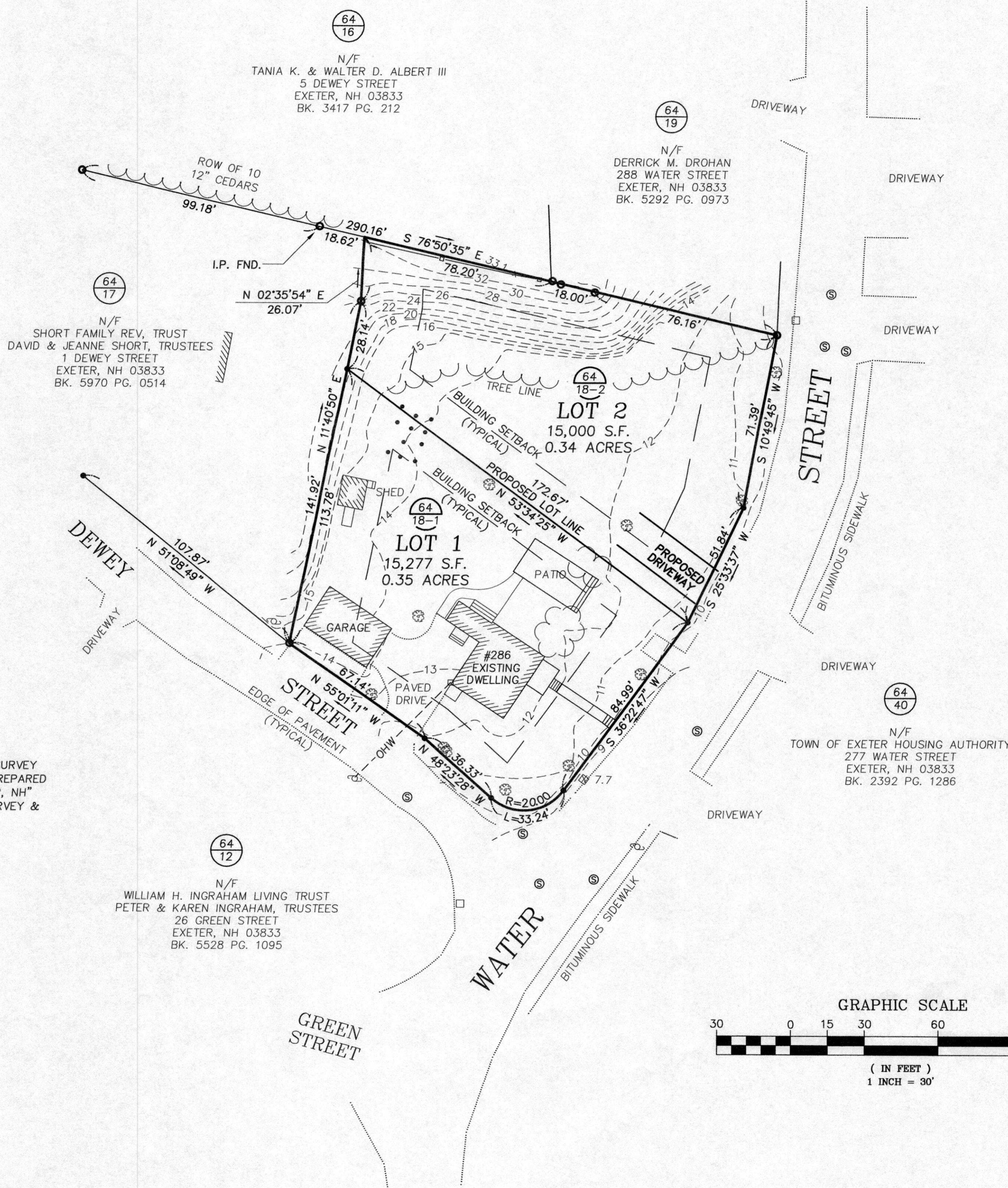
AREA	15,000 S.F.
LOT WIDTH	100'
LOT DEPTH	100'
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
REAR	25'
BUILDING COVERAGE	
MAXIMUM	25%
OPEN SPACE	
MINIMUM	40%

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 EXETER, NH" SCALE: 1"=30' DATE: OCT. 11, 2004 BY: PARKER SURVEY & ENGINEERING D-32046

LEGEND

○ I.P.	IRON PIPE	⊗	WATER SHUT OFF
● I ROD	IRON ROD	---	OVER HEAD WIRE
FND.	FOUND	⊕	UTILITY POLE
○	ASSESSORS MAP	⊙	SEWER MAN HOLE
○	AND PARCEL	⊙	TREE
⊗	HYDRANT	•	BUSH

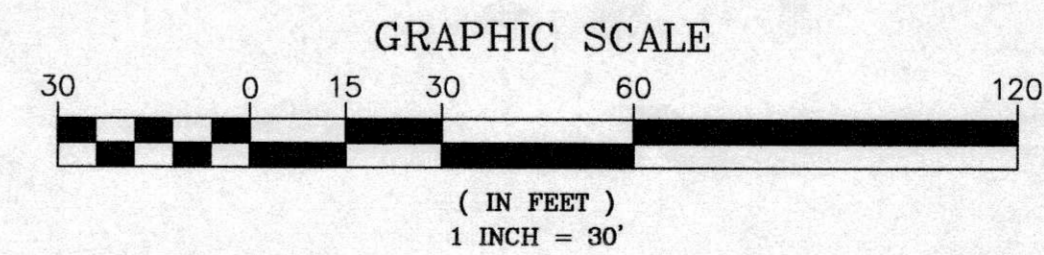


RECORD OWNERS
 KEITH PAUL WHEELER
 HEATHER HALE WHEELER
 286 WATER STREET
 EXETER, NH 03833
 BK. 5880 PG. 1553
 30,277 S.F.
 0.70 ACRES

LOT 1
 15,277 S.F.
 EXISTING DWELLING
 1,018 S.F. = 6.7% OF LOT AREA
 EXISTING LOT COVERAGE
 4,109 S.F. = 26.9% OF LOT AREA
 OPEN SPACE = 73.1% OF LOT AREA

I CERTIFY:
 THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER 2004 AND JUNE 2020.
 THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

STATE OF NEW HAMPSHIRE
 LAND SURVEYOR
 HENRY H. BOYD, JR.
 07-17-2020
 LICENSED LAND SURVEYOR DATE



PLANNING BOARD CASE NUMBER 20-XX		
TOPOGRAPHY/UTILITIES 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 2 OF 2

NO.	DATE	DESCRIPTION	BY