

**PLAN NOTE**

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

**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 0401 E EFFECTIVE DATE MAY 17, 2005
- 3) 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.
- 4) ALL 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.
- 5) SHEETS 2 & 3 ARE ON FILE AT THE TOWN OF EXETER.

**RECORD OWNER**

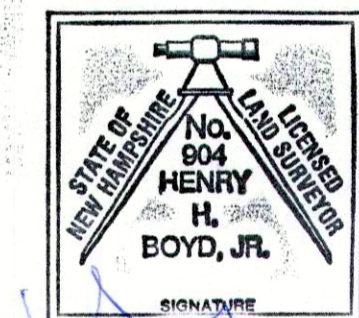
PATRICIA DUVAL  
P.O. BOX 661  
EXETER, NH 03833  
BK. 5221 PG. 1648  
  
147,693 S.F.  
3.39 ACRES

**LOT A**

89,357 S.F.  
2.05 ACRES  
  
EXISTING DWELLING  
1,206 S.F. = 0.1% OF LOT AREA  
EXISTING LOT COVERAGE  
4,548 S.F. = 5.1% OF LOT AREA  
INCLUDES GRAVEL DRIVEWAY  
OPEN SPACE = 94.9% OF LOT AREA

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 AND OCTOBER 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 N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR *11-30-2020* DATE

PLANNING BOARD CASE NUMBER 20-XX

**LOT LAYOUT SHEET**

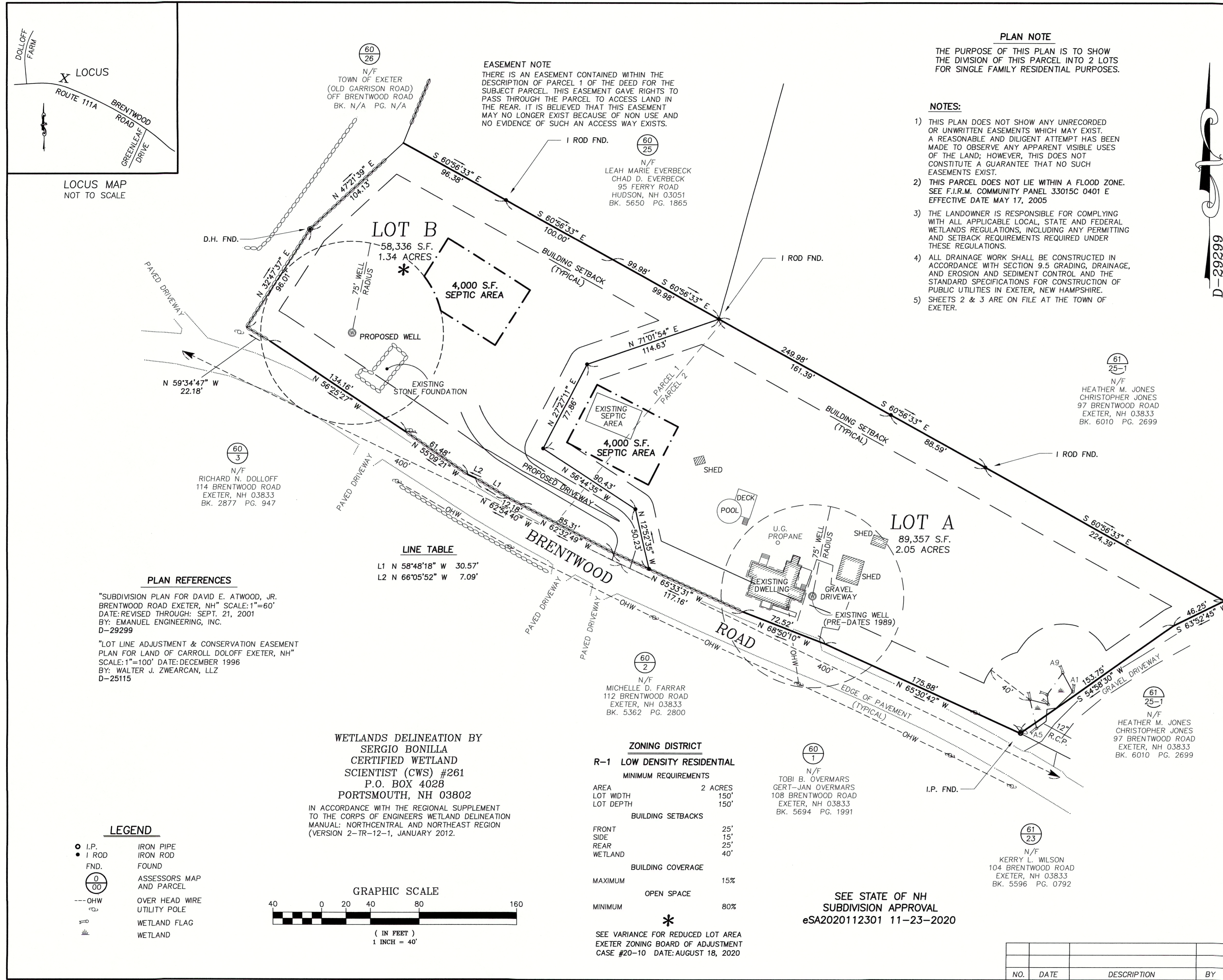
**PLAN OF LAND**  
IN  
**EXETER, NH**

SHOWING  
**A 2 LOT SUBDIVISION**  
105 BRENTWOOD ROAD  
(ASSESSORS MAP 60 LOT 24)

RECORD OWNER  
**PATRICIA DUVAL**  
P.O. BOX 661 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 WWW.MEI-NH.COM

SCALE: 1"=40' CALC. BY: H.H.B. PROJECT: E202429  
DATE: OCT. 27, 2020 CHKD. BY: K.I.R. SHEET 1 OF 3



**EASEMENT NOTE**  
THERE IS AN EASEMENT CONTAINED WITHIN THE DESCRIPTION OF PARCEL 1 OF THE DEED FOR THE SUBJECT PARCEL. THIS EASEMENT GAVE RIGHTS TO PASS THROUGH THE PARCEL TO ACCESS LAND IN THE REAR. IT IS BELIEVED THAT THIS EASEMENT MAY NO LONGER EXIST BECAUSE OF NON USE AND NO EVIDENCE OF SUCH AN ACCESS WAY EXISTS.

**LINE TABLE**

L1	N 58°48'18" W	30.57'
L2	N 66°05'52" W	7.09'

**PLAN REFERENCES**  
"SUBDIVISION PLAN FOR DAVID E. ATWOOD, JR. BRENTWOOD ROAD EXETER, NH" SCALE: 1"=60' DATE: REVISED THROUGH: SEPT. 21, 2001 BY: EMANUEL ENGINEERING, INC. D-29299  
"LOT LINE ADJUSTMENT & CONSERVATION EASEMENT PLAN FOR LAND OF CARROLL DOLLOFF EXETER, NH" SCALE: 1"=100' DATE: DECEMBER 1996 BY: WALTER J. ZWEARCAN, LLZ D-25115

**WETLANDS DELINEATION BY SERGIO BONILLA CERTIFIED WETLAND SCIENTIST (CWS) #261**  
P.O. BOX 4028 PORTSMOUTH, NH 03802  
IN ACCORDANCE WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).

**ZONING DISTRICT**  
**R-1 LOW DENSITY RESIDENTIAL**

**MINIMUM REQUIREMENTS**

AREA	2 ACRES
LOT WIDTH	150'
LOT DEPTH	150'

**BUILDING SETBACKS**

FRONT	25'
SIDE	15'
REAR	25'
WETLAND	40'

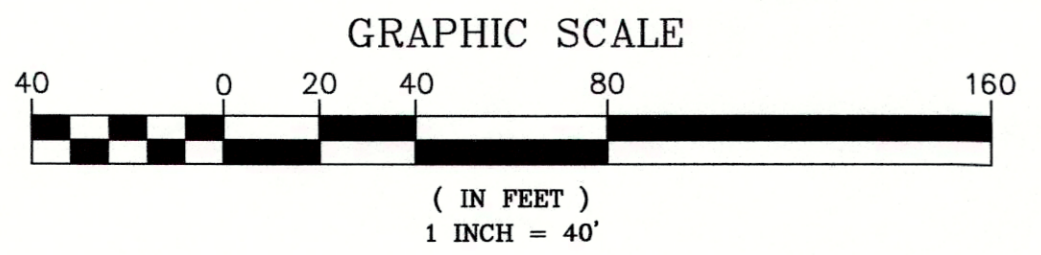
**BUILDING COVERAGE**

MAXIMUM	15%
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**OPEN SPACE**

MINIMUM	80%
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SEE VARIANCE FOR REDUCED LOT AREA EXETER ZONING BOARD OF ADJUSTMENT CASE #20-10 DATE: AUGUST 18, 2020



- LEGEND**
- I.P. IRON PIPE
  - I ROD IRON ROD
  - FND. FOUND
  - ASSESSORS MAP AND PARCEL
  - OHW OVER HEAD WIRE UTILITY POLE
  - WETLAND FLAG WETLAND FLAG
  - WETLAND WETLAND

NO.	DATE	DESCRIPTION	BY