

LOCUS MAP
NOT TO SCALE

PLAN REFERENCE

"TOWN OF EXETER, NH PLAN OF STEAMER HOUSE LOT " SCALE:1"=15' DATE: DEC. 1949 BY: JOHN W. DURGIN BK.1160 PG.284
 "BOUNDARY LOCATION BETWEEN 63 & 69 WATER STREET IN EXETER, NH" SCALE:1"=10' DATE: SEOT. 1984 BY: PARKER SURVEY ASSOC., INC. C-13480

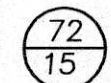
ZONING DISTRICT

WC WATERFRONT COMMERCIAL

AREA 5,000 S.F.
 DWELLING AREA 750 S.F.
 WIDTH 50'
 DEPTH 100'

BUILDING SETBACKS

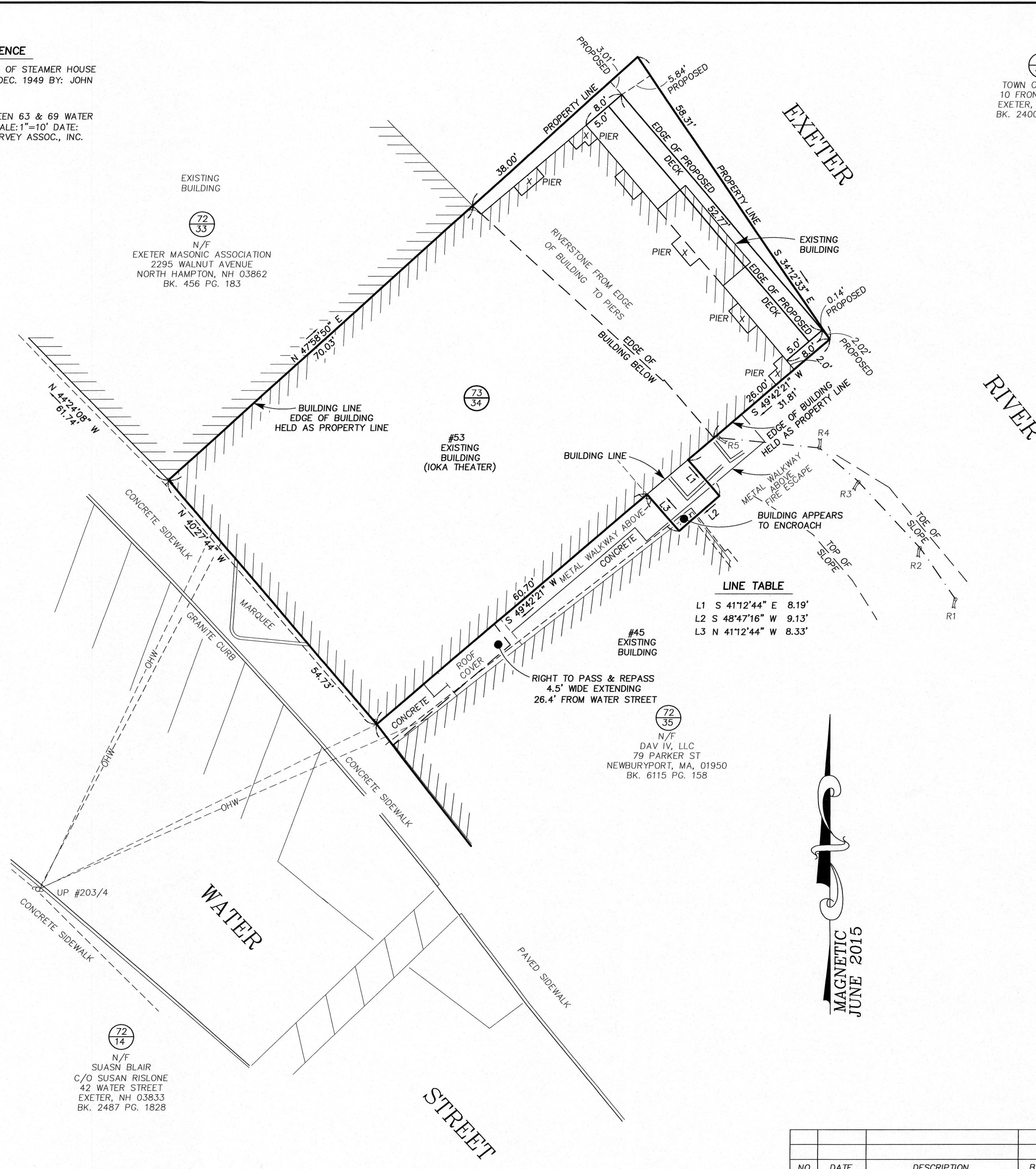
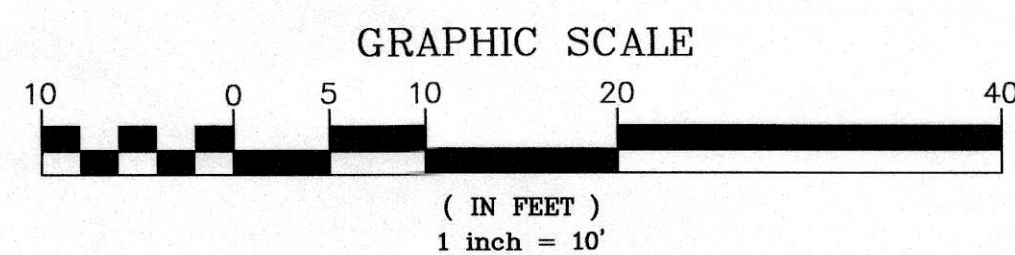
FRONT SIDE 10'
 TO THE SIDE YARD OF THE ABUTTING PROPERTY OR 10 FEET WHICHEVER IS LESS; TO BE DETERMINED INDIVIDUALLY
 REAR 25'
 MAX. HEIGHT 3/35'
 MAX. BLDG. COVERAGE 75%
 OPEN SPACE % 5



N/F
 64 WATER STREET LLC
 181 HIGH STREET
 EXETER, NH 03833
 BK. 4910 PG. 1909

LEGEND

ASSESSORS MAP AND PARCEL
 ---OHW OVER HEAD WIRE UTILITY POLE



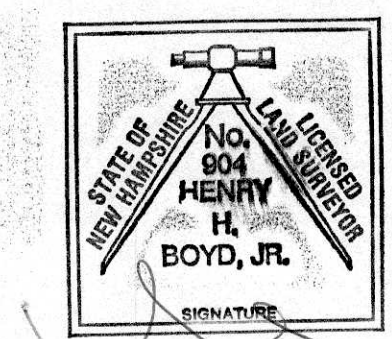
LINE TABLE

L1	S 41°12'44"	E 8.19'
L2	S 48°47'16"	W 9.13'
L3	N 41°12'44"	W 8.33'

72/42
 TOWN OF EXETER
 10 FRONT STREET
 EXETER, NH 03833
 BK. 2400 PG. 0085

RECORD OWNER
 73/34
 IOKA PROPERTIES
 24 GRAF ROAD
 NEWBURYPORT, MA, 01950
 BK. 6098 PG. 1375
 5,902 S.F.
 0.14 ACRES

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



11-16-2020
 LICENSED LAND SURVEYOR DATE

MAGNETIC
 JUNE 2015

VARIANCE PLAN IN EXETER, NH		
SHOWING PROPOSED DECKS AT 53 WATER STREET (ASSESSORS MAP 72 LOT 34)		
RECORD OWNERS IOKA PROPERTIES 24 GRAF ROAD, NEWBURYPORT, MA, 01950		
PREPARED FOR EXETER STATION LLC 1 ROCKINGHAM 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 WWW.MEI-NH.COM		
SCALE: 1"=10'	CALC. BY: K.I.R.	PROJECT: E202439
DATE: NOV. 16, 2020	CHKD. BY: H.H.B.	

NO.	DATE	DESCRIPTION	BY