

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) 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.

PLAN REFERENCES

"CORRECTIVE SUBDIVISION PLAN ASHBROOK SPRING EXETER, NH" SCALE: 1"=50' DATE: 08-01-95 REVISED THROUGH: 09-06-95 BY: HOLDEN ENGINEERING & SURVEYING, INC. D-25512

"PLAN OF LAND IN EXETER, NH SHOWING A PROPERTY LINE SURVEY AT 33 ASHBROOK ROAD (ASSESSORS MAP 87 LOT 13 & MAP 90 LOT 9) PREPARED FOR DUANE & DEBORAK STAPLES 33 ASHBROOK ROAD EXETER, NH" SCALE: 1"=30' DATE: NOVEMBER 1, 2001 BY: PARKER SURVEY & ENGINEERING, INC. C-30027

"PLAN OF LAND OWNED BY WARREN F. & ELLEN L. O'KANE SITUATED IN EXETER, NH" SCALE: 1"=30' DATE: APRIL, 1976 BY: H.A.P. ASSOCIATES C-6254

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%
OPEN SPACE	
MINIMUM	40%

90/14
N/F
IRENE WOSS
23 ASHBROOK ROAD
EXETER, NH 03833
BK. 5657 PG. 0847

90/13
N/F
JACQUELYN CLEMENTS
25 ASHBROOK ROAD
EXETER, NH 03833
BK. 5833 PG. 0415

90/17
N/F
EXETER HOMEOWNERS ASSOCIATION
MEADOWOOD DRIVE
EXETER, NH 03833
BK. 3713 PG. 2024

87/14
N/F
DONALD JENSEN
DBA PINECREST MOBILE HOME PARK
49 HAMPTON ROAD ROAD
EXETER, NH 03833
BK. 5416 PG. 0296

90/12
N/F
ELLIOT AND CHRISTINA FIELD
27 ASHBROOK ROAD
EXETER, NH 03833
BK. 6040 PG. 2229

90/8
NEW AREA
19.5 ACRES
PER TAX MAP

90/11
NEW AREA
68,098 S.F.
1.56 ACRES

90/11
PARCEL A
43,560 S.F.
1.00 ACRES
TO BE CONVEYED AND
COMBINED WITH

RECORD OWNERS

90/11 DANIEL AND KAREN SNOOK 29 ASHBROOK ROAD EXETER, NH 03833 BK. 3386 PG. 1816 24,538 S.F. 0.56 ACRES	90/8 CHEMREAL II LLC 57 HAMPTON ROAD EXETER, NH BK. 5743 PG. 0628 20.5 ACRES PER TAX MAP
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90/9
N/F
DEBROAH STAPLES
33 ASHBROOK ROAD
EXETER, NH 03833
BK. 2575 PG. 0440

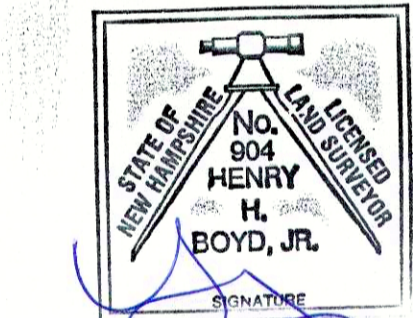
87/13
N/F
DEBORAH STAPLES
33 ASHBROOK ROAD
EXETER, NH 03833
BK. 3514 PG. 1144

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 DURING JANUARY 2021.

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.



01-19-2021
DATE

PLANNING BOARD CASE NUMBER 21-XX

PLAN OF LAND

IN
EXETER, NH

SHOWING
A LOT LINE ADJUSTMENT
29 ASHBROOK ROAD
(ASSESSORS MAP 90 LOT 11 & MAP 9 LOT 8)

RECORD OWNER
DANIEL AND KAREN SNOOK
29 ASHBROOK ROAD EXETER, NH 03833
CHEMREAL II LLC
57 HAMPTON ROAD 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

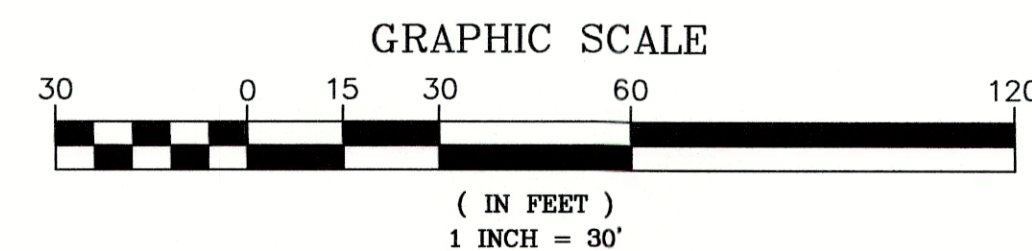
SCALE: 1"=30'	DRWN. BY: K.I.R.	PROJECT: E202603
DATE: JAN. 19, 2021	CHKD. BY: H.H.B.	

LEGEND

- D.H. DRILL HOLE
- I.P. IRON PIPE
- I ROD IRON ROD
- C RAM BND. ROUND CONCRETE BOUND
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- OHW OVER HEAD WIRE
- UTILITY POLE
- SEWER MAN HOLE
- DRAIN MAN HOLE
- HYDRANT
- GAS LINE
- WET FLAG
- WETLANDS

WETLANDS DELINEATION BY
MISSION WETLAND &
ECOLOGICAL SERVICES LLC
SERGIO BONILLA
CERTIFIED WETLAND SCIENTIST
(#261)

IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).



NO.	DATE	BY

TOWN OF EXETER PLANNING BOARD
CHAIRMAN _____ DATE _____

D-25512

D.H. FND.