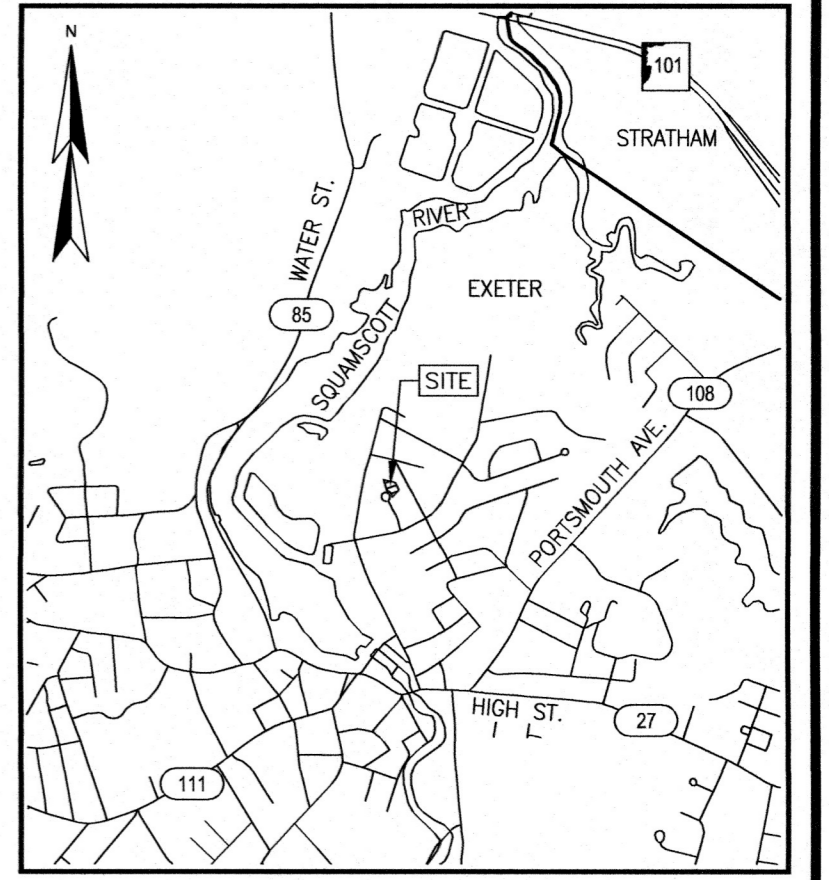
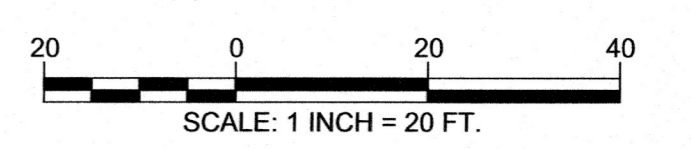


TIE LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°29'34"E	32.12'
L2	S75°08'34"E	29.17'
L3	S31°48'56"W	24.42'
L4	S28°29'34"E	7.00'

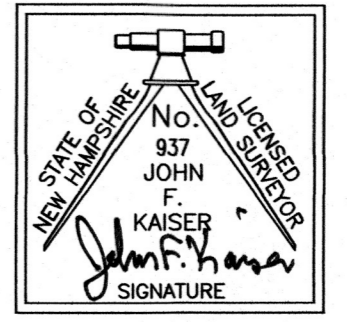


LEGEND

	EXISTING LOT LINE
	EXISTING LOT LINE TO BE ABANDONED
	PROPOSED LOT LINE
	STOCKADE FENCE
	CONCRETE
	BOUND FOUND (BND. FND.)
	PIPE/ROD FOUND
	5/8" REBAR WITH ID CAP TO BE SET
	UTILITY POLE
	OIL TANK
	GRANITE
	IRON PIPE FOUND
	DRILL HOLE
	EDGE OF PAVEMENT
	SBB
	SLOPED BITUMINOUS BERM



LOT LINE REVISION PLAN
 FOR
HAYES MOBILE HOME PARK, INC.
 (TAX MAP 64 LOT 105)
 &
KENNETH M STRAUS REVOCABLE TRUST OF 2013
 (TAX MAP 64 LOT 101)
 JADY HILL AVENUE & GLENERIN LANE
 EXETER, NEW HAMPSHIRE
 EXETER PLANNING BOARD CASE NUMBER: XXXXX



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

John F. Kaiser L.L.S. #937
 6/16/21 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

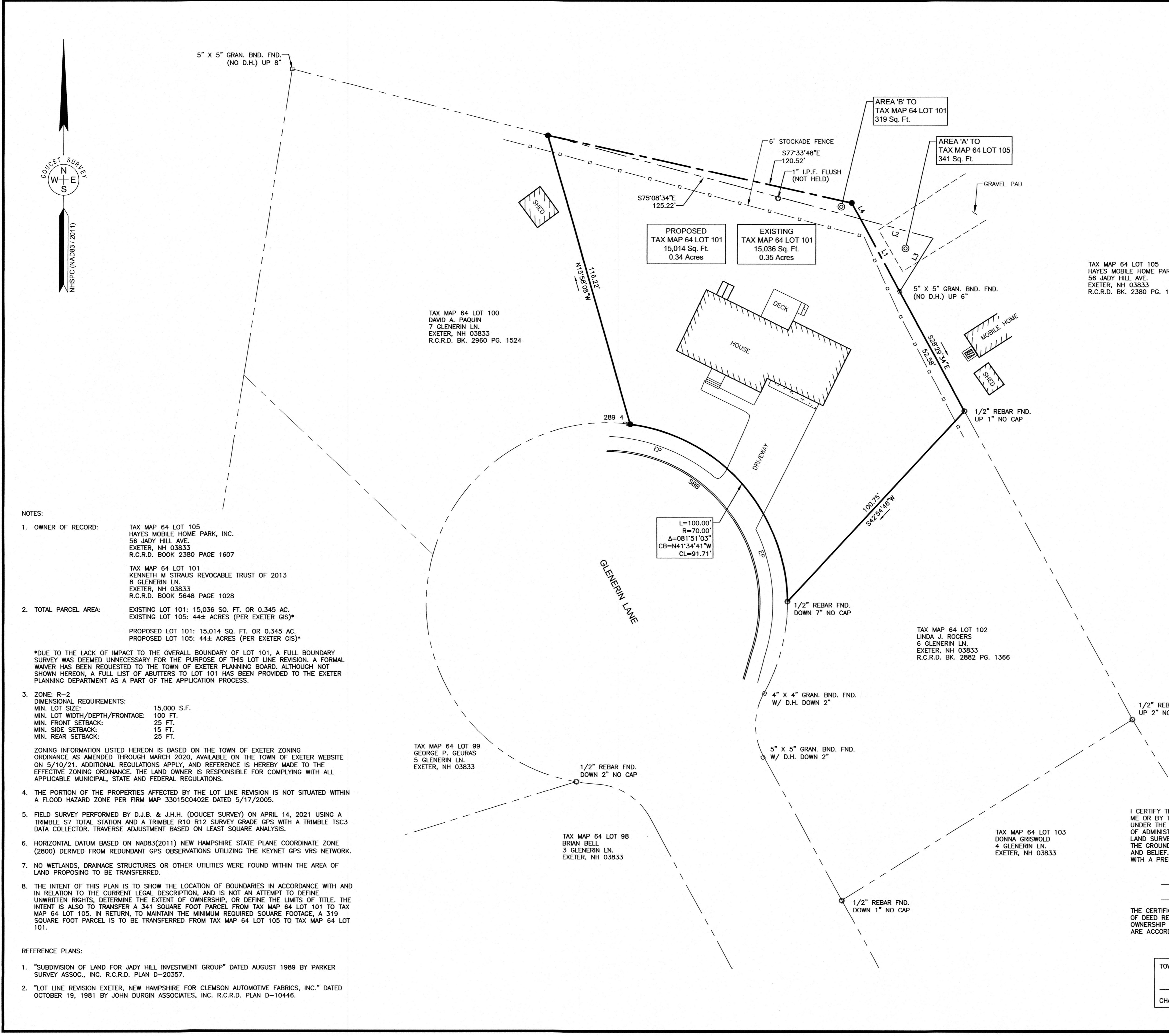
TOWN OF EXETER PLANNING BOARD

CHAIRMAN _____	DATE _____
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NO.	DATE	DESCRIPTION	BY

DRAWN BY: M.T.L.	DATE: JUNE 14, 2021
CHECKED BY: J.F.K.	DRAWING NO. 6898A
JOB NO. 6898	SHEET 1 OF 1

102 Kent Place, Newmarket, NH 03857 (603) 659-6560
 Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>



- NOTES:**
- OWNER OF RECORD:
 - TAX MAP 64 LOT 105
HAYES MOBILE HOME PARK, INC.
56 JADY HILL AVE.
EXETER, NH 03833
R.C.R.D. BOOK 2380 PAGE 1607
 - TAX MAP 64 LOT 101
KENNETH M STRAUS REVOCABLE TRUST OF 2013
8 GLENERIN LN.
EXETER, NH 03833
R.C.R.D. BOOK 5648 PAGE 1028
 - TOTAL PARCEL AREA:
 - EXISTING LOT 101: 15,036 SQ. FT. OR 0.345 AC.
 - EXISTING LOT 105: 44± ACRES (PER EXETER GIS)*
 - PROPOSED LOT 101: 15,014 SQ. FT. OR 0.345 AC.
 - PROPOSED LOT 105: 44± ACRES (PER EXETER GIS)*
- *DUE TO THE LACK OF IMPACT TO THE OVERALL BOUNDARY OF LOT 101, A FULL BOUNDARY SURVEY WAS DEEMED UNNECESSARY FOR THE PURPOSE OF THIS LOT LINE REVISION. A FORMAL WAIVER HAS BEEN REQUESTED TO THE TOWN OF EXETER PLANNING BOARD. ALTHOUGH NOT SHOWN HEREON, A FULL LIST OF ABUTTERS TO LOT 101 HAS BEEN PROVIDED TO THE EXETER PLANNING DEPARTMENT AS A PART OF THE APPLICATION PROCESS.
- ZONE: R-2
 DIMENSIONAL REQUIREMENTS:
 MIN. LOT SIZE: 15,000 S.F.
 MIN. LOT WIDTH/DEPTH/FRONTAGE: 100 FT.
 MIN. FRONT SETBACK: 25 FT.
 MIN. SIDE SETBACK: 15 FT.
 MIN. REAR SETBACK: 25 FT.
- ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF EXETER ZONING ORDINANCE AS AMENDED THROUGH MARCH 2020, AVAILABLE ON THE TOWN OF EXETER WEBSITE ON 5/10/21. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- THE PORTION OF THE PROPERTIES AFFECTED BY THE LOT LINE REVISION IS NOT SITUATED WITHIN A FLOOD HAZARD ZONE PER FIRM MAP 33015C0402E DATED 5/17/2005.
 - FIELD SURVEY PERFORMED BY D.J.B. & J.H.H. (DOUCET SURVEY) ON APRIL 14, 2021 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 R12 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - NO WETLANDS, DRAINAGE STRUCTURES OR OTHER UTILITIES WERE FOUND WITHIN THE AREA OF LAND PROPOSING TO BE TRANSFERRED.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE. THE INTENT IS ALSO TO TRANSFER A 341 SQUARE FOOT PARCEL FROM TAX MAP 64 LOT 101 TO TAX MAP 64 LOT 105, IN RETURN, TO MAINTAIN THE MINIMUM REQUIRED SQUARE FOOTAGE, A 319 SQUARE FOOT PARCEL IS TO BE TRANSFERRED FROM TAX MAP 64 LOT 105 TO TAX MAP 64 LOT 101.
- REFERENCE PLANS:
- "SUBDIVISION OF LAND FOR JADY HILL INVESTMENT GROUP" DATED AUGUST 1989 BY PARKER SURVEY ASSOC., INC. R.C.R.D. PLAN D-20357.
 - "LOT LINE REVISION EXETER, NEW HAMPSHIRE FOR CLEMSON AUTOMOTIVE FABRICS, INC." DATED OCTOBER 19, 1981 BY JOHN DURGIN ASSOCIATES, INC. R.C.R.D. PLAN D-10446.

FILE NAME: N:\PROJECTS\6898 DOUCET SURVEY\6898A.DWG LAYOUT NAME: 22524 LSP PLAN PLOTTED: MONDAY, JUN 14, 2021 10:24 AM