

ABUTTERS

TAX MAP 70 LOT 9
FREDERICK M. DALEY III &
LEIGH A. DALEY
11 ROBIN LANE
EXETER, NH 03833
BK 2910 PG 0920

TAX MAP 70 LOT 10
TIMOTHY J. WARR &
HEATHER H. WARR
TRUSTEES OF THE WARR
FAMILY REV.
TRUST OF 1999
15 THORNTON ST
EXETER, NH 03833
BK 4115 PG 1274

TAX MAP 70 LOT 11
SHERRILL S. NIXON
TRUSTEE OF THE
SHERRILL S. NIXON
REV. TRUST
17 THORNTON ST
EXETER, NH 03833
BK 3645 PG 1097

TAX MAP 70 LOT 13
MARBET M. WOLFSON
REV. TRUST
MARBET M. WOLFSON,
TRUSTEE
15 THORNTON ST
EXETER, NH 03833
BK 4852 PG 1805

TAX MAP 70 LOT 14
PETER E. MERAS
11 THORNTON ST
EXETER, NH 03833
BK 2006 PG 0787

TAX MAP 70 LOT 15
ELIZABETH A. BECK
9 THORNTON ST
EXETER, NH 03833
BK 5981 PG 0159

TAX MAP 70 LOT 16
JEFF W. VOGEL & KRISTIN
L. MACLAUCHLAN
7 THORNTON ST
EXETER, NH 03833
BK 5405 PG 0976

TAX MAP 70 LOT 17
NATHIEL G. HAWKINS &
SHEILA A. KELLY
5 THORNTON ST
EXETER, NH 03833
BK 5811 PG 1974

TAX MAP 70 LOT 18
ELIZABETH T. ROBERTS,
TRUSTEE OF THE
ELIZABETH T. ROBERTS
TRUST
3A THORNTON ST
EXETER, NH 03833
BK 3282 PG 2674

TAX MAP 70 LOT 19
MARY GRIM
3 THORNTON ST
EXETER, NH 03833
BK 5940 PG 0618

TAX MAP 70 LOT 20
CHRISTOPHER J. &
KATHERINE D. TREMBLAY
1 THORNTON ST
EXETER, NH 03833
BK 5630 PG 2862

TAX MAP 70 LOT 21
TOWN OF EXETER
10 FRONT ST
EXETER, NH 03833
BK 3735 PG 2855

TAX MAP 70 LOT 36
ELEASE COVINGTON
LATIMER TRUST
ELEASE COVINGTON
LATIMER, TRUSTEE
1 ROBIN LANE
EXETER, NH 03833
BK 3063 PG 2259

TAX MAP 70 LOT 39
JONATHAN PERKINS
CLAIRE PERKINS
15 TOWLE AVE
EXETER, NH 03833
BK 6022 PG 1429

TAX MAP 70 LOT 61-9
CHRISTOPHER J. & JEANNE E.
TURNER
3 ROCKY HILL
EXETER, NH 03833
BK 4984 PG 1647

TAX MAP 70 LOT 61-33
WINDEMERE AT EXETER
HOMEOWNERS ASSOC.
PO BOX 293
EXETER, NH 03833
BK 4269 PG 1977

TAX MAP 71 LOT 58
ROGER E. & BARBARA J.
GAUTHIER
2 ROCKY HILL
EXETER, NH 03833
BK 3810 PG 2142

TAX MAP 71 LOT 60
CHRISTOPHER J. & JEANNE E.
TURNER
3 ROCKY HILL
EXETER, NH 03833
BK 4984 PG 1647

TAX MAP 70 LOT 61-10
THOMAS FUJITANI
SUMMER FUJITANI
20 WINDEMERE LANE
EXETER, NH 03833
BK 6029 PG 0860

TAX MAP 70 LOT 61-11
HUGO R. CASTELLANOS-MENDEZ
22 WINDEMERE LANE
EXETER, NH 03833
BK 6031 PG 1422

TAX MAP 70 LOT 61-12
KRISTIN J. ODAY
24 WINDEMERE LANE
EXETER, NH 03833
BK 5922 PG 1886

TAX MAP 71 LOT 65
SARAH E. & ROBERT E. EKEY
4 SLEEPY HOLLOW LN
EXETER, NH 03833
BK 5745 PG 0995

TAX MAP 71 LOT 66
ERIC L. REED
6 SLEEPY HOLLOW LN
EXETER, NH 03833
BK 4181 PG 1464

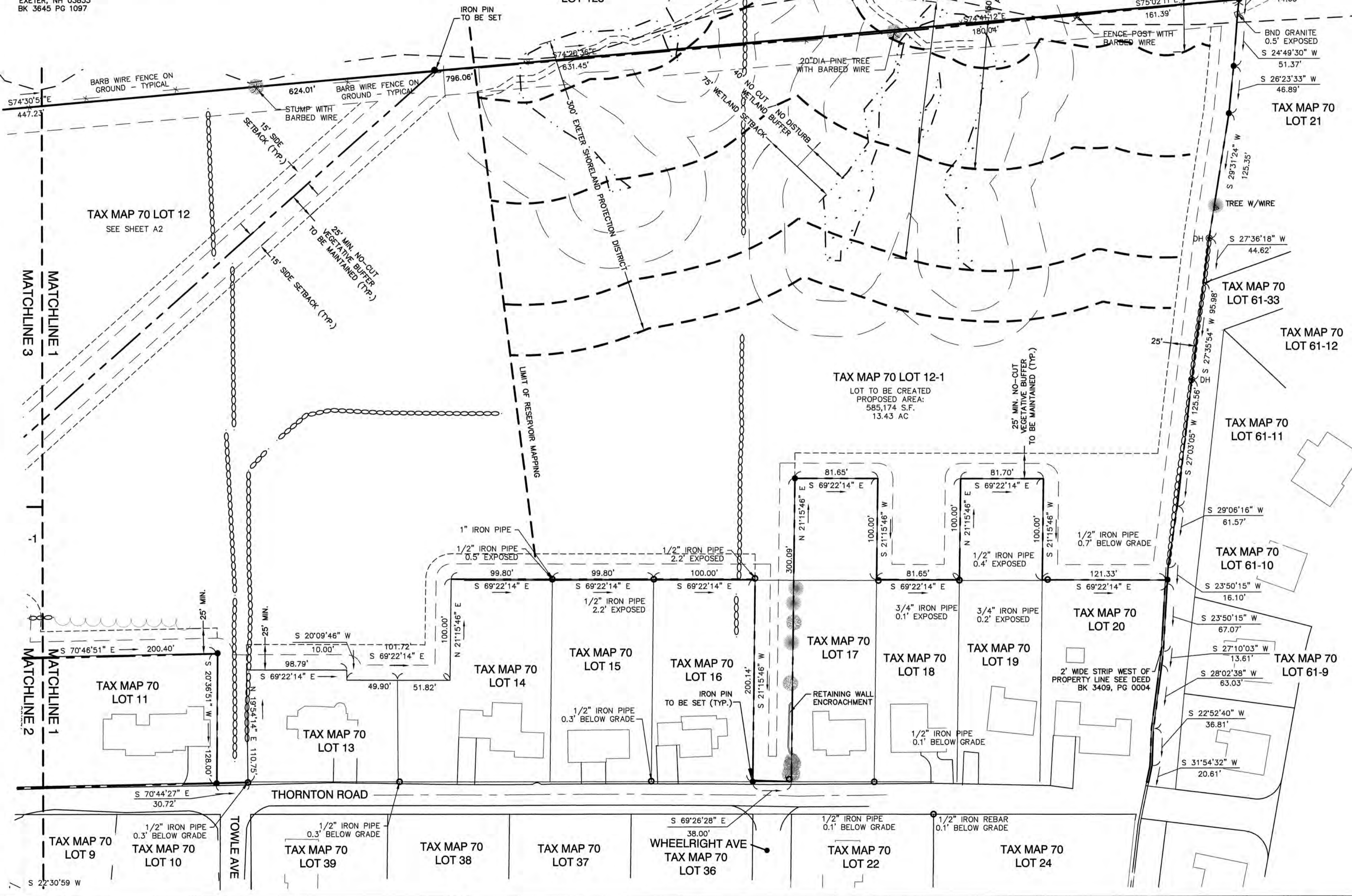
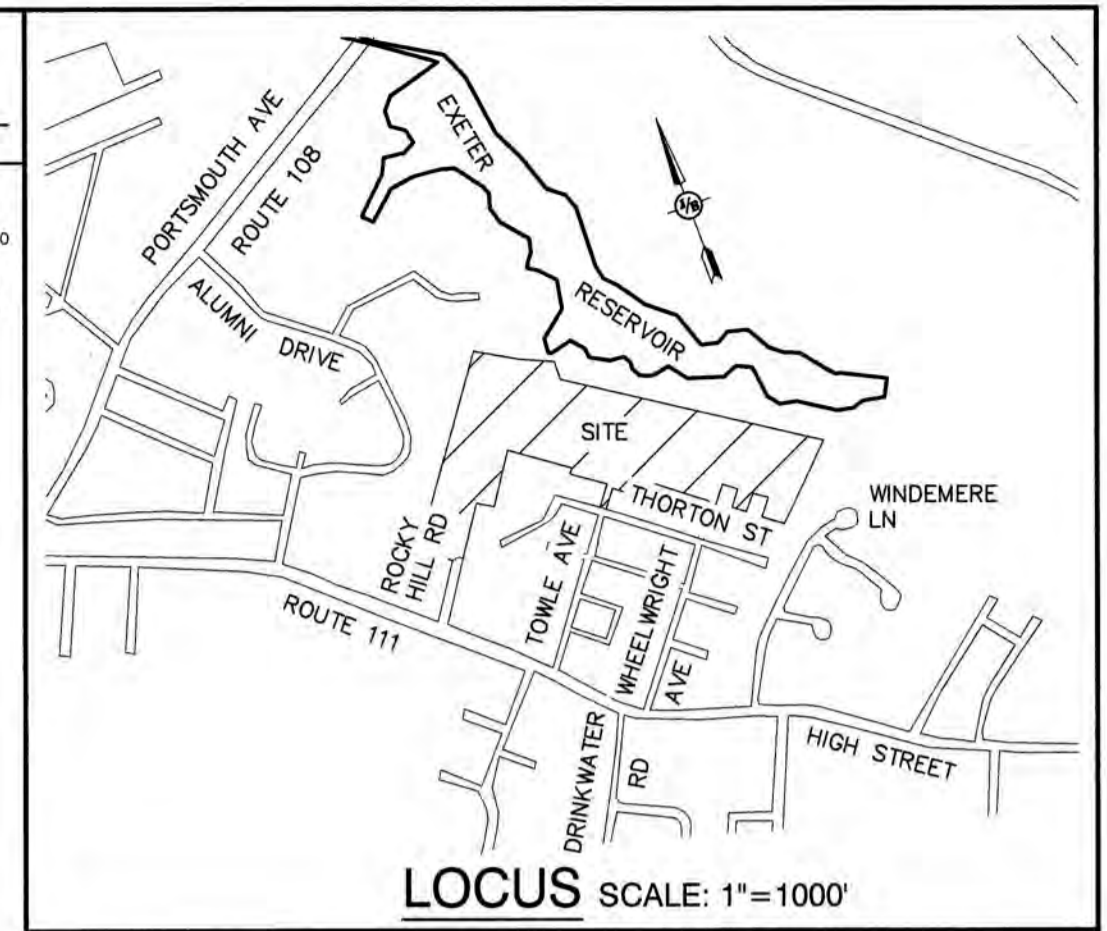
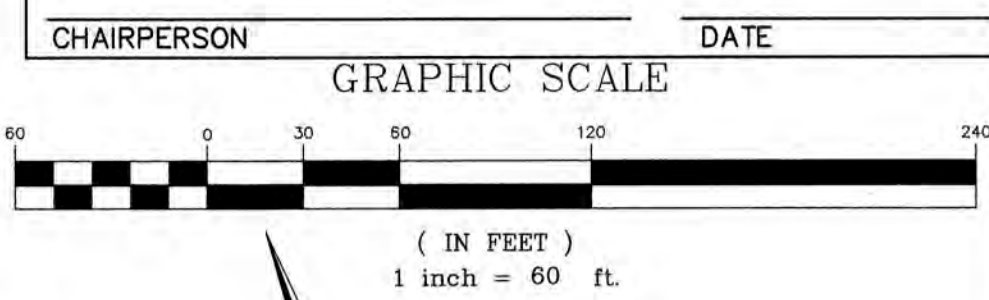
TAX MAP 65 LOT 123
TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833

TAX MAP 65 LOT 130
EXETER HOSPITAL INC
5 ALUMNI DR SUITE 205
EXETER, NH 03833
BK 5577 PG 2829

TAX MAP 65 LOT 131
EXETER HOSPITAL, INC
5 ALUMNI DR SUITE 205
EXETER, NH 03833
BK 1836 PG 0173

TAX MAP 65 LOT 131-2
EXETER MED REAL INC
5 ALUMNI DR SUITE 205
EXETER, NH 03833

TOWN OF EXETER PLANNING BOARD, CASE NO. 20-6



SUBDIVISION AND LOT LINE ADJUSTMENT NOTES:

- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN TAX MAP 71 LOT 67 AND TAX MAP 71 LOT 68, ADJUST THE LOT LINE BETWEEN TAX MAP 71 LOT 67 AND TAX MAP 70 LOT 12, AND TO SUBDIVIDE TAX MAP 70 LOT 12 INTO TWO LOTS.
- ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL (R-2)
LOT AREA MINIMUM = 15,000 S.F. (40,000 S.F. IF NOT SERVICED BY MUNICIPAL WATER AND SEWER)
LOT FRONTAGE MINIMUM = 100'
MIN. LOT WIDTH = 100'
MIN. LOT DEPTH = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 25'
WETLAND SETBACK = 75' (125' FOR PRIME WETLAND)
NO CUT / NO DISTURB WETLAND BUFFER = 40' (75' FOR PRIME WETLAND)
MAX. BUILDING HEIGHT = 35'
MAX. BUILDING COVERAGE = 25%
MIN. OPEN SPACE = 40%
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE A DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500406E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 406 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., DURING FALL 2019, AND LOCATED BY THIS OFFICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS NO. 406 REFERENCED HEREON, OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NGVD 29.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 27,000.
- SURVEY THE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- ZONING BOARD OF ADJUSTMENT CASE #19-09 VARIANCE GRANTED ON 16 JULY 2019 FOR LOT 70-12 FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: MINIMUM LOT WIDTH / FRONTAGE LESS THAN 100 FEET, WITH CONDITIONS (MINIMUM 30 FEET).

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 3/6/20

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 70, LOT 12
TAX MAP 71, LOT 67
TAX MAP 71, LOT 68

TOTAL LOT AREA
1,121,728 SQ. FT.
25.75 ACRES

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design:	JSR	Draft:	DJM	Date:	3/6/20
Checked:	JSR	Scale:	AS-NOTED	Project No.:	19042
Drawing Name:	19042-PLAN.dwg				
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.					

REV.	DATE	REVISION	BY
1	8/04/20	REVISED PROPOSED PROPERTY LINE PER CLIENT	DJM
0	3/17/20	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION AND LOT LINE ADJUSTMENT PLAN**
MAP 70 LOT 12 & MAP 71 LOTS 67 & 68

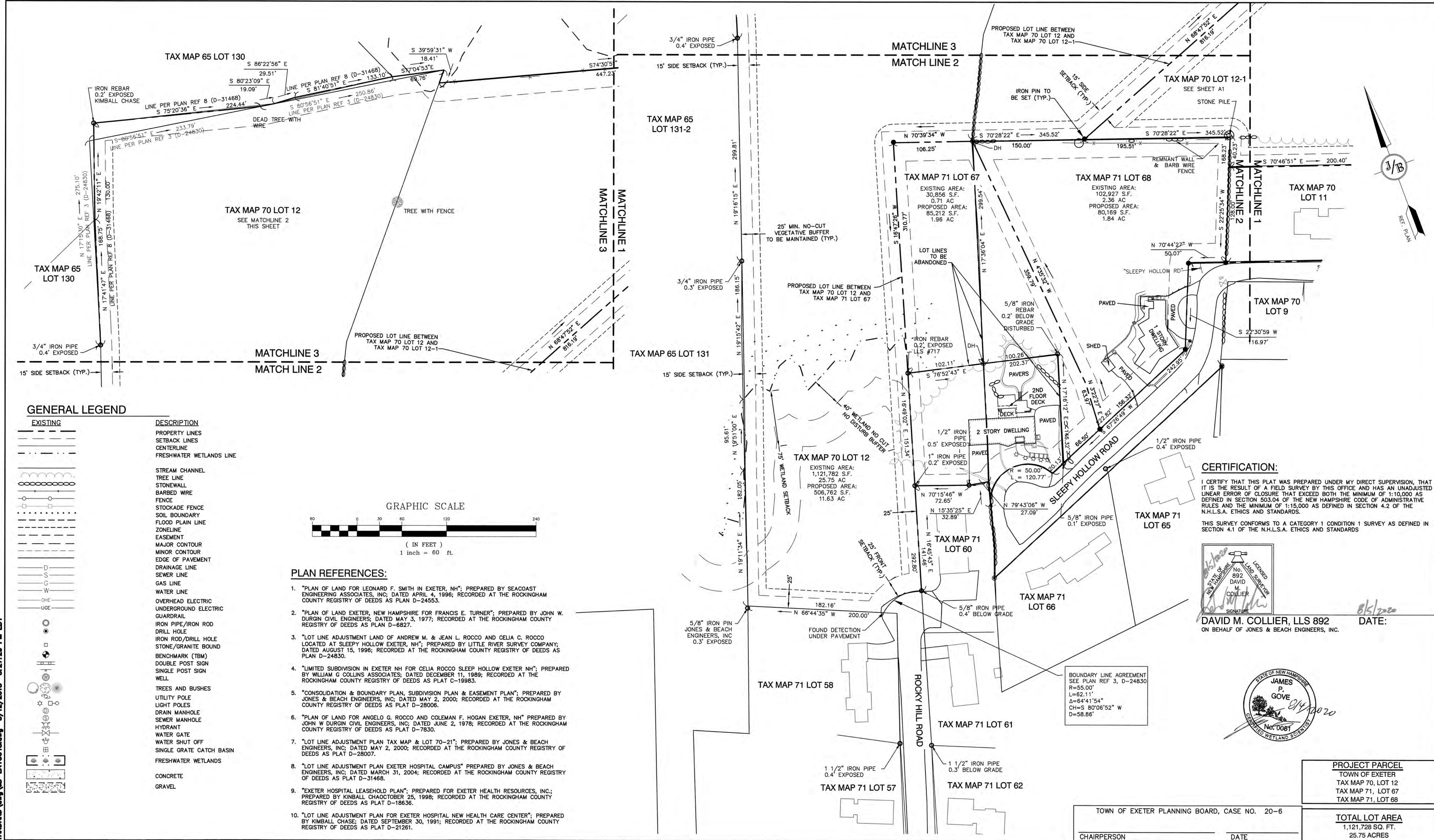
Project: **ROCCO SUBDIVISION**
ONE AND THREE SLEEPY HOLLOW

Owner of Record: CELIA C. ROCCO REV. TRUST
CELIA C. ROCCO, TRUSTEE
ONE SLEEPY HOLLOW, EXETER, NH 03833 BK 3705 PG 2726

ROCCO ASSET REALTY TRUST
ANDREW M. ROCCO, TRUSTEE
THREE SLEEPY HOLLOW, EXETER, NH 03833 BK 5167 PG 0048

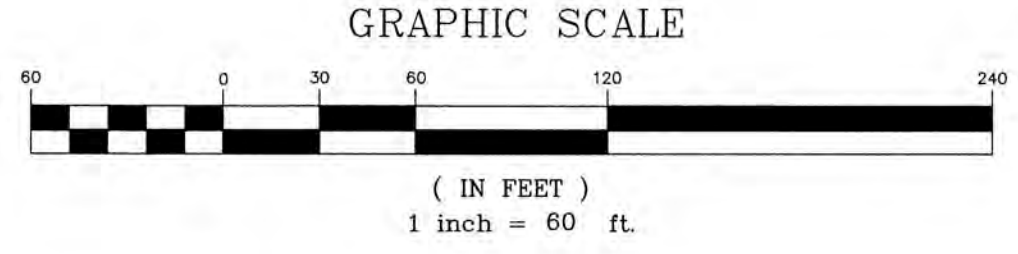
DRAWING No. **A1**

SHEET 1 OF 4
JBE PROJECT NO. 19042



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	SOIL BOUNDARY
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	SEWER LINE
---	GAS LINE
---	WATER LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUARDRAIL
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	DOUBLE POST SIGN
---	SINGLE POST SIGN
---	WELL
---	TREES AND BUSHES
---	UTILITY POLE
---	LIGHT POLES
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	HYDRANT
---	WATER GATE
---	WATER SHUT OFF
---	SINGLE GRATE CATCH BASIN
---	FRESHWATER WETLANDS
---	CONCRETE
---	GRAVEL



PLAN REFERENCES:

- "PLAN OF LAND FOR LEONARD F. SMITH IN EXETER, NH"; PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC; DATED APRIL 4, 1996; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-24553.
- "PLAN OF LAND EXETER, NEW HAMPSHIRE FOR FRANCIS E. TURNER"; PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS; DATED MAY 3, 1977; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-6827.
- "LOT LINE ADJUSTMENT LAND OF ANDREW M. & JEAN L. ROCCO AND CELIA C. ROCCO LOCATED AT SLEEPY HOLLOW EXETER, NH"; PREPARED BY LITTLE RIVER SURVEY COMPANY; DATED AUGUST 15, 1996; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-24830.
- "LIMITED SUBDIVISION IN EXETER NH FOR CELIA ROCCO SLEEP HOLLOW EXETER NH"; PREPARED BY WILLIAM G. COLLINS ASSOCIATES; DATED DECEMBER 11, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-19983.
- "CONSOLIDATION & BOUNDARY PLAN, SUBDIVISION PLAN & EASEMENT PLAN"; PREPARED BY JONES & BEACH ENGINEERS, INC; DATED MAY 2, 2000; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-28006.
- "PLAN OF LAND FOR ANGELO G. ROCCO AND COLEMAN F. HOGAN EXETER, NH" PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, INC; DATED JUNE 2, 1978; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-7830.
- "LOT LINE ADJUSTMENT PLAN TAX MAP & LOT 70-21"; PREPARED BY JONES & BEACH ENGINEERS, INC; DATED MAY 2, 2000; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-28007.
- "LOT LINE ADJUSTMENT PLAN EXETER HOSPITAL CAMPUS" PREPARED BY JONES & BEACH ENGINEERS, INC; DATED MARCH 31, 2004; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-31468.
- "EXETER HOSPITAL LEASEHOLD PLAN"; PREPARED FOR EXETER HEALTH RESOURCES, INC.; PREPARED BY KIMBALL CHASE; DATED SEPTEMBER 30, 1998; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-18636.
- "LOT LINE ADJUSTMENT PLAN FOR EXETER HOSPITAL NEW HEALTH CARE CENTER"; PREPARED BY KIMBALL CHASE; DATED SEPTEMBER 30, 1991; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-21261.

CERTIFICATION:
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.
 DATE: 8/5/20



BOUNDARY LINE AGREEMENT
 SEE PLAN REF 3, D-24830
 R=55.00'
 L=62.11'
 Δ=64°41'54"
 CH=S 80°06'52" W
 D=58.86'

PROJECT PARCEL
 TOWN OF EXETER
 TAX MAP 70, LOT 12
 TAX MAP 71, LOT 67
 TAX MAP 71, LOT 68

TOTAL LOT AREA
 1,121,728 SQ. FT.
 25.75 ACRES

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

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Drawing Name: 19042-PLAN.dwg		
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1	8/04/20	REVISED PROPOSED PROPERTY LINE PER CLIENT	DJM
0	3/17/20	ISSUED FOR REVIEW	DJM

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION AND LOT LINE ADJUSTMENT PLAN**
 MAP 70 LOT 12 & MAP 71 LOTS 67 & 68
 Project: **ROCCO SUBDIVISION**
ONE AND THREE SLEEPY HOLLOW
 Owner of Record: CELIA G. ROCCO REV. TRUST ANDREW M. ROCCO, TRUSTEE
 ONE SLEEPY HOLLOW, EXETER, NH 03833 BK 3705 PG 2728 THREE SLEEPY HOLLOW, EXETER, NH 03833 BK 5167 PG 0048

DRAWING No.
A2
 SHEET 2 OF 4
 JBE PROJECT NO. 19042

ABUTTERS

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FREDERICK DALEY III & LEIGH A. DALEY
EXETER, NH 03833
BK 2910 PG 0920

TAX MAP 70 LOT 10
TIMOTHY J. WARR & HEATHER H. WARR
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BK 5630 PG 2862

TAX MAP 70 LOT 21
TOWN OF EXETER
10 FRONT ST
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BK 3735 PG 2855

TAX MAP 70 LOT 22
HELLEN HAGER
9 WHEELWRIGHT AVE
EXETER, NH 03833
BK 4677 PG 2770

TAX MAP 70 LOT 36
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EXETER, NH 03833
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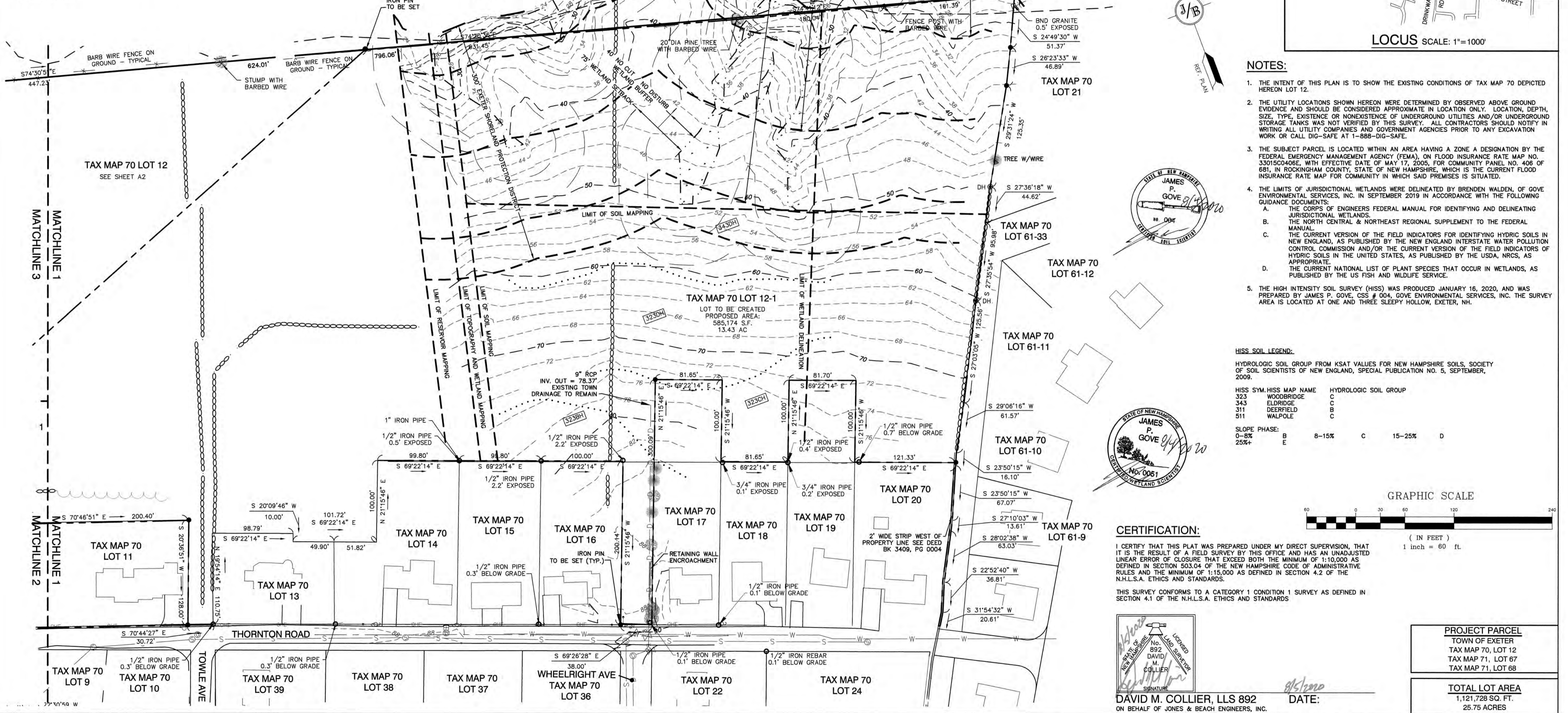
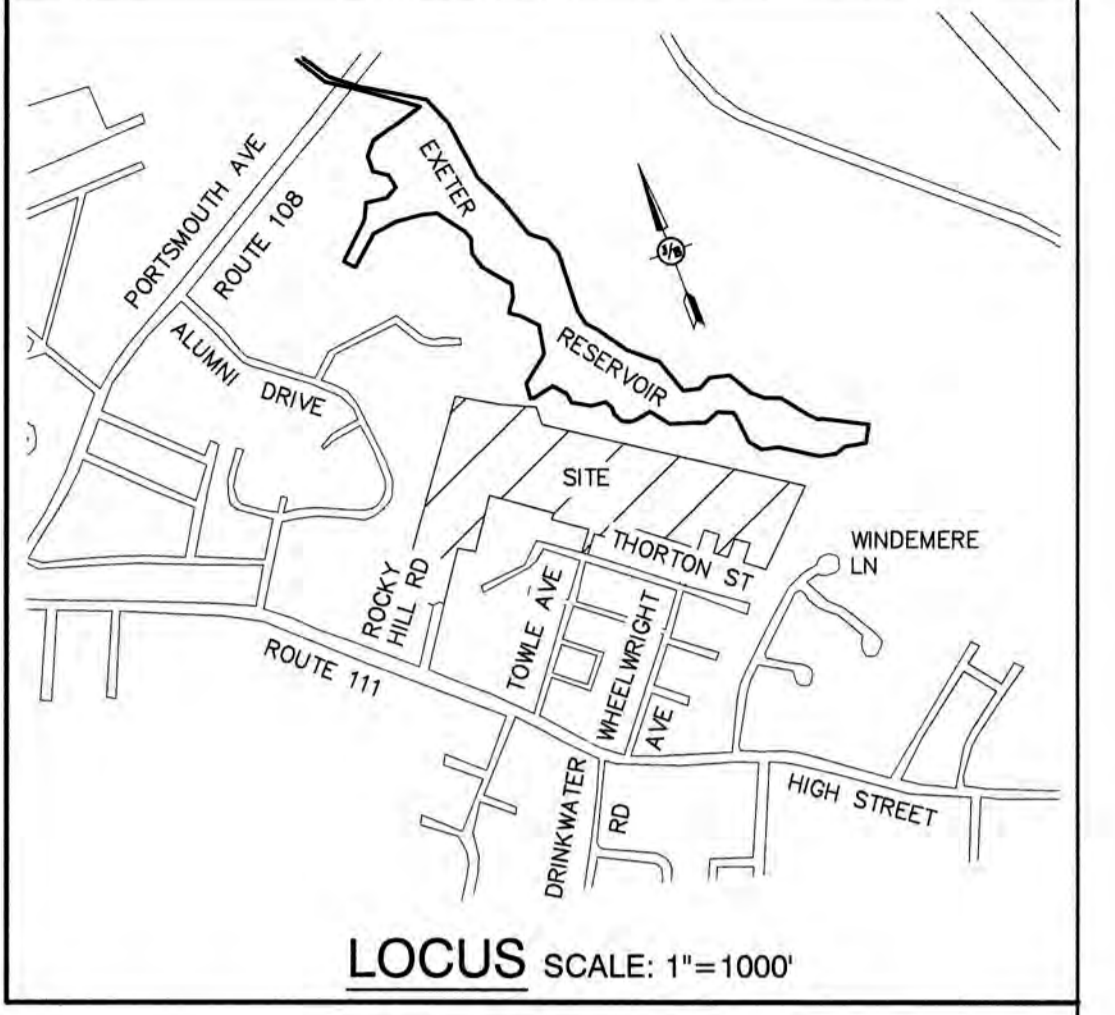
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BK 5745 PG 0995

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5 ALUMNI DR SUITE 205
EXETER, NH 03833
BK 5577 PG 2829

TAX MAP 65 LOT 131
EXETER HOSPITAL, INC
5 ALUMNI DR SUITE 205
EXETER, NH 03833
BK 1838 PG 0173

TAX MAP 65 LOT 131-2
EXETER MED REAL INC
5 ALUMNI DR SUITE 205
EXETER, NH 03833



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 70 DEPICTED HEREON LOT 12.
 - THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE A DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0408E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 408 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN, OF GOVE ENVIRONMENTAL SERVICES, INC. IN SEPTEMBER 2019 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
 - THE HIGH INTENSITY SOIL SURVEY (HISS) WAS PRODUCED JANUARY 16, 2020, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT ONE AND THREE SLEEPY HOLLOW, EXETER, NH.

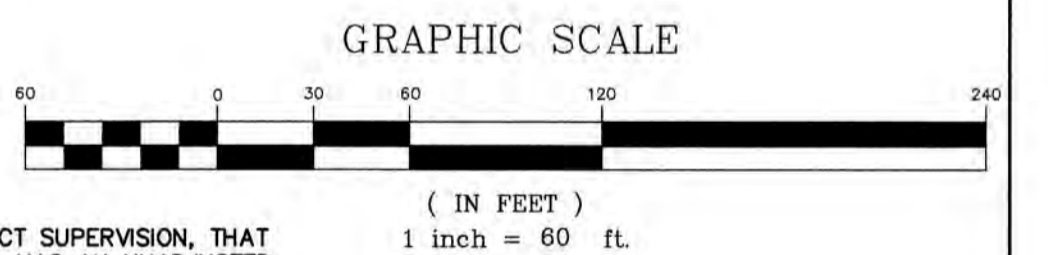
HISS SOIL LEGEND:

HYDROLOGIC SOIL GROUP FROM KSTAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

HISS SYM.	HISS MAP NAME	HYDROLOGIC SOIL GROUP
323	WOODBIDGE	C
343	ELDRIDGE	C
311	DEERFIELD	B
511	WALPOLE	C

SLOPE PHASE:

SLOPE	PHASE	PERCENT
0-8%	B	8-15%
8-15%	C	15-25%
25%+	D	



CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 70, LOT 12
TAX MAP 71, LOT 67
TAX MAP 71, LOT 68

TOTAL LOT AREA
1,121,728 SQ. FT.
25.75 ACRES

Design: JSR	Draft: DJM	Date: 3/6/20
Checked: JSR	Scale: AS-NOTED	Project No.: 19042
Drawing Name: 19042-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	8/04/20	REVISED PROPOSED PROPERTY LINE PER CLIENT	DJM
0	3/17/20	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

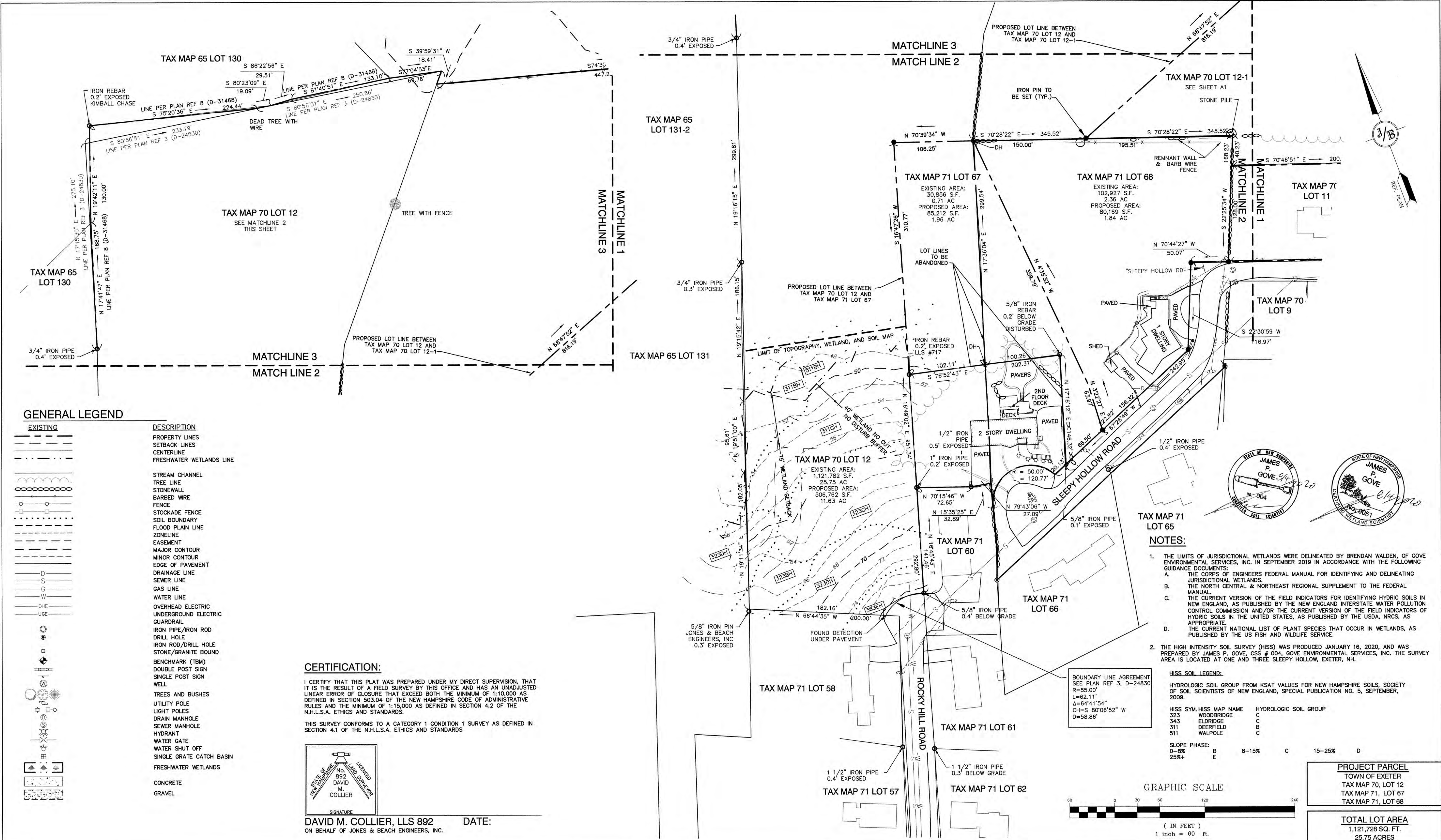
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TOPOGRAPHY AND SOILS PLAN
Project:	ROCCO SUBDIVISION ONE AND THREE SLEEPY HOLLOW
Owner of Record:	CELIA C. ROCCO REV. TRUST ANDREW M. ROCCO, TRUSTEE ROCCO ASSET REALTY TRUST ONE SLEEPY HOLLOW, EXETER, NH 03833 BK 3705 PG 2726 THREE SLEEPY HOLLOW, EXETER, NH 03833 BK 6167 PG 0045

DRAWING No.

C1

SHEET 3 OF 4
JBE PROJECT NO. 19042



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	SOIL BOUNDARY
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	SEWER LINE
---	GAS LINE
---	WATER LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUARDRAIL
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	DOUBLE POST SIGN
---	SINGLE POST SIGN
---	WELL
---	TREES AND BUSHES
---	UTILITY POLE
---	LIGHT POLES
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	HYDRANT
---	WATER GATE
---	WATER SHUT OFF
---	SINGLE GRATE CATCH BASIN
---	FRESHWATER WETLANDS
---	CONCRETE
---	GRAVEL

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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DAVID M. COLLIER, LLS 892
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DATE:

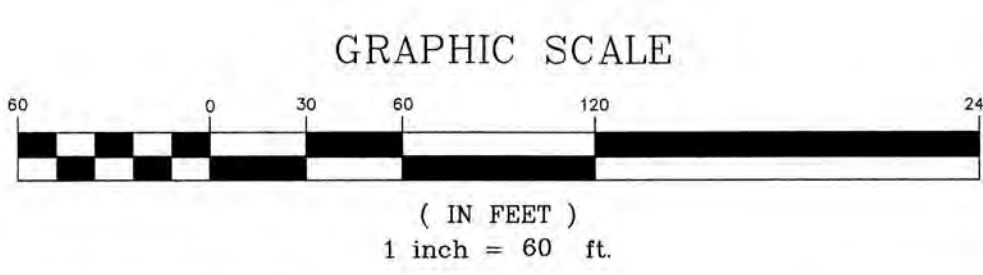
NOTES:

- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN WALDEN, OF GOVE ENVIRONMENTAL SERVICES, INC. IN SEPTEMBER 2019 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THE HIGH INTENSITY SOIL SURVEY (HISS) WAS PRODUCED JANUARY 16, 2020, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004. GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT ONE AND THREE SLEEPY HOLLOW, EXETER, NH.

BOUNDARY LINE AGREEMENT
SEE PLAN REF 3, D-24830
R=55.00'
L=62.11'
Δ=64°41'54"
CH=S 80°06'52" W
D=58.86'

HISS SOIL LEGEND:

HISS SYM	HISS MAP NAME	HYDROLOGIC SOIL GROUP
323	WOODBRIIDGE	C
343	ELDRIDGE	C
311	DEERFIELD	B
511	WALPOLE	C



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TOWN OF EXETER
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CELIA C. ROCCO, TRUSTEE ANDREW M. ROCCO, TRUSTEE
ONE SLEEPY HOLLOW, EXETER, NH 03833 BK 3705 PG 2726 THREE SLEEPY HOLLOW, EXETER, NH 03833 BK 5167 PG 0048

DRAWING No.

C2

SHEET 4 OF 4
JBE PROJECT NO. 19042