

- Legend:**
- L1 See Length Table
 - RCRD Rockingham County Registry of Deeds (Typ)
 - Iron Pipe Found
 - Drill Hole Found
 - Iron Rod to be Set
 - ⊕ Utility Pole
 - Building Setback
 - Wetlands Buffer
 - Wetland Boundary
 - Access & Utility Easement

Length Table:

LINE	BEARING	DISTANCE
L1	N11°37'32"W	49.00'
L2	N13°53'08"W	15.00'
L3	S13°53'10"E	15.00'
L4	S77°46'55"W	62.63'
L5	N80°06'23"E	65.72'
L6	N77°00'47"E	20.00'
L7	N81°28'20"E	66.50'
L8	S12°51'53"E	4.91'
L9	N76°56'00"E	32.18'
L10	N78°29'21"W	20.07'
L11	S30°25'13"W	57.27'
L12	S13°03'03"E	71.96'
L13	N78°29'21"W	22.45'
L14	S15°19'51"W	23.55'
L15	N17°20'29"W	64.00'
L16	N77°00'47"E	20.00'
L17	N80°06'23"E	53.33'
L18	N84°46'23"W	33.28'
L19	N73°32'21"E	66.00'
L20	N75°19'51"E	68.00'
L21	S13°14'24"E	3.00'

Lot Table:

Lot Description	Sq. Feet	Acres	Frontage
LOT 93-1	75,796	1.74	102.95'
LOT 93-2	51,172	1.17	20.00'
LOT 93-3	20,255	0.46	20.00'
LOT 93-4	26,117	0.60	20.07'
LOT 93-5	33,790	0.78	22.45'
NEW LOT 81	9,063	0.21	116.24'
NEW LOT 88	19,122	0.44	116.00'

Parcels A & B are to be conveyed from Lot 93 to Lots 81 & 88 and are to be merged with the said lots and are not to be considered separate tracts of land.

Lot Description	Sq. Feet	Destination Lot
Parcel A	1,500	Lot 81
Parcel B	7,522	Lot 88

Access & Utility Easement Table:

LINE	BEARING	DISTANCE
E1	S38°43'11"E	33.39'
E2	S17°54'03"E	22.83'
E3	N77°12'25"W	3.48'
E4	N12°54'55"W	159.79'
E5	S09°53'37"E	154.47'
E6	S80°06'23"W	11.87'
E7	N33°38'31"W	54.43'
E8	S01°49'04"E	38.57'
E9	S32°15'52"W	93.11'
E10	S48°10'50"E	32.03'
E11	N13°06'15"W	57.26'
E12	N39°50'28"E	130.00'
E13	N32°15'52"E	44.93'
E14	N41°32'54"E	91.86'
E15	N12°54'55"W	45.59'
E16	S77°12'25"W	6.57'
E17	S01°49'04"E	210.34'
E18	S33°38'31"E	34.80'
E19	N00°40'32"E	198.28'

Abutters:

- | | | |
|---|--|---|
| 062-001
PATRICK & SONIA
ROBICHEAU
12 BRENTWOOD RD.
EXETER, NH 03833 | 063-078
JENNIFER THIBODEAU
22 SPRUCE ST.
EXETER, NH 03833 | 063-090
JENNIFER HAGGETT
68 COLUMBUS AVE.
EXETER, NH 03833 |
| 062-006
DAVID MAKOS
89 WASHINGTON ST.
EXETER, NH 03833 | 063-079
JEFFREY HOLT
87 OAK HILL RD.
CONCORD, NH 03301 | 063-091
FRANK SHERIDAN
2 BRENTWOOD RD.
EXETER, NH 03833 |
| 062-009
BRUCE WHITE
126 LINDEN ST.
EXETER, NH 03833 | 063-082
DAVID & NICOLE
HASKELL
21 SPRUCE ST.
EXETER, NH 03833 | 063-092
JAMES &
ALEXANDRA ALLEN
2A BRENTWOOD RD.
EXETER, NH 03833 |
| 062-111
PATRICIA WASHBURN
REVOCABLE TRUST
PO BOX 38
MIDDLETON, NH 03887 | 063-083
PEDRO PEREZ-ANDREU
& ELLEN GLASSNER
20 MAIN ST.
EXETER, NH 03833 | 063-094
KATIE MARIE
LAMONTAGNE
4 BRENTWOOD RD.
EXETER, NH 03833 |
| 063-058
KO & EM WHITE
REVOCABLE TRUST
63 COLUMBUS AVE.
EXETER, NH 03833 | 063-086
HUMMEL DIXIE
LIVINGSTON TRUST 1997
54 COLUMBUS AVE.
EXETER, NH 03833 | 063-095
LISA A. REYNOLDS
REVOCABLE TRUST
6 BRENTWOOD RD.
EXETER, NH 03833 |
| 063-059
GREGORY W. HENRY
81 MAIN ST.
EXETER, NH 03833 | 063-087
ELIZABETH CANADA
& AMALJ COWAN
59 COLUMBUS AVE.
EXETER, NH 03833 | 063-096
MARY & JODY
UNDERWOOD
3A BRENTWOOD RD.
EXETER, NH 03833 |
| 063-077
DEBRA ANN
VASCONCELLOS
22 SPRUCE ST.
EXETER, NH 03833 | 063-089
ANDREA PIUDDI &
SHEENA SIMPSON
66 COLUMBUS AVE.
EXETER, NH 03833 | 063-097
IOIA FAMILY
REVOCABLE TRUST
3 BRENTWOOD RD.
EXETER, NH 03833 |

APPROVED
 APPROVED BY THE TOWN OF EXETER PLANNING BOARD
 4-14-2020
 DATE
 PLANNER: *[Signature]*

ZONING REQUIREMENTS

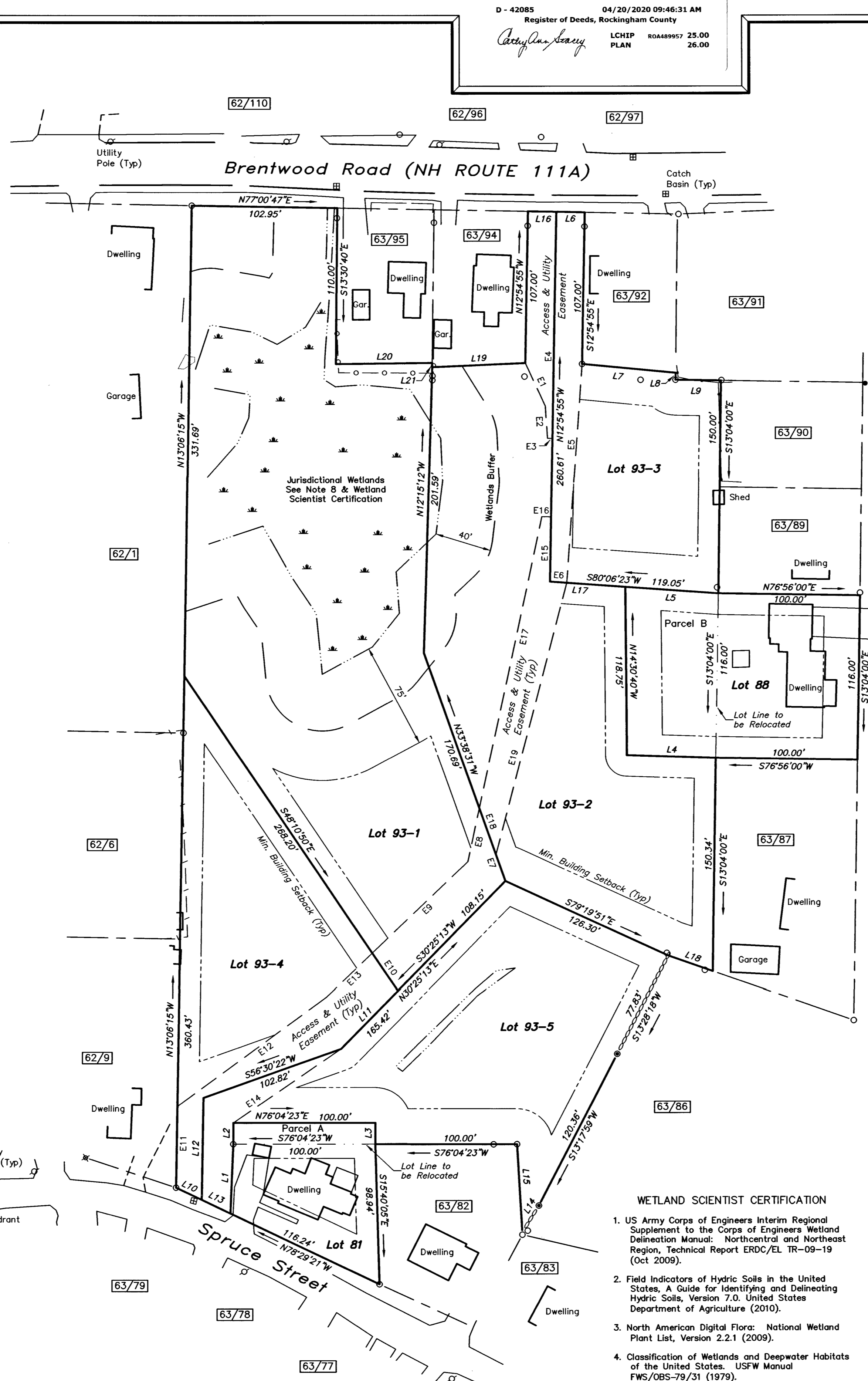
ZONE	RESIDENTIAL (R2)
MIN. LOT AREA	15,000 SF.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT DEPTH	100 FT.

BUILDING SETBACKS:

FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
MAX. BUILDING COVERAGE	25%

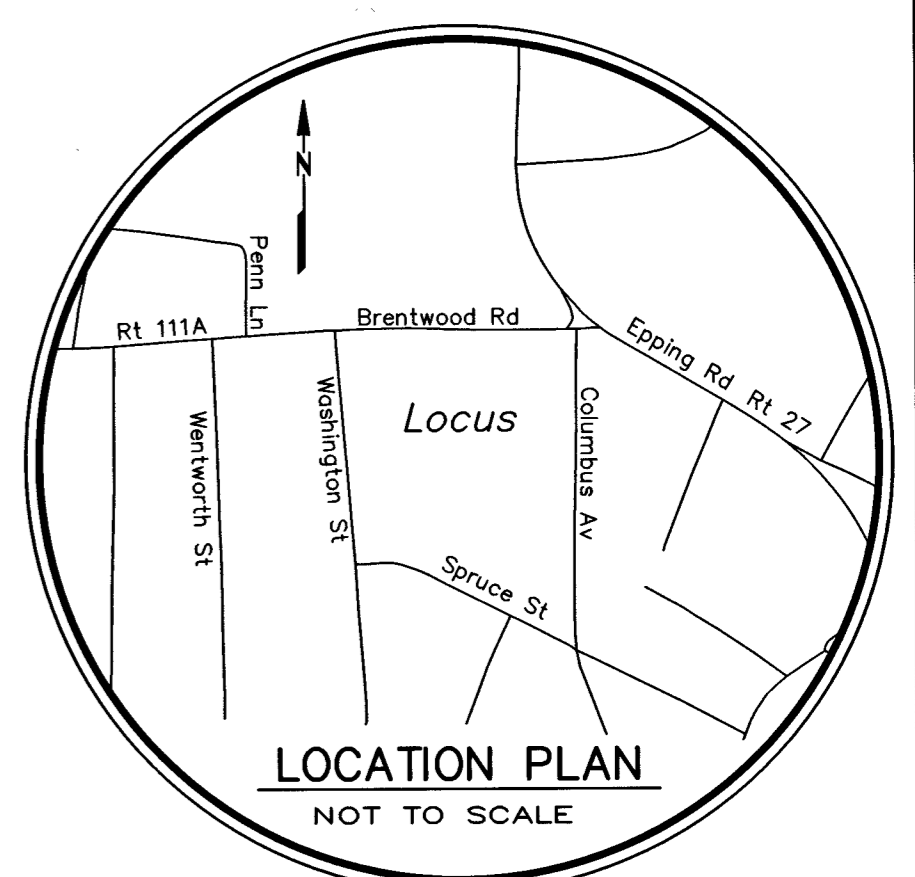
WETLAND SETBACKS/BUFFER:

STRUCTURES:	75 FT.
PAVEMENT & DRIVEWAYS	50 FT.
BUFFER/NO-DISTURBANCE	40 FT.



Plan References:

- "Plot of Land for LMH Realty Trust, Exeter, NH," dated May 2000, prepared by Parker Survey Assoc, Inc., RCRD Plan No. D-28069.
- "Plot of Land for Kenneth R. & Estella B. Ellison, Exeter, NH," dated May 2000, prepared by Parker Survey Assoc, Inc., not recorded.



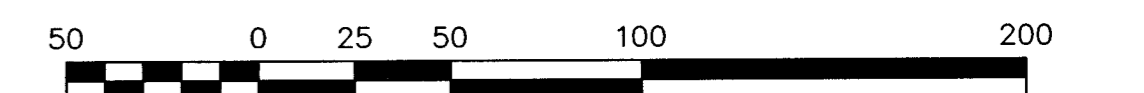
Notes:

- The purpose of this plan is to subdivide the subject parcel into five residential lots, each lot is to be served by municipal water & sewer services and to relocate the common boundary between the Map 63 Lot 93 and Map 63 Lots 81 & 88.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed June/October 2019, Least Squares Balance.
- Error of Closure Better Than 1:15,000.
- Parcels are shown as Lots 81, 88 & 93 on the Exeter Assessor's Map 63.
- Parcel is located in the Residential Zoning District R2.
- 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 that no such easements exist.
- Parcels are shown in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0402E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- The wetland area shown hereon was field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
- The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities. The surveyor/engineer does not warrant nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.
- On October 15, 2019 the Town of Exeter Zoning Board of Adjustment granted a variance from Article 4.3 Schedule II: Density and Dimensional Regulations to permit the proposed subdivision of Map 93 Lot 63 into five (5) single family residential lots.
- Existing Lot 93 Area: 216,151 S.F. or 4.96 Acres
 Existing Lot 81 Area: 7,563 S.F. or 0.17 Acre
 Proposed Lot 81 Area: 9,063 S.F. or 0.21 Acre
 Existing Lot 88 Area: 11,600 S.F. or 0.27 Acre
 Proposed Lot 88 Area: 19,122 S.F. or 0.44 Acre
- Parcel A is not to be considered separate tract of land and is to be merged from Lot 93 to Lot 81. Parcel B is not to be considered separate tract of land and is to be merged from Lot 93 to Lot 88.
- NHDES Sewer Connection: #2020-0307.
- Waiver: on February 13, 2020 the Exeter Planning Board voted to grant a waiver to Land Use regulations Sections 9.3.1.8 and 9.3.4 & 5 - "Stormwater Management Standards" for post construction to allow increases in flow and volume to the existing catch basins on Spruce Street and Brentwood Road.

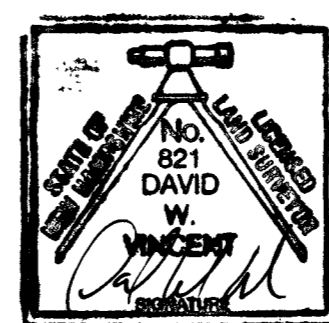
OWNERS OF RECORD

- Map 93 Lot 81
Jonathan A. & Alysa B. Franck
23 Spruce Street
Exeter, NH 03833
RCRD Bk 5003, Pg 2520
- Map 93 Lot 88
Christine E. Frank
64 Columbus Avenue
Exeter, NH 03833
RCRD Bk 5484, Pg 983
- Map 63 Lot 93
Estella B. Ellison Revocable Living Trust
Kenneth R. Ellison Revocable Living Trust
3240 Hawkins Ridge Road
Goode, VA 24556
RCRD Bk 4569, Pg 957

LOT LINE ADJUSTMENT & SUBDIVISION PLAN
 PREPARED FOR
JONATHAN A. & ALYSA B. FRANCK,
CHRISTINE E. FRANK and
ESTELLA B. ELLISON REVOCABLE LIVING LIVING TRUST & KENNETH R. ELLISON REVOCABLE LIVING TRUST
 SHOWN AS
TAX MAP 63 / LOTS 81, 88 & 93
 LOCATED AT
SPRUCE STREET, COLUMBUS AVENUE & BRENTWOOD ROAD (NH ROUTE 111A)
 COUNTY OF ROCKINGHAM
EXETER, NH



SCALE: 1" = 50' DATE: NOVEMBER 11, 2019



David W. Vincent, LLS No. 821 Date

8 APR. 2020

NO.	DATE	REV. ESMIT ADD NOTES	BY
4			
3			
2			
1	4/3/20	rev esmit add notes 13 & 14	dww

D-42085