

Legend:

- OHU Overhead Utilities
 RCRD Rockingham County Registry of Deeds
 O Iron Pipe Found
 R Iron Rod Found
 G Granite Bound Found
 U Utility Pole
 W Water Service Shutoff
 G Gas Main Shut Off
 W Water Meter
- Building Setback
 D Approx. Drainage Pipe*
 G Approx. Gas Line*
 S Approx. Sewer Line*
 T Approx. Telephone Line*
 W Approx. Water Line*

* See Plan Reference & Note 11.

Zoning Requirements

ZONE	CENTRAL AREA (C)
MIN. LOT AREA	5,000 S.F.
MIN. LOT WIDTH	30 FT.
MIN. LOT DEPTH	150 FT.
BUILDING SETBACKS:	
FRONT YARD	10 FT.
SIDE YARD	10 FT.
REAR YARD	20 FT.
MIN. OPEN SPACE	5%
MAX. BUILDING COVERAGE	75%
MAX. BUILDING HEIGHT	35 FT.

D-42437 10/27/2020 09:51:27 AM
 Register of Deeds, Rockingham County
 CLERK PLAN
 10/27/2020 09:51:27 AM
 10/27/2020 09:51:27 AM
 10/27/2020 09:51:27 AM

Map 63 / Lot 258
 69 Main St. Exeter, NH
 RCRD BK 2004, PG 213

Reference:

"Proposed Condominium Site Plan, 69 Main Street, Exeter, NH," dated November 2018, rev. 1/19/2019, prepared by Brady Associates, PLLC, Project No. 18-0117.



Notes:

- The purpose of this plan is to depict the boundaries of the subject property and existing structures of 9 unit 3 building condominium complex.
- Field Procedure/Topcon Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed June 2019, Level, Square, Borehole.
- Error of Closure Better than 1:15,000.
- Parcel is shown as Lot 250 on Assessor's Map 63.
- Parcel is located in the Central Area (C1) Zoning District.
- Owner of Record:
 One Home Builders II, LLC
 PO Box 334
 Stratham, NH 03885
 RCRD BK 5996, PG 270
 a) Parcel is subject to an easement to Exeter & Hampton Electric Co. as described in RCRD BK 2074, PG 155A.
 b) Parcel is subject to an easement to Exeter & Hampton Electric Co. as described in RCRD BK 605A, PG 1810.
- This plan does not show any unrecorded or unperfected easements which may exist. A reasonable effort was made to locate and identify any apparent visible uses of the land; however this does not constitute a full or complete search.
- Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 3301500403E, Rockingham County, NH, (AS Judgments), Effective Date: May 17, 2005.
- Existing Lot Area: 0.77 Acre
- Horizontal Datum is based upon NAD83-85 New Hampshire State Plane Coordinates and Vertical Datum is based upon NAVD83.
- 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 as depicted on the plan reference. 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 800-451-1111 or 1-800-344-7233 or 603-851-1111.
- Building lines for the building foundation are perpendicular to the lot line.

CONDOMINIUM SITE PLAN

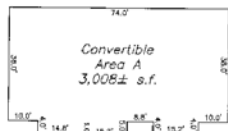
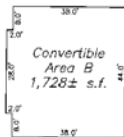
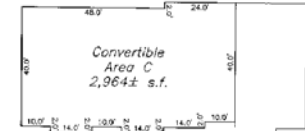
PREPARED FOR
**UNIT F - THE TOWNHOMES ON
 MAIN CONDOMINIUM**
 OF PROPERTY IN THE NAME OF
ONE HOME BUILDERS II, LLC
 PO BOX 334
 STRATHAM, NH 03885
 RCRD BK 5996, PG 270
 SHOWN AS

TAX MAP 63 / LOT 255

LOCATED AT
**69 MAIN STREET
 COUNTY OF ROCKINGHAM
 EXETER, NH**

SCALE: 1" = 20' DATE: OCTOBER 26, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 664-5766
 www.landsurveyingservices.net



This plan is a condominium instrument under RSA Chapter 356-B and is not a subdivision of land.

I, certify that this survey plan is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

I, certify: A) That this site plan depicts the existing location and dimensions of the improvements shown herein, specifically units A through F.

B) That unit F is substantially completed; and

C) That this plan is recorded and complies with the provisions of RSA 356-B:20(f) for site plans.



David W. Vincent, LLS No. 821

26 OCT 2020
 Date

Floor Elevations Table:

See Note 10.

Units	Ground Floor Level One	Level Two
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F	58.6	60.4
G	58.6	60.4
H	58.6	60.4
I	58.6	60.4
J	58.6	60.4
K	58.6	60.4
L	58.6	60.4
M	58.6	60.4
N	58.6	60.4
O	58.6	60.4
P	58.6	60.4
Q	58.6	60.4
R	58.6	60.4
S	58.6	60.4
T	58.6	60.4
U	58.6	60.4
V	58.6	60.4
W	58.6	60.4
X	58.6	60.4
Y	58.6	60.4
Z	58.6	60.4

D-42437 sheet
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