

**PLAN REFERENCES:**

- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III", PREPARED BY DUGAN SCOFFIELD ASSOCIATES, DATED FEBRUARY 23, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-19708.
- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III", PREPARED BY DUGAN SCOFFIELD ASSOCIATES, DATED APRIL 26, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-17892.
- "PLAN OF LAND FOR COURMA LTD IN EXETER, NH", PREPARED BY PARKER SURVEY ASSOCIATES, DATED DECEMBER 31, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-13187.
- "SUBDIVISION OF LAND FOR COURMA LTD IN EXETER, NH", PREPARED BY PARKER SURVEY ASSOCIATES, DATED MARCH 22, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-12470.
- "PLANS OF PROPOSED FEDERAL AID RIGHT OF WAY PROJECT NMS-STP-F-1-018-(2/79) ROW NH PROJECT NO. 11533-NH-018-(2/13) (CONSTRUCTION) NH PROJECT NO. 11533-F", PREPARED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, CIVIL ENGINEERING & SURVEYING, INC., DATED SEPTEMBER 4, 1984.
- "SUBDIVISION PLAN EXETER HIGHWAYS EXETER, NH", PREPARED BY HOLDEN ENGINEERS, INC., DATED FEBRUARY 19, 1981; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-18913.

**CERTIFICATION:**

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE ACCURATE REPRESENTATION OF THE FIELD SURVEY AND THAT THE DISTANCES AND ANGLES SHOWN THEREON EXCEEDED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 42.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS, 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 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: 5/31/2023

TOWN OF EXETER PLANNING BOARD

PROJECT PARCEL  
 TOWN OF EXETER  
 TAX MAP 33 LOT 26

APPLICANT/OWNER  
 W.W. SCOTT CARLISLE, III  
 14 CASS STREET  
 EXETER, NH 03833

TOTAL LOT AREA  
 4,266,578 SQ. FT.  
 97.99 ACRES

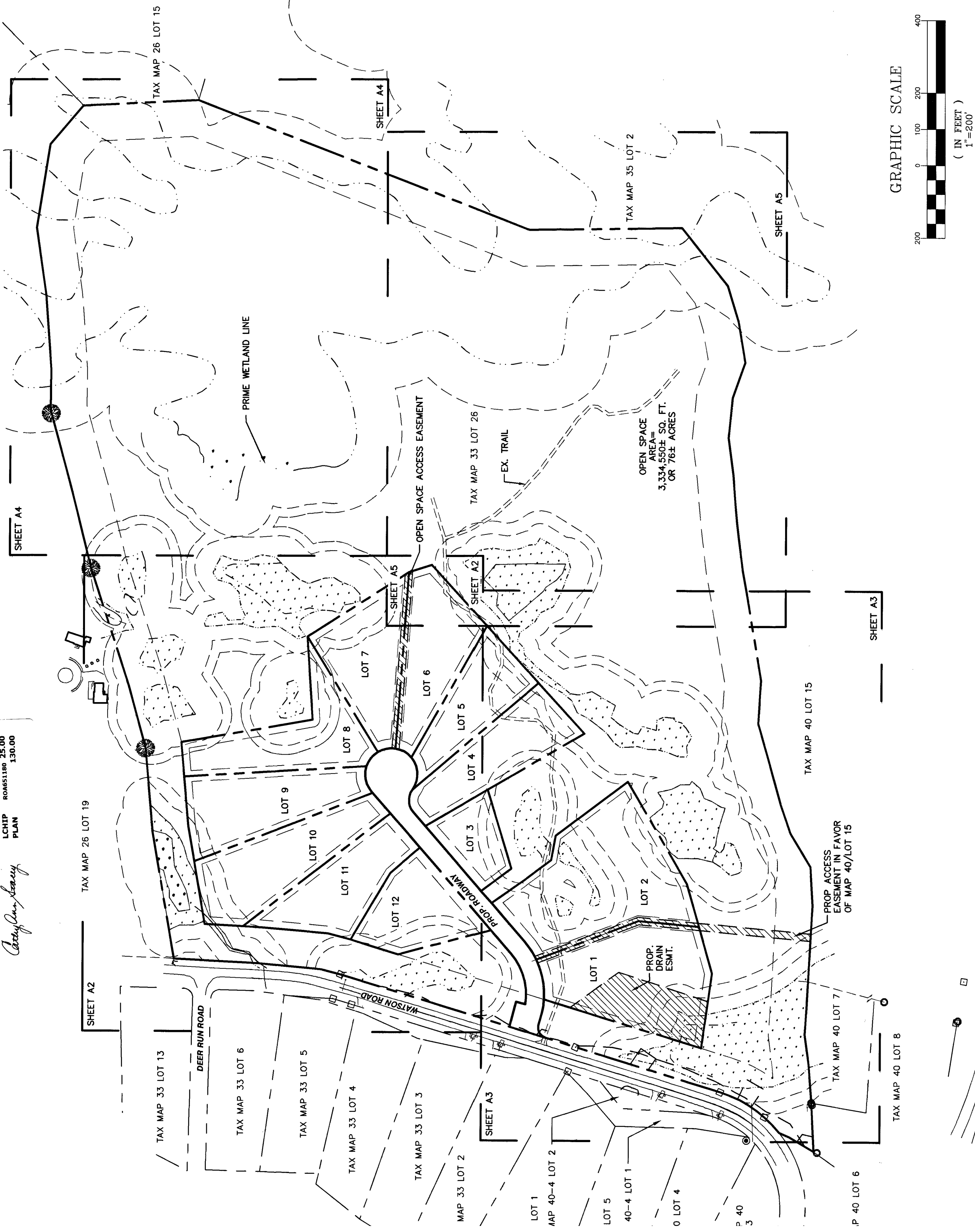
**SUBDIVISION PLAN**

MAP 33 LOT 26  
 TAX MAP 33 LOT 26  
 19 WATSON ROAD, EXETER, NH  
 SCOTT W. CARLISLE III  
 14 CASS STREET, EXETER, NH 03833

DRAWING NO.

**A1**

SHEET 5 OF 20  
 JOB PROJECT NO. 19102



- 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 ASSESSORS 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 SURVEY. THIS SURVEY IS NOT A GUARANTEE OF TITLE. THE SURVEYOR'S RESPONSIBILITY IS TO LOCATE AND IDENTIFY THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS PLAN AND TO REPORT THE RESULTS OF HIS OR HER SURVEY TO THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
- ENCUMBRANCES EXPRESSED, IMPLIED OR PRESUMPTIVE.
- 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 ACCURATE, AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL WATER SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- APPROXIMATE LOCATION OF THE CENTERLINE OF EASEMENT IS SHOWN PER PLAN REFERENCE 2. THE EASEMENT IS TO NEW ENGLAND TELEPHONE AND TELEGRAPH CO FOR UNDERGROUND CABLE AND IS 25' WIDE. SEE DEED BOOK 980 PAGE 316 FOR FURTHER REFERENCE.

- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TO BE SET AT ALL OPEN CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED. ALL GRANITE BOUNDS SHALL BE SET BY THE SURVEYOR AND SHALL BE MARKED WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN GUILLEY FOLLOWING GUIDANCE DOCUMENTS:  
 A. THE CURRENT VERSION OF THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.  
 B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.  
 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 FOR IDENTIFYING HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE U.S.D.A. NRCS, AS APPROPRIATE.  
 D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL BOOKS AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

- PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR LOCAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND FOUND IT TO BE ACCURATE. THE CONTRACTOR SHALL INFORM THE OWNER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND BONDS.
- CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, CIVIL ENGINEERING & SURVEYING, INC. THIS DOCUMENT IS TO BE USED AT ALL TIMES AND UPDATED AS REQUIRED.
- UPON THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE TOWN ENGINEER TO OBTAIN AND/OR PAY FOR ALL NECESSARY LOCAL PERMITS, FEES AND BONDS.
- CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EXETER IS MORE STRINGENT.

REV.	DATE	REVISION
12	06/31/23	DMC
11	01/02/23	BWG
7	11/08/22	BWG
5	08/04/22	BWG
4	08/14/22	BWG
		BY

Designed and Produced in NH

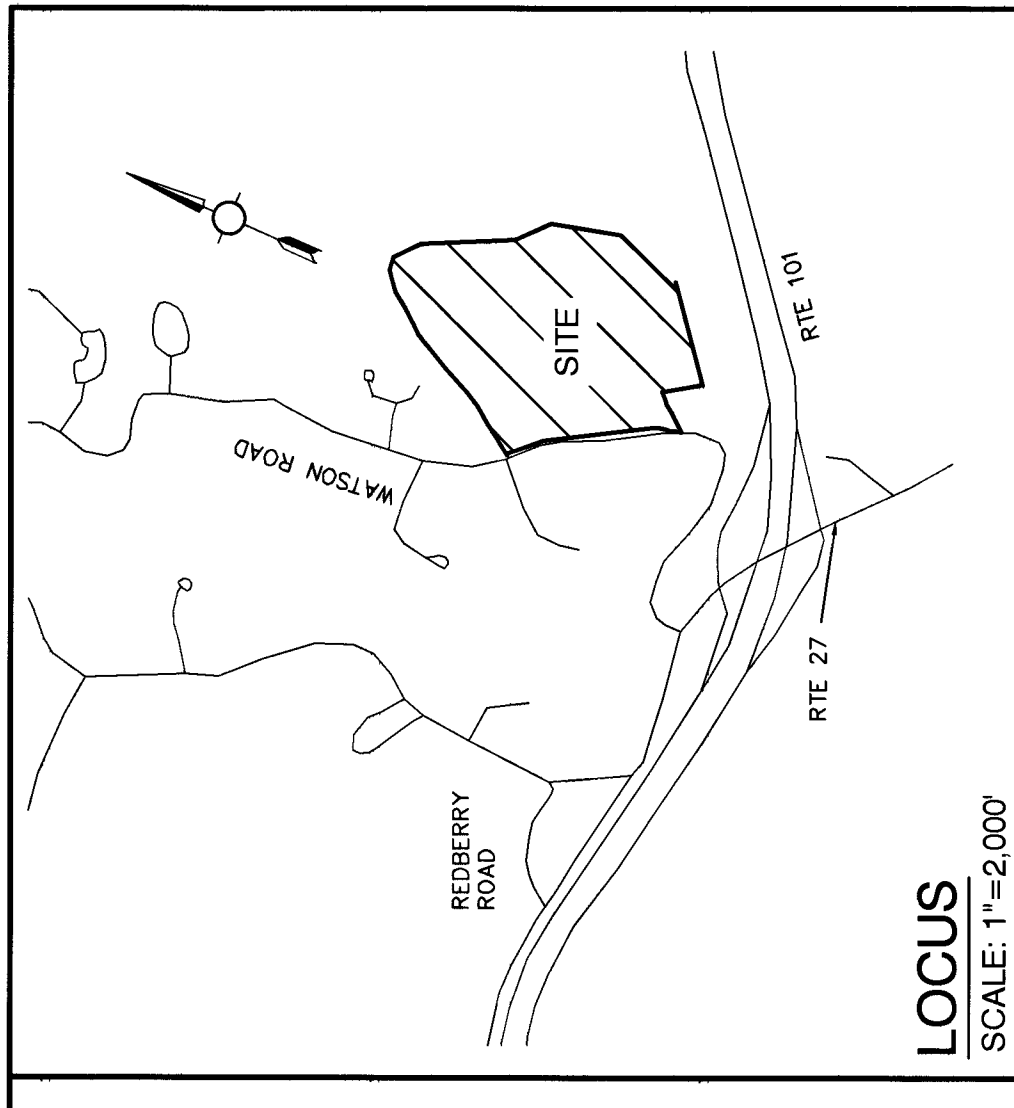
**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave.  
 PO Box 219  
 Stratham, NH 03885  
 603-772-4748  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Civil Engineering Services

D-43930 sh. 1 of 5

D-43930  
 Register of Deeds, Rockingham County  
 06/07/2023 10:47:13 AM  
 LCHP PLAN  
 25.00  
 130.00

MAP 33 / LOT 13  
 ASKNER, C. KIMBERLY  
 EXETER, NH 03833  
 BK 3225 / PG 1167



**LOCUS**  
 SCALE: 1"=200'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	47.12	42.43	N 38°19'22" E	90°00'00"
C2	50.00	51.97	47.12	S 51°11'21" W	90°00'00"
C3	225.00	113.41	113.21	S 45°11'42" W	18°52'47"
C4	225.00	10.02	10.02	S 42°01'20" W	02°33'03"
C5	225.00	10.05	10.05	N 39°28'01" E	02°33'36"
C6	225.00	59.92	59.74	N 33°07'04" E	15°15'28"
C7	50.00	66.96	62.07	N 63°51'18" E	76°43'55"
C8	72.00	95.67	88.79	N 64°09'13" E	76°08'04"
C9	72.00	51.06	50.00	N 04°48'08" E	40°38'08"
C10	72.00	51.06	50.00	N 75°30'04" W	40°38'08"
C11	72.00	51.06	50.00	N 54°50'07" E	58°41'33"
C12	72.00	73.76	70.57	N 54°24'21" E	57°50'02"
C13	175.00	176.64	169.24	N 54°24'21" E	57°50'02"
C14	50.00	47.12	42.43	S 51°40'38" E	90°00'00"
C20	72.00	95.67	88.79	N 64°09'13" E	76°08'04"
C21	72.00	51.06	50.00	N 34°51'58" W	40°38'08"
C22	72.00	51.06	50.00	N 15°31'52" W	40°38'08"
C23	72.00	10.01	10.00	N 15°31'52" W	07°57'45"
C24	72.00	10.01	10.00	N 10°50'59" W	07°57'45"
C25	72.00	40.93	40.38	N 09°48'04" E	32°34'15"
C26	72.00	41.05	40.50	N 38°50'55" W	32°40'11"
C28	225.00	49.86	49.76	S 31°50'16" W	12°41'52"
C29	225.00	10.05	10.05	S 39°28'01" W	02°33'36"
C30	225.00	10.05	10.05	N 39°28'01" W	02°33'36"
C31	225.00	103.39	102.49	N 56°27'44" E	20°19'44"

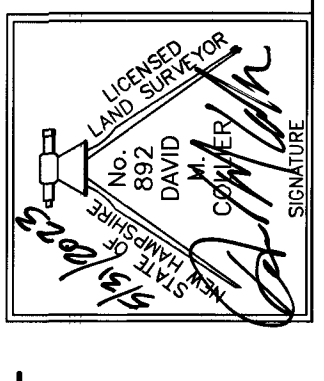
**ADDITIONAL ABUTTERS:**

MAP 33 / LOT 3  
 JEREMY RICHARD A  
 28 WATSON RD  
 EXETER, NH 03833  
 BK 4969 / PG 2235 BK 5460 / PG 1787

**CERTIFICATION:**

CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I, AS THE RESULT OF FIELD SURVEY, HAVE MADE A CAREFUL AND ACCURATE MEASUREMENT OF THE 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.

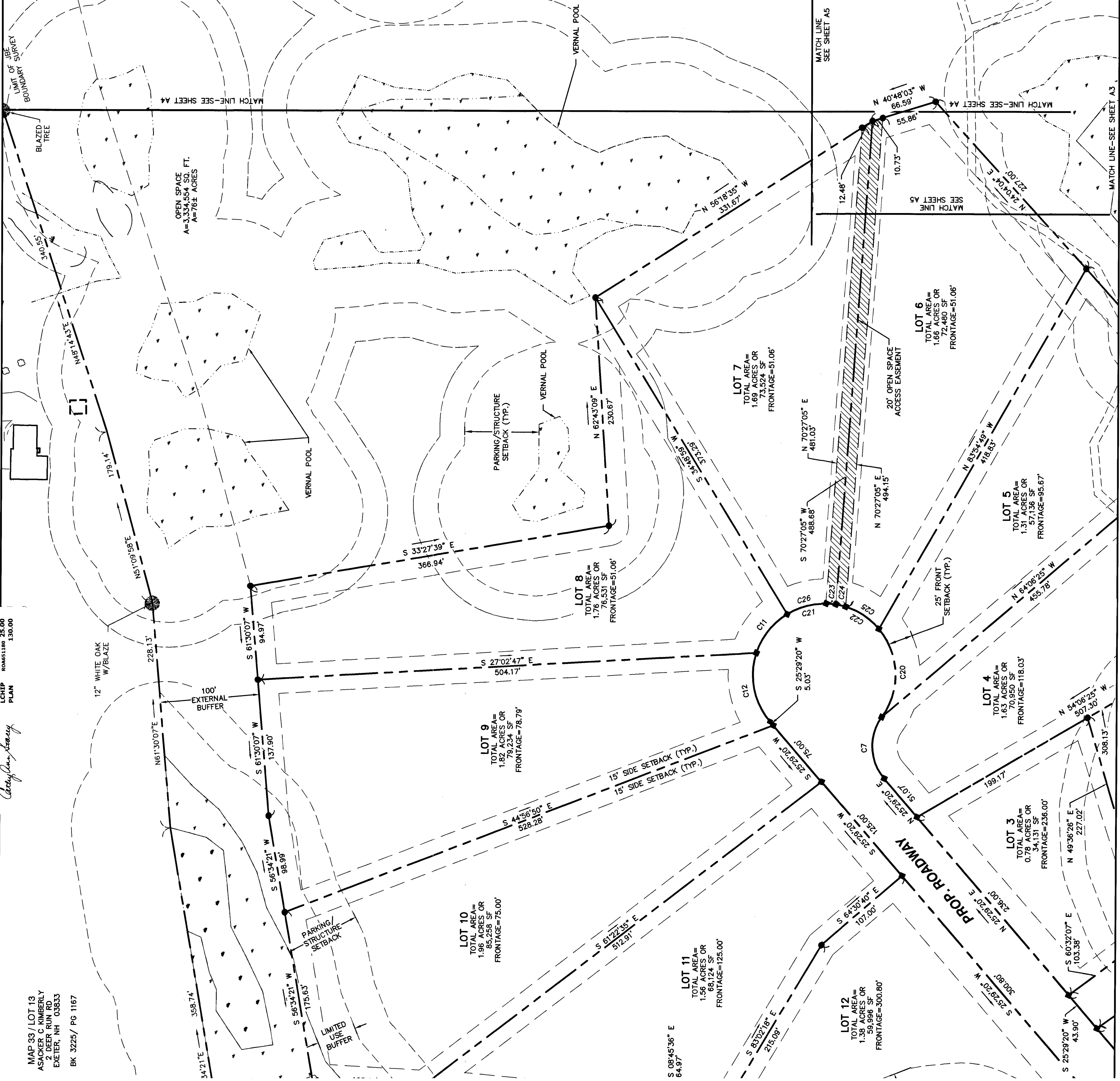
DATE: 5/31/2023

TOWN OF EXETER PLANNING BOARD

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26

APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833

TOTAL LOT AREA 4,266,578 SQ. FT. 97.99 ACRES



REV.	DATE	REVISION	BY
12	06/31/23	REVISED PER PLAT LAW FOR RECORDING	DMC
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES AOT & NHF&G	BWG
5	09/04/22	REVISED PER NHDES AOT	BWG
4	06/14/22	REVISED PER NHDES AOT	BWG

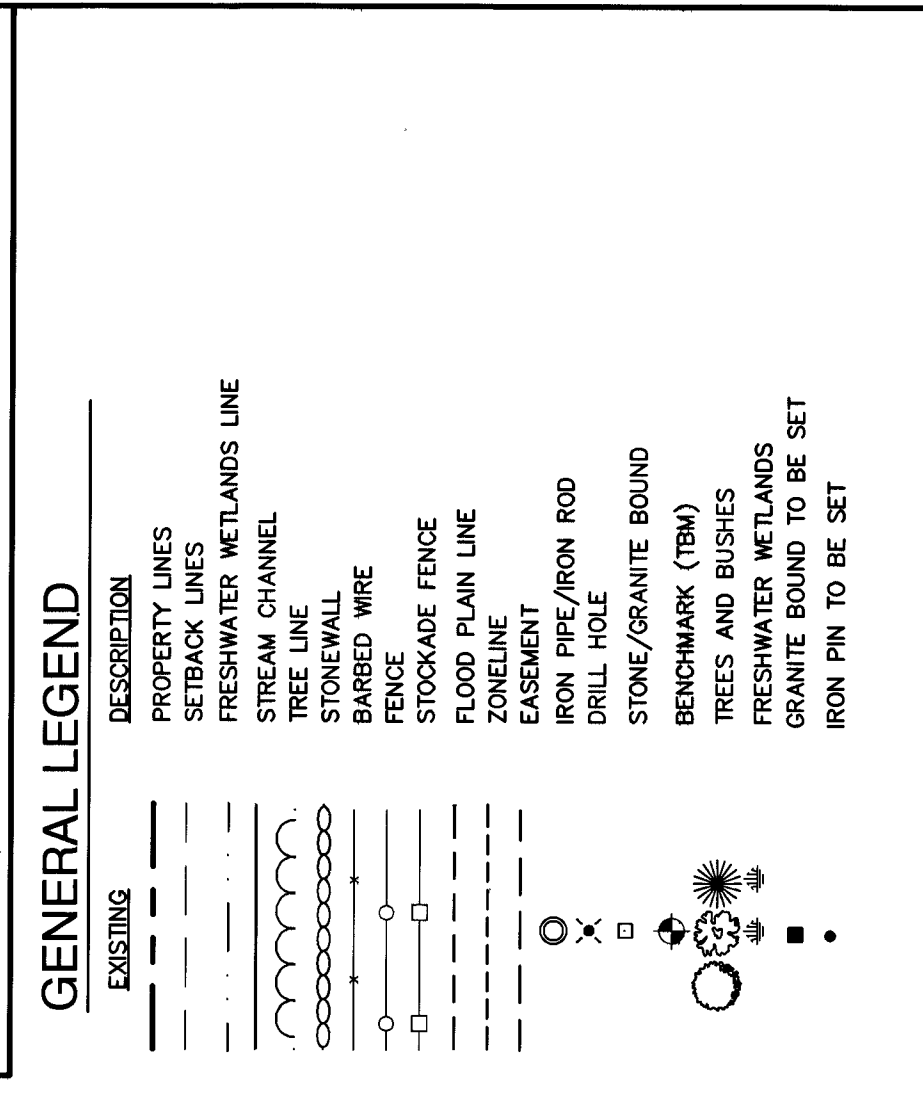
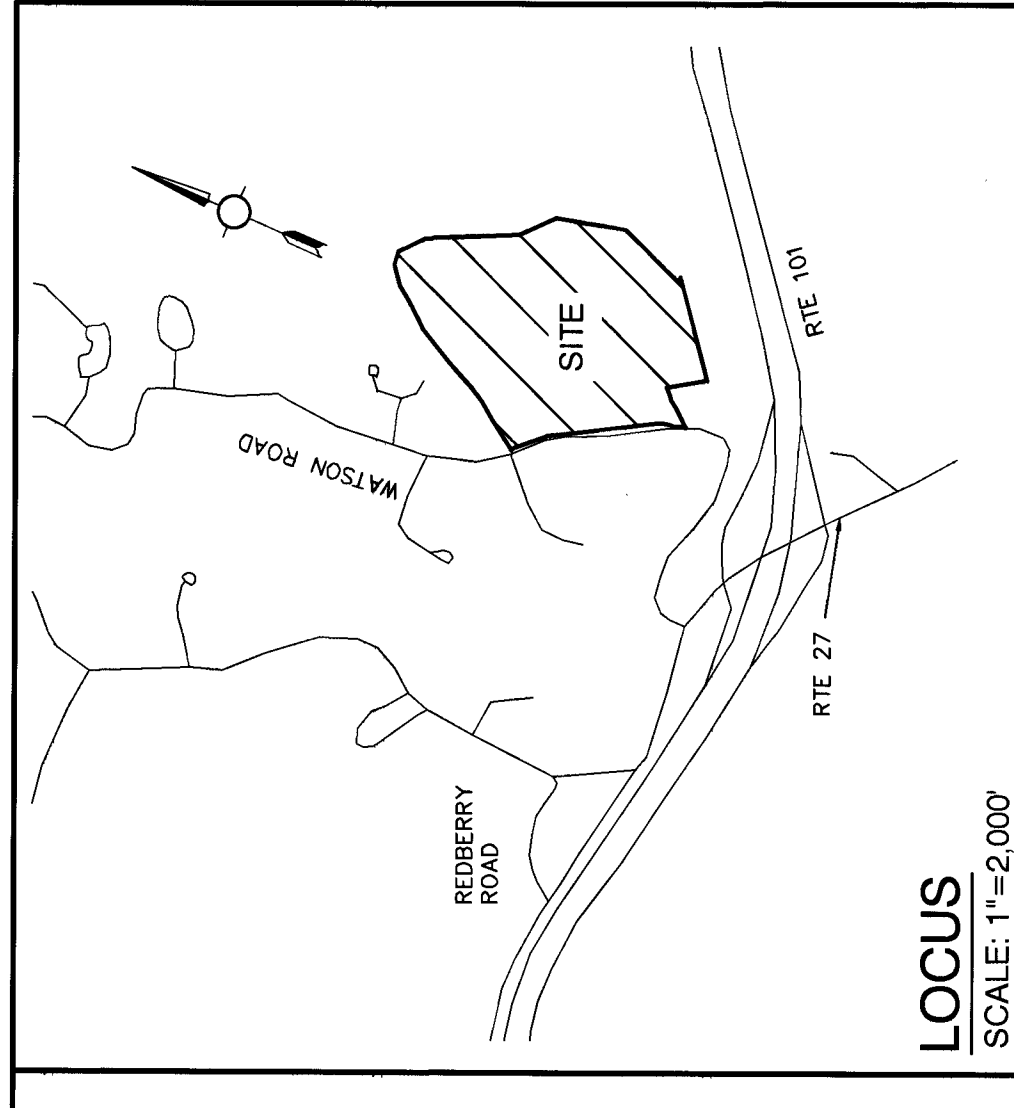
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave. 603-772-4746  
 Portsmouth, NH 03885 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: SUBDIVISION PLAN MAP 33, LOT 26  
 Project: TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH  
 Owner of Record: SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING NO: A2  
 SHEET 6 OF 29  
 JOB PROJECT NO: 19102

D-43930 sh. 2 of 5



**ADDITIONAL ABUTTERS:**

MAP 33 / LOT 2  
EXETER TOWN OF  
ARCIER ELLEN M  
10 FRONT STREET  
EXETER, NH 03833  
BK 5984 / PG 2734

MAP 40 / LOT 4/UNIT 2  
EXETER TOWN OF  
10 FRONT STREET  
EXETER, NH 03833  
BK 0 / PG 0

MAP 40 / LOT 4  
HOUE FAMILY REVOCABLE TRUST  
12 WATSON RD  
EXETER, NH 03833  
BK 5760 / PG 2282

MAP 40 / LOT 5  
ST HILAIRE MICHELE A  
16 WATSON RD  
EXETER, NH 03833  
BK 4459 / PG 2860

**PROJECT PARCEL**  
TOWN OF EXETER  
TAX MAP 33 LOT 26

**APPLICANT/OWNER**  
WM SCOTT CARLISLE III  
14 CASS STREET  
EXETER, NH 03833

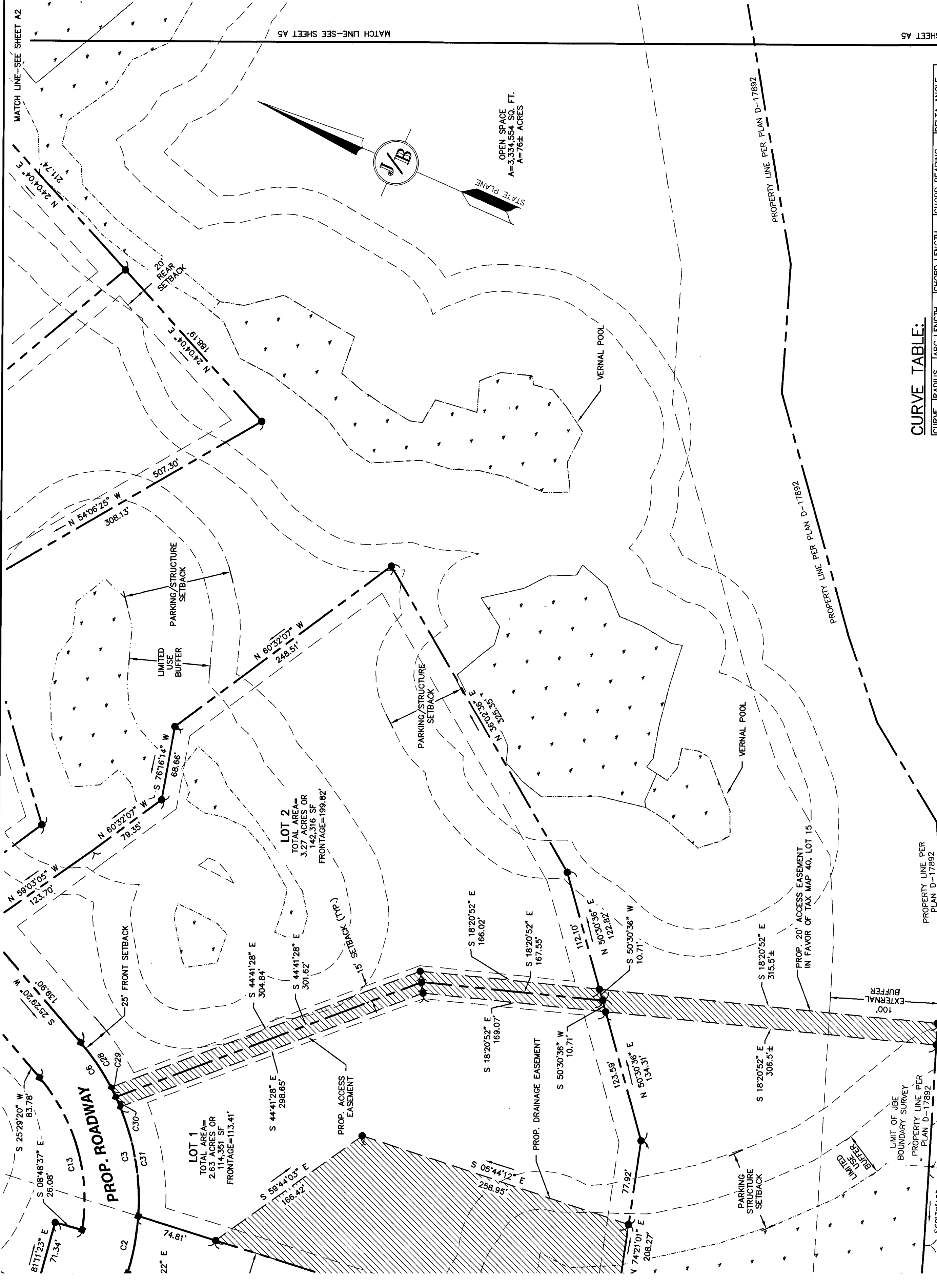
**TOTAL LOT AREA**  
4,268.578 SQ. FT.  
97.89 ACRES

TOWN OF EXETER PLANNING BOARD

DATE: 6/6/2023

CHAIRMAN: *Jayla Plouffe*

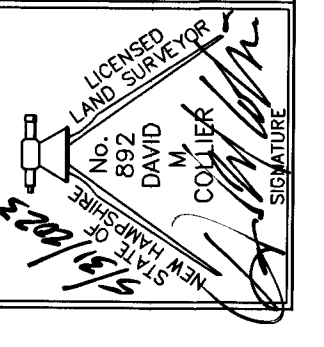
DRAWING NO:  
**A3**  
SHEET 7 OF 29  
JBE PROJECT NO. 19102



**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00	4.12	42.43	N 3819.22° E	90.0000°
C2	35.00	4.12	42.43	S 77.79° W	90.0000°
C3	225.00	113.41	112.91	S 45.11° W	38.2847°
C4	225.00	10.02	10.02	S 42.01° W	02.3330°
C5	225.00	10.05	10.05	N 39.28° E	02.3336°
C6	225.00	66.96	58.74	N 33.07° E	15.1528°
C7	50.00	66.96	62.07	N 63.51° E	76.4355°
C8	72.00	66.96	66.79	N 64.09° E	76.0904°
C9	50.00	51.08	50.00	S 39.46° E	40.3508°
C10	72.00	51.08	50.00	N 75.30° W	40.3508°
C11	72.00	51.08	50.00	N 54.50° E	58.4133°
C12	72.00	73.76	70.57	N 54.24° E	57.5002°
C13	75.00	76.64	68.24	S 51.40° E	90.0000°
C14	30.00	47.12	42.45	N 64.09° E	76.0904°
C20	72.00	95.67	86.79	N 34.51° W	40.3508°
C21	72.00	95.67	86.79	N 64.09° E	76.0904°
C22	72.00	51.08	50.00	N 10.31° W	07.5755°
C23	72.00	10.01	10.00	N 10.30° W	07.5755°
C24	72.00	10.01	10.00	N 10.30° W	07.5755°
C25	72.00	46.93	40.38	N 08.48° E	32.3415°
C26	72.00	41.05	40.50	N 38.50° W	32.4011°
C28	225.00	49.86	48.76	S 31.50° W	12.4152°
C29	225.00	10.05	10.05	S 39.29° W	02.3336°
C30	225.00	10.05	10.05	N 49.01° E	02.3336°
C31	225.00	103.59	102.49	N 52.17° E	20.1844°

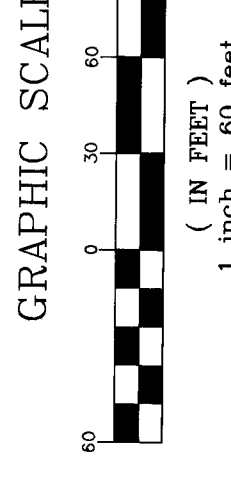
**CERTIFICATION:**  
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF 1 IN 10,000. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND STANDARDS OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE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



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

DATE: 5/31/2023

MAP 40 / LOT 15  
CARLISLE, W SCOTT III  
14 CASS ST  
EXETER, NH 03833  
BK / PG 0



**SUBDIVISION PLAN**  
MAP 33, LOT 26

Plan Name:  
**TAX MAP 33 LOT 26**

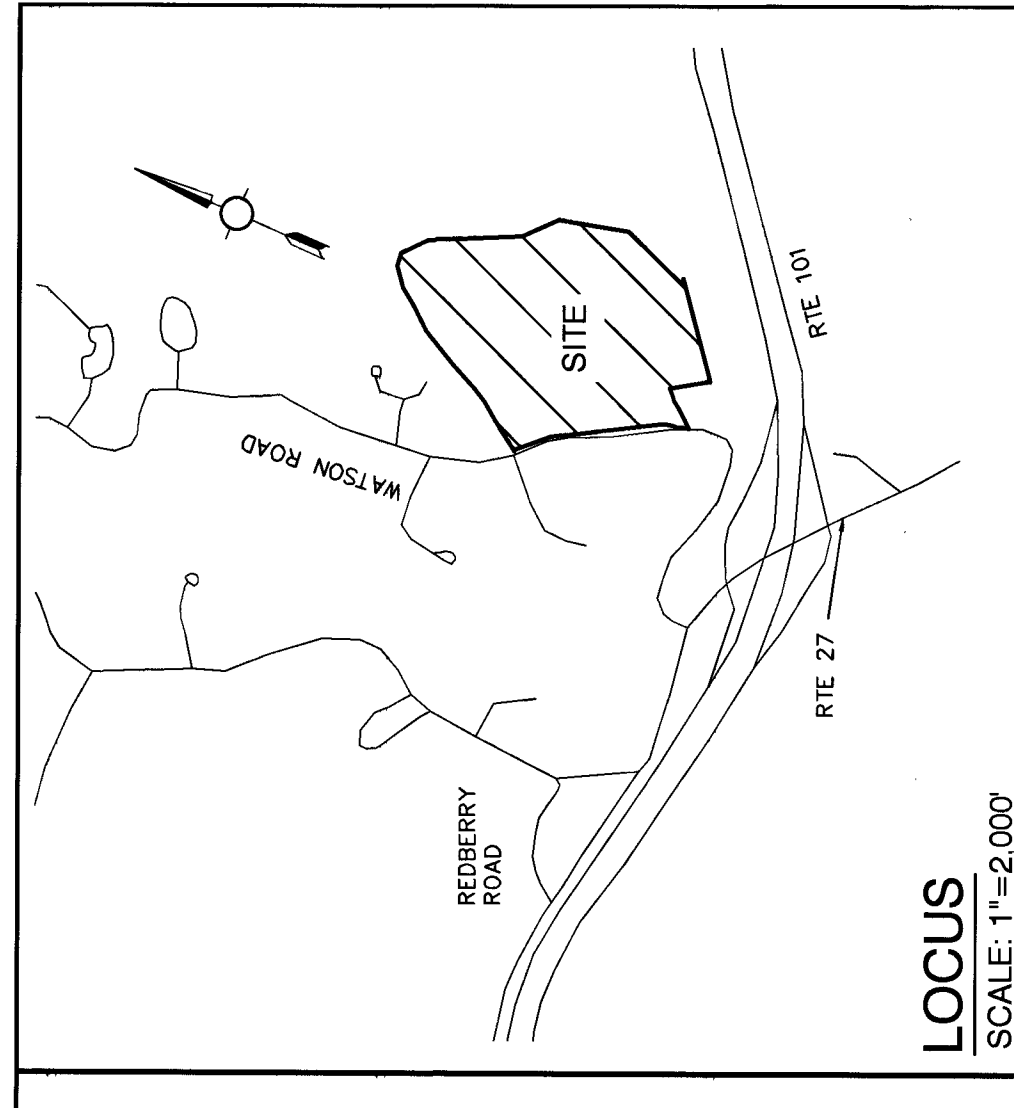
Project:  
**19 WATSON ROAD, EXETER, NH**

Owner of Record:  
SCOTT W. CARLISLE III  
14 CASS STREET, EXETER, NH 03833

**J/B Jones & Beach Engineers, Inc.**  
Designed and Produced in NH  
85 Portsmouth Ave. Civil Engineering Services  
Shannan, NH 03885  
603-772-4746  
FAX: 603-772-9227  
E-MAIL: JBE@JONESANDBEACH.COM

REV.	DATE	REVISION	DMC	BY
12	05/31/23	REVISED PER PLAT LAW FOR RECORDING		
11	01/02/23	REVISED PER FINAL SUBMITTAL		
7	11/08/22	REVISED PER NHDES AOT & NHF&G		
5	08/04/22	REVISED PER NHDES AOT		
4	06/14/22	REVISED PER NHDES AOT		

**D-43930sh.3&5**

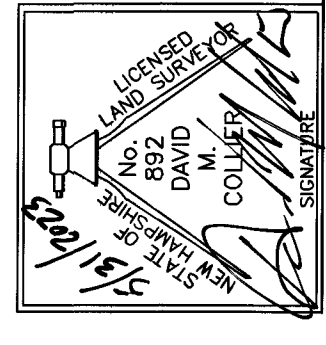


**LOCUS**  
SCALE: 1"=2,000'

**GENERAL LEGEND**

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	UTILITY LINE
---	STOCKADE FENCE
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	TREES AND BUSHES
---	FRESHWATER WETLANDS
---	GRANITE BOUND TO BE SET
---	IRON PIN TO BE SET

**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 GEODESIC ACT AND THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 4.2 OF THE N.H.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.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, L.L.S. 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.  
DATE: 5/31/2023

TOWN OF EXETER PLANNING BOARD

PROJECT PARCEL  
TOWN OF EXETER  
TAX MAP 33 LOT 26

APPLICANT/OWNER  
W.W. SCOTT CARLISLE III  
14 CASS STREET  
EXETER, NH 03833

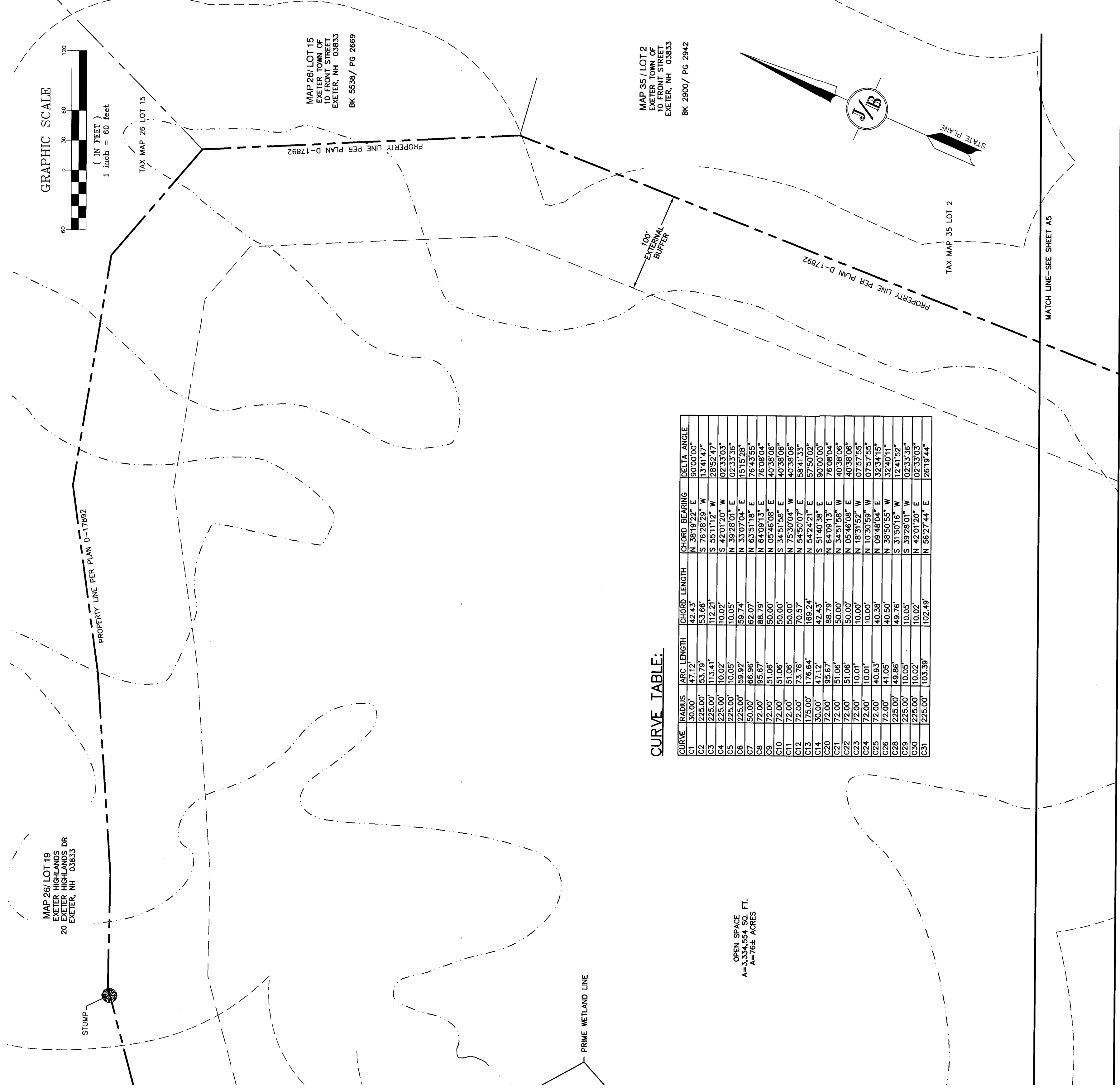
TOTAL LOT AREA  
4,286,578 SQ. FT.  
97.99 ACRES

**SUBDIVISION PLAN**  
MAP 33, LOT 26  
TAX MAP 33 LOT 26  
19 WATSON ROAD, EXETER, NH  
SCOTT W. CARLISLE III  
14 CASS STREET, EXETER, NH 03833

Plan Name:  
Project:  
Owner of Record:

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

REV.	DATE	REVISION	BY
12	05/31/23	REVISED PER PLAT LAW FOR RECORDING	DMC
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/09/22	REVISED PER NHDES AOT & NHF&G	BWG
5	09/04/22	REVISED PER NHDES AOT	BWG
4	06/14/22	REVISED PER NHDES AOT	BWG



**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	S 51°07'24" W	53°07'24"
C2	225.00'	53.79'	53.66'	S 78°28'29" W	134°14'27"
C3	225.00'	113.41'	112.21'	S 55°11'23" W	285°24'27"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	02°33'03"
C5	225.00'	10.05'	10.05'	N 89°28'01" E	02°33'36"
C6	225.00'	158.92'	59.74'	N 33°07'04" E	151°15'28"
C7	225.00'	65.87'	62.07'	N 83°51'19" E	78°43'55"
C8	22.00'	55.87'	50.00'	N 05°46'08" E	40°33'08"
C9	72.00'	51.06'	50.00'	S 34°51'58" E	40°33'08"
C10	72.00'	51.06'	50.00'	N 75°30'04" W	40°33'08"
C11	72.00'	51.06'	50.00'	N 54°50'07" E	58°41'33"
C12	72.00'	73.76'	70.57'	N 54°24'21" E	57°50'02"
C13	175.00'	176.64'	169.24'	S 51°40'38" E	90°00'00"
C14	30.00'	47.12'	42.43'	S 51°07'24" W	53°07'24"
C15	30.00'	47.12'	42.43'	N 34°51'58" W	78°08'04"
C16	72.00'	51.06'	50.00'	N 05°46'08" E	40°33'08"
C17	72.00'	51.06'	50.00'	N 18°31'52" W	07°57'55"
C18	72.00'	10.01'	10.00'	N 10°30'59" W	07°57'55"
C19	72.00'	40.93'	40.38'	N 08°48'04" E	32°34'15"
C20	72.00'	41.05'	40.50'	N 38°50'55" W	32°40'11"
C21	72.00'	41.05'	40.50'	S 31°50'18" W	152°41'52"
C22	225.00'	10.05'	10.02'	N 42°01'20" E	02°33'03"
C23	225.00'	10.02'	10.02'	N 42°01'20" E	02°33'03"
C24	225.00'	103.39'	102.49'	N 58°27'44" E	261°19'44"

OPEN SPACE  
A=3,334,554 SQ. FT.  
A=76.8 ACRES

**D-43930 SH.4 of 5**

*Christy Jones*

MATCH LINE SEE SHEET A4

LOT 26

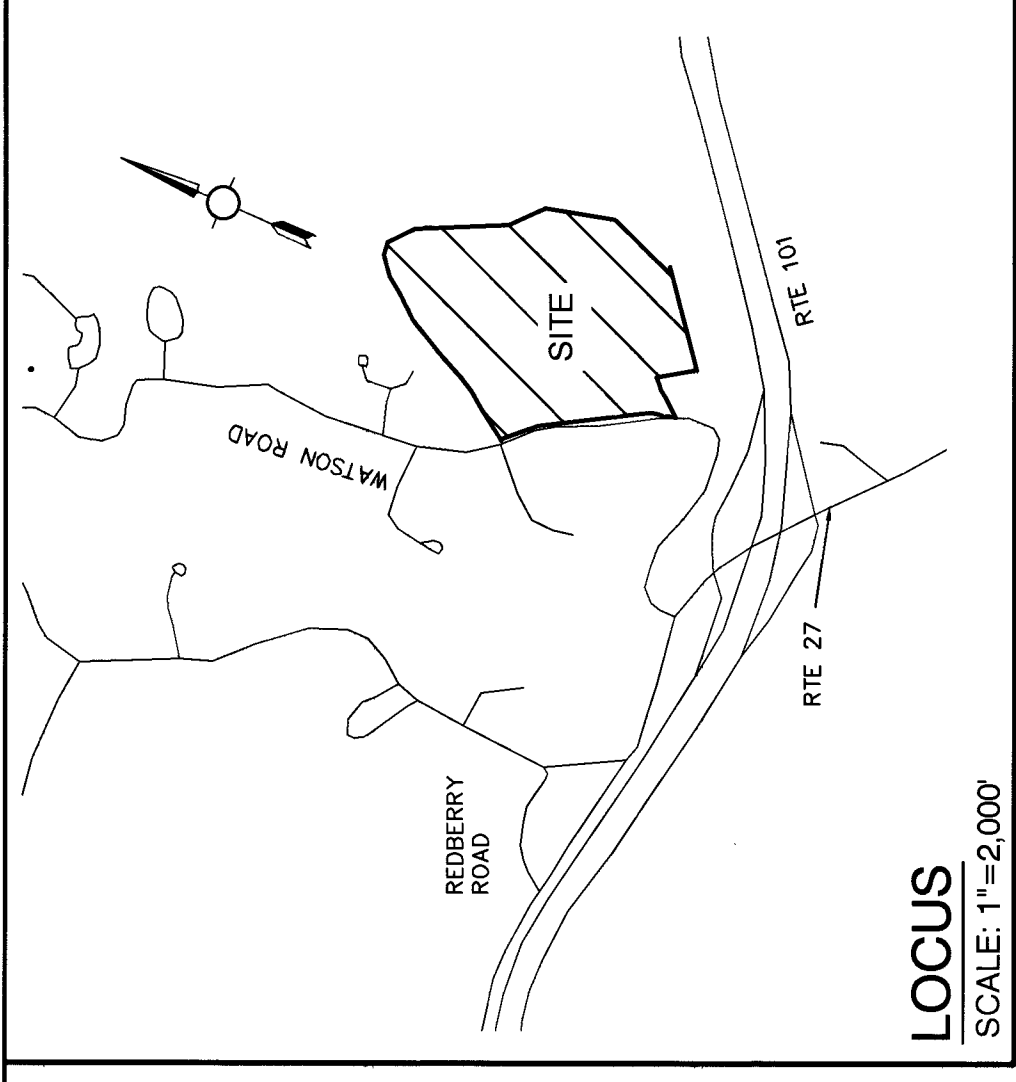
EX. TRAIL  
 OPEN SPACE  
 A=3,334,564 SQ. FT.  
 A=76± ACRES

MAP 35 / LOT 2  
 TO FRONT STREET  
 EXETER, NH 03833  
 BK 2900 / PG 2942

100'  
 EXTERNAL  
 BUFFER

APPROXIMATE LOCATION OF THE CENTERLINE  
 OF THE CENTERLINE OF THE ROAD AS SHOWN PER PLAN  
 REFERENCE TO THE ASSUMED CENTERLINE OF THE  
 ENGLAND TELEPHONE AND TELEGRAPH CO FOR  
 UNDERGROUND CABLE AND IS 25' WIDE PER  
 DEED BOOK 990 PAGE 316. SEE NOTE 23

MAP 40 / LOT 15  
 CARLISLE W SCOTT III  
 14 CASS ST  
 EXETER, NH 03833

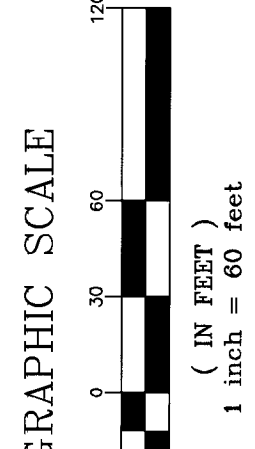


**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	47.12	42.43	N 38°19'22" E	90°00'00"
C2	50.00	51.95	47.12	S 51°11'12" W	90°00'00"
C3	225.00	113.41	112.21	S 45°11'12" W	208°24'47"
C4	225.00	10.02	10.02	S 42°01'20" W	02°33'03"
C5	225.00	10.05	10.05	N 39°28'01" E	02°33'36"
C6	225.00	59.92	59.74	N 33°07'04" E	15°12'28"
C7	50.00	66.96	62.07	N 63°51'18" E	76°43'55"
C8	72.00	95.67	88.79	N 64°09'13" E	76°09'04"
C9	72.00	51.06	49.68	N 59°46'08" E	40°38'06"
C10	72.00	51.06	50.00	N 59°46'08" E	40°38'06"
C11	72.00	51.06	50.00	N 25°30'04" W	40°38'06"
C12	72.00	73.76	70.97	N 54°50'07" E	58°41'33"
C13	175.00	176.64	169.24	N 54°24'21" E	57°50'02"
C14	30.00	47.12	42.43	S 51°40'38" E	90°00'00"
C15	72.00	95.67	88.79	N 64°09'13" E	76°09'04"
C16	72.00	51.06	50.00	N 59°46'08" E	40°38'06"
C17	72.00	51.06	50.00	N 59°46'08" E	40°38'06"
C18	72.00	51.06	50.00	N 18°31'52" W	07°57'55"
C19	72.00	10.01	10.00	N 10°30'59" W	07°57'55"
C20	72.00	40.93	40.38	N 09°48'04" E	32°34'15"
C21	72.00	40.93	40.38	N 09°48'04" E	32°34'15"
C22	225.00	46.86	49.76	S 31°50'16" W	12°41'52"
C23	225.00	10.05	10.05	S 39°28'01" W	02°33'36"
C24	225.00	10.05	10.05	N 37°07'24" E	02°33'36"
C25	225.00	103.39	102.48	N 25°27'44" E	26°19'44"

**GENERAL LEGEND**

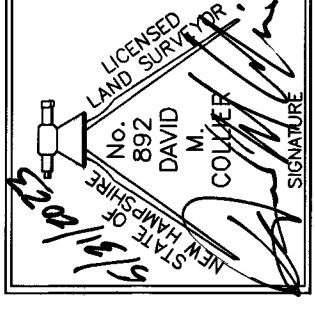
- EXISTING
- PROPERTY LINES
- SETBACK LINES
- FRESHWATER WETLANDS LINE
- STREAM CHANNEL
- TREE LINE
- STONE WALL
- BARBED WIRE
- FENCE
- STOCKADE FENCE
- FLOOD PLAIN LINE
- ZONELINE
- EASEMENT
- IRON PIPE/IRON ROD
- DRILL HOLE
- STONE/GRANITE BOUND
- BENCHMARK (TBM)
- TREES AND BUSHES
- FRESHWATER WETLANDS
- GRANITE BOUND TO BE SET
- IRON PIN TO BE SET



**CERTIFICATION:**

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY CLOSEST SUPERVISION, THAT IT IS THE RESULT OF FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED ARC 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, L.L.S. 892  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 5/31/2023

TOWN OF EXETER PLANNING BOARD

PROJECT PARCEL  
 TOWN OF EXETER  
 TAX MAP 33 LOT 26

DATE: 6/6/2023

APPLICANT/OWNER  
 WM. SCOTT CARLISLE III  
 14 CASS STREET  
 EXETER, NH 03833

TOTAL LOT AREA  
 4,266,578 SQ. FT.  
 97.99 ACRES

**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave.  
 Stratford, NH 03885  
 Civil Engineering Services  
 603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Designed and Produced in NH

**SUBDIVISION PLAN**

MAP 33, LOT 26  
 TAX MAP 33 LOT 26  
 19 WATSON ROAD, EXETER, NH  
 SCOTT W. CARLISLE III  
 14 CASS STREET, EXETER, NH 03833

DRAWING NO.  
**A5**  
 SHEET 9 OF 29  
 JBE PROJECT NO. 19102

REV.	DATE	REVISION	BY
12	06/31/23	REVISED PER PLAT LAW FOR RECORDING	DMC
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES AOT & NHFRAG	BWG
5	09/04/22	REVISED PER NHDES AOT	BWG
4	06/14/22	REVISED PER NHDES AOT	BWG

**D-43930 SH.5 of 5**