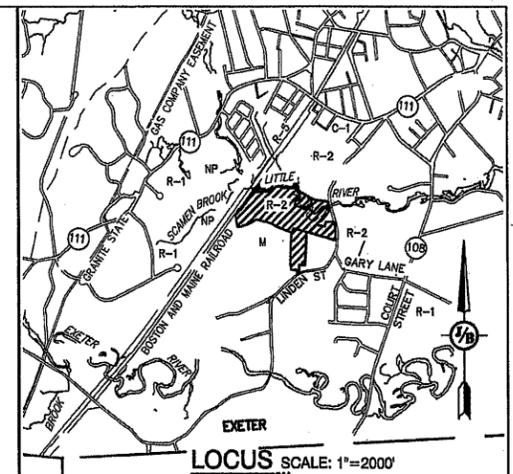


**PLAN REFERENCE:**

1. "PLAT OF LAND IN EXETER, NH, SHOWING LINDEN COMMONS SUBDIVISION AT 85A LINDEN STREET (ASSESSORS MAP 95 LOTS 67, 78 & 79), PREPARED FOR TUCK REALTY CORP. SURVEYED BY MILLENIUM ENGINEERING INC., DATED 6/20/07, LAST REVISED 11/16/10, RECORDED FEBRUARY 28, 2011, R.C.R.D. PLAN D-36726 (SIX SHEETS).

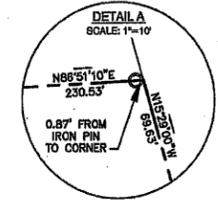
**CONDITIONS OF APPROVAL:**

- THE FOLLOWING ARE PLANNING BOARD CONDITIONS OF APPROVAL FROM THE AUGUST 28TH, 2014 MEETING:
- THE PLANNING BOARD CASE NUMBER BE ADDED TO THE PLAN.
  - AN EXECUTED MONUMENTATION CERTIFICATE BE SUBMITTED TO THE PLANNING DEPARTMENT WITH THE APPROPRIATE FEES FOR RECORDING THE PLAN.
  - THE PLAN BE REVISED TO DEPICT THE WETLAND BOUNDARY WITHIN THE AREA THAT WILL BECOME PART OF THE BREEN PROPERTY. IT SHOULD ALSO BE NOTED ON THE PLAN HOW MUCH WETLAND AS A RESULT OF THE LOT LINE ADJUSTMENT IS NO LONGER PROTECTED BY THE EASEMENT.
  - THE CONSERVATION EASEMENT FOR THE LINDEN COMMONS SUBDIVISION SHALL BE AMENDED TO REFLECT THE NEW LEGAL DESCRIPTION OF THE BOUNDARIES.
  - THE CONSERVATION EASEMENT AREA PROVIDES COMPENSATORY WETLAND MITIGATION FOR THE LINDEN COMMONS DEVELOPMENT. THE WETLAND PERMIT FOR THIS PROJECT CALLED OUT THE SPECIFIC NUMBER OF ACRES TO BE PROTECTED - 21.59 ACRES (NHDES FILE 2007-01718) AND AS A RESULT THE EASEMENT AMENDMENT PROCESS SHOULD INCLUDE COORDINATION WITH NHDES.
  - ALL CONDITIONS OF THIS APPROVAL ARE TO BE MET WITHIN ONE YEAR.



**NOTES:**

1. THE INTENT OF THIS PLAN IS TO TRANSFER PARCEL "A" FROM TAX MAP 95, LOT 67 TO TAX MAP 82 LOT 16.
2. ZONING DISTRICT: R2 RESIDENTIAL, SINGLE FAMILY WITH SHORELAND PROTECTION OVERLAY DISTRICT.  
LOT AREA MINIMUM = 88,000 SF (GRAND-FATHERED)  
LOT FRONTAGE MINIMUM = 200' (GRAND-FATHERED)  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 25'  
REAR SETBACK = 20'  
WETLAND SETBACK = 50'  
MAX. BUILDING HEIGHT = 35'
3. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 33015C0402E, DATED MAY 17, 2005. BASE FLOOD ELEVATION IS 32 (NGVD 1929).
4. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING REQUIRED UNDER THESE REGULATIONS.
5. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
6. THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
7. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. 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 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.
9. 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.
10. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
11. FIELD SURVEY PERFORMED WITH A TOPCON GPT-223 DATED APRIL 22, 2014, AND HAS A CONTROL TRAVERSE ERROR OF CLOSURE OF 1:76,656.
12. WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL INC. (WEI) DURING SPRING, 2006, PERFORMED TO THE STANDARDS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987), AND THE NHDES WETLANDS BUREAU CODE OF ADMINISTRATIVE RULES.
13. THIS PLAN IS TO BE RECORDED AT R.C.R.D.
14. WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVER IS GRANTED FROM THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS"  
A) SECTIONS 7.4.7 AND 9.6.2 - "NATURAL FEATURES".



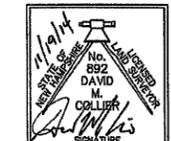
**PARCEL "A" AREA:**

AREA OF WETLAND	3,757 SQ. FT.
AREA OF UPLAND	649 SQ. FT.
TOTAL AREA	4,406 SQ. FT. OR 0.10 ACRES

**CERTIFICATION:**

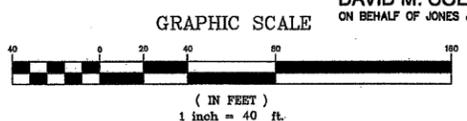
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 803.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM 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: 11/19/14



TOWN OF EXETER PLANNING BOARD, CASE NO. 21419  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

<b>PROJECT PARCEL</b> TOWN OF EXETER TAX MAP 82 LOT 16 & TAX MAP 95 LOT 67
<b>OWNER OF RECORD</b> MAP 82 LOT 16 PATRICK BREEN & SARA BARTOLINI 63 LINDEN STREET EXETER, NH 03833 BK 5540, PG 2644  MAP 95 LOT 67 CONTOOCOOK RIVER LOFTS, LLC 3 PENSTOCK WAY NEWMARKET, NH 03857 BK 5180, PG 1379
<b>TOTAL LOT AREA</b> 82 ACRES±

Design: JSR	Draft: CWW	Date: 5/29/14
Checked: DMC	Scale: 1"=40'	Project No.: 07081.1
Drawing Name: 07081-LLA		
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	11/13/14	REVISED PER TOWN COMMENTS	DMC
0	8/9/14	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

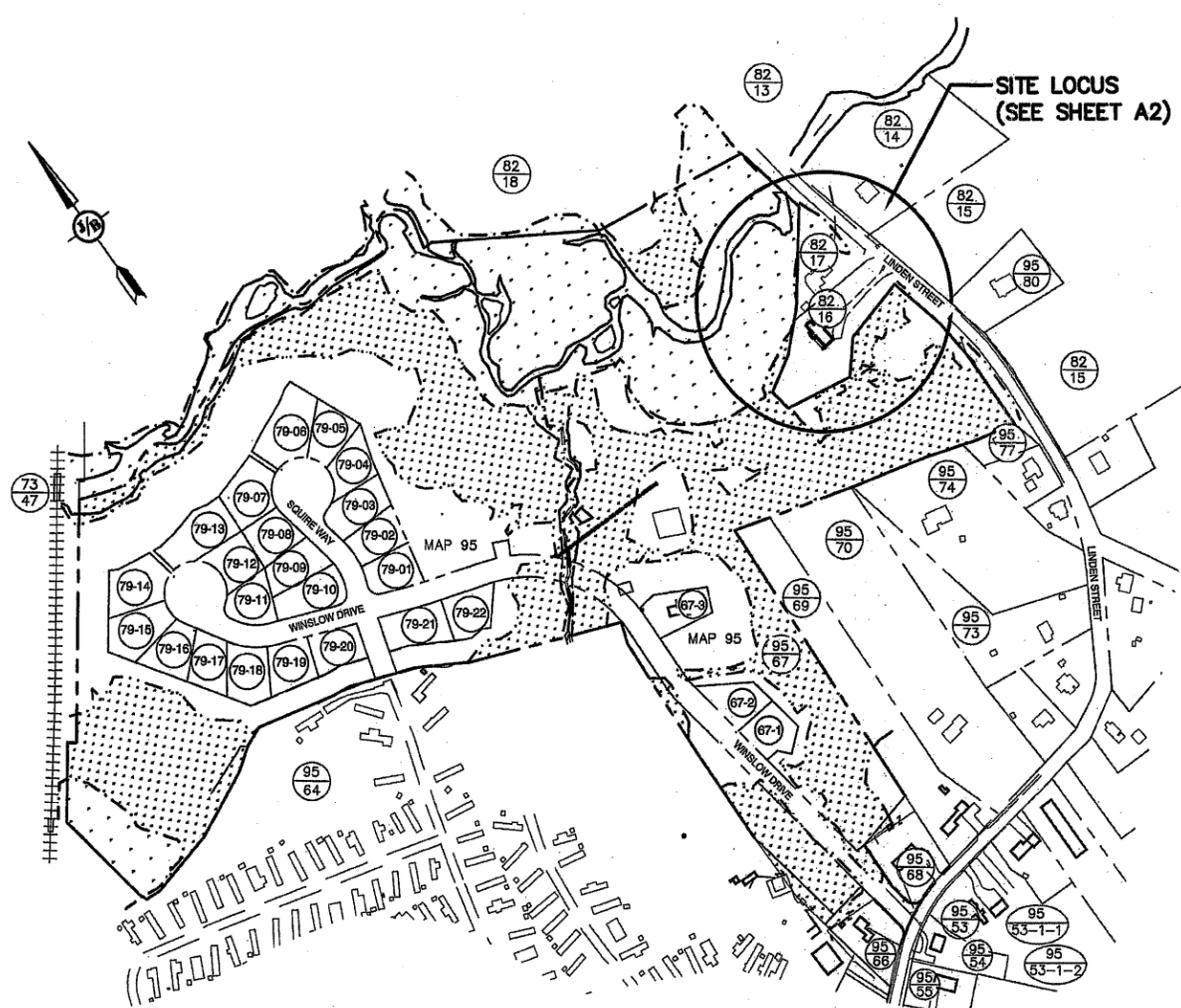
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

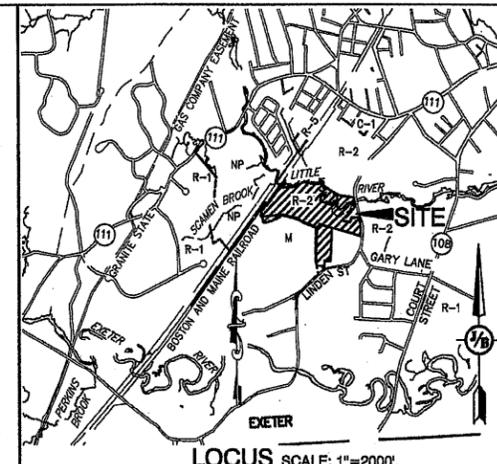
Plan Name:	<b>LOT LINE ADJUSTMENT PLAN</b> MAP 95, LOT 67 & MAP 82, LOT 16
Project:	<b>LINDEN COMMONS SUBDIVISION &amp; BREEN</b> 63 LINDEN STREET, EXETER, NH
Owner of Record:	CONTOOCOOK RIVER LOFTS, LLC & PATRICK BREEN 3 PENSTOCK WAY, NEWMARKET, NH & 63 LINDEN STREET, EXETER, NH

DRAWING No.	<b>A2</b>
SHEET 2 OF 2	JBE PROJECT NO. 07081.1

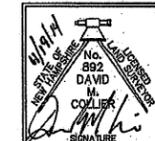


**SITE LOCUS  
(SEE SHEET A2)**

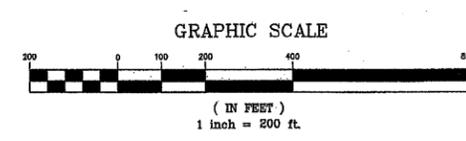
- 85  
84  
N/F  
EXETER RIVER MHP COOPERATIVE, LLC  
201 LOUDON ROAD  
CONCORD, NH 03301  
BK 4785 PG 1005
- 82  
14  
N/F  
ROBERT & ANNE MATHEWS  
80 LINDEN STREET  
EXETER, NH 03833  
BK 3287 PG 1738
- 95  
66  
N/F  
DENISE SWEENEY  
PO BOX 177  
EXETER, NH 03833  
BK 4633 PG 0888
- 82  
15  
N/F  
TOWN OF EXETER  
10 FRONT STREET  
EXETER, NH 03848  
BK 5160 PG 0506
- 85  
68  
N/F  
JAMES P. WHITE  
KRISTEN M. KRAUNELIS  
85 LINDEN STREET  
EXETER, NH 03833  
BK 4218 PG 0530
- 82  
17  
N/F  
KENNETH L. & FRANCES E. LINN  
NANCY C. NEWTON  
81 LINDEN STREET  
EXETER, NH 03833  
BK 4971 PG 1468
- 85  
80  
N/F  
TOWN OF EXETER  
10 FRONT STREET  
EXETER, NH 03833  
BK 5160 PG 0506
- 82  
18  
N/F  
KEITH & BONNIE L. NOYES  
64 LINDEN STREET  
EXETER, NH 03833  
BK 2563 PG 1140
- 95  
79-06  
N/F  
GEMMA E. & BENJAMIN J. FRENCH  
9 SQUIRE WAY  
EXETER, NH 03833  
BK 5284 PG 1889
- 85  
79-12  
N/F  
ERIN M. VOYK  
JASON ROY  
28 LANGDON STREET UNIT 3  
PORTSMOUTH, NH 03801  
BK 5454 PG 0676
- 85  
79-07  
N/F  
JASON W. & KIMBERLEE M. CHUTE  
7 SQUIRE WAY  
EXETER, NH 03833  
BK 5348 PG 2838
- 85  
79-13  
N/F  
SEAN PATRICK & STEPHANIE HARTNETT  
15 WOLFE STREET  
MANCHESTER, NH 03109  
BK 5471 PG 0070
- 85  
79-08  
N/F  
JASON D. HALL  
5 SQUIRE WAY  
EXETER, NH 03833  
BK 5493 PG 2569
- 85  
79-14  
N/F  
STEVEN R. & CHERI F. WHITE  
515 HIGHLAND DRIVE  
HENNIKER, NH 03242  
BK 5394 PG 0914
- 85  
79-09  
N/F  
CHARLES E. & STACEY J. JACKSON  
EXETER, NH 03833  
BK 5515 PG 0642
- 85  
79-10  
N/F  
JEFFREY S. & LYNN A. HOWARD  
15 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5508 PG 1151
- 85  
79-11  
N/F  
LISA WALLER  
1 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5321 PG 2754
- 85  
79-05  
N/F  
MATTHEW L. & KELLIE M. CLARK  
10 SQUIRE WAY  
EXETER, NH 03833  
BK 5483 PG 2428
- 85  
79-12  
N/F  
CONTOCOOK RIVER LOFTS LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
BK 5180 PG 1379
- 85  
79-13  
N/F  
SEAN & KARA SULLIVAN  
13 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5239 PG 1805
- 85  
79-14  
N/F  
DENISE L. RIFLEY  
2 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5239 PG 2144
- 85  
79-15  
N/F  
BROOKDALE PROPERTY LLC  
36 FINE STREET  
EXETER, NH 03833  
BK 5339 PG 1805
- 85  
79-16  
N/F  
SEAN J. & BONNIE K. HOUGHTALING  
11 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5290 PG 2701
- 85  
79-17  
N/F  
JAMES W. & BONNIE K. HOUGHTALING  
11 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5290 PG 2701
- 85  
79-18  
N/F  
CYNTHIA L. DIAZ  
4 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5290 PG 0701
- 85  
79-19  
N/F  
WILLIAM W. & DAWN R. PERKINS  
83 LINDEN STREET  
EXETER, NH 03833  
BK 2389 PG 1801
- 85  
79-20  
N/F  
FREDERICO J. & ANNE C. WHITE  
75 LINDEN STREET  
EXETER, NH 03833  
BK 3228 PG 2453
- 85  
79-21  
N/F  
CONTOCOOK RIVER LOFTS LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
BK 5180 PG 1379
- 85  
79-22  
N/F  
ANTHONY J. & ASHLEY L. SHEA  
6 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5293 PG 2978
- 85  
79-01  
N/F  
CONTOCOOK RIVER LOFTS LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
BK 5180 PAGE 1379
- 85  
79-02  
N/F  
TIMOTHY C. & WILLIAM C. ERVIN  
ERINN C. CRANE  
4 SQUIRE WAY  
EXETER, NH 03833  
BK 5434 PG 0101
- 85  
79-03  
N/F  
ROBERT A. & JENNIFER L. SCOTT  
8 SQUIRE WAY  
EXETER, NH 03833  
BK 5409 PG 2374
- 85  
79-04  
N/F  
DANIEL J. & DANIELLE A. AHERN  
EXETER, NH 03833  
BK 5272 PG 0316
- 85  
79-05  
N/F  
MATTHEW L. & KELLIE M. CLARK  
10 SQUIRE WAY  
EXETER, NH 03833  
BK 5483 PG 2428
- 85  
79-06  
N/F  
CONTOCOOK RIVER LOFTS LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
BK 5180 PG 1379
- 85  
79-07  
N/F  
WILLIAM W. & DAWN R. PERKINS  
83 LINDEN STREET  
EXETER, NH 03833  
BK 2389 PG 1801
- 85  
79-08  
N/F  
GREGORY M. & ANNE GRIFFIN  
81 LINDEN STREET  
EXETER, NH 03833  
BK 5287 PG 1685
- 85  
79-09  
N/F  
RICHARD & DENISE MACGLASHING  
73 LINDEN STREET  
EXETER, NH 03833  
BK 3315 PG 933
- 85  
79-10  
N/F  
CLAIRE & BRADLEY HOUSTON  
67 LINDEN STREET  
EXETER, NH 03833  
BK 4833 PG 0571
- 85  
79-11  
N/F  
CONTOCOOK RIVER LOFTS LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
BK 5180 PG 1379
- 85  
79-12  
N/F  
CONTOCOOK RIVER LOFTS LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
BK 5180 PG 1379
- 85  
79-13  
N/F  
TIMOTHY J. LISON  
JULIA M. MILLER  
5 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5424 PG 1284
- 85  
79-14  
N/F  
LYNDISAY & ADAM GOSS  
3 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5336 PG 1167
- 85  
79-15  
N/F  
USA WALLER  
1 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5321 PG 2754
- 85  
79-16  
N/F  
DENISE L. RIFLEY  
2 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5239 PG 2144
- 85  
79-17  
N/F  
CYNTHIA L. DIAZ  
4 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5290 PG 0701
- 85  
79-18  
N/F  
ANTHONY J. & ASHLEY L. SHEA  
6 WINSLOW DRIVE  
EXETER, NH 03833  
BK 5293 PG 2978



**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: 11/19/14



<b>PROJECT PARCEL</b> TOWN OF EXETER, NH TAX MAP 82 LOT 16 & TAX MAP 95 LOT 67	
<b>OWNERS OF RECORD</b> MAP 82 LOT 16 PATRICK BREEN & SARA BARTOLINI 63 LINDEN STREET EXETER, NH 03833 BK 5540 PG 2844  MAP 95 LOT 67 CONTOCOOK RIVER LOFTS, LLC 3 PENSTOCK WAY NEWMARKET, NH 03857 BK 5180 PG 1379	
<b>TOTAL LOT AREA</b> 32± ACRES	
TOWN OF EXETER PLANNING BOARD, CASE NO. 21419	CHAIRPERSON _____ DATE _____

Design: JSR	Draft: LAZ	Date: 6/29/14
Checked: DMC	Scale: 1"=200'	Project No.: 07081.1
Drawing Name: 07081-LLA		
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	11/13/14	REVISED PER TOWN COMMENTS	DMC
0	8/8/14	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

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

Plan Name:	<b>LOT LINE ADJUSTMENT PLAN</b> MAP 95, LOT 67 & MAP 82, LOT 16
Project:	<b>LINDEN COMMONS SUBDIVISION &amp; BREEN</b> 63 LINDEN STREET, EXETER, NH
Owner of Record:	CONTOCOOK RIVER LOFTS, LLC & PATRICK BREEN 3 PENSTOCK WAY, NEWMARKET, NH & 63 LINDEN STREET, EXETER, NH

DRAWING No.  
**A1**  
SHEET 1 OF 2  
JBE PROJECT NO. 07081