2003 DEC 30 AM 10:53 150741

MATCH TO SHEET 2

MATCH TO SHEET 2

N/F PAUL J. JR. & ANNA GRACE HOLLOWAY, P.O. BOX 340 EXETER, NH 03833, RCRD BK. 2107 PG. 0466
TAX MAP 47 LOT 4.3

CONTINENTAL DRIVE

BENCHMARK: TBM #20
P.K. NAIL IN MIDDLE OF HEADWALL – ELEV. 104.12'

25' WETLAND NO DISTURBANCE SETBACK

TAX MAP 47, LOT 4.11
Area = 1.58 Ac.±
UNDEVELOPED
N/F
RICHARD EDMUNDS
PO BOX 272
NORTH SALEM, NH 03073

PROPOSED WITHDRAWABLE LAND LINE
THIS LINE DOES NOT CONSTITUTE SUBDIVISION OF LAND. THE SOLE PURPOSE IS FOR REFERENCE IN CONDOMINIUM DOCUMENTS.

S 89°07'08" E 10.64'
240.00'
N 05°08'05" W
190.00'
S 35°23'12" E
305.00'
N 55°50'12" E 89.51'
S 82°17'01" E
S 08°15'30" E
N 19°56'31" E
148.00'
S 80°54'18" W 201.85'
S 37°23'35" W 77.42'
N 11°15'45" W 82.58'
119.42'
N 28°02'52" W 74.28'
S 81°15'24" W 84.50'
R= 90.00' L= 54.91'
N 29°53'23" W 46.82'
N 09°56'41" E 51.58'
S 14°44'10" W 280.00'
N 14°44'10" E
408.92'
SEE DEEDED EASEMENT
100.02'

TAX MAP 47, LOT 4.1
AREA = 13.42 AC.±

PROPOSED FUTURE WALKWAY
PROPOSED PAVED PARKING AREA NOT YET CONSTRUCTED
BUILDING 1
UNITS A,B,C & D
EXISTING TWO-STORY 80'x100' COMMERCIAL BUILDING
F.F. ELEV. 118.6'
S.F. ELEV. 127.2'
EXISTING BOULDER WALL
CONSERVATION EASEMENT
N 25°58'45" E 200.15'
69.2'
LIMIT OF EXISTING PAVED PARKING AREA
SNOW STORAGE
PROPOSED PAVED PARKING AREA NOT YET BEGUN
DRAINAGE SWALE SIDEWALK
BUILDING 2
PROPOSED TWO-STORY 80'x80' COMMERCIAL BUILDING
F.F. ELEV. 118.1'
S.F. ELEV. 126.7'
NOT YET BEGUN
PROPOSED SIDEWALK
PROPOSED PAVED PARKING AREA NOT YET BEGUN
EXISTING ONE-STORY METAL BUILDING

TAX MAP 47, LOT 4.12
Area = 1.45 Ac.±
UNDEVELOPED
N/F
RICHARD EDMUNDS
PO BOX 272
NORTH SALEM, NH 03073

TAX MAP 47 LOT 4
N/F
RALPH & STEPHANIE DUTTON
P.O. BOX 260
KINGSTON, NH 03848
RCRD BK. 3628 PG. 2819
RCRD BK. 3731 PG. 2293

TAX MAP 47 LOT 7
N/F
KEVIN K. KING, SR., IRREVOCABLE TRUST OF 1989
KEVIN KING, JR., TRUSTEE
P.O. BOX 215
STRATHAM, NH 03885
RCRD BK. 2922 PG. 0601

MAGNETIC

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

- GUARDRAIL
- PAVEMENT, EXISTING
- PAVEMENT, PROPOSED
- PROPERTY LINE
- STONEWALL/RETAINING WALL
- WETLAND LIMITS
- AC. ACRES
- BENCHMARK
- CB CATCH BASIN, DOUBLE GRATE
- CB CATCH BASIN, SINGLE GRATE
- DRILL HOLE IN STONE WALL
- EXIST. EXISTING
- F.F. ELEV. FIRST FLOOR ELEVATION
- HANDICAP PARKING STALL
- HYDRANT
- IRON PIPE
- PROP. PROPOSED
- S.F. ELEV. SECOND FLOOR ELEVATION
- SMH SEWER MANHOLE
- U.P. UTILITY POLE
- WETLANDS

NOTES:
1. BOUNDARY INFORMATION WAS TAKEN FROM PLAN REFERENCE AS NOTED.
2. PARCEL IS ZONED C-3 (EPPING ROAD HIGHWAY COMMERCIAL)

PLAN REFERENCE:
SUBDIVISION PLAN TAX MAP 47 LOT 4.1 AS DRAWN FOR RICHARD EDMUNDS CONTINENTAL DRIVE, EXETER, NH, SCALE 1"=60' MAY 2002, BY WALTER J. ZWEARCAN LLS. RCRD PLAN # D-29991

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY. ERROR OF CLOSURE OBTAINED IS LESS THAN 1 PART IN 10,000. I FURTHER CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH RSA 356-B:20,I.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 406 WALTER J. ZWEARCAN

"I CERTIFY THAT THIS SURVEY PLAT 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" RSA 676:18

Walter J. Zwearcan 12-24-03
WALTER J. ZWEARCAN, LLS # 406 DATE

WALTER J. ZWEARCAN, LLS
171 EMERSON AVE.
HAMPSTEAD, NH 03841

SITE PLAN

EXETER BUSINESS PARK CONDOMINIUM
CONTINENTAL DRIVE
TOWN OF EXETER, NH
COUNTY OF ROCKINGHAM

OWNER: RICHARD EDMUNDS
PO BOX 272
NORTH SALEM, NH 03073

DESIGN BY:
Civil Construction Management Inc.
8 Merrimac Road, Box 475
Newton, NH 03858
Tel (603) 382-7650

STATE OF NEW HAMPSHIRE DENNIS M. QUINTAL No. 5497 LICENSED PROFESSIONAL ENGINEER

DRWN. BY: J. LOPEZ, DESIGNER, ESD.
CHK BY: D. QUINTAL, P.E., CWS, DESIGNER
DATE: JULY 2003 JOB # 03027

REVISED OCT. 30, 2003
REVISED NOV. 24, 2003
REVISED DEC. 12, 2003
REVISED DEC. 24, 2003

1

D-31246 Sheet 1 of 3

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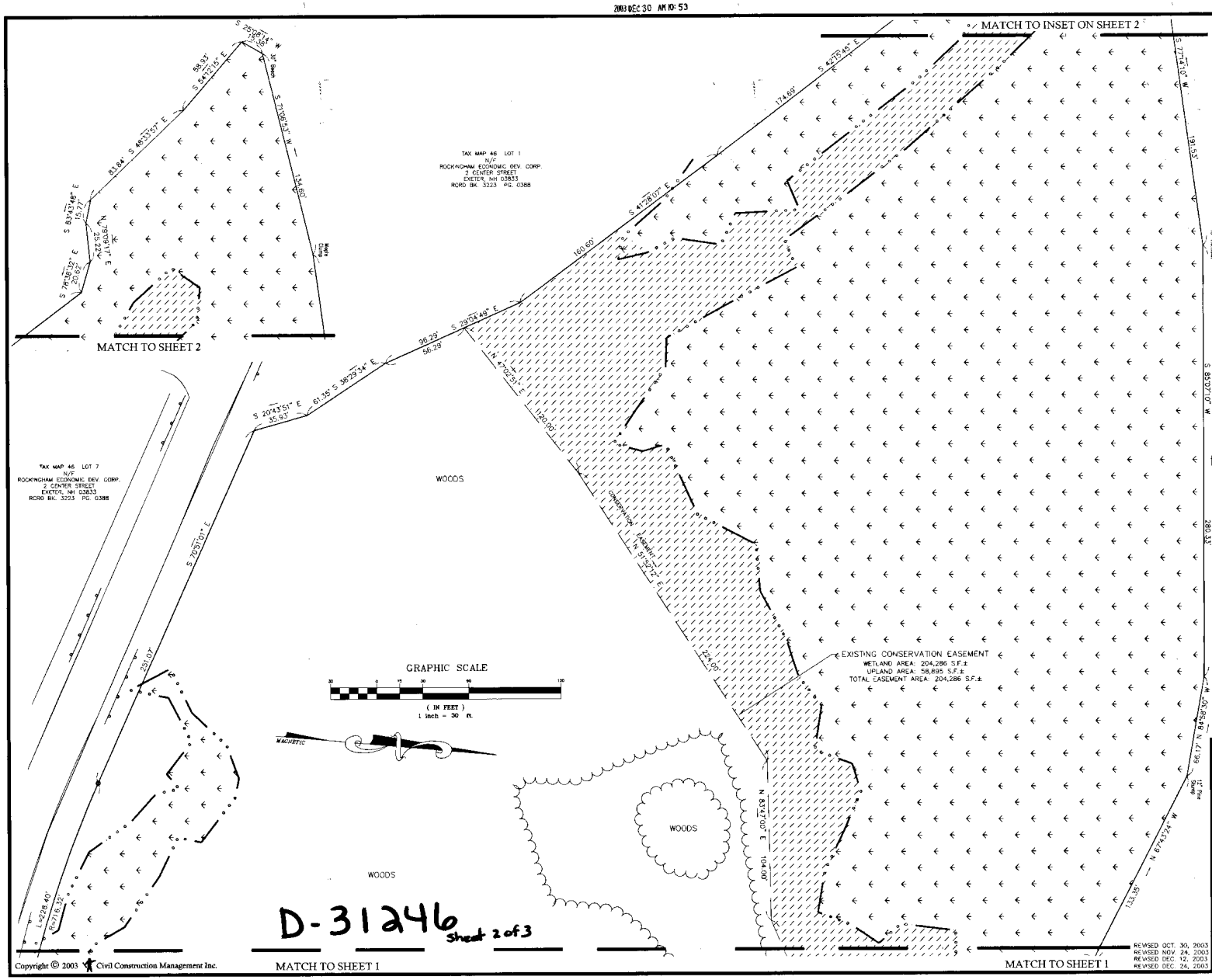

LEGEND

- GUARDRAIL
- PAVEMENT, EXISTING
- PAVEMENT, PROPOSED
- PROPERTY LINE
- STONEWALL/RETAINING WALL
- WETLAND LIMITS
- AC. ACRES
- BENCHMARK
- CATCH BASIN, DOUBLE GRATE
- CATCH BASIN, SINGLE GRATE
- DRILL HOLE IN STONE WALL
- EXIST. EXISTING
- F.F. ELEV. FIRST FLOOR ELEVATION
- HANDICAP PARKING STALL
- HYDRANT
- IRON PIPE
- PROP. PROPOSED
- S.F. ELEV. SECOND FLOOR ELEVATION
- SEWER MANHOLE
- UTILITY POLE
- WETLANDS

NOTES:

1. BOUNDARY INFORMATION WAS TAKEN FROM PLAN REFERENCE AS NOTED.
2. PARCEL IS ZONED C-3 (EPPING ROAD HIGHWAY COMMERCIAL)

PLAN REFERENCE:
SUBDIVISION PLAN TAX MAP 47 LOT 4.1 AS DRAWN FOR RICHARD EDMUNDS CONTINENTAL DRIVE, EXETER, NH. SCALE 1"=60' MAY 2002, BY WALTER J. ZWEARCAN LLS. RCRD PLAN # D-29991

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY. ERROR OF CLOSURE OBTAINED IS LESS THAN 1 PART IN 10,000. I FURTHER CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH RSA 356-B:20,X.

I CERTIFY THAT THIS SURVEY PLAT 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" RSA 676:18

STATE OF NEW HAMPSHIRE LAND SURVEYOR NO. 406 WALTER J. ZWEARCAN

Walter J. Zwearcan 12-26-03
WALTER J. ZWEARCAN, LLS # 406 DATE

WALTER J. ZWEARCAN, LLS
171 EMERSON AVE.
HAMPSTEAD, NH 03841

SITE PLAN

EXETER BUSINESS PARK CONDOMINIUM
CONTINENTAL DRIVE
TOWN OF EXETER, NH
COUNTY OF ROCKINGHAM

OWNER: RICHARD EDMUNDS
PO BOX 272
NORTH SALEM, NH 03073

DESIGN BY:
Civil Construction Management Inc.
8 Merrimac Road, Box 475
Newton, NH 03858
Tel (603) 382-7650

STATE OF NEW HAMPSHIRE DENNIS J. QUINTAL No. 8401 LICENSED PROFESSIONAL ENGINEER

DRWN. BY: J. LOPEZ DESIGNER, ESQ.
CHK. BY: D. QUINTAL, P.E., CWS DESIGNER
DATE: JULY 2003 JOB # 03027

REVISED OCT. 30, 2003
REVISED NOV. 24, 2003
REVISED DEC. 12, 2003
REVISED DEC. 24, 2003

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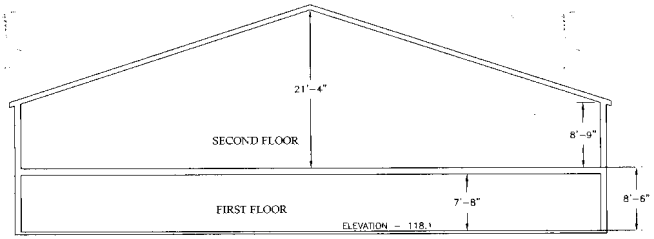
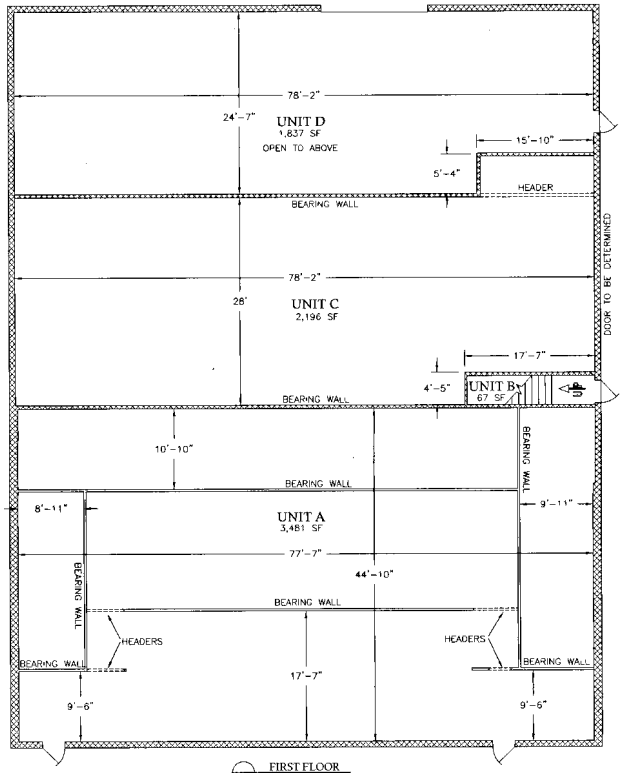
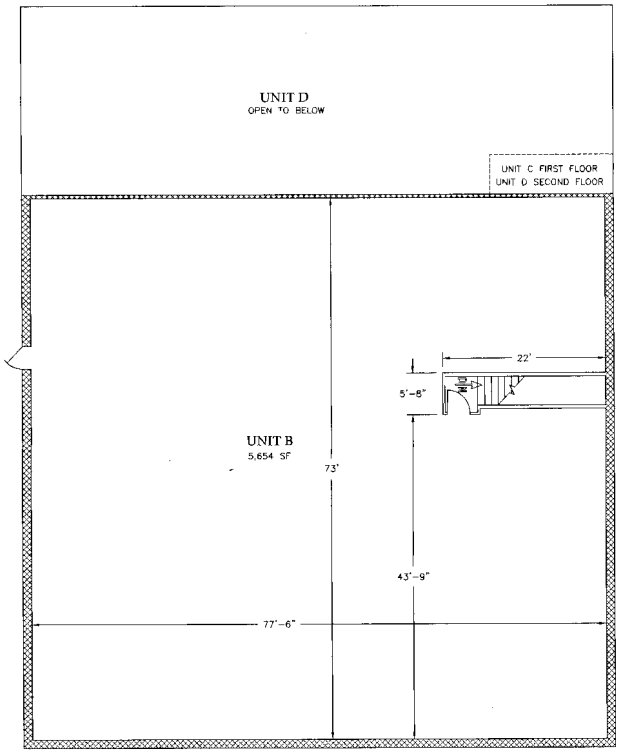


CROSS SECTION
1/8" = 1'-0"



FIRST FLOOR
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"

GRAPHIC SCALE
4 0 2 4 8 16
(IN FEET)
1/8 inch = 1 ft.

1. THE VERTICAL PLANE OF OWNERSHIP BETWEEN UNITS IS INTENDED TO EXTEND TO THE SUBJECT UNITS INTERIOR FACE OF THE STUDDING IN THE WALLS.
2. ALL AREAS SHOWN AND DEPICTED HEREON ARE APPROXIMATE INTERIOR AREAS.
3. ALL MEASUREMENTS FOR THE VERTICAL PLANES OF OWNERSHIP WERE TAKEN ON OCTOBER 15 & 16, 2003. ALL MEASUREMENTS FOR THE HORIZONTAL PLANES OF OWNERSHIP WERE TAKEN ON OCTOBER 16, 2003.
4. SHADED WALLS AND VOIDS ARE COMMON OWNERSHIP TO ADJOINING UNITS AND MAY CONTAIN ESSENTIAL UTILITIES FOR BOTH UNITS.
5. PLANES CONSTITUTING HORIZONTAL OWNERSHIP AND ALL UTILITIES TO BE CLEARLY DEFINED BY WRITTEN LEGAL DESCRIPTION.
6. ELEVATIONS OF THE HORIZONTAL PLANES OF OWNERSHIP WERE ESTABLISHED BY THE BASIS OF NGVD 1929 STATE OF NEW HAMPSHIRE BM #563.
7. I CERTIFY THAT THIS PLAN SHOWS THE DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATE ADJOINING UNIT, AND THAT IT FULLY ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREAS, AND ENTRANCES AS CONSTRUCTED. I FURTHER CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH RSA 356-B:20,II.

STATE OF NEW HAMPSHIRE
DENNIS QUINTAL
No. 8407
LICENSED
PROFESSIONAL ENGINEER

Dennis Quintal 12-23-03
DENNIS QUINTAL, PE

EXETER BUSINESS PARK CONDOMINIUM ASSOCIATION

PLAN SHOWING
UNITS A, B, C & D
8 CONTINENTAL DRIVE
TOWN OF EXETER, NH
COUNTY OF ROCKINGHAM

DEVELOPED BY:
RICHARD EDMUNDS

SCALE: AS NOTED DATE: NOVEMBER 2003

CIVIL CONSTRUCTION MANAGEMENT, INC.
8 MERRIMAC ROAD, PO BOX 475
NEWTON, NH 03858
TEL: 1-603-382-7650

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