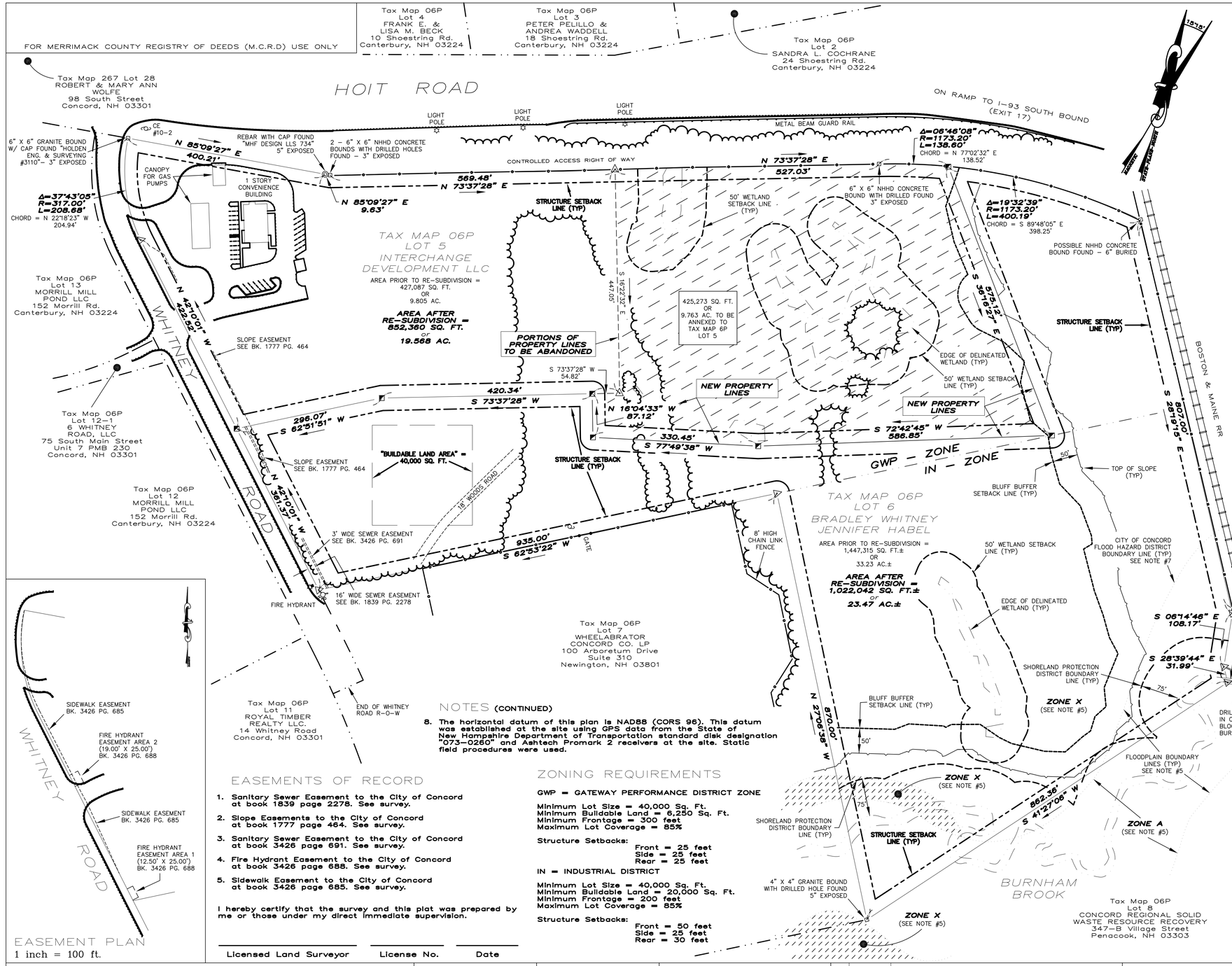
FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D) USE ONLY



LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
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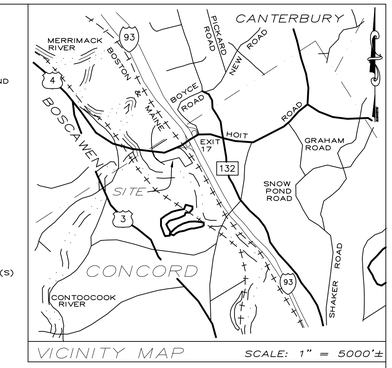

VICINITY MAP SCALE: 1" = 5000'±

NOTES

1. Owner of Record: Tax Map 06P Lot 6 — Bradley Whitney & Jennifer Habel having a mailing address of 78 North Pembroke Road — Epsom, NH 03234. For deed reference see Probate #15-02345

   Owner of Record: Tax Map 06P Lot 5 — Interchange Development LLC having a mailing address of 152 Morrill Road — Canterbury, NH 03224. For deed reference see M.C.R.D. at Bk. 3219 Pg. 598.

2. Boundary information shown for Lot 5 is from a field survey performed by this office between the dates of February 2007 and December 2013 with an electronic total station instrument having a control traverse error of closure of 1 in 22165. Performed according to the NH Code of Administration Rules (Lan 503.04— Classification "U") for the surveys of real property. Boundary information shown for Lot 6 is from plan ref. #1. No boundary survey has been performed by this office.

3. The intent of this plat is to annex 425,273 Sq. Ft. or 9.763 Ac. from Tax Map 06P Lot 6 to Tax Map 06P Lot 5 as shown hereon. The property conveyed as a result of this annexation shall not be deemed or considered a separate lot of record, but shall be regarded as merged into the lot of land as shown, so that the same shall be considered a single lot of record.

4. The limits of jurisdictional wetlands as shown on this plan were delineated by Gove Environmental Services, Inc., in accordance with:

   US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0.

   Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0.

   United States Department of Agriculture (2010) — North America Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).

5. Floodplain boundary lines shown hereon have been electronically reproduced from the FIRM—Flood Insurance Rate Map—Panel 0337E — Map Number 33013C0337E with an effective date of April 19, 2010.

   ZONE X = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

   ZONE X = Areas determined to be outside the 0.2% annual chance floodplain (no shading).

   ZONE A = Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood — No base Flood Elevations determined.

6. Sheet 2 of 2 is not recorded at the Merrimack County Registry of deeds. Sheet 2 is on file at the Concord's Engineering Department.

7. A portion of Tax Map 06P Lot 6 is located within the Flood Hazard District. Said District consists of ZONE A and ZONE X (shaded area) as shown hereon.

PLAN REFERENCES

1. Plan entitled "SUBDIVISION PLAN OF THE LAND OF ROBERT C. & SUSAN A. WHITNEY" dated March 15, 1990. Prepared by Holden Engineering & Surveying, Inc. and recorded at the M.C.R.D. as plan number 11669.
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EASEMENT PLAN
1 inch = 100 ft.

NOTES (CONTINUED)

8. The horizontal datum of this plan is NAD88 (CORS 96). This datum was established at the site using GPS data from the State of New Hampshire Department of Transportation standard disk designation "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.

EASEMENTS OF RECORD

1. Sanitary Sewer Easement to the City of Concord at book 1839 page 2278. See survey.
2. Slope Easements to the City of Concord at book 1777 page 464. See survey.
3. Sanitary Sewer Easement to the City of Concord at book 3426 page 691. See survey.
4. Fire Hydrant Easement to the City of Concord at book 3426 page 688. See survey.
5. Sidewalk Easement to the City of Concord at book 3426 page 685. See survey.

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor _____ License No. _____ Date _____

ZONING REQUIREMENTS

GWP = GATEWAY PERFORMANCE DISTRICT ZONE

Minimum Lot Size = 40,000 Sq. Ft.
Minimum Buildable Land = 6,250 Sq. Ft.
Minimum Frontage = 300 feet
Maximum Lot Coverage = 85%

Structure Setbacks:
Front = 25 feet
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APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:
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Approval of this plat is limited to lots as shown
Clerk _____ Chair _____

FWS LAND SURVEYING P.L.L.C.
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION

DATE: NOV. 16, 2018
PROJECT NO. 18-034 GRIDSHT1
RECORDING NO:
DATE:

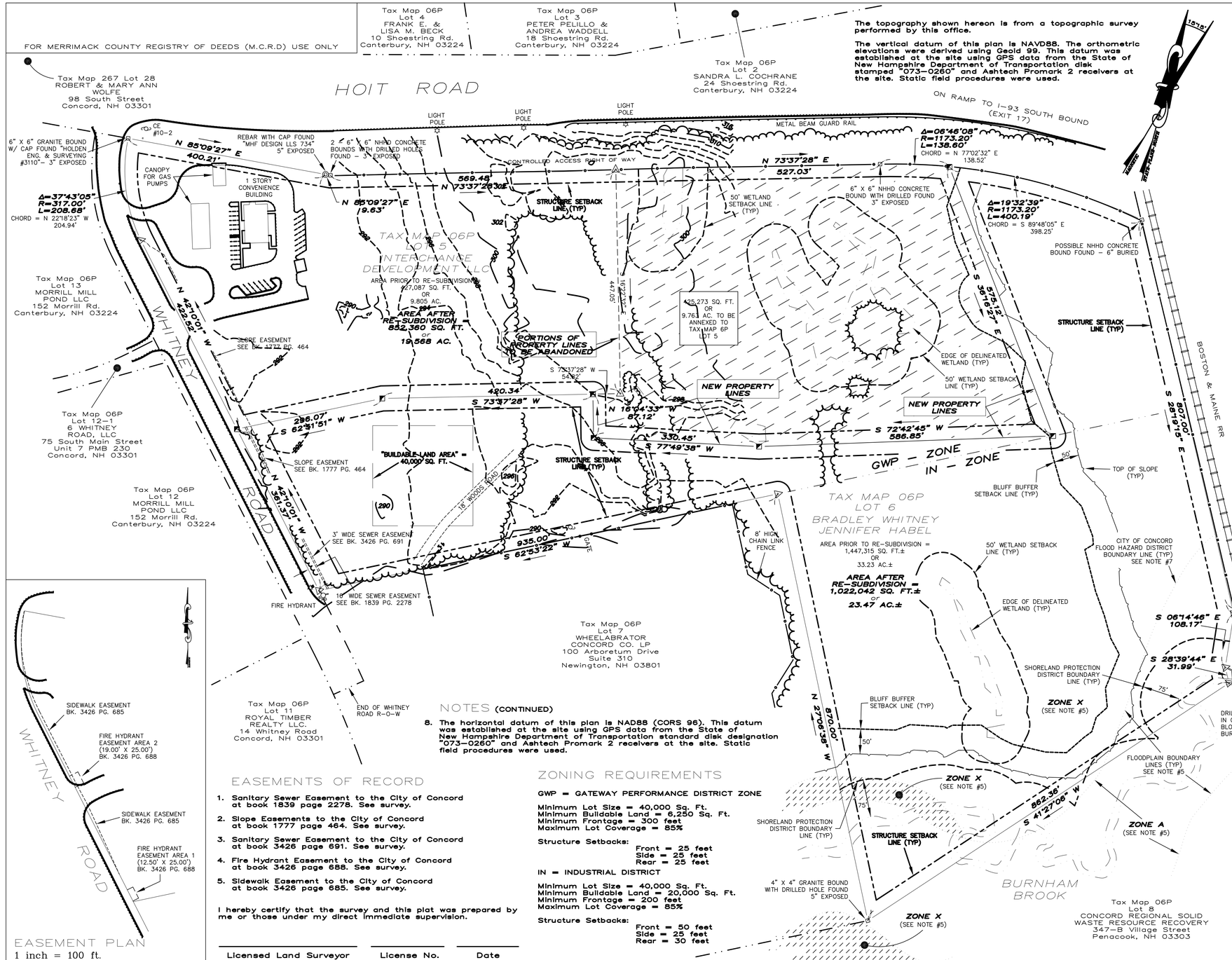
SHEET 1 OF 2

RE-SUBDIVISION PLAT

LANDS OF
BRADLEY WHITNEY AND JENNIFER HABEL
INTERCHANGE DEVELOPMENT LLC

LOCATION
WHITNEY ROAD — CONCORD, NH — MERRIMACK COUNTY
TAX MAP 06P LOTS 5 & 6

FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D) USE ONLY



The topography shown hereon is from a topographic survey performed by this office.

The vertical datum of this plan is NAVD88. The orthometric elevations were derived using Geoid 99. This datum was established at the site using GPS data from the State of New Hampshire Department of Transportation disk stamped "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.

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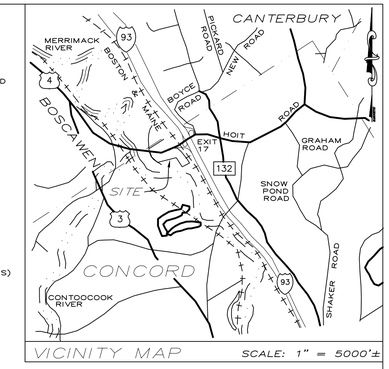

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NO.	DATE	REVISION

DATE: NOV. 16, 2018
PROJECT NO. 18-034 GRIDSHT2
RECORDING NO:
DATE:

SHEET 2 OF 2

RE-SUBDIVISION PLAT

LANDS OF
BRADLEY WHITNEY AND JENNIFER HABEL
INTERCHANGE DEVELOPMENT LLC

LOCATION
WHITNEY ROAD — CONCORD, NH — MERRIMACK COUNTY
TAX MAP 06P LOTS 5 & 6