

PLAN REFERENCES

1. "SUBDIVISION TO BE KNOWN AS, 'TREDLAND ESTATES,' OWNED BY DANIEL M. & ANNE D. JAMES, DAVIS AND SITUATED IN PETER & NEWFIELDS, N.H.," PREPARED BY R.S.L. LAYOUT & DESIGN, INC., DATED JANUARY 16, 1981. R.C.D.#-10185.
2. "STANDARD PROPERTY SURVEY (S) OF LAND FOR RENE WHEAT PREPARED BY JONES & BEACH ENGINEERS, INC. DATED 3/17/97 PLAN #0-25542.
3. "SUBDIVISION PLAN FOR LOUIS O. WARREN, NEWFIELDS, NEW HAMPSHIRE, PREPARED BY FRANK WALKER, CIVIL ENGINEER, DATED AUGUST 21, 1972. SCALE = "80". R.C.D.#-10818.

ADDITIONAL BUYERS
DANIEL S. DAVIS
565 MAIN STREET
P.O. BOX 300
NEWFELS, N.H. 03856-0300
TAX MAP 210 LOT 30

EXETER BUYERS
ROBERT WHEELER, INC.
BY BEECH HILL ROAD
EXETER, N.H. 03833
TAX MAP 5 LOT 2
BK. 2272 PG. 1577

EXETER BUYERS
DANIEL S. DAVIS
50 OAKLANDS ROAD
EXETER, N.H. 03833-4505
TAX MAP 7 LOT 1
BK. 2672 PG. 2942

NOTES

- THE INTENT OF THIS DOCUMENT IS TO CONSOLIDATE TWO (2) PARCELS INTO ONE PARCEL AND RESUBDIVIDE THE 1 LOT INTO 18 LOTS. THE TOTAL AREA OF THE PARCELS TO BE CONSOLIDATED IS 2.561 ACRES (18) RESIDENTIAL LOTS AND 1 LARGE CONCRETE LOT. THE TOTAL AREA TO BE SUBDIVIDED IS 4,660.920 S.F. OR 107 AC±. THE PROJECT WILL BE SUBMITTED FOR SUBDIVISION APPROVAL #SA1999001570 SITE SPECIFIC APPROVAL #SPS-5424 AND A FINAL MAP #200-126-200. THE PROJECT WILL BE SUBMITTED FOR A N.E.C.O.T. PERMIT #06-327-168
- DRIVEWAY FROM LOTS 21.0111 AND 12 WILL BE ACCESSED OFF RANNEY ROAD.
- GRANITE BOUND.
- BOUNDARIES WILL BE PLACED AT ALL PC'S & PT'S AND BOUNDARIES WILL BE PLACED AT ALL OTHER CORNERS.
- NO PERMANENT SURVEYING SIGNS OR FIGURES ARE ALLOWED.

ROBERT WEBB REALTY INC.
87 BEEC- HILL ROAD
EXETER, N.H. 03833-4505
TAX MAP 211 LOT 8
BK. 2951 PG. 1877

TO CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, COMPLETED WITH A THEODOLITE AND ELECTRONIC DISTANCE METER, THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION. THE ACCURACY OF THE CLOSED TRAVERSE EXCEEDS THE PRECISION OF 1:15,000.

ZONING—RESIDENTIAL/AGRICULTURE
MINIMUM LOT AREA = 87,120 S.F.
MAX. HEIGHT = 35'
MINIMUM FRONTAGE = 200'
MINIMUM FRONT SETBACK = 25'
MINIMUM REAR SETBACK = 20'
MINIMUM SIDE SETBACK = 20'
MAX. COVERAGE 94%

PISCASSIC ROAD
NEWFIELDS, N.H.

**FOR
RIVERS BEACH SUBDIVISION
CONSOLIDATION AND SUBDIVISION PLAN**

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE

J.B.
LARGE CURVED
DOUGLAS
WOLLING
NEW HAVEN
STATE OF
CONNECTICUT
Dated to file

NO	DATE	REVISION	REV	FIG.
3	9/17/99	ADDED NOTE & GENERAL	REVISION	
2	8/30/99	REVISED FOR REVIEW	SRF	
1	8/5/99	REVISED FOR REVIEW	SRF	
0	5/28/99	ISSUED FOR REVIEW	SRF	

GRAPHIC STATE

Sheet 1 of 3

D-27624

DATE: 11/03/09

APPROVED - NEWFIELDS, NEW HAMPSHIRE
PLANNING BOARD

Paul Taylor - Chairman

DATE: 11/03/99

PLAN REFERENCES

[illegible]

NOTES

1. SEE SHEET A1 FOR BOUNDARY INFORMATION FOR SUBDIVISION.

2. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING REQUIRED UNDER THESE REGULATIONS, IN ACCORDANCE WITH SECTION 2.0.6.030 OF THE BOARD'S REGULATIONS.

SUBMITTERS LIST

G.L.G. REALTY TRUST
 JEFFREY CALEY & DAUGHTERS
 220 P-25-CASBIE ROAD
 KENSHINGTON, MO. 63827
 MAP 210 SOUTH ROAD
 BK 3169 PG. 343
 LINDA KENNEDY
 220 P-25-CASBIE ROAD
 KENSHINGTON, MO. 63827
 MAP 209 LOT 28
 BK 2951 PG. 1877
 WILLIAM & BARBARA CHICK
 175 P-25-CASBIE ROAD
 NEWTON, MO. 63856
 MAP 211 LOT 5
 BK 1569 PG. 146
 ESTABLISHED COUNTRY
 175 P-25-CASBIE ROAD
 NEWTON, MO. 63856
 MAP 210 LOT 22
 BK 1005 PG. 276
 DANIEL S. DAVIS
 220 P-25-CASBIE ROAD
 KENSHINGTON, MO. 63827
 MAP 210 LOT 17
 BK 2072 PG. 2225
 EXETER MAP 02-03 LOT 11
 BK 2072 PG. 2942
 G.L.G. REALTY TRUST
 JEFFREY CALEY & DAUGHTERS
 220 P-25-CASBIE ROAD
 KENSHINGTON, MO. 63827
 MAP 210 SOUTH ROAD
 BK 3169 PG. 343
 LINDA KENNEDY
 220 P-25-CASBIE ROAD
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 220 P-25-CASBIE ROAD
 KENSHINGTON, MO. 63827
 MAP 210 LOT 17
 BK 2072 PG. 2225
 EXETER MAP 02-03 LOT 11
 BK 2072 PG. 2942

APPROVED - NEWFIELDS, NEW HAMPSHIRE

PLANNING BOARD
By Walter R. Chermans
DATE: 1/18/97

APPROVED BY THE EXETER PLANNING BOARD

Joseph
CHAIRMAN

OWNERS OF RECORD

NEWFIELDS REALTY TRUST
JOSEPH FALZONE, TRUSTEE
73 HARBOR STREET
MANCHESTER BY THE SEA, MA, 01944
TAX MAP 210 LOT 18
BK. 3392 LOT 0883

PISCASSIC ROAD (ROUTE 87)
NEWFIELDS, N.H. 03856

LOT LINE ADJUSTMENT PLAN
FOR
RIVERS REACH SUBDIVISION

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
STRATHAM, N.H. 03885
PHONE 772-4748 FAX 772-0227

SCALE: 1" = 200'	DATE: 5/28/89	FILE: 50SKA - FAZLONE	REV.: 4
DRAWING NO. A3			SHEET NO. 3 OF 11

NO.	DATE	REVISION	SHEET
4	9/17/99	REVISED ABOUT FACE NUMBER	SHEET
3	9/16/99	REVISED PROPERTY	SHEET
2	8/30/99	REVISED SUBDIVISION	SHEET
1	8/5/99	GENERAL REVISIONS	SHEET
	6/29/99	ISSUED FOR REVIEW	SHEET
		REVISION	SHEET

CLOSURE
A TRVERSE WITH A CLOSURE GREATER THAN 1 : 300, WAS CONDUCTED
USING THE MEAN AND COMPASS SURVEY METHOD. (STANDARD PROPERTY
DEFINITION 5. F) A SEAN, NOT TO BE USED FOR PURPOSES OF FUTURE
DEVELOPMENT OR SUBDIVISION.

D-27624

Sheet 3 of 3

OVERALL PL

SCALE 1 = 350 ±