

ABUTTERS:

MAP 22 LOT 2
ELEANOR MARY DENNIS
32 GEORGE ST
DOVER, NH 03820
S.C.R.D. BK. 1758 PG. 223

MAP 22 LOT 9
GINA M KNOX REVOCABLE TRUST
9 INDEPENDENCE DR
DOVER, NH 03820-4945
S.C.R.D. BK. 3743 PG. 882
S.C.R.D. BK. 3743 PG. 879

MAP 22 LOT 33
KEVIN & CATHERINE MCENEANEY
8 GOLD POST ROAD
DOVER, NH 03820
S.C.R.D. BK. 663 PG. 300

MAP 22 LOT 34
KEVIN MCENEANEY
8 GOLD POST ROAD
DOVER, NH 03820
S.C.R.D. BK. 2194 PG. 633

MAP 22 LOT 35
ERIK SWEETSER & DIANE DUFFY
2 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BK. 2147 PG. 155

MAP 22 LOT 36
TAYLOR FAMILY
REVOCABLE TRUST
10 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BK. 4217 PG.

MAP 22 LOT 37
TAYLOR FAMILY
REVOCABLE TRUST
10 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BK. 4217 PG. 775

MAP 22 LOT 38
TAYLOR FAMILY
REVOCABLE TRUST
10 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BK. 3758 PG. 62

MAP 22 LOT 39
KEVIN & CATHERINE MCENEANEY
8 GOLD POST ROAD
DOVER, NH 03820
S.C.R.D. BK. 665 PG. 190

MAP 22 LOT 41
LUKE MURPHY
3 NANTUCKET CT
DOVER, NH 03820-3872
S.C.R.D. BK. 3300 PG. 399

MAP 22 LOT 41-1
MANUEL DE AGUIRE
& LINSLEY SIKORSKI
7 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BK. 4411 PG. 449

MAP 22 LOT 41-2
ERIC & JESSICA CHAMPAGNE
11 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BK. 3284 PG. 340

MAP 22 LOT 41-3
PETER & SHARI GRIEVE
15 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BK. 3522 PG. 492

MAP 22 LOT 41-4
ALEXANDER & TATIANA ROMANYUK
14 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BK. 3316 PG. 90

MAP 22 LOT 42
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
S.C.R.D. BK. 613 PG. 241

MAP 23 LOT 1
ED O'BRIEN & ROBERT MAIRS
PO BOX 28
DOVER, NH 03821-0028
S.C.R.D. BK. 995 PG. 828

MAP 23 LOT 3-1
BN FARM DOVER LLC
25 A PORTLAND AVENUE
DOVER, NH 03820
S.C.R.D. BK. 4305 PG. 816

MAP 23 LOT 10
JOSEPH & GLORIA ALLIS
2 JAN LANE
NEWMARKET, NH 03857-2187
S.C.R.D. BK. 608 PG. 57

MAP 23 LOT 13
JOSEPH & GLORIA ALLIS
REVOCABLE TRUST
2 JAN LANE
NEWMARKET, NH 03857-2187
S.C.R.D. BK. 1764 PG. 637

MAP 23 LOT 14
WASHINGTON STREET MILL LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
S.C.R.D. BK. 2349 PG. 238

MAP 23 LOT 15
CITY OF DOVER
C/O C/S RECREATION/
GYM & POOL
61 LOCUST ST #124
DOVER, NH 03820-3753

MAP 24 LOT 133
PUBLIC SERVICE CO OF NH
PO BOX 330
MANCHESTER, NH 03105-0330

MAP 24 LOT 134
TURGEON FAMILY LIMITED
PARTNERS
90 FLOWER DRIVE
BARRINGTON, NH 03825-4327
S.C.R.D. BK. 1997 PG. 54

MAP 24 LOT 135
WAKABAYASHI FAMILY TRUST
383 CENTRAL AVENUE STE 150
DOVER, NH 03820
S.C.R.D. BK. 3919 PG. 741

MAP 24 LOT 135-A
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BK. 2612 PG. 358

MAP 24 LOT 136
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BK. 1102 PG. 80

MAP 24 LOT 137
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BK. 1007 PG. 803

MAP 24 LOT 138
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BK. 1208 PG. 46

MAP 24 LOT 139
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BK. 1049 PG. 122

MAP 24 LOT 140
GEORGE MAGLARAS &
ROBERT MAIRS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BK. 4472 PG. 363

MAP 24 LOT 141
ROBERT MAIRS
PO BOX 28
DOVER, NH 03821-0028
S.C.R.D. BK. 1861 PG. 500

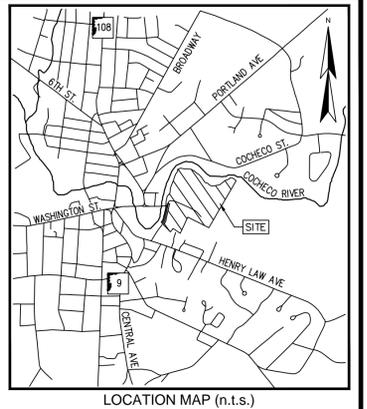
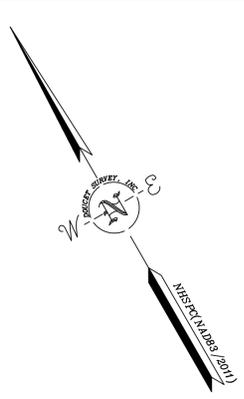
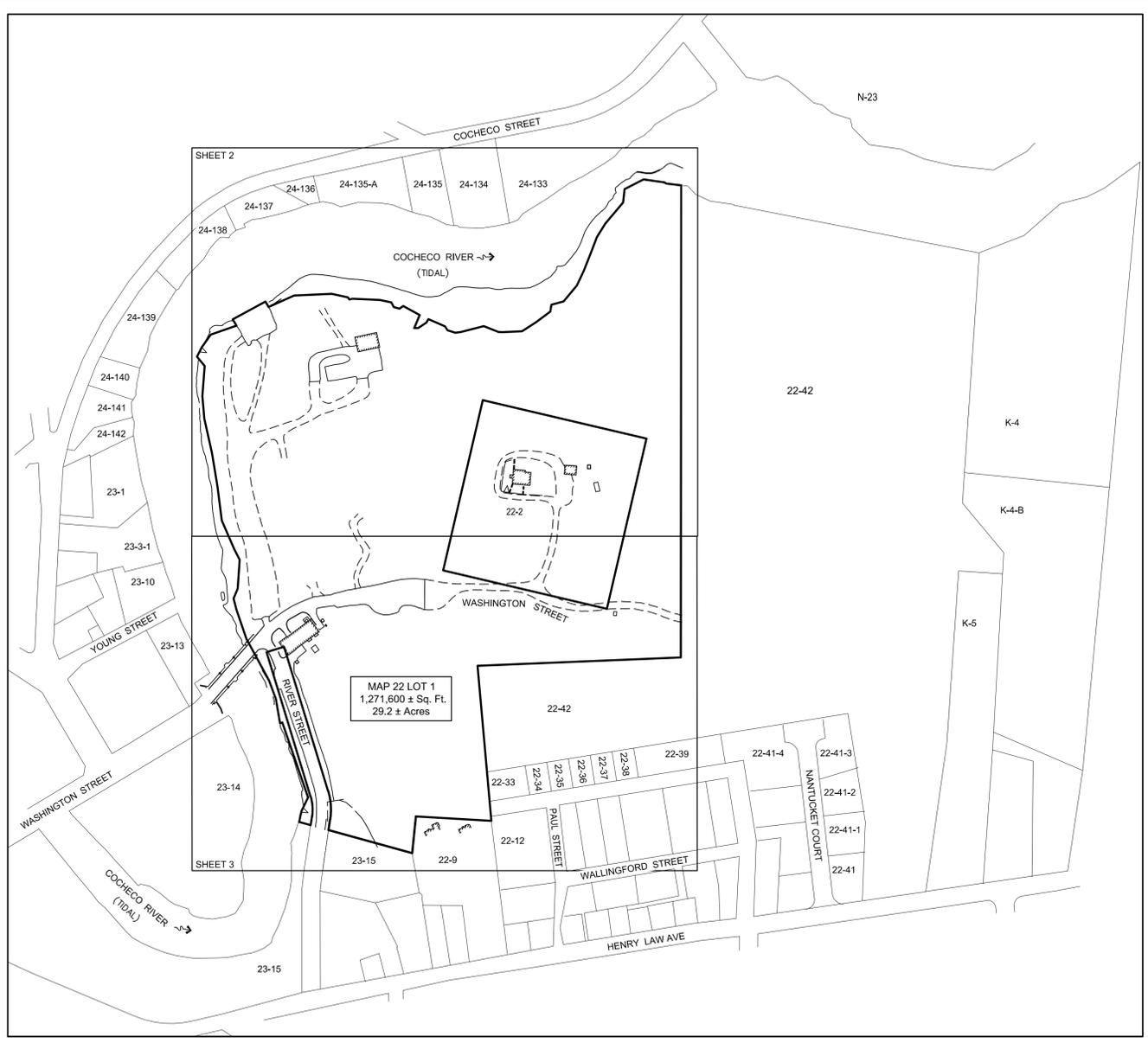
MAP 24 LOT 142
ROBERT MAIRS
PO BOX 28
DOVER, NH 03821-0028
S.C.R.D. BK. 1861 PG. 500

MAP N LOT 23
PUBLIC SERVICE CO OF NH
PO BOX 330
MANCHESTER, NH 03105-0330

MAP K LOT 4
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

MAP K LOT 4-B
DOVER YOUTH SOFTBALL LEAGUE
PO BOX 1929
DOVER, NH 03821
S.C.R.D. BK. 4024 PG. 331

MAP K LOT 5
CHRISTOPHER PRIOR
150 HENRY LAW AVENUE
DOVER, NH 03820
S.C.R.D. BK. 3178 PG. 971



LEGEND

| | |
|---------|---------------------------------|
| — | EXISTING LOT LINE |
| - - - | APPROXIMATE ABUTTERS LOT LINE |
| —○— | STONE WALL |
| —○—○— | CHAIN LINK FENCE |
| —○—○—○— | STOCKADE FENCE |
| —○—○—○— | RETAINING WALL |
| —○—○—○— | EDGE OF RIVER |
| —○—○—○— | EDGE OF WETLAND |
| —○—○—○— | FLOOD LINE (SEE NOTE 9) |
| —○—○—○— | 0.2% ANNUAL CHANCE FLOOD HAZARD |
| □ | CONCRETE |
| ○ | BOUND FOUND |
| ○ | IRON PIPE/ROD FOUND |
| ○ | WETLAND AREA |
| ○ | MAP-LOT |
| ○ | TYP. |
| ○ | BOUND FOUND |
| ○ | IRON PIPE FOUND |
| ○ | CONCRETE |
| ○ | GRANITE |
| ○ | EDGE OF PAVEMENT |
| ○ | EOG |
| ○ | VERTICAL GRANITE CURB |
| ○ | SINGLE WHITE LINE |
| ○ | DOUBLE YELLOW LINE |

REFERENCE PLANS:

- "SITE PLAN, DOVER BLUFF CONDOMINIUMS, HENRY LAW AVENUE, DOVER, NH, HAMPTON MANAGEMENT CORP.," DATED MAY 20, 1985 BY NOLDESIGN, INC S.C.R.D. PLAN 27-47.
- "PLAN OF LAND FOR ELEANOR M. MCCOOLE NEAR RIVER STREET, DOVER, NEW HAMPSHIRE" DATED MAY 1991 BY K.E. MOORE, LAND SURVEYOR S.C.R.D. PLAN 32A-49.
- PLAN OF LAND, LOT 22-1 & 22-42, HENRY LAW AVENUE, DOVER, NH PREPARED FOR CITY OF DOVER, COMMUNITY DEVELOPMENT - 288 CENTRAL AVE. - DOVER, NH DATED MAY 15, 1991 BY CUOCO & CORMIER, INC. S.C.R.D. PLAN 40-53.
- "PLAN OF GROUNDWATER MANAGEMENT ZONE, PREPARED FOR CITY OF DOVER, TAX MAP 22 LOT NO. 1, RIVER STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" DATED DECEMBER 2001 BY MCENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 65-16.

NOTES:

- REFERENCE: TAX MAP 22, LOT 1
 - TOTAL PARCEL AREA: 1,271,596 SQ. FT. OR 29.19 AC.
 - OWNER OF RECORD: CITY OF DOVER
288 CENTRAL AVE.
DOVER, NH 03820
S.C.R.D. BOOK 225, PAGE 493
 - ZONE: COCHECO WATERFRONT DISTRICT (CWD)
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA N/A
MAX. BUILDING COVERAGE[2] 75%
MIN. FRONTAGE N/A
MIN. FRONT SETBACK 0 ft.
MIN. SIDE SETBACK 0 ft.
MIN. REAR SETBACK 0 ft.
ABUT. A STREET SETBACK 0 ft.
MAX. BUILDING HEIGHT 55 ft.
PRINCIPAL BUILDING OUTBUILDING 55 ft.
 - THE PARCEL IS EXEMPT FROM THE STATE OF NH SHORELAND PROTECTION DISTRICT PER RSA 483-B:12, MARCH 4, 2009.
 - FIELD SURVEY PERFORMED BY DOUCET SURVEY, INC. DURING SEPT. 2016, APRIL, MAY & JUNE 2017 USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- [2] LOTS LOCATED IN THE COCHECO WATERFRONT DISTRICT (CWD) AND LOCATED SOUTH OF THE COCHECO RIVER MAY HAVE A MAXIMUM LOT COVERAGE OF 100% (ADDED 1-22-2003 BY ORD. NO. 35).
- ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE DATED DECEMBER 2009, REVISED MAY 2016 AS AVAILABLE ON THE TOWN/CITY WEBSITE. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

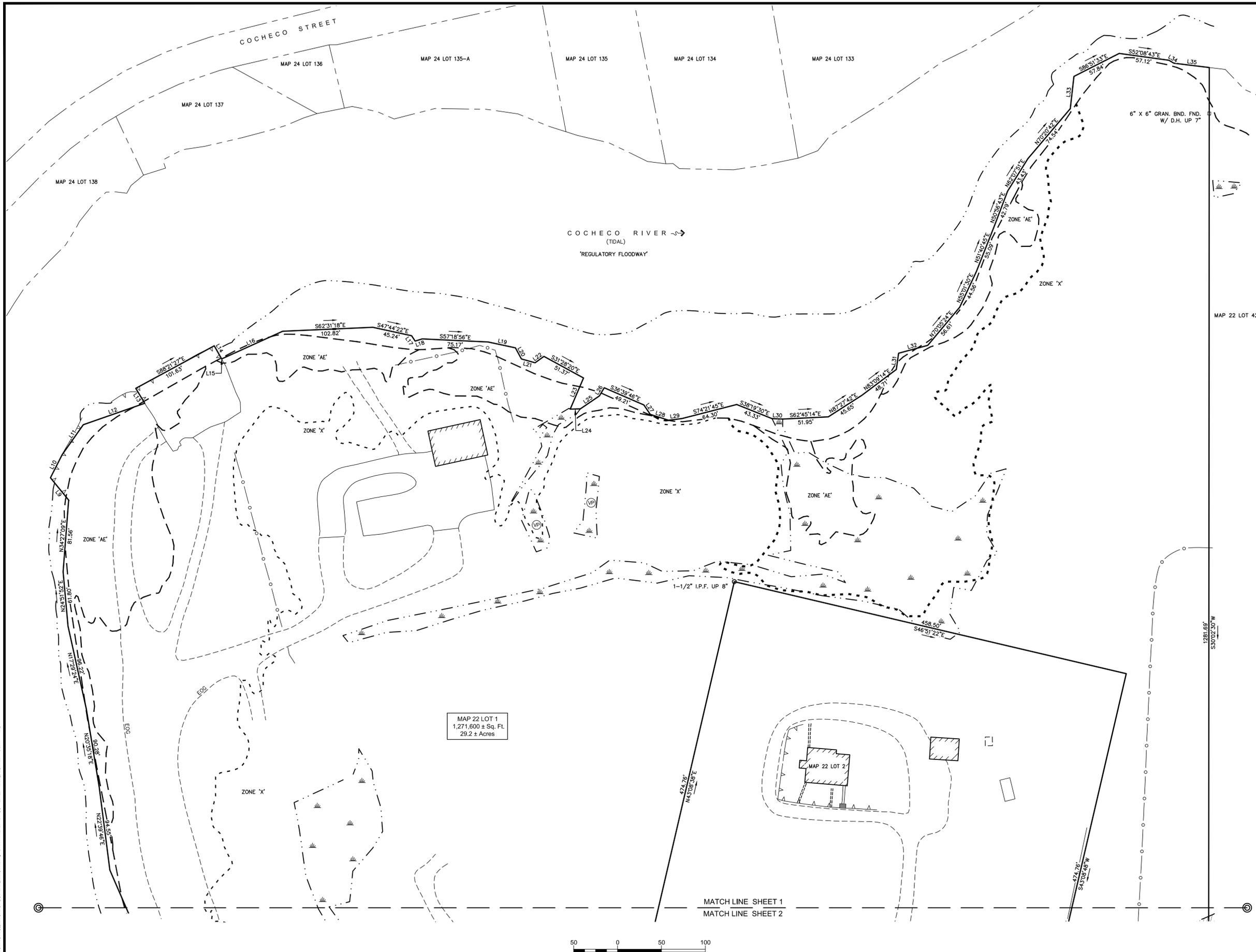
- JURISDICTIONAL WETLANDS AND HIGHEST OBSERVABLE TIDE LINE DELINEATED BY GZA GEONVIRONMENTAL, INC. DURING AUGUST 2016 IN ACCORDANCE TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- AERIAL TOPOGRAPHY WAS CONDUCTED BY EASTERN TOPOGRAPHICS FROM IMAGES TAKEN ON APRIL 17, 2017 WITH A PHOTO SCALE OF 1:3300. CONTOURS AND OBJECTS SHOWN WITHIN OBTAINED AREAS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE USE FOR DESIGN OR CONSTRUCTION PURPOSES.
- FLOOD HAZARD ZONE: "X", "AE", 0.2% ANNUAL CHANCE FLOOD HAZARD & REGULATORY FLOODWAY", PER FIRM MAP 33017C0330E, DATED 9/30/15.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KNETX GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON NAVD88 PER NHDOT DISK "D 50 RESET 1977" WITH A PUBLISHED ELEVATION OF 22.60'.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENTS OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY CLERK'S OFFICE.
- NO INFORMATION WAS FOUND RELATIVE TO THE CREATION OR WIDTH OF RIVER STREET OR WASHINGTON STREET IN THE VICINITY OF THE SUBJECT PARCEL. THE LOT LINE AS SHOWN HEREON IN THE VICINITY OF RIVER STREET IS PER REFERENCE PLAN 4. MONUMENTS SHOWN ON SAID PLAN ALONG RIVER STREET WERE NOT FOUND AND PRESUMABLY DESTROYED DURING ROAD CONSTRUCTION.
- WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION. PARCEL BOUNDARY ALONG THE EDGE OF RIVER EXTENDS TO THE MEAN HIGH TIDE LINE.
- NO ACCESS EASEMENT WAS FOUND BENEFITING MAP 22, LOT 2.

PLAN OF LAND
FOR
HORSLEY WITTEN GROUP
OF
TAX MAP 22 LOT 1
31 RIVER STREET
DOVER, NEW HAMPSHIRE

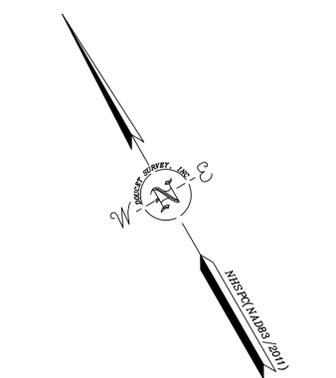
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| DRAWN BY: M.T.L. | DATE: SEPTEMBER 2017 |
| CHECKED BY: J.F.K. | DRAWING NO.: 4966A |
| JOB NO. 4966 | SHEET 1 OF 3 |

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Serving Your Professional Surveying & Mapping Needs
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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com



| LINE TABLE | | LINE TABLE | | | |
|------------|-------------|------------|------|-------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L9 | N09°24'14"W | 32.79' | L23 | S53°17'38"W | 38.49' |
| L10 | N57°02'50"E | 29.34' | L24 | S61°35'10"E | 11.60' |
| L11 | N65°17'40"E | 41.68' | L25 | N85°48'45"E | 26.23' |
| L12 | S79°09'25"E | 74.12' | L26 | N60°56'13"E | 10.70' |
| L13 | N01°10'39"W | 19.74' | L27 | S04°06'37"E | 12.89' |
| L14 | S00°24'54"W | 17.12' | L28 | S42°19'09"E | 21.84' |
| L15 | S89°43'50"E | 0.29' | L29 | S67°01'20"E | 15.50' |
| L16 | S84°17'50"E | 75.90' | L30 | S57°37'58"E | 12.18' |
| L17 | S03°07'41"E | 7.24' | L31 | N38°04'45"E | 18.57' |
| L18 | S77°17'50"E | 8.46' | L32 | S75°03'26"E | 34.40' |
| L19 | S47°57'36"E | 31.78' | L33 | N36°32'35"E | 36.77' |
| L20 | S01°41'47"W | 14.36' | L34 | S30°21'36"E | 6.62' |
| L21 | S44°37'30"E | 16.20' | L35 | S53°03'00"E | 40.56' |
| L22 | N84°07'35"E | 12.38' | | | |



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NH RSA TITLE LXIV) 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. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____. L.L.S. #937
 _____ DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

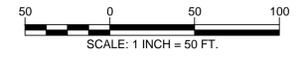
PLAN OF LAND
 FOR
HORSLEY WITTEN GROUP
 OF
 TAX MAP 22 LOT 1
 31 RIVER STREET
 DOVER, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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| DRAWN BY: | M.T.L. | DATE: | SEPTEMBER 2017 |
| CHECKED BY: | J.F.K. | DRAWING NO.: | 4966A |
| JOB NO.: | 4966 | SHEET | 2 OF 3 |

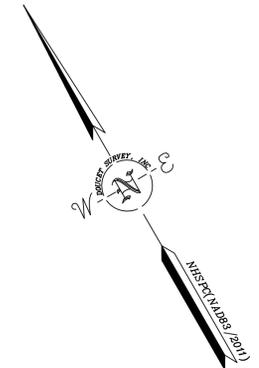
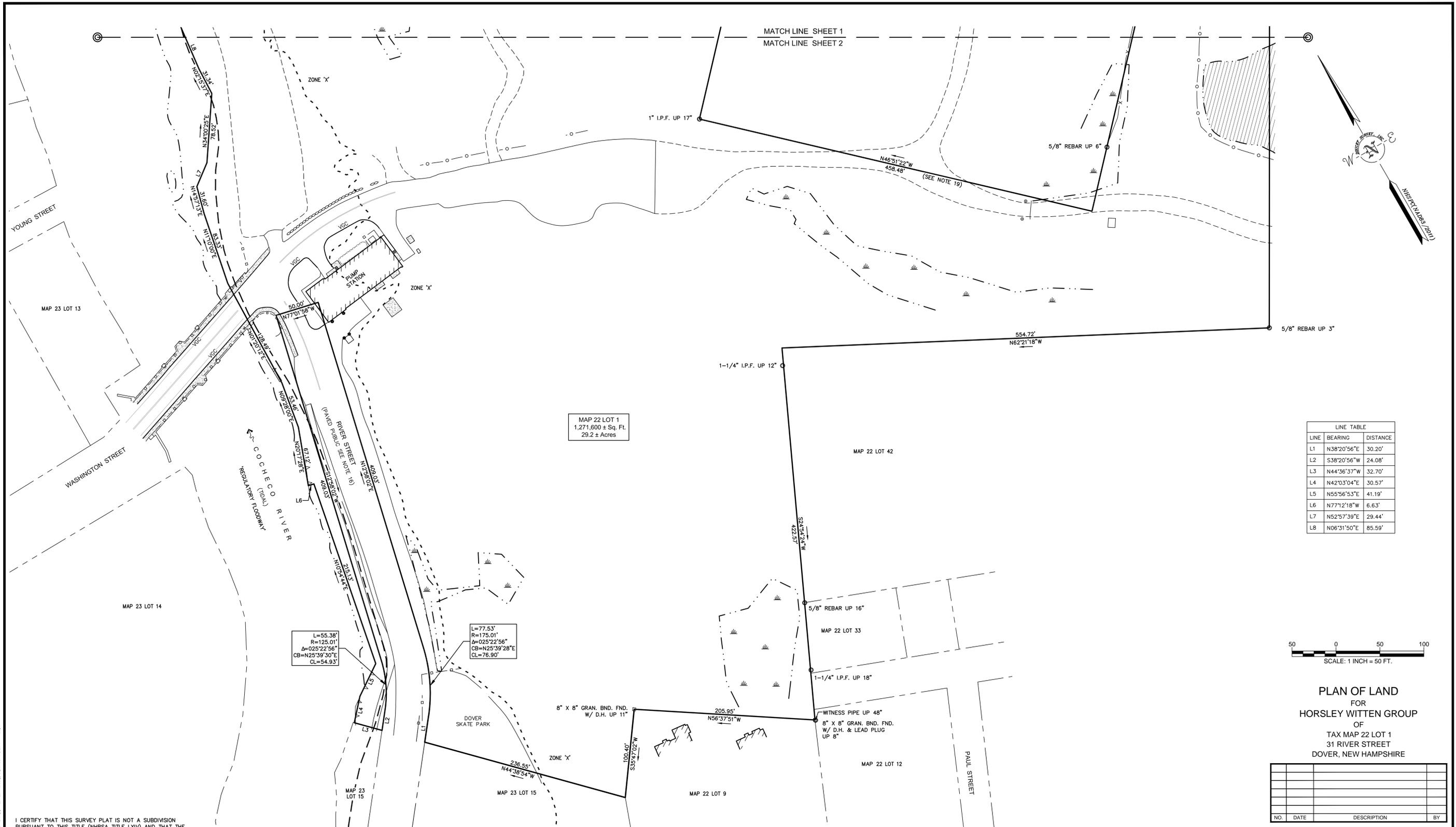
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MAP 22 LOT 1
 1,271,600 ± Sq. Ft.
 29.2 ± Acres



MATCH LINE SHEET 1
 MATCH LINE SHEET 2

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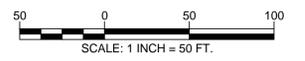


MAP 22 LOT 1
1,271,600 ± Sq. Ft.
29.2 ± Acres

L=55.36'
R=125.01'
Δ=025°22'56"
CB=N25°39'30"E
CL=54.93'

L=77.53'
R=175.01'
Δ=025°22'56"
CB=N25°39'28"E
CL=76.90'

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N38°20'56"E | 30.20' |
| L2 | S38°20'56"W | 24.08' |
| L3 | N44°36'37"W | 32.70' |
| L4 | N42°03'04"E | 30.57' |
| L5 | N55°56'53"E | 41.19' |
| L6 | N77°12'18"W | 6.63' |
| L7 | N52°57'39"E | 29.44' |
| L8 | N06°31'50"E | 85.59' |



PLAN OF LAND
FOR
HORSLEY WITTEN GROUP
OF
TAX MAP 22 LOT 1
31 RIVER STREET
DOVER, NEW HAMPSHIRE

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