





**NOTES:**

- OWNER OF RECORD OF KINGSTON MAP R36 LOT 2-1 & EAST KINGSTON MAP 6 LOT 1-4 IS DESCHENES LIVING TRUST C/O DAWN LESAGE, 15 TRUE ROAD, SALISBURY, MA 01952  
A. ADDRESS OF PARCEL: 75 EXETER ROAD, KINGSTON, NH.  
B. DEED REFERENCE TO PARCEL IS BK. 3198 PG. 1142 IN THE RCRD.
- AREA = 1,283,239 SF +/- OR 29.4592 ACRES +/-.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THE SUBJECT LOT INTO TWO BUILDING LOTS.
- CURRENT ZONING IS RESIDENTIAL-AGRICULTURAL-FORESTRY(EAST KINGSTON) & SFR-AGR(KINGSTON).
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 3301500384E EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN FLOOD ZONE A.
- BENCHMARK USED: NHDD CORS BASE STATION  
VERTICAL DATUM: NAVD 88 (CORS)  
BENCHMARK SET: AS NOTED  
HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE  
HORIZONTAL DATUM: NAD 83
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. HANCOCK ASSOCIATES MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- PLAN WILL COMPLY WITH KINGSTON'S FIRE PROTECTION REGULATIONS AND ANY FURTHER SUBDIVISION OF EITHER OF THE TWO, NEWLY CREATED LOTS SHALL NECESSITATE THE INSTALLATION OF AN APPROVED FIRE PROTECTION SOURCE IN ACCORDANCE WITH CURRENT ORDINANCE AND REGULATION REQUIREMENTS.  
PURSUANT TO RSA 678:18,III AND RSA 672:14

**ZONING:**

KINGSTON, NEW HAMPSHIRE: SFR-AGR (SINGLE FAMILY RESIDENTIAL)  
EAST KINGSTON, NEW HAMPSHIRE: RESIDENTIAL-AGRICULTURAL-FORESTRY

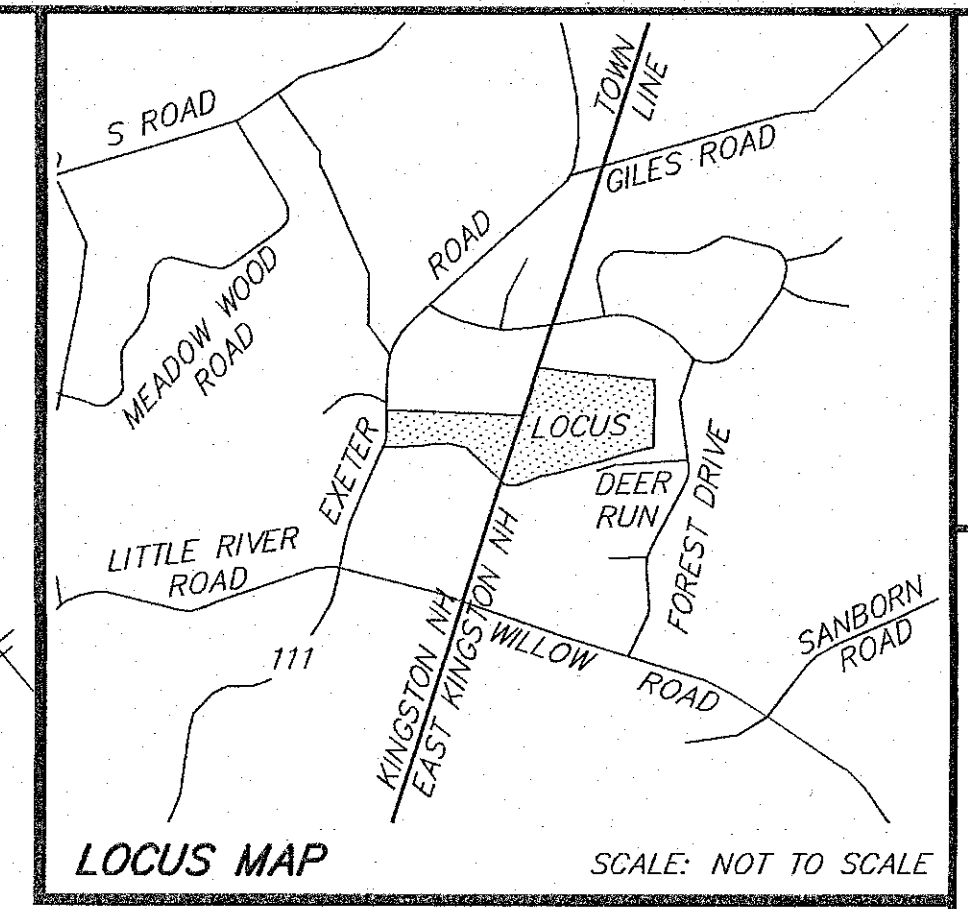
**REFERENCES:**

- SUBDIVISION PLAN, DESCHENES PROPERTY, DATED 7/29/91 AND LAST REVISED 12/19/91, PREPARED BY KIMBALL CHASE AND RECORDED AT RCRD AS PLAN #0-21531.
- RED GATE FARM IN KINGSTON/EAST KINGSTON, PREPARED BY KIMBALL CHASE, DATED 5/15/87, LAST REVISED 12/11/87 AND RECORDED AT RCRD AS PLAN #0-17747.
- SUBDIVISION PLAN OF LAND #152 WILLOW ROAD IN EAST KINGSTON, NH AND LOT LINE ADJUSTMENT PLAN OF LAND ON EXETER ROAD IN KINGSTON, NH DATED JANUARY 2004, PREPARED BY FRANCIS DESJARE, LLS & CIVIL CONSTRUCTION MANAGEMENT, INC, RECORDED AT RCRD AS PLAN #0-31586.

**SETBACK REQUIREMENTS:**

**KINGSTON, NEW HAMPSHIRE**  
FRONT SETBACK 20'  
SIDE SETBACK 20'  
REAR SETBACK 20'

**EAST KINGSTON, NEW HAMPSHIRE**  
FRONT SETBACK 30'  
SIDE SETBACK 25'  
REAR SETBACK 25'



PROJECT:  
**DESCHENES LIVING TRUST C/O DAWN LESAGE**  
75 Exeter Road  
Kingston, New Hampshire

PREPARED FOR:  
**DESCHENES LIVING TRUST C/O DAWN LESAGE**  
15 True Road  
Salisbury, Ma 01950

**HANCOCK ASSOCIATES**  
Civil Engineers  
Land Surveyors  
Landscape Architects  
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
WWW.HANCOCKASSOCIATES.COM

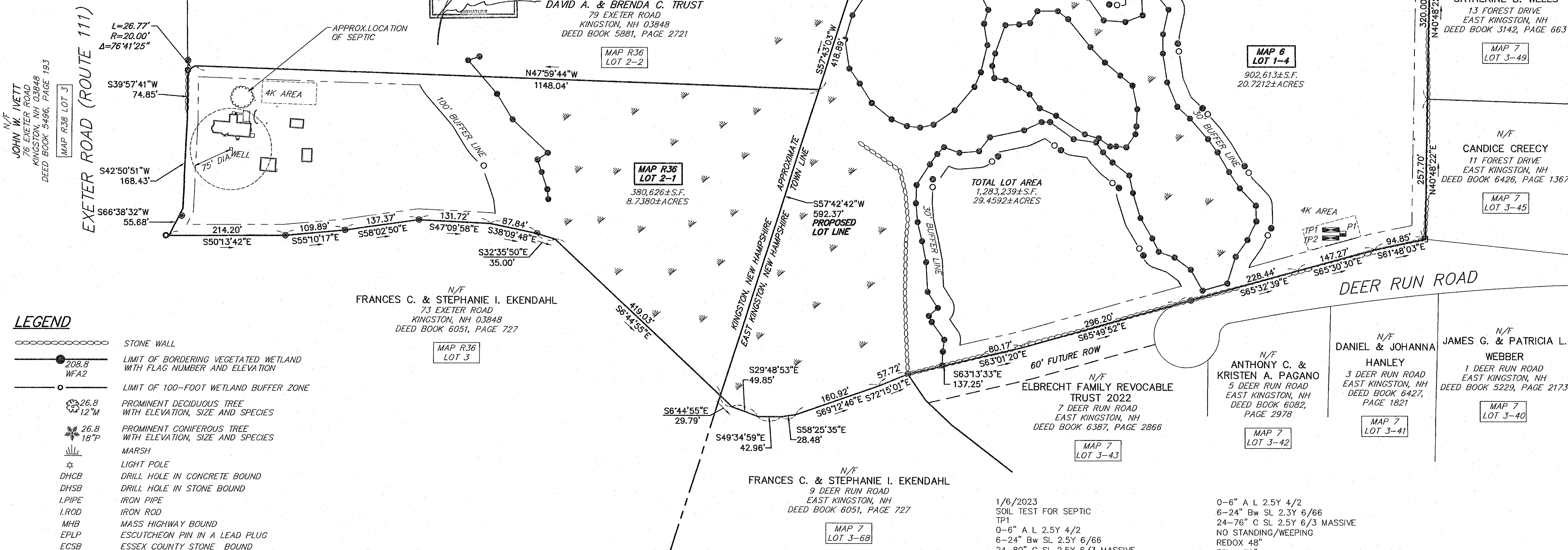
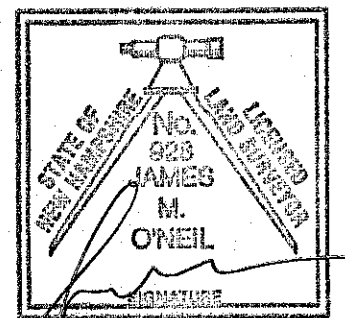
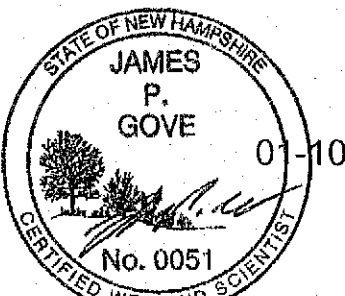
**WETLAND CERTIFICATION**

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN NOVEMBER 2022 BY GES INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3  
HTTP://WETLAND\_PLANTS.USACE.ARMY.MIL

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.

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



- LEGEND**
- STONE WALL
  - LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
  - LIMIT OF 100-FOOT WETLAND BUFFER ZONE
  - PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
  - PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
  - MARSH
  - LIGHT POLE
  - DRILL HOLE IN CONCRETE BOUND
  - DRILL HOLE IN STONE BOUND
  - IRON PIPE
  - IRON ROD
  - MASS HIGHWAY BOUND
  - ESCUTCHEON PIN IN A LEAD PLUG
  - ESSEX COUNTY STONE BOUND
  - CENTER BACK
  - BRICK PATIO
  - CHIMNEY
  - ELECTRIC RISER
  - PAVER RETAINING WALL
  - WOOD DECK
  - PERC
  - TEST PIT

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

**SUBDIVISION PLAN OF LAND IN KINGSTON AND EAST KINGSTON, NH (ROCKINGHAM COUNTY)**

PLAT DATE: Jan 11, 2023 4:43 pm  
PATH: G:\38404 Deschenes Trust - Kingston NH\SurA\DWG\ DWG: 26404sub.dwg  
LAYOUT: SUB  
SHEET: 2 OF 2  
PROJECT NO.: 26404

