



City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with the Preliminary or final plat and supporting documents and studies submitted in PDF format with the [online application](#). Please consult with Planning staff for submittal requirements.

Owner: Stone Creek Realty, LLC Date Submitted: 5/19/2021

Applicant: CPI Management, LLC

Phone Number: 617 742 6000 E-mail: rob@cathartes.com

Site Address 1: 53 Green Street Map: 119 Lot: 2

Site Address 2: _____ Map: _____ Lot: _____

| Application Requirements | | | |
|-------------------------------------|--|---|------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | Completed Application form submitted via View Point (the City's web-based permitting program). (III.C.2-3) | Enclosed | N/A |
| <input checked="" type="checkbox"/> | All application documents, plans, supporting documentation and other materials uploaded to the application form in View Point in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (III.C.4) | Enclosed | N/A |

| Requirements for Preliminary/Final Plat | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Required for Preliminary / Final Plat |
| <input checked="" type="checkbox"/> | Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1) | Existing Conditions Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat |

| Requirements for Preliminary/Final Plat | | | | |
|---|---|---|--|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Required for Preliminary / Final Plat | Waiver Requested |
| <input checked="" type="checkbox"/> | <p>Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2)</p> <p>Final Plat Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. (Section V.2)</p> | Boundary Line Adjustment Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | N/A |
| <input checked="" type="checkbox"/> | North point, date, and bar scale. (Section IV.3/V3) | Required on all Plan Sheets | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | N/A |
| <input checked="" type="checkbox"/> | Zoning classification and minimum yard dimensions required. (Section IV.4/V.4) | Site Plan, sheet C.102.1 | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | N/A |
| <input checked="" type="checkbox"/> | <p>Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5)</p> <p>Final Plat Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. (Section V.5)</p> | Required on all plans sheets | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | N/A |
| <input checked="" type="checkbox"/> | Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. (Section IV.6) | Boundary Line Adjustment Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. (Section V.6/ IV.7) | Boundary Line Adjustment Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | N/A |
| <input checked="" type="checkbox"/> | Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. (Section IV.8/V.7) | Boundary Line Adjustment Plan & Existing Conditions Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |

| Requirements for Preliminary/Final Plat | | | | |
|---|--|---|--|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Required for Preliminary / Final Plat | Waiver Requested |
| <input checked="" type="checkbox"/> | Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. (Section IV.9/V.8) | Existing Conditions Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9) | Boundary Line Adjustment Plan | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10) | N/A | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11) | N/A | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV.12/ V.12) | N/A | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |

| Requirements for Preliminary/Final Plat | | | | |
|---|---|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Required for Preliminary / Final Plat | Waiver Requested |
| <input checked="" type="checkbox"/> | Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10) | Cover Sheet | <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11) | N/A | <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input checked="" type="checkbox"/> | Location of all permanent monuments. (Section V.12) | Boundary Line Adjustment Plan | <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |

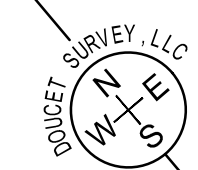
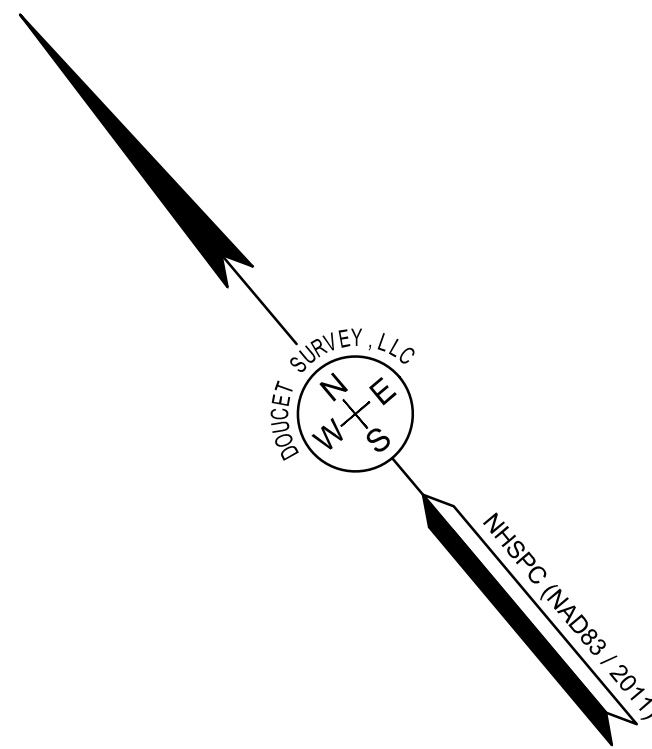
| General Requirements ¹ | | | |
|-------------------------------------|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | 1. Basic Requirements: (VI.1) | TBD | |
| <input type="checkbox"/> | a. Conformity to Official Plan or Map | | |
| <input type="checkbox"/> | b. Hazards | | |
| <input type="checkbox"/> | c. Relation to Topography | | |
| <input type="checkbox"/> | d. Planned Unit Development | | |
| <input type="checkbox"/> | 2. Lots: (VI.2) | Boundary Line Adjustment Plan | |
| <input type="checkbox"/> | a. Lot Arrangement | | |
| <input type="checkbox"/> | b. Lot sizes | | |
| <input type="checkbox"/> | c. Commercial and Industrial Lots | | |
| <input type="checkbox"/> | 3. Streets: (VI.3) | N/A | |
| <input type="checkbox"/> | a. Relation to adjoining Street System | | |
| <input type="checkbox"/> | b. Street Rights-of-Way | | |
| <input type="checkbox"/> | c. Access | | |
| <input type="checkbox"/> | d. Parallel Service Roads | | |
| <input type="checkbox"/> | e. Street Intersection Angles | | |
| <input type="checkbox"/> | f. Merging Streets | | |
| <input type="checkbox"/> | g. Street Deflections and Vertical Alignment | | |
| <input type="checkbox"/> | h. Marginal Access Streets | | |
| <input type="checkbox"/> | i. Cul-de-Sacs | | |
| <input type="checkbox"/> | j. Rounding Street Corners | | |
| <input type="checkbox"/> | k. Street Name Signs | | |
| <input type="checkbox"/> | l. Street Names | | |
| <input type="checkbox"/> | m. Block Lengths | | |
| <input type="checkbox"/> | n. Block Widths | | |
| <input type="checkbox"/> | o. Grade of Streets | | |
| <input type="checkbox"/> | p. Grass Strips | | |
| <input checked="" type="checkbox"/> | 4. Curbing: (VI.4) | See Site Plan C.102.1 | |
| <input checked="" type="checkbox"/> | 5. Driveways: (VI.5) | See Site Plan C.102.1 | |
| <input checked="" type="checkbox"/> | 6. Drainage Improvements: (VI.6) | See Sheet C.103 | |
| <input checked="" type="checkbox"/> | 7. Municipal Water Service: (VI.7) | See Utility Plan C.104 | |
| <input checked="" type="checkbox"/> | 8. Municipal Sewer Service: (VI.8) | See Utility Plan C.104 | |
| <input checked="" type="checkbox"/> | 9. Installation of Utilities: (VI.9) | See Utility Plan C.104 | |
| <input checked="" type="checkbox"/> | a. All Districts | | |
| <input checked="" type="checkbox"/> | b. Indicator Tape | | |
| <input checked="" type="checkbox"/> | 10. On-Site Water Supply: (VI.10) | Enclosed | |
| <input type="checkbox"/> | 11. On-Site Sewage Disposal Systems: (VI.11) | N/A | |
| <input checked="" type="checkbox"/> | 12. Open Space: (VI.12) | See Landscape Plans L-1 & L-2 | |
| <input type="checkbox"/> | a. Natural Features | | |
| <input type="checkbox"/> | b. Buffer Strips | | |
| <input type="checkbox"/> | c. Parks | | |
| <input type="checkbox"/> | d. Tree Planting | | |
| <input checked="" type="checkbox"/> | 13. Flood Hazard Areas: (VI.13) | Cover sheet | |
| <input checked="" type="checkbox"/> | a. Permits | | |
| <input type="checkbox"/> | b. Minimization of Flood Damage | | |
| <input type="checkbox"/> | c. Elevation and Flood-Proofing Records | | |
| <input type="checkbox"/> | d. Alteration of Watercourses | | |

| | | | |
|-------------------------------------|--|--|-----------------------------|
| <input checked="" type="checkbox"/> | 14. Erosion and Sedimentation Control (VI.14) | | |
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | 15. Easements (VI.15) | Existing Conditions Plan | |
| <input checked="" type="checkbox"/> | a. Utilities | | |
| <input type="checkbox"/> | b. Drainage | | |
| <input checked="" type="checkbox"/> | 16. Monuments: (VI.16) | Existing Conditions Plan | |
| <input checked="" type="checkbox"/> | 17. Benchmarks: (VI.17) | Existing Conditions Plan | |
| <input type="checkbox"/> | 18. House Numbers (VI.18) | N/A | |

| Design Standards | | | |
|-------------------------------------|--|--|-----------------------------|
| | Required Items for Submittal | Indicate compliance and/or provide explanation as to alternative design | Waiver Requested |
| <input checked="" type="checkbox"/> | 1. Streets have been designed according to the design standards required under Section (VII.1). a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods | See Site Plan C.102.1 | |
| <input checked="" type="checkbox"/> | 2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2). a. Design b. Standards of Construction | See Grading and Drainage Sheet C.103 | |
| <input checked="" type="checkbox"/> | 3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3). a. Design b. Lift Stations c. Materials d. Construction Standards | See Utility Plan C.104 | |
| <input checked="" type="checkbox"/> | 4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4). a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction | See Utility Plan C.104 | |

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
 Subdivision Application Checklist/September 2020

Applicant's/Representative's Signature: *RMC* Date: 5/19/21

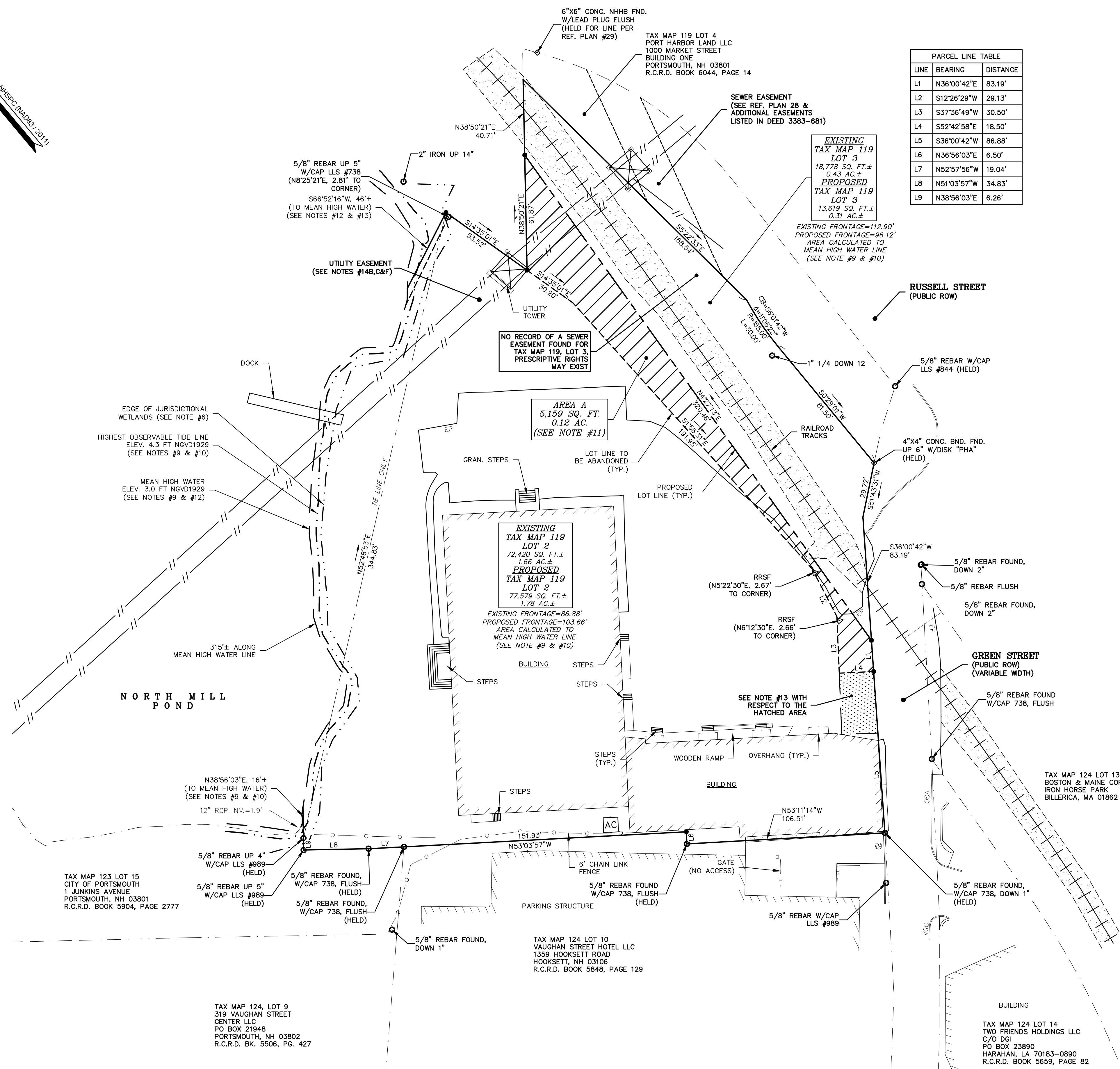


LEGEND

- LOT LINE
- - - PROPOSED LOT LINE
- - - - - LOT LINE TO BE ABANDONED
- - - - - APPROXIMATE ABUTTERS LOT LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRE
- MEAN HIGH WATER LINE
- - - - - HIGH TIDE LINE
- - - - - EDGE OF WETLAND
- CRUSHED STONE
- BOUND FOUND
- IRON PIPE/ROD FOUND
- TYP. BOUND FOUND
- EP EDGE OF PAVEMENT
- VCC VERTICAL GRANITE CURB
- 5/8" REBAR W/D CAP TO BE SET

PARCEL LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N36°00'42"E | 83.19' |
| L2 | S12°26'29"W | 29.13' |
| L3 | S37°36'49"W | 30.50' |
| L4 | S52°42'58"E | 18.50' |
| L5 | S36°00'42"W | 86.88' |
| L6 | N36°56'03"E | 6.50' |
| L7 | N52°57'56"W | 19.04' |
| L8 | N51°03'57"W | 34.83' |
| L9 | N38°56'03"E | 6.26' |



EXISTING TAX MAP 119 LOT 3
18,778 SQ. FT. ±
0.43 AC. ±
PROPOSED TAX MAP 119 LOT 3
13,619 SQ. FT. ±
0.31 AC. ±

EXISTING FRONTAGE=112.90'
PROPOSED FRONTAGE=96.12'
AREA CALCULATED TO MEAN HIGH WATER LINE (SEE NOTE #9 & #10)

NO RECORD OF A SEWER EASEMENT FOUND FOR TAX MAP 119, LOT 3. PRESCRIPTIVE RIGHTS MAY EXIST.

AREA A
5,159 SQ. FT.
0.12 AC.
(SEE NOTE #11)

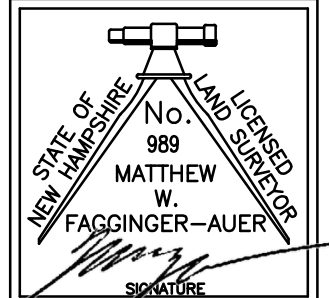
EXISTING TAX MAP 119 LOT 2
72,420 SQ. FT. ±
1.66 AC. ±
PROPOSED TAX MAP 119 LOT 2
77,579 SQ. FT. ±
1.78 AC. ±

EXISTING FRONTAGE=86.88'
PROPOSED FRONTAGE=103.66'
AREA CALCULATED TO MEAN HIGH WATER LINE (SEE NOTE #9 & #10)

APPROVED FOR THE RECORD

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

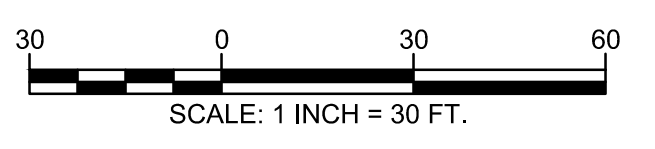
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.



Matthew W. Fagginger-Auer, L.L.S. #989
5/27/21 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.

SEE SHEET 2 FOR NOTES, REFERENCE PLANS, LOCUS AND KEY PLAN



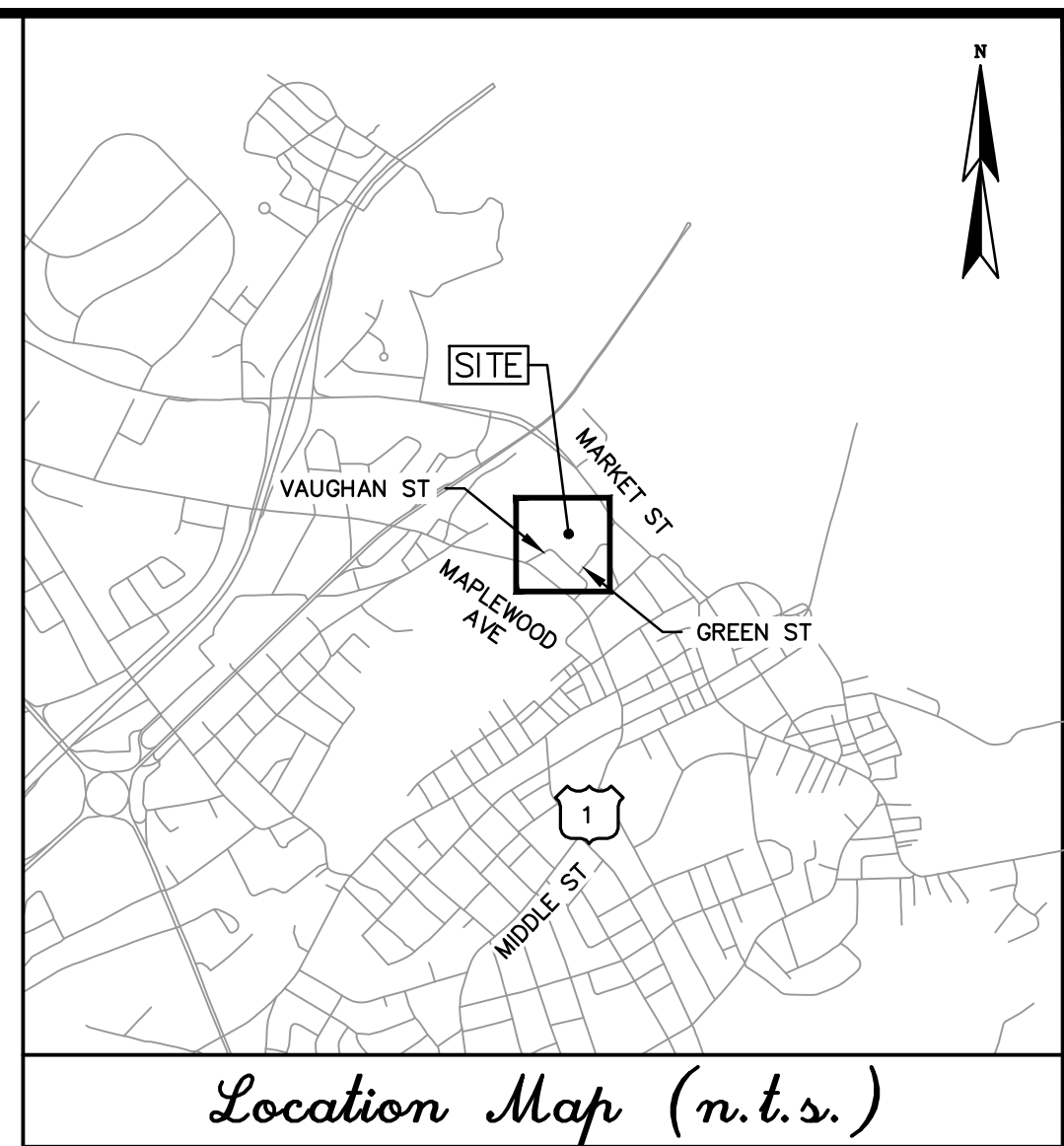
BOUNDARY LINE ADJUSTMENT PLAN
BETWEEN LAND OF
STONE CREEK REALTY LLC
(TAX MAP 119, LOT 2)
AND
BOSTON & MAINE CORP.
(TAX MAP 119, LOT 3)
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

| | | | |
|-------------|--------|--------------|----------------|
| DRAWN BY: | M.W.F. | DATE: | APRIL 29, 2021 |
| CHECKED BY: | W.J.D. | DRAWING NO.: | 4383G |
| JOB NO.: | 4383 | SHEET | 1 OF 2 |

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http://www.doucetsurvey.com

FILE NAME: Y:\PROJECTS\4383 - CONDOMINIUMS (BAY CENTER) LAYOUT (NAME: TPOD PLAN (1) - EUTERED - MONDAY, MAY 17, 2021 - 10:53am)

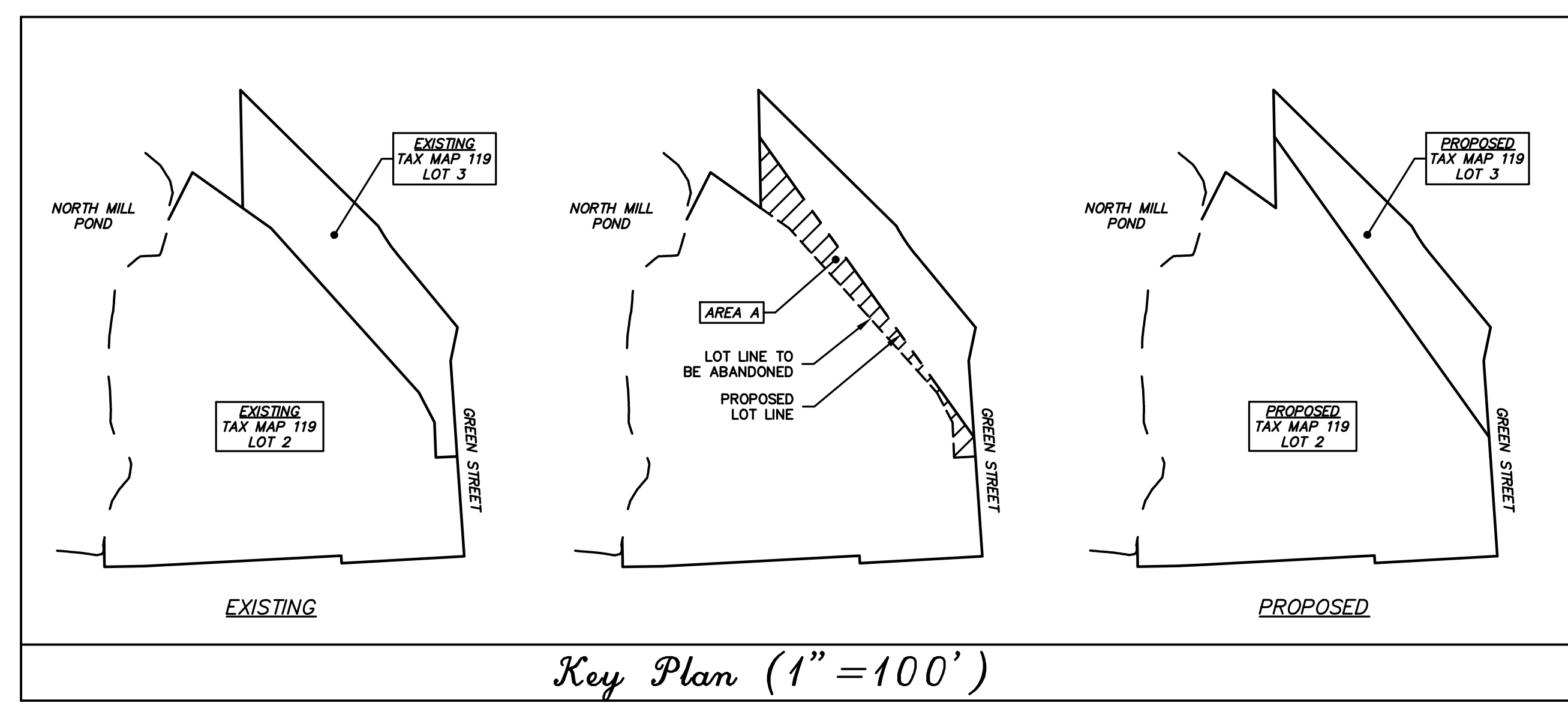


NOTES:

1. REFERENCE: TAX MAP 119, LOTS 2 & 3
53 GREEN STREET
D.S.I. PROJECT NO. 4383
 2. TOTAL PARCEL AREA: TAX MAP 119, LOT 2
72,420 SQ. FT.± OR 1.66 AC.±
(AREA CALCULATED TO MEAN HIGH WATER)
(SEE NOTE #12)
TAX MAP 119, LOT 3
18, 778 SQ. FT. OR 0.43 AC.
 3. OWNER OF RECORD: TAX MAP 119, LOT 2
STONE CREEK REALTY LLC
C/O DOUGLAS PINCIARO
PO BOX 121
NEW CASTLE, NH 03854
R.C.R.D. BOOK 3300, PAGE 329
TAX MAP 119, LOT 3
BOSTON & MAINE CORP
IRON HORSE PARK
BILLERICA, MA 01862
 4. ZONE: CD5
OVERLAY DISTRICTS
-DOWNTOWN OVERLAY DISTRICT
-HISTORIC DISTRICT
- ZONING DISTRICTS BASED ON THE CITY OF PORTSMOUTH ZONING MAP DATED 11/12/15 AS AVAILABLE ON THE CITY WEBSITE ON 11/18/19. SEE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5A, SECTION 10.5440 FOR DIMENSIONAL REGULATIONS. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- THE SITE IS SUBJECT TO THE STATE OF NH SHORELAND WATER QUALITY PROTECTION ACT. SEE NHDES WEBSITE FOR SPECIFIC DIMENSIONAL REQUIREMENT.
5. FIELD SURVEY PERFORMED BY D.J.B. & J.H.H. DURING APRIL 2021 & D.C.B. & K.J.L. DURING NOVEMBER 2019 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 6. JURISDICTIONAL WETLANDS DELINEATED BY TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER, 2009).
 7. VERTICAL DATUM IS BASED ON NGVD29 PER DISK B2 1923.
 8. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 9. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
 10. MEAN HIGH WATER (EL. 3.0' NGVD1929) AND HIGHEST OBSERVABLE TIDE (EL. 4.3' NGVD1929) ELEVATIONS PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATION, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009", PROVIDED BY TIGHE & BOND ON 11-30-15.
 11. 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.
 12. 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 EXTENT OF GREEN STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE CITY OF PORTSMOUTH CITY HALL, THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS & THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 13. THE GEOMETRY SHOWN ON REFERENCE PLANS 12 & 13 INDICATE THE HATCHED AREA MAY BE SUBJECT TO THE GREEN STREET RIGHT-OF-WAY. R.C.R.D. BOOK 589, PAGE 206 INDICATES FEE OWNERSHIP EXTENDS TO THE CENTERLINE OF GREEN STREET IN THIS AREA.
 14. TAX MAP 119 LOT 2 SHOWN HEREON IS SUBJECT TO AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS & COVENANTS.
 - A) SIGNAL FACILITIES EXCEPTIONS AND RESERVATIONS, SEE R.C.R.D. BOOK 1339, PAGE 298, (LOCATION UNKNOWN).
 - B) EASEMENT IN FAVOR OF WESTERN UNION TELEGRAPH COMPANY, SEE R.C.R.D. BOOK 1339, PAGE 298 (NO DIMENSIONS GIVEN).
 - C) ELECTRIC EASEMENT IN FAVOR OF NEW HAMPSHIRE ELECTRIC COMPANY, SEE R.C.R.D. BOOK 1339, PAGE 298 (NO DIMENSIONS GIVEN).
 - D) SEWER LINE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH, SEE R.C.R.D. BOOK 1339, PAGE 298 (LOCATION UNKNOWN).
 - E) ADDITIONAL FIRE RESTRICTION, SEE R.C.R.D. BOOK 1339, PAGE 298.
 - F) POLE AND WIRE AGREEMENT, PER NOTE #8 ON REFERENCE PLAN #1, (RECORDED AGREEMENT NOT FOUND).
 - G) ACCESS RIGHTS, SEE R.C.R.D. BOOK 589, PAGE 206 (LOCATION UNKNOWN).
 15. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REFERENCE PLANS:

1. "STANDARD BOUNDARY SURVEY, TAX MAP 119 - LOT 2, LAND OF STONE CREEK REALTY", DATED MARCH 2016, BY AMBIT ENGINEERING, INC., NOT RECORDED.
2. "PLAN OF LAND, VAUGHAN AND GREEN STREETS, PORTSMOUTH, NH" DATED JULY 1955 BY JOHN W. DURGIN R.C.R.D. PLAN #02541.
3. "STANDARD BOUNDARY SURVEY, TAX MAP 123 - LOT 15 & TAX MAP 124 LOT 10" DATED JULY 2008, REVISED 4/25/13 BY AMBIT ENGINEERING, INC. R.C.R.D. PLAN #D-37722.
4. "EASEMENT PLAN, EGRESS EASEMENT TO 319 VAUGHAN STREET CENTER, LLC, TAX MAP 124, LOT 9 & TAX MAP 123, LOT 15, PROPERTY OF 299 VAUGHAN STREET, LLC C/O CATHARTES PRIVATE INVESTMENTS", BY AMBIT ENGINEERING, INC., DATED MARCH 2014, R.C.R.D. PLAN #D-38358.
5. "CONDOMINIUM SITE PLAN TAX MAP 124 LOT 14, 233 VAUGHAN STREET, A CONDOMINIUM FOR 233 VAUGHAN STREET, LLC", BY AMBIT ENGINEERING, INC., DATED NOVEMBER 2013, R.C.R.D. PLAN #D-39078.
6. "LOT LINE RELOCATION PLAN PROPERTY OF HARBORCORP, LLC & BOSTON & MAINE CORPORATION", BY AMES MSC, DATED MARCH 15, 2005, R.C.R.D. PLAN #D-32675.
7. "LAND AT 233 VAUGHAN STREET PORTSMOUTH, NH BOSTON & MAINE CORPORATION TO BLUE STAR PROPERTIES, LLC", BY JAMES VERRA & ASSOCIATES, INC., DATED 6/3/01, R.C.R.D. PLAN #D-29702.
8. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, DISPOSITION MAP", BY ANDERSON-NICHOLS & CO., INC., DATED NOVEMBER 1969, R.C.R.D. PLAN D-2408
9. "PLAN OF LAND FOR SOLIMON NEGM", BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC., DATED 3/28/79, R.C.R.D. PLAN #C-8575.
10. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, DISPOSITION PLAN PARCEL 2", BY ANDERSON-NICHOLS & CO., INC., DATED OCTOBER 1973, R.C.R.D. PLAN D-4115.
11. "PLAN OF PROPERTY CORNER VAUGHAN AND GREEN STREETS", DATED FEBRUARY 1907, R.C.R.D. PLAN #306.
12. "LAND SHOWING LAND AND WHARFAGE OWNED BY SILAS PEIRCE AND CO. LTD.", BY A.C. HOYT SURVEYOR, DATED AUGUST 6, 1902, R.C.R.D. PLAN #266.
13. "PLAN OF LAND PORTSMOUTH, NH FOR GEORGE D. EMERSON CO., BY JOHN W. DURGIN, DATED APRIL 1952, ON FILE AT JAMES VERRA AND ASSOCIATES.
14. "PLAN OF LAND VAUGHAN AND GREEN STREETS PORTSMOUTH, NH FOR SAMUEL W. & SUMNER L. POORVU", BY JOHN W. DURGIN, DATED JANUARY 1956, ON FILE AT JAMES VERRA AND ASSOCIATES.
15. "PLAN OF PROPERTY IN PORTSMOUTH, NH OWNED BY R.I. SUGDEN", BY WM A. GROVER, DATED APRIL 15, 1919, ON FILE AT JAMES VERRA AND ASSOCIATES.
16. "LAND ON VAUGHAN STREET PORTSMOUTH, NH, ESTATE OF CARRIE HAM TO LAWRENCE V. REGAN" BY JOHN W. DURGIN, DATED AUGUST 6, 1937, ON FILE AT JAMES VERRA AND ASSOCIATES.
17. "LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO GEORGE D. EMERSON COMPANY", DATED JUNE 1954, R.C.R.D. BOOK 1339, PAGE 305.
18. TRACK PLAN, R.C.R.D. BOOK 1345, PAGE 51.
19. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, APPROVED AS SHOWING VAUGHAN STREET URBAN RENEWAL PROJECT BOUNDARIES AND AREA ONLY, CONDEMNATION MAP", BY ANDERSON-NICHOLS & CO., INC., DATED FEBRUARY 1971, R.C.R.D. PLAN 2425.
20. "SURVEY OF HARBORSIDE & HARBORPARK LAND IN PORTSMOUTH, NH", BY BRIGGS ASSOCIATES, INC., DATED AUGUST 13, 1985, REV. AUGUST 27, 1985, R.C.R.D. PLAN 14043.
21. "SUBDIVISION PLAN OF TAX MAP 123, LOT 15 FOR 299 VAUGHAN STREET, LLC", BY DOUCET SURVEY, INC., DATED MAY 19, 2017, R.C.R.D. PLAN D-40759.
22. "LICENSE, EASEMENT & LAND TRANSFER PLAN FOR VAUGHAN STREET, LLC AND VAUGHAN STREET HOTEL, LLC", BY DOUCET SURVEY, INC., DATED AUGUST 2017, R.C.R.D. PLAN D-40760.
23. "LOT MERGER PLAN FOR VAUGHAN STREET HOTEL, LLC", BY DOUCET SURVEY, INC., DATED SEPTEMBER 2017.
24. "STATION MAP - LANDS, BOSTON AND MAINE RAILROAD OPERATED BY THE BOSTON AND MAINE RAILROAD, STATION 2966+20 TO STATION 3019+0", DATED JUNE 30, 1914, ON FILE AT THE BOSTON AND MAINE CORPORATION.
25. "VAUGHAN STREET PROJECT, PROJECT NO. N.H. R-10, RIGHT OF WAY ADJUSTMENT", BY METCALF & EDDY, DATED MAY 5, 1966, R.C.R.D. PLAN D-2413.
26. "SKETCH OF RAILROAD CONVEYANCE, SEE R.C.R.D. BOOK 446, PAGE 164A.
27. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NH, DISPOSITION PLAN, PARCEL 2B", BY ANDERSON-NICHOLS & CO., INC., DATED APRIL 1974, R.C.R.D. PLAN DC-4518.
28. "SEWER EASEMENT PLAN, TAX MAP 119, LOT 4, PROPERTY OF NORTH END MASTER DEVELOPMENT LP, GREEN MARKET & RUSSELL STREETS, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM", BY TFM, DATED JULY 16, 2019.
29. "SUBDIVISION PLAN OF PARCELS 1 & 2 IN PORTSMOUTH, NH FOR THE CITY OF PORTSMOUTH", BY BRIGGS ASSOCIATES INC., DATED AUGUST 1, 1984, R.C.R.D. PLAN D-13798.
30. "VAUGHAN STREET PROJECT, PROJECT NO. N.H. R-10, PROPERTY MAP-A, PORTSMOUTH HOUSING AUTHORITY, PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY", BY METCALF & EDDY, DATED MAY 5, 1966, R.C.R.D. PLAN D-2410.
31. "LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO ROSE R. WOLFSON", DATED JUNE 1954, R.C.R.D. PLAN 2282.

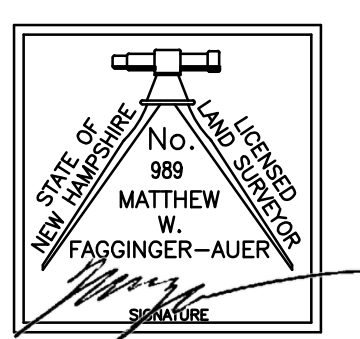


BOUNDARY LINE ADJUSTMENT PLAN
BETWEEN LAND OF
STONE CREEK REALTY LLC
(TAX MAP 119, LOT 2)
AND
BOSTON & MAINE CORP.
(TAX MAP 119, LOT 3)
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
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| DRAWN BY: | M.W.F. | DATE: | APRIL 29, 2021 |
| CHECKED BY: | W.J.D. | DRAWING NO. | 4383G |
| JOB NO. | 4383 | SHEET | 2 OF 2 |

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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.

Matthew W. Fagginger-Auer
L.L.S. #989
5/17/21 DATE

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD 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.