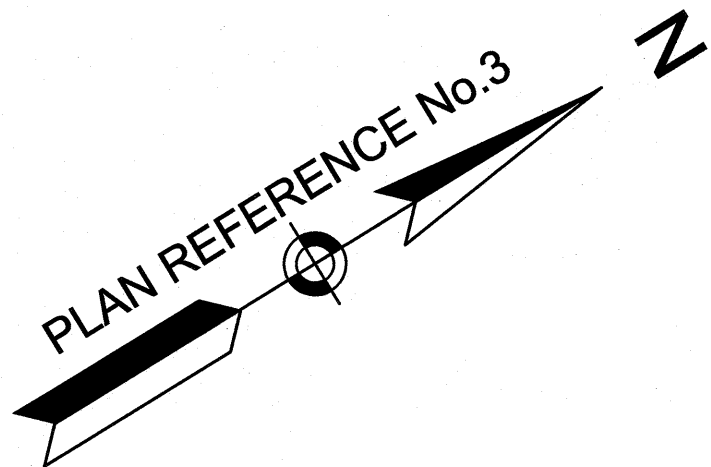


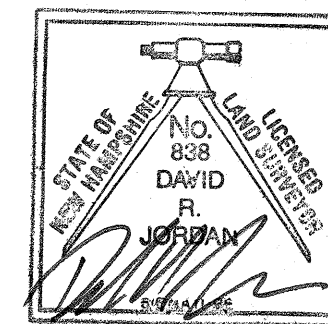


MAP 252 LOT 2-10
N/F JMK REALTY, LLC
PO BOX 971
PORTSMOUTH, NH 03802
BOOK 3656 PAGE 744

MAP 252 LOT 4
EXISTING:
12,838 Sq.Ft.
0.295 Ac.±
(TO BE CONSOLIDATED
INTO MAP 252 LOT 9-1)

MAP 252 LOT 5
EXISTING:
12,436 Sq.Ft.
0.285 Ac.±
(TO BE CONSOLIDATED
INTO MAP 252 LOT 9-1)

CERTIFICATION:
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR
THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE
RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND
BETWEEN 2008 AND 2020, AND HAS AN ERROR OF CLOSURE OF
NOT MORE THAN ONE PART IN TEN THOUSAND.



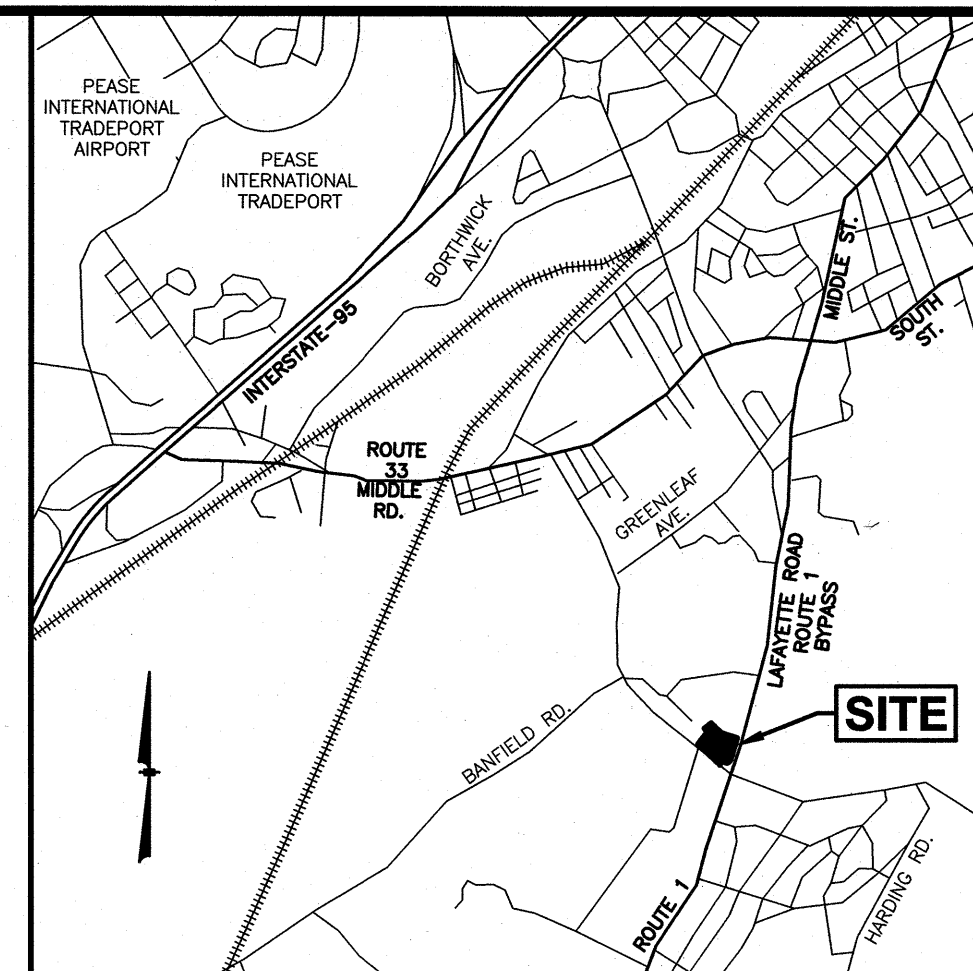
LICENSED LAND SURVEYOR, LLS #838

MAP 252 LOT 3
N/F LIGHTHOUSE MANUFACTURING, LLC
125 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
BOOK 5228 PAGE 2453

MAP 253 LOT 2A
MADISON COMMERCIAL
GROUP, LLC
72 MIRONA ROAD
PORTSMOUTH, NH 03801
BOOK 5064 PAGE 0157

MAP 253 LOT 2
SLF REALTY GROUP II, LLC.
P.O. BOX 971
PORTSMOUTH, NH 03802
BOOK 3464, PAGE 1985

MAP 252 LOT 8
N/F MACLEOD ENTERPRISES, INC.
1190 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
BOOK 2487 PAGE 508



LOCATION MAP
(NOT TO SCALE)

PLAN REFERENCES:

- 1) SITE DEVELOPMENT PLANS TAX MAP 252 LOTS 7 & 9, 1390 & 1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR 4 AMIGOS, LLC; SCALE: 1"=30'; DATE: DECEMBER 19, 2011 (revised to 8/5/13) BY THIS OFFICE.
- 2) TRANSPORTATION IMPROVEMENT PROJECT, LAFAYETTE ROAD (ROUTE 1) AT PEVERLY HILL ROAD AND ELWYN ROAD ON THE CITY OF PORTSMOUTH, ROCKINGHAM COUNTY IN THE STATE OF NEW HAMPSHIRE, PROPOSED COMMERCIAL OFF-SITE IMPROVEMENTS PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR 4 AMIGOS, LLC HAMPTON, NEW HAMPSHIRE; SCALE: 1"=20'; DATE: NOVEMBER 2012 BY VANASSE & ASSOCIATES, INC.
- 3) ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 252 LOTS 3 & 8; SCALE: 1" = 40'; DATE: JUNE 25, 2004 (rev. 8/12/04); PREPARED BY DOUCET SURVEY, INC..
- 4) ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 252 LOTS 4 & 5; SCALE: 1" = 40'; DATE: NOV. 18, 2004 (rev. 11/22/04); PREPARED BY DOUCET SURVEY, INC.
- 5) ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN #D-37860.
- 6) R.C.R.D. PLAN #D-37533.
- 7) R.C.R.D. PLAN #D-37532.
- 8) R.C.R.D. PLAN #D-34531.
- 9) R.C.R.D. PLAN #D-33990.
- 10) R.C.R.D. PLAN #D-32208.
- 11) R.C.R.D. PLAN #D-32207.
- 12) R.C.R.D. PLAN #D-32206.
- 13) R.C.R.D. PLAN #D-28308.
- 14) R.C.R.D. PLAN #D-27945.
- 15) R.C.R.D. PLAN #D-12125.
- 16) R.C.R.D. PLAN #D-11370.
- 17) R.C.R.D. PLAN #D-8831.
- 18) R.C.R.D. PLAN #D-4195.
- 19) R.C.R.D. PLAN #341.
- 20) R.C.R.D. PLAN #01637.
- 21) R.C.R.D. PLAN #01332.
- 22) R.C.R.D. BOOK 1165 PAGE 379.
- 23) R.C.R.D. PLAN #D-38039.

MAP 252 LOT 2
N/F DSM MB II, LLC
875 EAST STREET
TEWKSBURY, MA 08176
BOOK 5583 PAGE 1649

PEVERLY HILL ROAD
(PUBLIC - VARIABLE WIDTH)

MAP 252 LOT 9
EXISTING:
223,416 Sq.Ft.
5.129 Ac.±
PROPOSED:
137,276 Sq.Ft.
3.151 Ac.±
#1400 LAFAYETTE ROAD

LAFAYETTE ROAD - ROUTE 1
(PUBLIC - VARIABLE WIDTH)

0 40 100 160
SCALE: 1" = 40'

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE MAP 252 LOT 4, MAP 252 LOT 5 AND A PORTION OF MAP 252 LOT 9 INTO A NEW PARCEL TO BE IDENTIFIED AS MAP 252 LOT 9-1.
- 2) TOTAL PARCEL AREA:
EXISTING:
MAP 252 LOT 4 = 12,838 Sq.Ft. OR 0.295 Ac.±.
MAP 252 LOT 5 = 12,436 Sq.Ft. OR 0.285 Ac.±.
MAP 252 LOT 9 = 223,417 Sq.Ft. OR 5.129 Ac.±.
TOTAL = 248,691 Sq.Ft. OR 5.709 Ac.±.
PROPOSED:
MAP 252 LOT 9 = 137,276 Sq.Ft. OR 3.151 Ac.±.
MAP 252 LOT 9-1 = 111,415 Sq.Ft. OR 2.558 Ac.±.
TOTAL = 248,691 Sq.Ft. OR 5.709 Ac.±.
- 3) ZONE: GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2)
MIN. LOT SIZE: 10,000 Sq.Ft.
MIN. LOT FRONTAGE: 50 Ft.
SETBACKS:
FRONT 80 Ft. FROM CL LAFAYETTE ROAD
SIDE 30 Ft. FROM PEVERLY HILL R.O.W.
REAR 30 Ft.
REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 4) THIS PLAN IS THE RESULT OF ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN 2008 AND 2020.
- 5) BEARINGS SHOWN HEREON ARE BASED ON PLAN REFERENCE #3.
- 6) LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN.
- 7) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0270E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- 8) SEE SITE REDEVELOPMENT PLANS FOR EXISTING AND PROPOSED UTILITIES, BUILDINGS, CURB LINES, SIDEWALKS AND OTHER PHYSICAL SITE FEATURES.

OWNER OF RECORD:

MAP 252 LOTS 4, 5, & 9
4 AMIGOS, LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NEW HAMPSHIRE 03842
BOOK 5391 PAGES 625 & 638

NO.	DESCRIPTION	BY	DATE
REVISIONS			

SUBDIVISION & LOT CONSOLIDATION PLAN

ASSESSORS MAP 252 LOTS 4, 5, & 9
951 PEVERLY HILL ROAD & 1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NEW HAMPSHIRE 03842

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

DATE

GPI
603.893.0720
GPINET.COM

Engineering
Design
Planning
Construction Management

Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=40'	DATE: APRIL 15, 2022	DRAWING NO. 4582 SUBD LLA.dwg
DRAWN BY: DPD	CHECKED BY: AKC/DRJ	PROJECT NO. MAX-458219.00
		SHEET NO. 1 OF 1