

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

October 30, 2019

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Lot Line Adjustment Application
3110 Lafayette Road & 65 Ocean Road, Portsmouth, NH
Tax Map 292, Lots 151-1, 151-2 & 153
JBE Project No. 18165**

Dear Mr. Legg,

Jones & Beach Engineers, Inc., respectfully submits a Lot Line Adjustment application on behalf of the applicant, Tuck Realty Corp. The intent of this application is to combine and adjust the three existing house lots into two parcels, one single 15,000 S.F. lot with existing house to remain and the other 80,266 S.F. lot with the structure to be razed. All lots are conforming and all remaining structures are conforming.

The following items are provided in support of this Application:

1. Completed Lot Line Adjustment Application and Checklist.
2. Letter of Authorizations.
3. Current Deeds.
4. Abutters List and Three (3) Mailing Labels each.
5. Tax Map.
6. Four (4) Full Size Plan Sets Folded.
7. Six (6) Half Size Plan Sets Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph A. Coronati
Vice President

cc: Tuck Realty Corp., Applicant (application and plans via email)
Tim Phoenix (application and plans via email)
Mike Keane (application and plans via email)



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 required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Carter Chad

Owner: Weeks Realty Trust, Kaley E. Weeks Trustee Date Submitted: 10/30/19

Applicant: Tuck Realty Corporation

Phone Number: 603-778-6894 E-mail: mgarrepy@gmail.com

Site Address 1: 3110 Lafayette Road Map: 292 Lot: 151-1 & 2

Site Address 2: 65 Ocean Road Map: 292 Lot: 153

| 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. (III.C.2-3) | | N/A |
| <input checked="" type="checkbox"/> | All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4) | | 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 | Waiver Requested |
| <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) | All Sheets | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | 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 | 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> | A1, C1 | <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/V.3) | 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) | A1 | <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 may either affect or be affected by the proposed development. (Section V.5)</p> | C1, A1 | <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) | A1 | <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) | A1 | <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) | A1 | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |

| Requirements for Preliminary/Final Plat | | | | Waiver Requested |
|---|--|---|--|------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Required for Preliminary / Final Plat | |
| <input 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) | N/A | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input 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) | N/A | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input 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 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 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 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) | N/A | <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |
| <input 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) | A1 | <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat | |

General Requirements¹

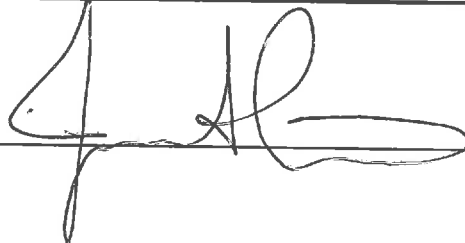
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
|-------------------------------------|--|--|-----------------------------|
| <input type="checkbox"/> | 1. Basic Requirements: (VI.1) | | |
| <input type="checkbox"/> | a. Conformity to Official Plan or Map | | |
| <input type="checkbox"/> | b. Hazards | N/A | |
| <input type="checkbox"/> | c. Relation to Topography | | |
| <input type="checkbox"/> | d. Planned Unit Development | | |
| <input type="checkbox"/> | 2. Lots: (VI.2) | | |
| <input checked="" type="checkbox"/> | a. Lot Arrangement | | |
| <input checked="" type="checkbox"/> | b. Lot sizes | A1 | |
| <input checked="" type="checkbox"/> | c. Commercial and Industrial Lots | | |
| <input type="checkbox"/> | 3. Streets: (VI.3) | | |
| <input checked="" type="checkbox"/> | a. Relation to adjoining Street System | | |
| <input checked="" type="checkbox"/> | b. Street Rights-of-Way | | |
| <input checked="" type="checkbox"/> | c. Access | | |
| <input checked="" type="checkbox"/> | d. Parallel Service Roads | | |
| <input checked="" type="checkbox"/> | e. Street Intersection Angles | A1 | |
| <input checked="" type="checkbox"/> | f. Merging Streets | | |
| <input checked="" type="checkbox"/> | g. Street Deflections and Vertical Alignment | | |
| <input checked="" type="checkbox"/> | h. Marginal Access Streets | | |
| <input checked="" type="checkbox"/> | i. Cul-de-Sacs | | |
| <input checked="" type="checkbox"/> | j. Rounding Street Corners | | |
| <input checked="" type="checkbox"/> | k. Street Name Signs | | |
| <input checked="" type="checkbox"/> | l. Street Names | | |
| <input checked="" type="checkbox"/> | m. Block Lengths | | |
| <input checked="" type="checkbox"/> | n. Block Widths | | |
| <input checked="" type="checkbox"/> | o. Grade of Streets | | |
| <input checked="" type="checkbox"/> | p. Grass Strips | | |
| <input type="checkbox"/> | 4. Curbing: (VI.4) | N/A | |
| <input type="checkbox"/> | 5. Driveways: (VI.5) | N/A | |
| <input type="checkbox"/> | 6. Drainage Improvements: (VI.6) | N/A | |
| <input type="checkbox"/> | 7. Municipal Water Service: (VI.7) | N/A | |
| <input type="checkbox"/> | 8. Municipal Sewer Service: (VI.8) | N/A | |
| <input type="checkbox"/> | 9. Installation of Utilities: (VI.9) | | |
| <input type="checkbox"/> | a. All Districts | | |
| <input type="checkbox"/> | b. Indicator Tape | N/A | |
| <input type="checkbox"/> | 10. On-Site Water Supply: (VI.10) | N/A | |
| <input type="checkbox"/> | 11. On-Site Sewage Disposal Systems: (VI.11) | N/A | |
| <input type="checkbox"/> | 12. Open Space: (VI.12) | | |
| <input type="checkbox"/> | a. Natural Features | | |
| <input type="checkbox"/> | b. Buffer Strips | N/A | |
| <input type="checkbox"/> | c. Parks | | |
| <input type="checkbox"/> | d. Tree Planting | | |
| <input type="checkbox"/> | 13. Flood Hazard Areas: (VI.13) | | |
| <input type="checkbox"/> | a. Permits | | |
| <input type="checkbox"/> | b. Minimization of Flood Damage | | |
| <input type="checkbox"/> | c. Elevation and Flood-Proofing Records | N/A | |
| <input type="checkbox"/> | d. Alteration of Watercourses | | |
| <input 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 type="checkbox"/> | 15. Easements (VI.15) | | |
| <input type="checkbox"/> | a. Utilities | | |
| <input type="checkbox"/> | b. Drainage | N/A | |
| <input checked="" type="checkbox"/> | 16. Monuments: (VI.16) | A1 | |
| <input type="checkbox"/> | 17. Benchmarks: (VI.17) | N/A | |
| <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 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 | N/A | |
| <input 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 | N/A | |
| <input 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 | N/A | |
| <input 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 | N/A | |

Applicant's/Representative's Signature: _____



Date: _____

10/30/19

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/April 2019

812738 P0819

EXHIBIT A

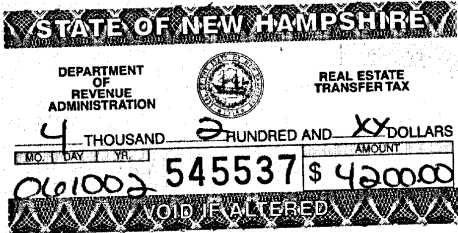
A certain tract or parcel of land with the buildings thereon situated on the Westerly side of Lafayette Road in the Southerly side of Ocean Road in Portsmouth, County of Rockingham, State of New Hampshire being more particularly bound and described as follows:

BEGINNING at an iron pipe on the Westerly sideline of said Lafayette Road, said iron pipe being at land now or formerly of Samonas (formerly Stokel); thence running South 57° 00' 00" West by and along the Westerly sideline of said Lafayette Road a distance of 230.42 feet to a set railroad spike at land now or formerly of Ford and Lonsinger; thence running North 45° 59' 24" West by and along said land now or formerly of Lonsinger and land now or formerly of Gemicorn Associates a distance of 216.88 feet to a point; thence running North 45° 45' 19" West a distance of 14.45 feet to an iron pipe at land now or formerly of Connors; thence turning and running North 58° 37' 37" East by and along said land of Connors a distance of 358.85 feet to an iron pin on the Westerly sideline of Ocean Road, so called; thence turning and running South 23° 34' 56" East by and along the Westerly sideline of said Ocean Road a distance of 46.06 feet to a spike; thence turning and running South 29° 51' 50" East still by said Westerly sideline of Ocean Road a distance of 8.16 feet to an iron pin at land now or formerly of Samonas; thence turning and running South 64° 17' 24" West by and along said land now or formerly of Samonas a distance of 86.96 feet to a point; thence turning and running South 38° 55' 09" East by and along said land now or formerly of Samonas a distance of 173.61 feet to the point of beginning on the Westerly sideline of Lafayette Road, so called.

Said premises are shown on "Plat of Land for Weeks Family Trust in Portsmouth", dated January, 1988 by Parker Survey Associates, Inc. Said plan is to be recorded in Rockingham County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to JOHN Y. LAFFERTY, TRUSTEE OF THE WEEKS FAMILY TRUST, by deed of Canada's Truck Stop, Inc., dated July 1, 1985 and recorded in the Rockingham County Registry of Deeds, Book 2551, Page 2630.

Said premises have been resurveyed and reflect a taking by the State of New Hampshire, for the widening of Lafayette Road.



BK 3783PG1599

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, That

Diane B. Connors and John C. Connors, husband and wife
of 24 Shaw Road, Portsmouth, NH 03801

for consideration paid, grant to

Chad Carter, a single person
of 143 Blue Heron Drive, Portsmouth, New Hampshire 03801

with warranty covenants, the following described property:

A certain tract or parcel of land in Portsmouth, County of Rockingham and State of New Hampshire, together with the buildings thereon, lying on the southerly side of Ocean Road in said Portsmouth, bounded and described as follows:

Beginning at an iron pipe, said pipe being 100.00 feet southeasterly of the northeasterly corner of Lot 15 on "Plan of Lots, Portsmouth New Hampshire for Harvey Moulton, July, 1956, by John W. Durgin Civil Engineers", thence running by said Ocean Road South 53°48' East 100.00 feet to an iron pipe at land now or formerly of Frank and Joan Ellis; thence turning and running South 42°58' West 373.82 feet by said land now or formerly of Ellis to an iron pipe at land now or formerly of 36 Lowell Street Inc.; thence turning and running by land now or formerly of 36 Lowell Street, Inc. in part, and in part by land now or formerly of one Lurvey, North 61°25' West 102.52 feet to an iron pipe at the southeasterly corner of Lot No. 1 on "Plan of Lots, Portsmouth, New Hampshire for Frank and Joan Ellis, May 1975, by John W. Durgin Civil Engineers Professional Association" thence turning and running by said Lot No. 1, North 42°58' East 387.51 feet to an iron pipe at said Ocean Road and the point of beginning.

Containing 37,801 square feet.

Being Lot No. 2 on "Plan of Lots, Portsmouth, New Hampshire, for Frank and Joan Ellis, May 1975, by John W. Durgin Civil Engineers, P.A." which was recorded in Rockingham County Registry of Deeds on July 31, 1975, as Plan No. C-5347.

Excepting 750 square feet as conveyed to the State of New Hampshire, recorded in the Rockingham County Registry of Deeds at Book 2568, Page 1371.

Meaning and intending to convey the same premises conveyed to John C. Connors and Diane B. Connors by deed of John C. Connors dated August 9, 1997 and recorded in the Rockingham County Registry of Deeds at Book 3231, Page 1999.

Signed this Seventh day of June, 2002.

Diane B. Connors
Diane B. Connors

John C. Connors
John C. Connors

049560

2002 JUN 10 PM 1:21

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

State of New Hampshire

BK 3783PG 1600

Rockingham, ss:

Seventh day of June, 2002

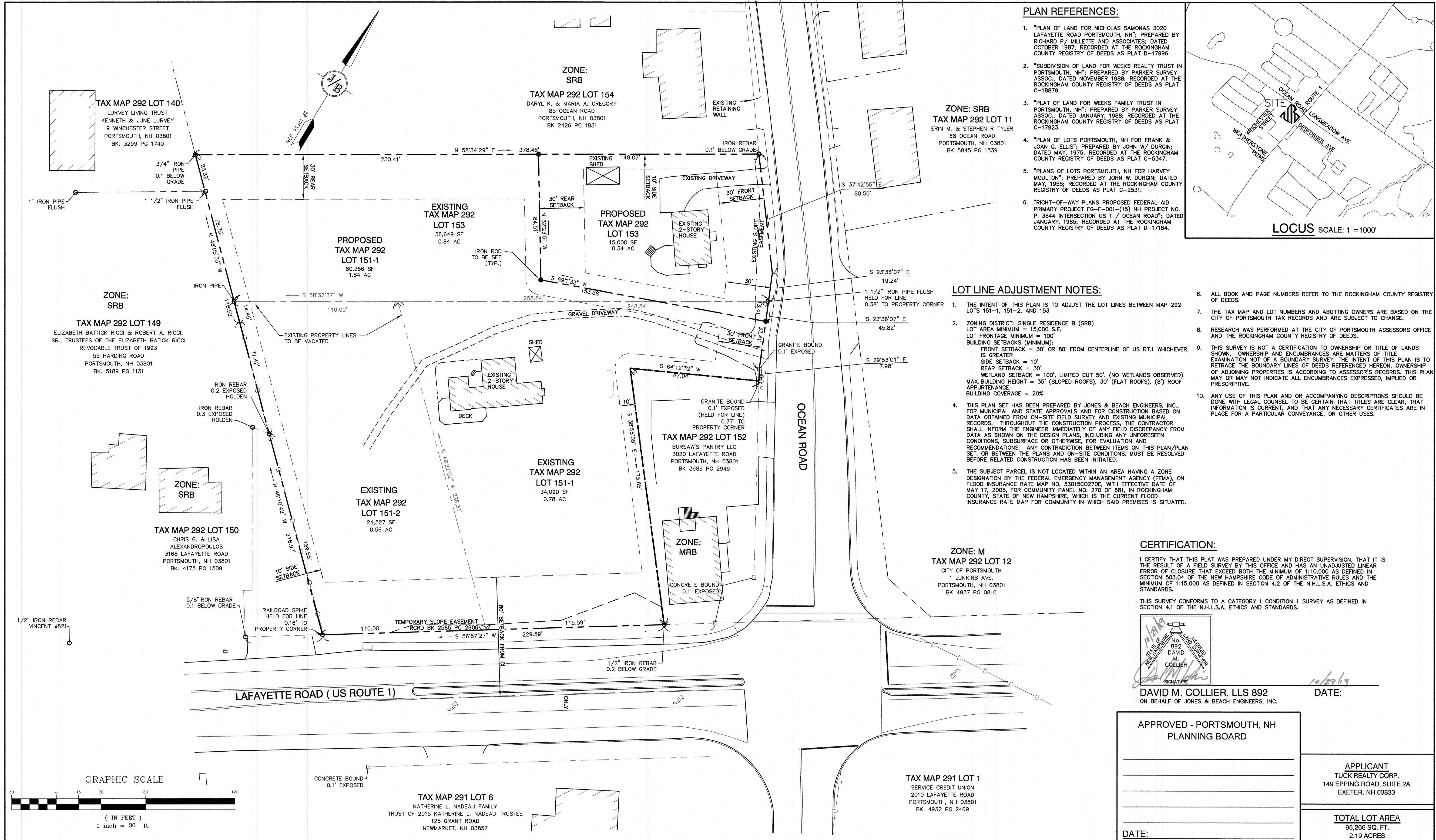
Personally appeared Diane B. Connors and John C. Connors, known to me, or satisfactorily proven, to be the person whose name subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.



..... (Seal)

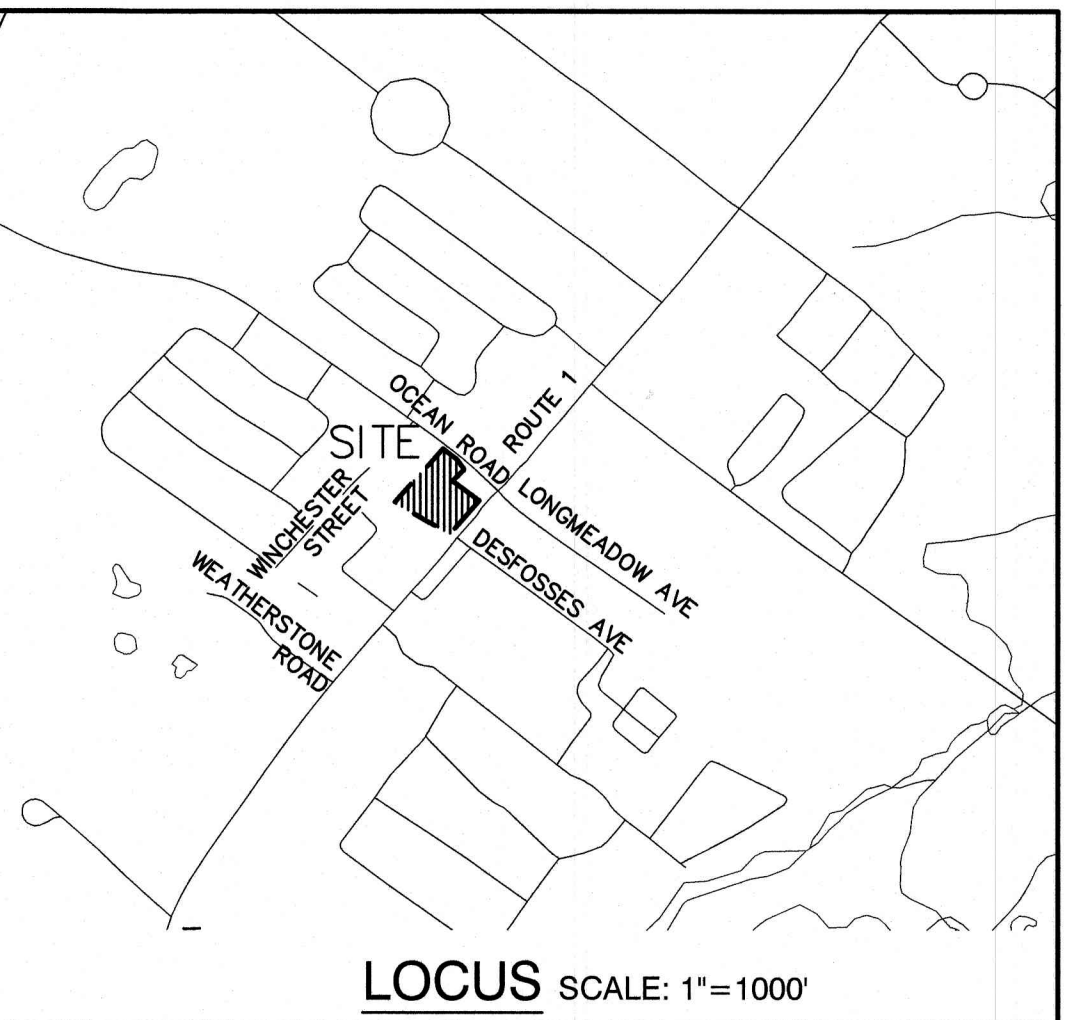
Justice of the Peace/Notary Public
My Commission Expires:

MONIQUE ADJAMI SHEVLIN
Justice of the Peace - New Hampshire
My Commission Expires October 18, 2005



PLAN REFERENCES:

- "PLAN OF LAND FOR NICHOLAS SAMONAS 3020 LAFAYETTE ROAD PORTSMOUTH, NH", PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES; DATED OCTOBER 1987; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-17996.
- "SUBDIVISION OF LAND FOR WEEKS REALTY TRUST IN PORTSMOUTH, NH", PREPARED BY PARKER SURVEY ASSOC.; DATED NOVEMBER 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-18879.
- "PLAT OF LAND FOR WEEKS FAMILY TRUST IN PORTSMOUTH, NH", PREPARED BY PARKER SURVEY ASSOC.; DATED JANUARY, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-17923.
- "PLAN OF LOTS PORTSMOUTH, NH FOR FRANK & JOAN G. ELLIS"; PREPARED BY JOHN W. DURGIN; DATED MAY, 1975; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-5347.
- "PLANS OF LOTS PORTSMOUTH, NH FOR HARVEY MOULTON"; PREPARED BY JOHN W. DURGIN; DATED MAY, 1955; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-2531.
- "RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PRIMARY PROJECT FG-F-001-(15) NH PROJECT NO. P-3844 INTERSECTION US 1 / OCEAN ROAD"; DATED JANUARY, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-17184.



LOT LINE ADJUSTMENT NOTES:

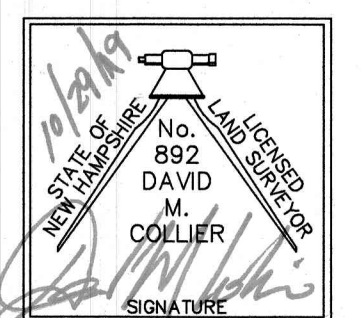
- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN MAP 292 LOTS 151-1, 151-2, AND 153
- ZONING DISTRICT: SINGLE RESIDENCE B (SRB)
LOT AREA MINIMUM = 15,000 S.F.
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30' OR 80' FROM CENTERLINE OF US RT.1 WHICHEVER IS GREATER
SIDE SETBACK = 10'
REAR SETBACK = 30'
WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)
MAX. BUILDING HEIGHT = 35' (SLOPED ROOFS), 30' (FLAT ROOFS), (8') ROOF APPURTENANCE.
BUILDING COVERAGE = 20%
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0270E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 270 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

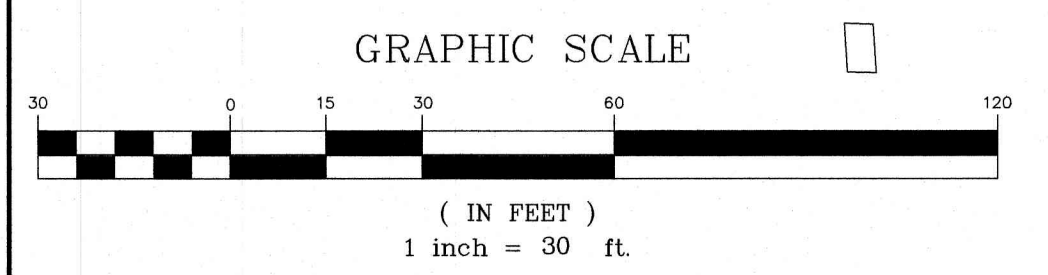
10/29/19
DATE:

APPROVED - PORTSMOUTH, NH
PLANNING BOARD

APPLICANT
TUCK REALTY CORP.
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
95,266 SQ. FT.
2.19 ACRES

DATE:



| | | |
|---|-----------------|--------------------|
| Design: JAC | Draft: LAZ | Date: 9/17/19 |
| Checked: JAC | Scale: 1" = 30' | Project No.: 18165 |
| Drawing Name: 18165-PLAN.dwg | | |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. | | |

| REV. | DATE | REVISION | BY |
|------|----------|-------------------|-----|
| 0 | 10/29/19 | ISSUED FOR REVIEW | LAZ |

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

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| Plan Name: | LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN TAX MAP 292, LOT 151-1, 151-2 & 153 |
| Project: | 3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801 |
| Owner of Record: | CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844 |

DRAWING No.
A1
SHEET 1 OF 1
JBE PROJECT NO. 18165

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