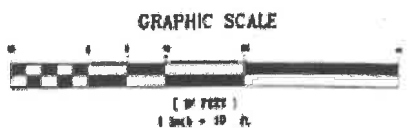


- PLAN REFERENCES:**
- "LOT LINE RELOCATION PLAN ELEANOR W. TELLER, REVOCABLE LIVING TRUST & MARION C. AND DONALD F. CLARK, 18 & 40 MOUNT VERNON STREET, PORTSMOUTH, N.H., ROCKINGHAM COUNTY, PREPARED BY AUST SURVEY DATED SEPTEMBER 1993, LAST REVISED NOVEMBER 27, 1995 AND RECORDED AT THE R.C.R.D. AS PLAN 0-24425
  - "SURVEY & PERMETER PLAN, A, "ERATIONS & ADDITIONS PORTSMOUTH HOSPITAL, PORTSMOUTH, N.H." PREPARED BY JAMES W. MITCHELL & ASSOCIATES FROM THE FILES OF JOHN W. DURGH, PROVIDED BY ANNE VERRA AND ASSOCIATES
  - "PLAN OF TWO LOTS OF LAND SITUATE IN THE TOWN OF PORTSMOUTH, BELONGING TO THE HEIRS OF THE REV. MR. JOHN EMERSON, DECEASED.

- NOTES:**
- OWNERS OF RECORD  
 TAX MAP 111 LOT 29:  
 TED W. & SUSAN L. ALEX  
 R.C.R.D. BOOK 2938 PAGE 2570  
 DATED AUGUST 14, 1992  
  
 TAX MAP 111 LOT 30:  
 KRISTIN ALEXANDER  
 R.C.R.D. BOOK 3104 PAGE 2425  
 DATED APRIL 21, 2010
  - TOTAL PARCEL AREAS  
 TAX MAP 111 LOT 29:  
 5,250 Square Feet Or 0.12 Acres  
 TAX MAP 111 LOT 30:  
 7,670 Square Feet Or 0.18 Acres
  - THE BASIS OF BEARING IS PER PLAN REFERENCE #1.
  - MOUNT VERNON RIGHT OF WAY IS 30 FEET IN WIDTH BASED UPON PLAN REFERENCE #3
  - REFERENCE IS MADE TO A OUTLAW DEED BETWEEN JOHN & HELEN JOHNSON AND LAUREL & LESLIE WALTER DATED SEPTEMBER 12, 1988 AND RECORDED AT THE R.C.R.D. AS BOOK 2630 PAGE 1809. SAID DEED'S PURPOSE WAS TO "ESTABLISH AND CONFIRM THE COMMON BOUNDARY LINE" BETWEEN TAX MAP 111 LOTS 29 & 30 & THAT "THE SAID COMMON BOUNDARY LINE IS SEVERE SOUTHERLY OF THE GARAGE AND DRIVEWAY STRUATE UPON SAID WALTER LAND (TAX MAP 111 LOT 30)
  - BASED UPON A 1978 AERIAL PHOTO BY COL-EAST, INC (WHICH PHOTO SHOWS THE DRIVEWAY AND GARAGE AROUND THE TRU OF THE AGREEMENT), IT IS THIS SURVEYOR'S OPINION THAT THE PROPERTY LINE WAS INTENDED TO RUN ALONG THE EAVES OF THE GARAGE ALLOWING FOR ACCESS OVER THE DRIVEWAY AND INTO THE GARAGE 6 FEET FROM THE EXTERIOR WALL OF THE GARAGE PREVENTS THE DOORS FROM BEING UTILIZED



**CERTIFICATION**

I certify that this survey plot is not a subdivision pursuant to the laws 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 further certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey.

*Paul A. Bissell*  
 Registered Professional Surveyor  
 State of New Hampshire, License No. 851

July 15, 2011

**STANDARD PROPERTY SURVEY**  
 FOR PROPERTIES AT  
 50 & 64 Mount Vernon Street  
 Portsmouth, Rockingham County, New Hampshire

CREATED BY  
 Ted W. Alex      Kristin Alexander  
 Susan L. Alex      64 Mount Vernon Street  
 50 Mount Vernon Street      Portsmouth, NH 03801  
 Portsmouth, NH 03801

**EASTERLY SURVEYING, Inc.**  
 SURVEYORS IN N.H. & MAINE      191 STATE ROAD, SUITE #1  
 (203) 439-6333      KITTERY, MAINE 03844

Scale: 1" = 10'      11643 & 11645      5/17/11      10' x 4'      1/2" x 1/2"      1/2" x 1/2"

DEED NO. 11643 & 11645      11643 & 11645      5/17/11      10' x 4'      1/2" x 1/2"      1/2" x 1/2"

REV. DATE      STATUS      BY      CHECK      APPRO.

1610 BOOK NO. "Portsmouth, NH #12"      Tax Map 111 Lots 29 & 30

D-36884

MDB DESIGN/BUILD LLC  
 Construction Consulting  
 Residential Design  
 81 Lincoln Ave. Portsmouth, N.H. 03801  
 603-234-7398

CONSULTANTS

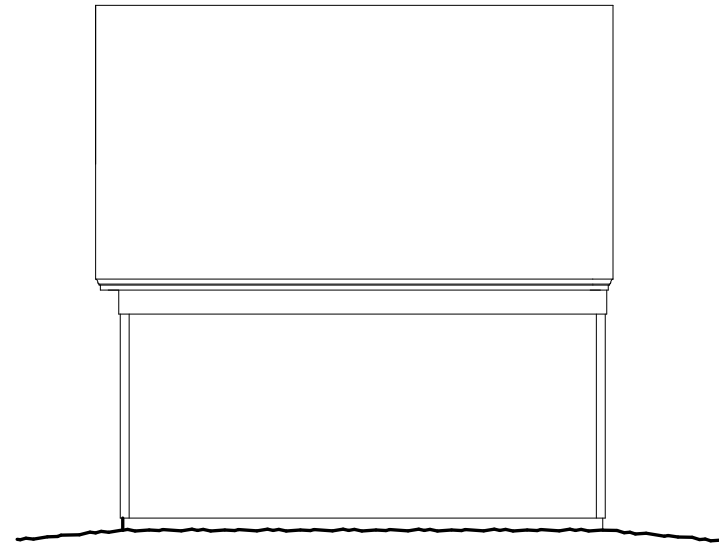
ALEX RESIDENCE  
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 50 MT. VERNON STREET  
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

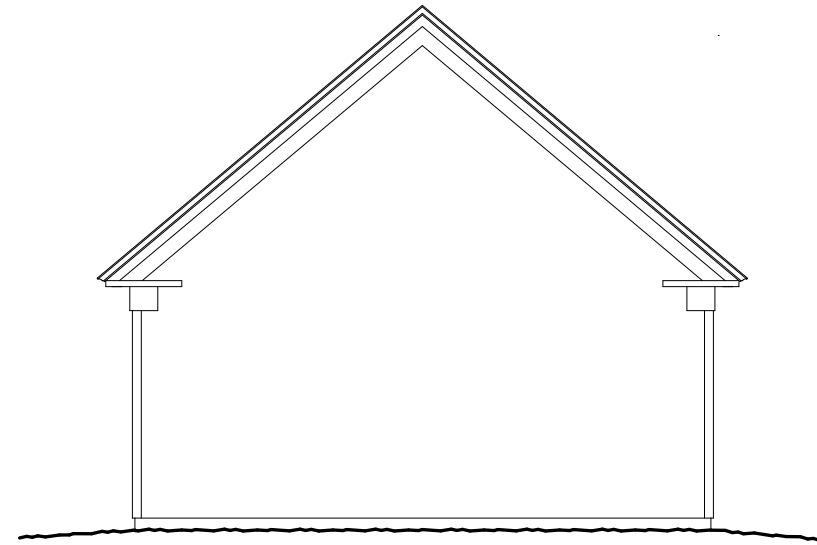
SHEET TITLE

EXISTING  
 ELEVATIONS

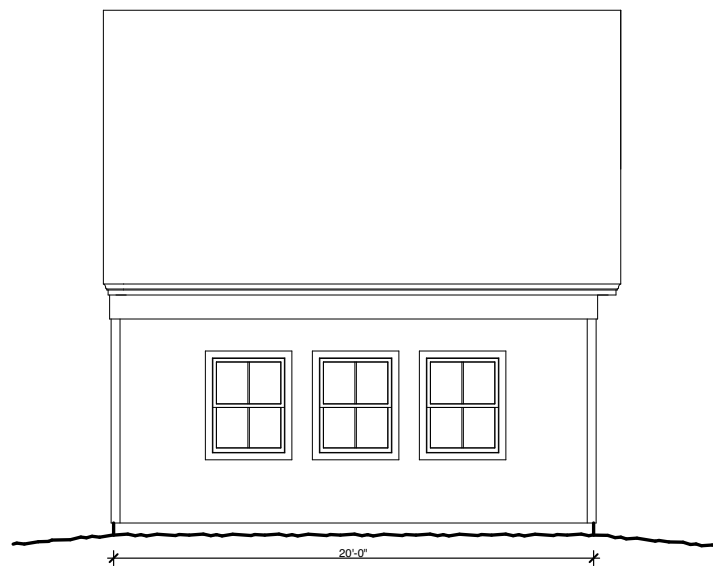
EX1



**3** *SIDE ELEVATION* 1/8" = 1'-0"



**4** *REAR ELEVATION* 1/8" = 1'-0"



**2** *SIDE ELEVATION* 1/8" = 1'-0"



**1** *FRONT ELEVATION* 1/8" = 1'-0"

CONSULTANTS

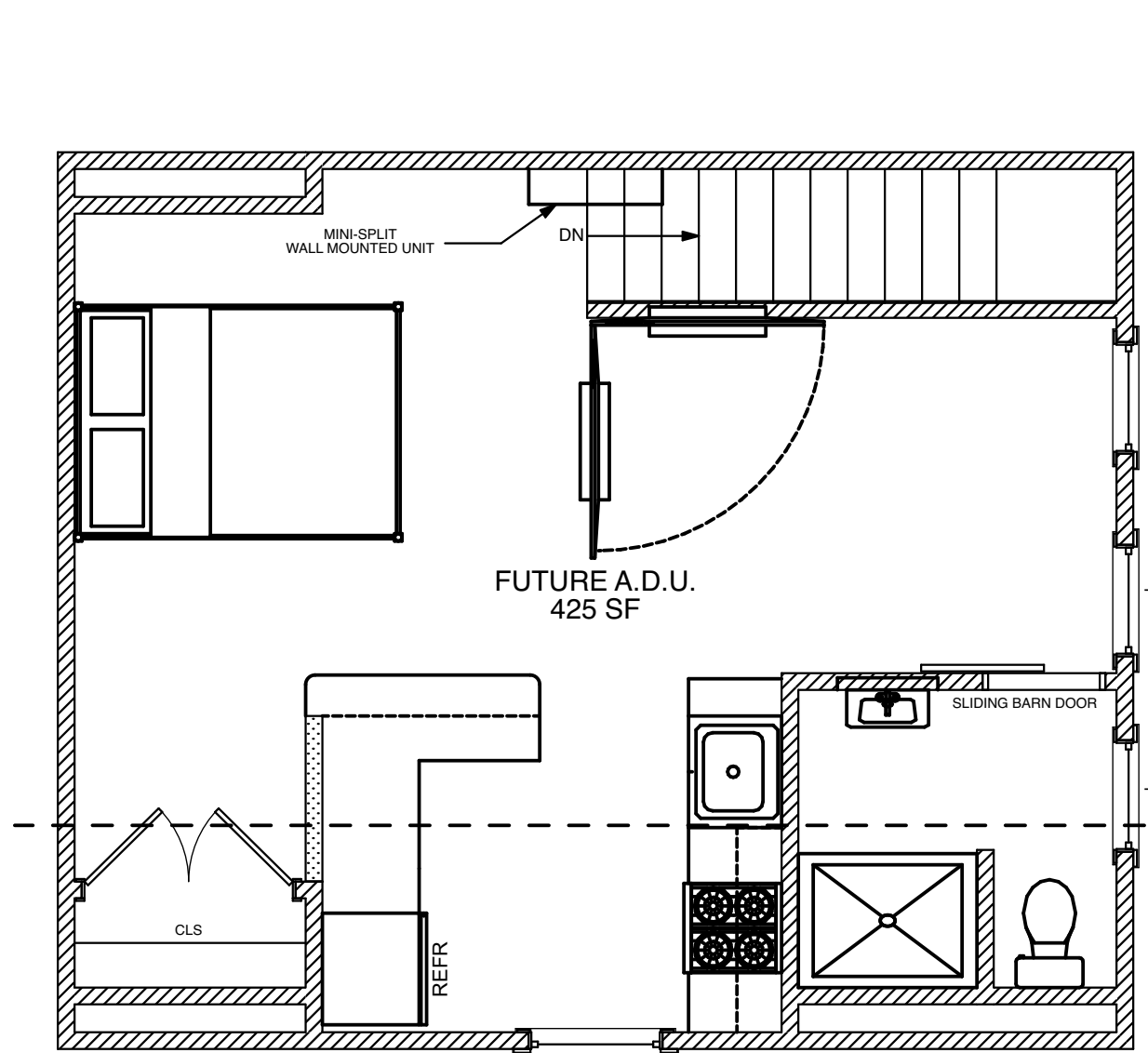
ALEX RESIDENCE  
 ADU PROPOSAL  
 50 MT. VERNON STREET  
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

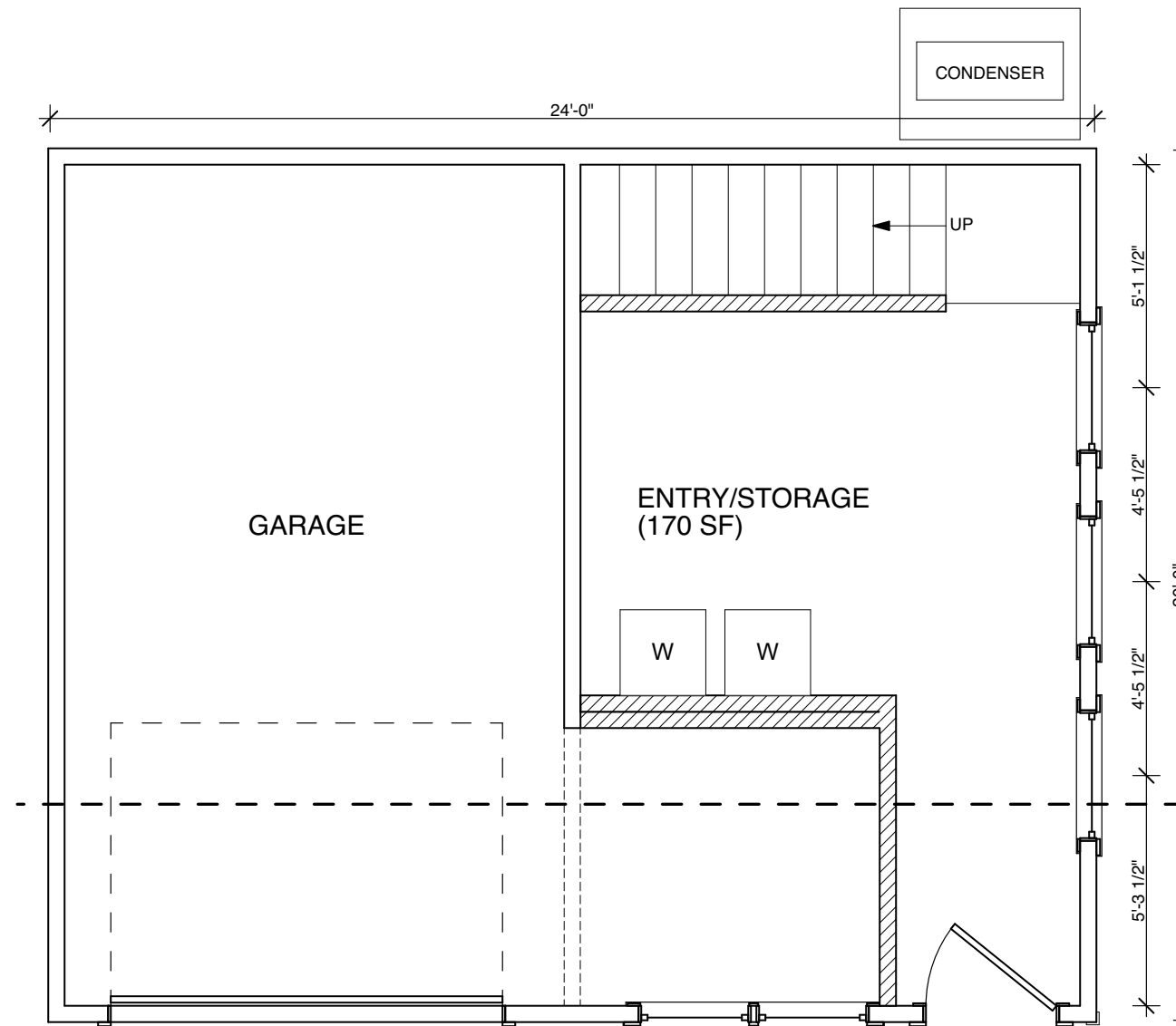
SHEET TITLE

PROPOSED  
 FLOOR PLANS

A1



2 SECOND FLOOR PLAN 1/4" = 1'-0"



1 FIRST FLOOR PLAN 1/4" = 1'-0"

CONSULTANTS

ALEX RESIDENCE  
 ADU PROPOSAL

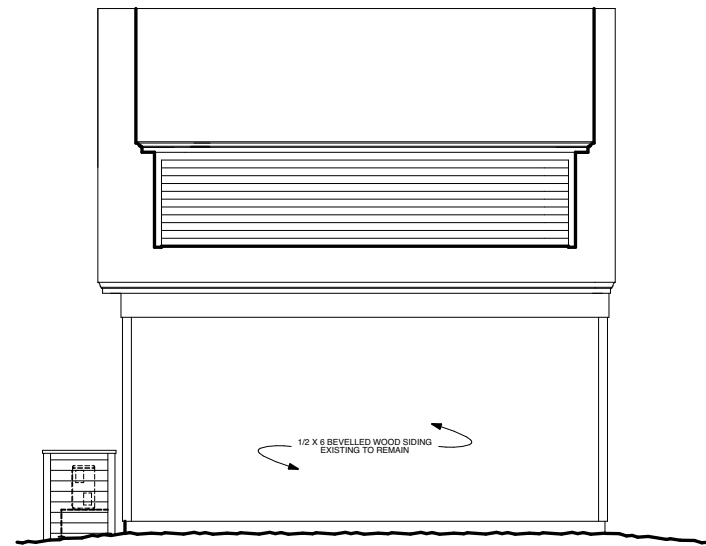
50 MT. VERNON STREET  
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

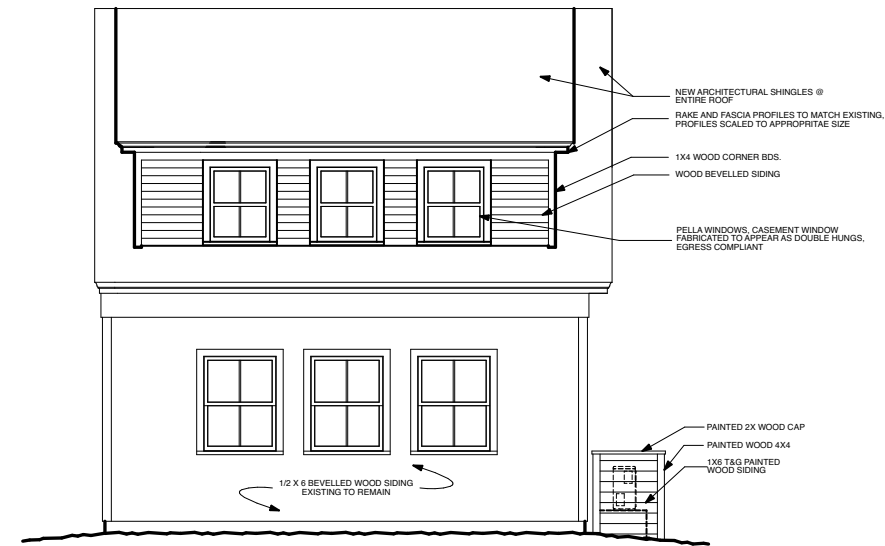
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PROPOSED  
 ELEVATIONS

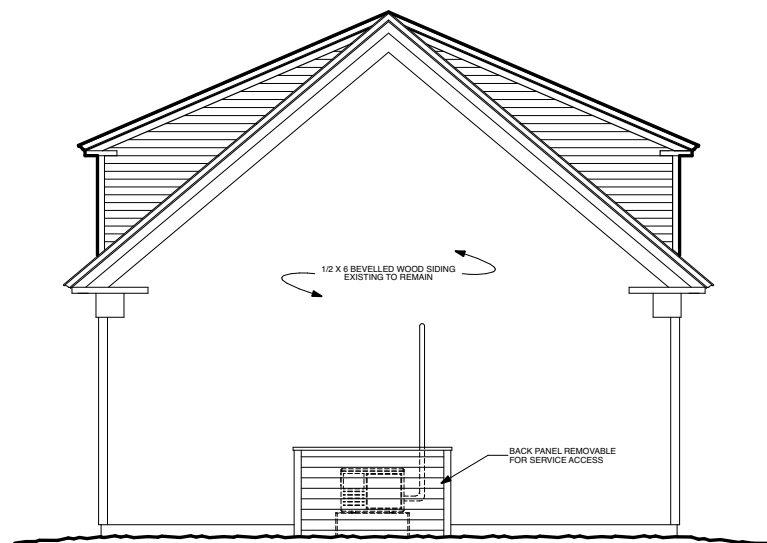
A2



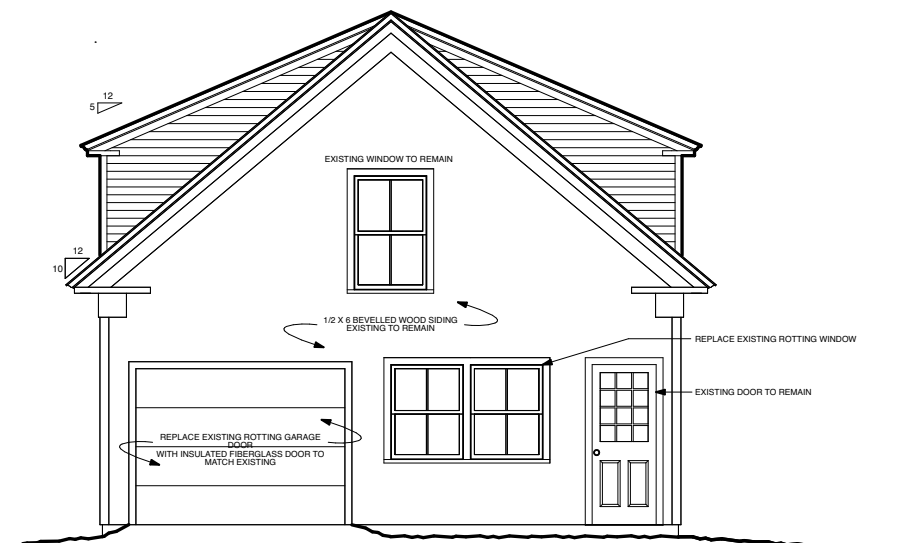
**4** NORTH ELEVATION 1/8" = 1'-0"



**3** SOUTH ELEVATION 1/8" = 1'-0"



**2** EAST ELEVATION 1/8" = 1'-0"



**1** WEST ELEVATION 1/8" = 1'-0"