BOSEN & ASSOCIATES, P.L.L.C. ATTORNEYS AT LAW

John K. Bosen Admitted in NH & MA

Christopher P. Mulligan Admitted in NH & ME

> Molly C. Ferrara Admitted in NH & ME

> Bernard W. Pelech Admitted in NH & ME

March 10, 2020

The Honorable Rick Beckstead, Mayor Portsmouth Municipal Complex 1 Junkins Avenue Portsmouth, N.H. 03801

Re: Cate Street Relocation

Dear Mayor Beckstead and Members of the City Council

As you are aware, for the past 25 years the City has pursued a goal of connecting the Route #1 ByPass with Bartlett Street to take traffic (including truck traffic) off Woodbury Avenue and provide a more convenient access to the Islington Street area. That goal became a reality when the owners of the land necessary for this connector entered into a land swap agreement with the City and as a result, construction is now underway.

In addition to the traffic relief that the relocated roadway will provide, the agreement with the City will a add a vital link in the City's long standing goal of protecting and enhancing Hodgsdon Brook. The amount of pavement in the area will be significantly reduced and all of the surface water run off that now flows directly into the brook will be treated. The project will also allow for a multiuse path along the brook.

As part of the process for the relocation and construction of a new roadway, the existing roadway must be technically "discontinued." To address that requirement, I have prepared a "Petition to Discontinue." I respectfully request that this Petition be placed on the March 16 Council agenda for informational purposes and placed

on the April 6, City Council Agenda for consideration. All of the abutters to the existing roadway will be given certified mail notice of the April 6 meeting.

Sincerely, John K. Bosen

PETITION FOR DISCONTINUANCE OF A PORTION OF THE PUBLIC HIGHWAY KNOWN AS CATE STREET

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PORTSMOUTH:

The undersigned respectfully represents that for the accommodation of the public there is occasion for discontinuing completely and absolutely that portion of the public highway known as Cate Street described and depicted on <u>Exhibit A</u> attached hereto, which is incorporated by reference herein and made a part hereof.

Discontinuance is conditioned upon the discontinued portion of the road being kept open, maintained, and unmodified by the owners of the northerly abutting parcels (Tax Map 163, Lots 33 and 34) to which title to the underlying fee of the northerly half of the road will revert, specifically, Cate Street Development, LLC, and their successors, until such time as the travel lanes of the new, proposed public highway, also to be known as Cate Street, as shown on the plan attached as <u>Exhibit A</u> hereto, are completely constructed and open for public use.

Due to the ancient age of the existing public highway known as Cate Street, no prior layout by the City of Portsmouth nor deed conveying title thereto was found.

The undersigned therefore requests that the Mayor and City Council discontinue the within-described portion of the public highway known as Cate Street, subject to the within conditions.

CATE STREET DEVELOPMENT, LLC By:

Name: Jay Bisognano Title: Manager

ABUTTERS

TAX MAP 158, LOT 13 SLATTERY & DUMONT, LLC 66 OLD CONCORD TURNPIKE #10 BARRINGTON, NH 03825 R.C.R.D. BOOK 3471, PAGE 196

TAX MAP 163, LOT 1 M & B PROPERTIES, LLC 54 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5794, PAGE 996

TAX MAP 163, LOT 2 INDUSTRIAL RENTS-NH, LLC 6 WAYNE ROAD WESTFORD, MA 01886 R.C.R.D. BOOK 5606, PAGE 2334

TAX MAP 163, LOT 32 SHARAN R. GROSS REV. TRUST 180 BIRCH HILL RD YORK, ME 03909 R.C.R.D BOOK 5261 PAGE 2208

R.C.R.D. BOOK 3406 PAGE 1383 TAX MAP 163, LOT 35

ELDREDGE BREWERY REALTY PARTNERSHIP 1 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2572 PAGE 2635

TAX MAP 163, LOT 36 CST HOLDINGS, LLC 3 CATE ST PORTSMOUTH, NH 03801

R.C.R.D. BOOK 3923 PAGE 202

REFERENCE PLANS

TAX MAP 164, LOT 1 PORTSMOUTH LUMBER & HARDWARE, LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5372, PAGE 2606

TAX MAP 164, LOT 2 PORTSMOUTH LUMBER & HARDWARE, LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5808, PAGE 1379

TAX MAP 164, LOT 4 BOSTON & MAINE CORP. IRON HORSE PARK, HIGH STREET NO. BILLERICA, MA 01862

TAX MAP 164 LOT 5 HOUSTON HOLDINGS, LLC 653 ISLINGTON STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3558, PAGE 464

TAX MAP 164, LOT 12 JOSEPH GOBBI SUPPLY CORP. PO BOX 125 PORTSMOUTH, NH 03802 R.C.R.D. BOOK 3233, PAGE 1949

TAX MAP 165, LOT 1 CATE STREET LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5903 PAGE 1436

TAX MAP 165, LOT 14 BOSTON AND MAINE CORP IRON HORSE PK HIGH ST NO BILLERICA, MA 01862 R.C.R.D. BOOK PAGE

TAX MAP 172, LOT 2 406 HIGHWAY 1 PYPASS, LLC 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5671 PAGE 2150

TAX MAP 173. LOT 3 EDGAR W. & JANICE E. ANDERSON 224 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2956 PAGE 1071

TAX MAP 173, LOT 9 PAUL J. HOLLOWAY C/O COAST PONTIAC 500 US HYWY 1 BYPASS

PORTSMOUTH, NH 03801

R.C.R.D. BOOK 2821 PAGE 2396 TAX MAP 173. LOT 10 AREC 13, LLC C/O U-HAUL INTERNATIONAL PO BOX 29046 PHOENIX, AZ 85038 R.C.R.D. BOOK 4575 PAGE 950

TAX MAP 174, LOT 14 AER RE LLC 185 COTTAGE STREET PORTSMOUTH. NH 03801 R.C.R.D. BOOK 5965, PAGE 22

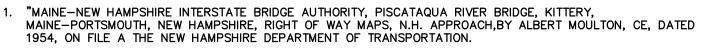
TAX MAP 233, LOT 145 CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH. NH 03801 R.C.R.D. BOOK 5127, PAGE 20

TAX MAP 234, LOT 2A PUBLIC SERVICE CO. OF NH PO BOX 270 HARTFORD, CT 06141 R.C.R.D. BOOK 1257, PAGE 32

TAX MAP 234, LOT 3 PUBLIC SERVICE CO. OF NH PO BOX 270 HARTFORD, CT 06141 R.C.R.D. BOOK 5548, PAGE 73

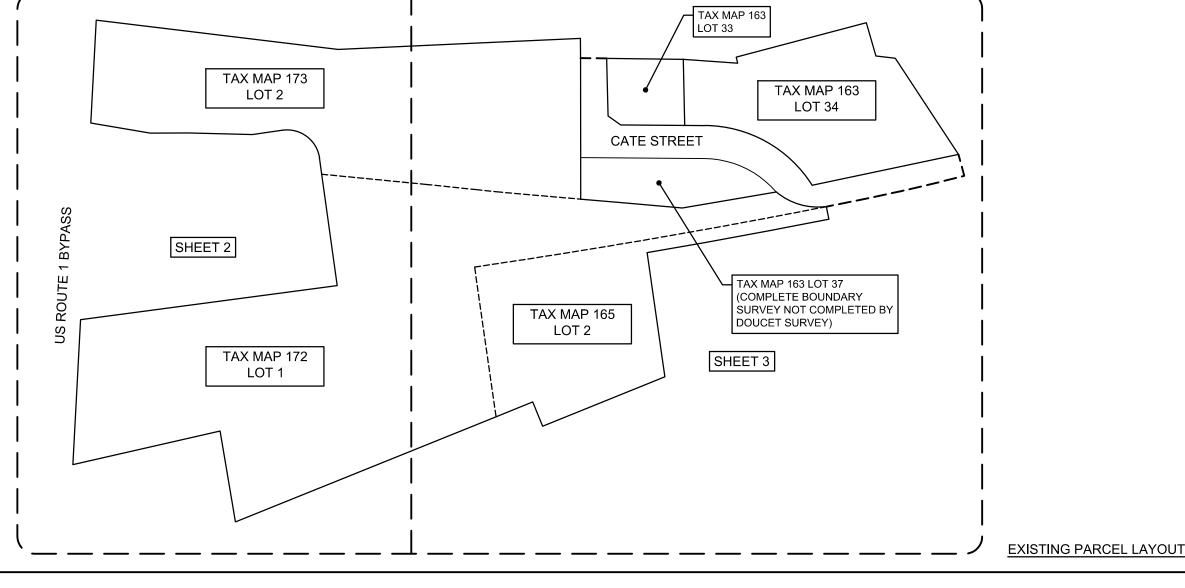
TAX MAP 234, LOT 5 SEACOAST DEVELOPMENT GRO 505 US ROUTE 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3107, PAGE

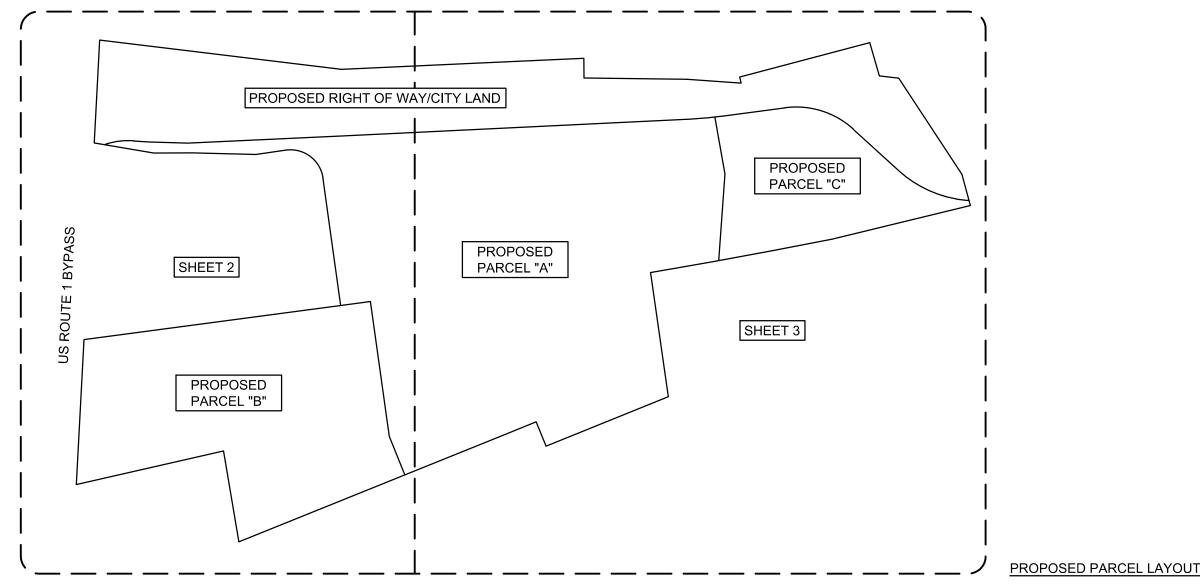
TAX MAP 234, LOT 7-6 CREFIII WARAMAUG PORTSMOU C/O CTMI, LLC PO BOX 741328 DALLAS, TX 75374 R.C.R.D. BOOK 5620, PAGE 10

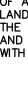


- 2. "PLAT OF LAND U.S. ROUTE 1 BY-PASS PORTSMOUTH, NEW HAMPSHIRE FOR GRIFFIN FAMILY CORP.", BY DURGIN, VERRA AND ASSOCIATES, INC., DATED JANUARY 20, 1992, RECEIVED FROM THE OFFICE OF JAMES VERRA.
- 3. "LOT LINE REVISION U.S. ROUTE ONE BY-PASS, PORTSMOUTH, N.H. FOR WIGGIN, PARSONS, & O'BRIEN, BY JOHN W. DURGIN ASSOCIATES, INC., DATED JANUARY 22, 1982, R.C.R.D. PLAN D-10722.
- 4. "PLAN OF LAND FOR JOSEPH J. O'BRIEN JR.& SR., CATE STREET/ROUTE 1 BY-PASS, PORTSMOUTH, N.H., BY RICHARD P. MILLETTE AND ASSOCIATES, DATED NOVEMBER 17, 1988, R.C.R.D. PLAN D-19110.
- 5. "LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION", BY BRENTON V. SCHOFIELD, DATED FEBRUARY 1964, R.C.R.D. PLAN 160.
- 6. "LOT LINE RELOCATION PLAN FOR U-HAUL REAL ESTATE COMPANY AND FRANCIS J. COSTELLO CATE STREET/ROUTE 1 BY-PASS, PORTSMOUTH, N.H.", BY RICHARD P. MILLETTE AND ASSOCIATES, DATED MAY 25, 1995, R.C.R.D. PLAN D-24912.
- 7. "SUBDIVISION OF LAND HEIRS OF CORNELUS COAKLEY", BY MCKENNA ASSOCIATES, DATED JULY 26, 1972, R.C.R.D. PLAN D-3790.
- 8. "LOT LINE REVISION PORTSMOUTH, N.H. FOR MICHAEL A. PAGANO", BY JOHN W. DURGIN ASSOCIATES, DATED JUNE 26, 1981, R.C.R.D. PLAN D-10278.
- 9. "SITE PLAN OF ELDREDGE PARK WEST PREPARED FOR ELDREDGE BREWERY REALTY PARTNERSHIP", BY KIMBALL CHASE COMPANY, INC., DATED JULY 23, 1987, R.C.R.D. PLAN D-16894.
- 10. "PLAN OF LAND OF FRANK JONES BREWING CORP. & PAUL C. BADGER & NORMAN E. RAND PORTSMOUTH, N.H.", BY JOHN W. DURGIN, CIVIL ENGINEERS, DATED SEPTEMBER 1950, R.C.R.D. PLAN 01635.
- 11. "LOT LINE ADJUSTMENT PLAN FOR LAND OWNED BY SHARON R. GROSS REVOCABLE TRUST, KNOWN AS TAX MAP 163, LOT 31 & 32 LOCATED ALONG #201 & 235 CATE STREET", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED JULY 28, 2011, R.C.R.D. PLAN D-37021.
- 12. "SITE REVIEW PLAN FOR LAND OWNED BY SHARON R. GROSS REVOCABLE TRUST, KNOWN AS TAX MAP 163, LOT 32 LOCATED ALONG #201 & CATE STREET", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED DECEMBER 2002. R.C.R.D. PLAN D-30850.
- 13. "PLAN SHOWING DIVISION OF ELDREDGE BREWING CO. LOT IN PORTSMOUTH, N.H. OWNED BY ALBERT HISLOP", BY WM A. GROVER, DATED DECEMBER 11, 1918, R.C.R.D. PLAN 18.
- 14. "PLAN OF LAND PORTSMOUTH, N.H. ATLANTIC REALTY CORP. TO KITTERY LAUNDRY, INC.". BY JOHN W. DURGIN. DATED AUGUST 1964, R.C.R.D. PLAN 300.
- 15. "CITY OF PORTSMOUTH, N.H. DEFENSE HOMES SEWER LOCATION PLAN", BY JOHN W. DURGIN DATED MAY 1961, RCRD PLAN 1106
- 16. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO M.H. PARSONS & SONS LUMBER COMPANY, INC.", R.C.R.D. BOOK 1267, PAGE 16.
- 17. "PLAN OF LAND PORTSMOUTH, N.H. FOR M.H. PARSONS REALTY CORP.", BY JOHN W. DURGIN, DATED DECEMBER 1956, R.C.R.D. BOOK 1431, PAGE 275.
- 18. "SITE PLAN PORTSMOUTH, N.H. PREPARED FOR U-HAUL OF N.H. AND VT., INC.", BY JOHN W. DURGIN, DATED JUNE 4, 1980, R.C.R.D. PLAN D-9642.
- 19. "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PORTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET OWNED BY COLMAN C. GARLAND", BY EASTERLY SURVEYING, INC., SATED NOVEMBER 30, 2012, R.C.R.D. PLAN D-38047.
- 20. "PLOT PLAN FOR MARIAN M. BADGER, PORTSMOUTH, N.H.", BY JOHN W. DURGIN, DATED JULY 1973, RECIEVED FROM THE OFFICE OF JAMES VERRA.
- 21. "LAND ON CATE STREET, PORTSMOUTH, N.H., BADGER & RAND TO PORTSMOUTH POWER CO.", BY JOHN W. DURGIN, DATED JANUARY 8, 1926, RECEIVED FROM THE OFFICE OF JAMES VERRA.
- 22. "RIGHT-OF-WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON & MAINE R.R. STATION 2928+05 TO 2966+20", DATED JUNE 30, 1914, ON FILE AT THE NH DEPARTMENT OF TRANSPORTATION.
- 23. "ALTA/ACSM LAND TITLE SURVEY, TAX MAP 234, LOT 51 PROPERTY OF THE MEADOWBROOK INN CORPORATION", BY MSC CIVIL ENGINEERS & LAND SURVEYORS, DATED DECEMBER 2, 2018, R.C.R.D. PLAN D-36980.
- 24. "LOT LINE REVISION PLAN TAX MAP R-34 LOTS 6 & 7-6, LOCATED ON BORTHWICK AVE., COAKLEY ROAD AND U.S. ROUTE 1 BYPASS IN PORTSMOUTH, NH", BY KIMBALL CHASE, DATED OCTOBER 20, 1993, R.C.R.D. PLAN D-22686.
- 25. "PLAN OF LAND FOR SEACOAST DEVELOPMENT GROUP, LLC, US ROUTE 1 BYPASS & COAKLEY ROAD, PORTSMOUTH, NH", BY MILLETTE, SPRAGUE & COLWELL, INC., DATED JUNE 7, 2002, R.C.R.D. PLAN D-30041.
- 26. "LOT LINE REVISION PLAN LAND OF SEARAY REALTY, LLC", BY DOUCET SURVEY, INC., DATED MARCH 12, 2014, R.C.R.D. PLAN D-38435.
- 27. "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PROTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET PORTSMOUTH, NH OWNED BY COLMAN C. GARLAND", BY NORTH EASTERLY SURVEYING, INC., DATED NOVEMBER 30, 2012, R.C.R.D. PLAN D-38017.
- 28. "PLAN OF A LOT OF LAND BELONGING TO FRANK JONES", DATED JULY 1901, R.C.R.D. PLAN 223.
- 29. "MEADOWBROOK INN CONDOMINIUM SITE PLAN, MAP 234, LOT 51 IN PORTSMOUTH, NH, PREPARED FOR THE MEADOWBROOK INN CORPORATION", BY VANASSE HANGEN BRUSTLIN, INC., DATED SEPTEMBER 25, 2009, R.C.R.D. PLAN D-36162.
- 30. "PROPOSED EASEMENTS BARTLETT STREET, BARTLETT SEWER SEPARATION PROJECT OVER LAND OF PAN AM RAILWAYS, PORTSMOUTH, NH FOR CITY OF PORTSMOUTH", BY JAMES VERRA AND ASSOCIATES, INC., DATED OCTOBER 1, 2007, R.C.R.D. PLAN D-35477.
- 31. "EASEMENT PLAN 653 ISLINGTON STREET, BARTLETT SEWER SEPARATION PROJECT OVER LAND OF HOUSTON HOLDINGS, LLC", BY JAMES VERRA AND ASSOCIATES, INC., DATED JUNE 22, 2009, R.C.R.D. PLAN D-35957.
- 32. "LAND TRANSFER AND EASEMENT PLAN, 30 CATE STREET PORTSMOUTH, NH OWNED BY MERTON ALAN INVESTMENTS, LLC.", BY TF MORAN/MSC, DATED OCTOBER 31, 2017, R.C.R.D. PLAN D-40742.
- 33. "LAND IN PORTSMOUTH, N.H. BARTLETT & CATE STREET", BY JOHN W. DURGIN CIVIL ENGINEER, DATED JULY 1924, R.C.R.D. PLAN 0133.

		NO	TES:			
	TAX MAP 234, LOT 51 MEADOWBROOK INN CORP.	1.	REFERENCE:	TAX MAP 163, LOT 33 – 12,230 SF OR 0.28 AC. TAX MAP 163, LOT 34 – 64,109 SF OR 1.47 AC.	6.	FLOOD HAZARD ZONE:"X", PER F
2216	C/O PORTSMOUTH CHEVROLET 549 ROUTE 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2382, PAGE 1968				7.	VERTICAL DATUM IS BASED ON N
				TAX MAP 165, LOT 2 TAX MAP 172, LOT 1 TAX MAP 173, LOT 2 COMBINED AREA – 451,572 SF OR 10.37 AC.	8.	HORIZONTAL DATUM BASED ON N FROM REDUNDANT GPS OBSERVA
2074		2.	OWNER OF RECORD:	CATE STREET DEVELOPMENT LLC 11 ELKINS STREET, SUITE 420 BOSTON, MA 02127	9.	THE INTENT OF THIS PLAN IS TO AND IN RELATION TO THE CURRE UNWRITTEN RIGHTS, DETERMINE T
				R.C.R.D. BOOK 5959, PAGE 109	10.	DUE TO THE COMPLEXITY OF RES
324		3.		GHBORHOOD MIXED USE CORRIDOR (SEE CITY OF PORTSMOUTH MENSIONAL REQUIREMENTS. SUBJECT LOTS WERE REZONED TO GW1 R SAID ORDINANCE.)		UNORGANIZED, INCONCLUSIVE, OB UNCERTAINTY INVOLVED WHEN AT ROADWAY RIGHT OF WAY. THE EX BASED ON RESEARCH CONDUCTED DEPARTMENT OF ENGINEERING, TH
			-SEE SITE PLANS FOR DIM	ENSIONAL REQUIREMENTS AND DEVELOPMENT SITE STANDARDS.		HAMPSHIRE DEPARTMENT OF TRA
738		4.	TOTAL STATION, A TRIMBLE COLLECTOR AND A SOKKIA	BY P.J.S. & J.C.M. DURING NOVEMBER 2016 USING A TRIMBLE S6 R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA B21 AUTO LEVEL, BY L.P.S. & S.N.F. DURING JULY 2018 AND	11.	FINAL MONUMENTATION MAY BE I HEREON, DUE TO THE FACT THAT TYPE OF MONUMENTS INSTALLED
ROUP, LLC			TRIMBLE TSC3 DATA COLLE	BER & OCTOBER 2018 USING A TRIMBLE S6 TOTAL STATION WITH A CTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE D SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND EICA HDS SCANNER.		"MONUMENTATION LOCATION PLAN CLARIFICATION OF MONUMENTS SI DISCRETION OF DOUCET SURVEY).
E 950		5.	NOVEMBER 2016 AND REVI	NAL WETLANDS WERE DELINEATED BY MARC JACOBS IN EWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.		-SEE SHEET 4 FOR NOTES 12 & -SEE SHEET 7 FOR NOTES SPE
OUTH, LLC			TECHNICAL REPORT Y-87- ENGINEERS WETLAND DELIN 2.0, JANUARY 2102 AND F	1, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF EATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION IELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, W ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.	L	
1675			VERSION 4, MAT 2017, NE	ENGLAND TITDRIC SOLS TECHNICAE COMMITTLE.		







FIRM MAP #33015C0259E, DATED 5/17/05.

NGVD29 PER DISK V 28 1942 ELEV. 25.59.

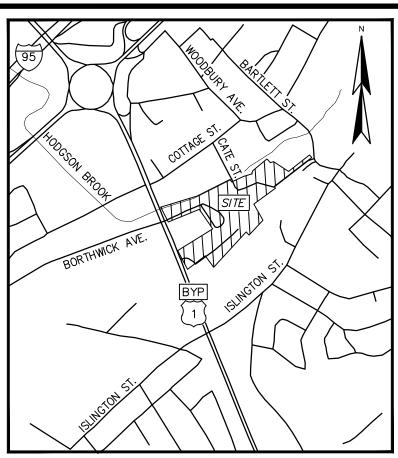
NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED VATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH RENT LEGAL DESCRIPTION. AND IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

ESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A EXTENT OF (THE ROAD(S)) AS DEPICTED HEREON IS/ARE TED AT THE PORTSMOUTH CITY HALL, PORTSMOUTH THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND THE NEW RANSPORTATION.

DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND ED IN THE FIELD. PLEASE REFER TO EITHER THE AN" TO BE RECORDED OR CONTACT DOUCET SURVEY FOR SET. (A RECORDED PLAN WILL BE PRODUCED AT THE

2 & 13 SPECIFIC TO EXISTING AND PROPOSED EASEMENT. PECIFIC TO EXISTING CONDITIONS.



LOCATION MAP (n.t.s.)

CATE STREET DEVELOPMENT LLC OF TAX MAP 163, LOTS 33 & 34 TAX MAP 165, LOT 2 TAX MAP 172, LOT 1 TAX MAP 173, LOT 2 CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE

SUBDIVISION & EASEMENT PLAN

FOR

4	11/14/19	REVIS	E EASEMENTS	MWF		
3	9/30/19	ADD A	DDITONAL TOPO	MTL		
2	9/6/19	ADD ADDI	TIONAL EASEMENTS	MWF		
1	8/19/19	ADD ADDI	TIONAL EASEMENTS	MWF		
NO.	DATE	DE	ESCRIPTION	BY		
DRA	WN BY:	M.W.F.	JULY 3, 2019			
W.J.D. CHECKED BY:			5517D DRAWING NO.:			
5517 JOB NO.:			1 12 SHEET OF	2		
DOUCET SURVEY						
Serving Your Professional Surveying & Mapping Needs 102 Kent Place, Newmarket, NH 03857 (603) 659-6560 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060						

10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005

http://www.doucetsurvey.com

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.

_L.L.S. #989

_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.

			CURVE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.21'	178.00'	2118'42"	N85*47'06"E	65.83'
C2	20.94'	178.00'	6 ° 44'29"	N71°45'30"E	20.93'
С3	180.71'	11451.20'	0 ° 54'15"	N5418'39"E	180.71'
C4	108.14'	11451.20'	0 ° 32'28"	N55°02'01"E	108.14'
C5	80.85'	51.00'	90 ° 49'33"	S78°21'38"E	72.64'
C6	30.94'	45.00 '	39 ° 23'52"	N48*30'09"E	30.34'
C7	24.56'	1008.50'	1*23'42"	N68*53'56"E	24.56'
C8	38.52'	635.87'	3*28'15"	N60*29'39"E	38.51'
C9	15.14'	635.87'	1*21'52"	N58°04'35"E	15.14'
C10	115.78'	133.00'	49 ° 52'37"	N82*19`58"E	112.16'
C11	33.65'	178.00'	10 ° 49'50"	S78°08'38"E	33.60'
C12	181.57'	200.00'	52°00'57"	S83¶4'19"E	175.40'
C13	84.14'	100.00'	4812'27"	N81¶3'11"E	81.68'
C14	134.92'	2836.93'	2*43'29"	N52°04'44"E	134.90'
C15	101.35'	148.44'	39°07'10"	N84*55'36"W	99.39'
C16	26.01'	148.44'	10°02'24"	N70°29'37"E	25.98'
C17	18.43'	200.00'	516'48"	N68°06'49"E	18.42'

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N21*59'16"W	161.10'			
L2	S25*06'26"E	30.74'			
L3	N65*44'42"E	40.75'			
L4	N38¶1'17"W	10.00'			
L5	N71 ° 55'42"E	30.64'			
L6	S4012'57"E	42.38'			
L7	S36*26'29"E	20.00'			
L8	N46*59'07"W	41.00'			
L9	N32*56'35"W	25.61'			
L10	S74 ° 35'17"W	32.98'			
L11	N57°25'45"E	47.00'			
L12	S26*33'24"E	20.39'			
L13	S79 ° 44'51"E	24.00'			
L14	N65°28'25"E	31.49'			
L15	S55*22'43"W	92.06'			
L16	S55*22'43"W	56.61'			
L17	N20°49'54"W	60.72'			
L18	N20°49'54"W	65.36'			
L19	N35°02'16"W	44.30'			
L20	N35°02'16"W	46.03'			

EDGE OF APPARENT RIGHT OF WAY (PER REF. PLAN 26)

APPROVED FOR THE RECORD

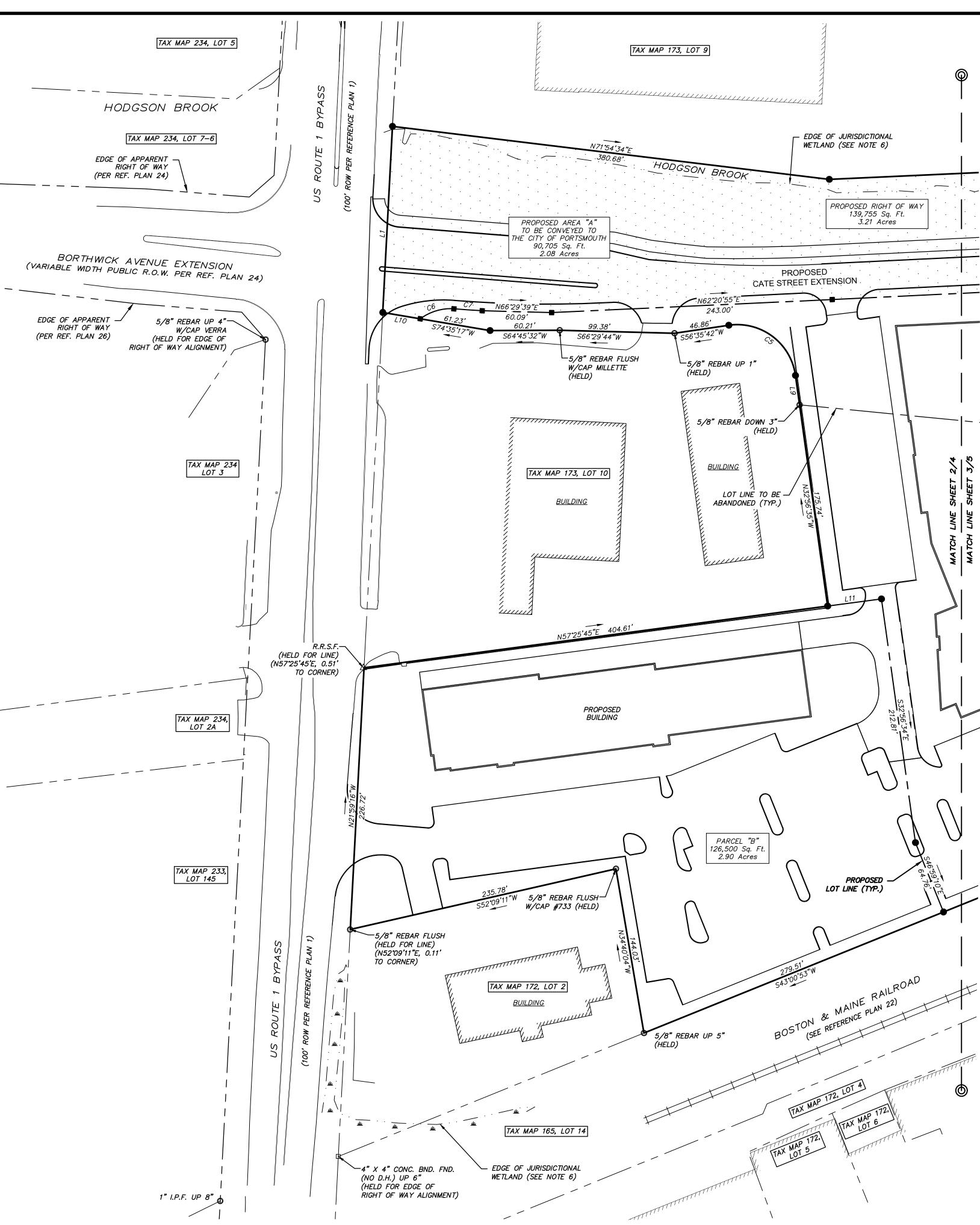
DATE CHAIRMAN PORTSMOUTH PLANNING BOARD

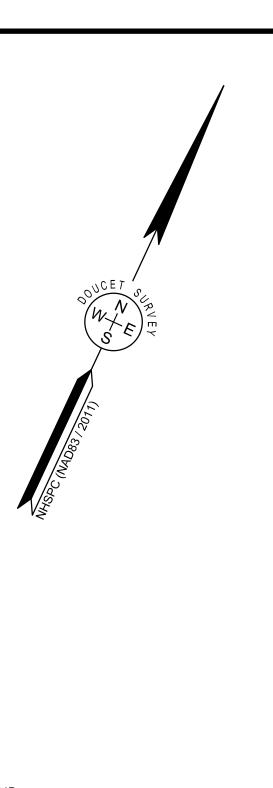
> I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE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

> > ___L.L.S. **#**989

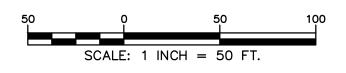
___DATE

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.





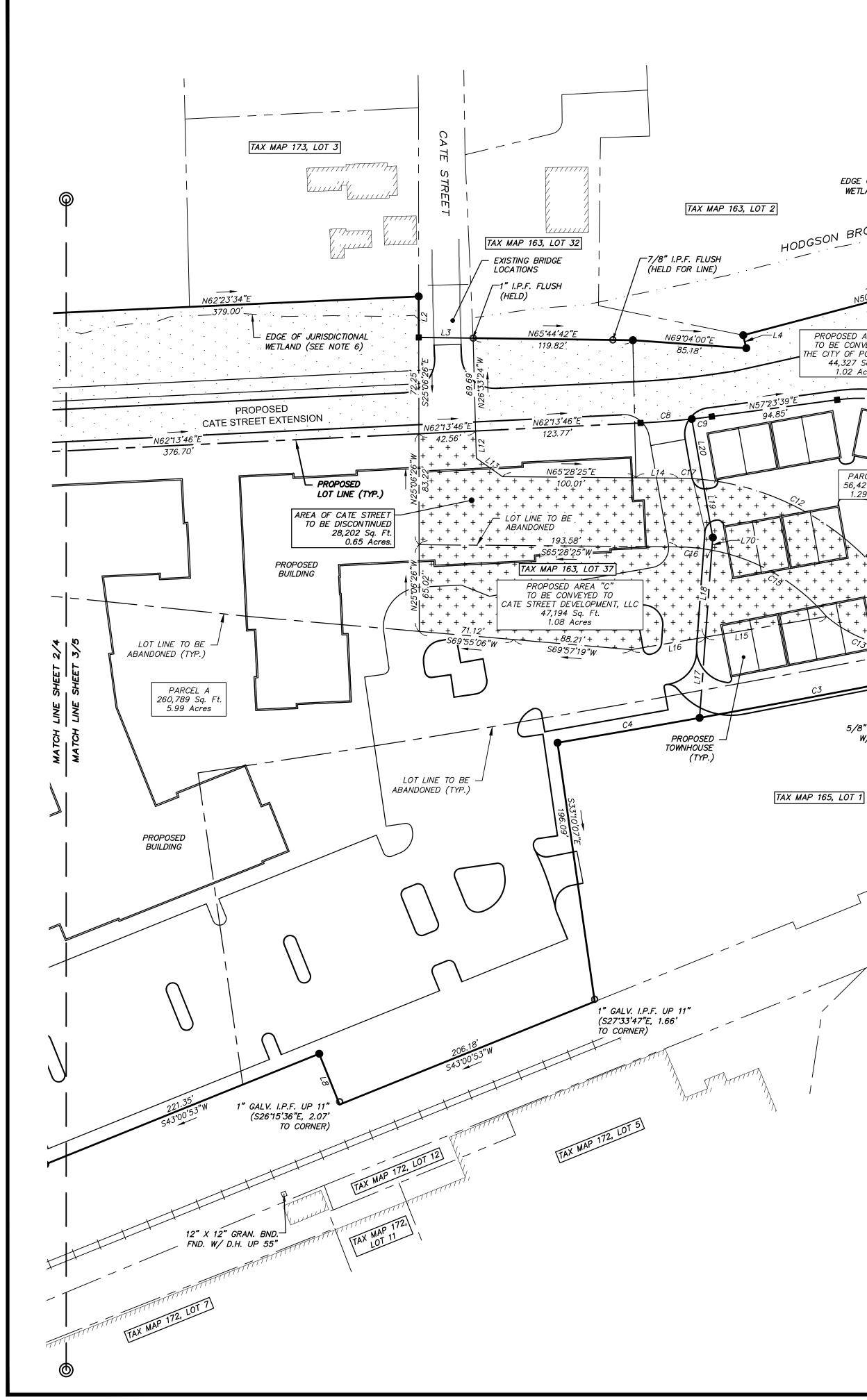
<u>LEGEND</u>	
	LOT LINE
	PROPOSED LOT LINE
	APPARENT RIGHT OF WAY LINE
	LOT LINE TO BE ABANDONED
	APPROXIMATE ABUTTER LOT LINE
<u> </u>	EDGE OF WETLAND
	BOUND FOUND
△ R.R.S.F.	RAILROAD SPIKE FOUND
0	IRON PIPE/ROD FOUND
	4"X4" GRANITE BOUND TO BE SET
\bullet	5/8" REBAR W/ID CAP TO BE SET
BND. FND.	BOUND FOUND
I.P.F.	IRON PIPE FOUND
CONC.	CONCRETE
D.H.	DRILL HOLE
	AREA TO BE CONVEYED TO
	THE CITY OF PORTSMOUTH



SUBDIVISION & EASEMENT PLAN FOR CATE STREET DEVELOPMENT LLC OF TAX MAP 163, LOTS 33 & 34 TAX MAP 165, LOT 2 TAX MAP 172, LOT 1 TAX MAP 173, LOT 2 CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE

4	11/14/19	REVIS	E EASEMENTS	MWF			
3	9/30/19	ADD AI	DDITONAL TOPO	MTL			
2	9/6/19	ADD ADDI	TIONAL EASEMENTS	MWF			
1	8/19/19	ADD ADDI	TIONAL EASEMENTS	MWF			
NO.	DATE	DE	DESCRIPTION				
DRA	WN BY:	M.W.F.	JULY 3, 2019				
W.J.D. CHECKED BY:			5517D DRAWING NO.:				
JOB	NO.:	5517	2 12 SHEET OF	2			
DOUCET SURVEY							
Serving Your Professional Surveying & Mapping Needs 102 Kent Place, Newmarket, NH 03857 (603) 659-6560 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060							

2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005 http://www.doucetsurvey.com



EDGE OF APPARENT — (PER REF. PLAN 33) TAX MAP 163, LOT 1 -5/8" REBAR DOWN 8" (HELD) 1" I.P.F. DOWN 22" TAX MAP 163, LOT 35 (HELD) <u>BUILDING</u> PROPOSED RIGHT OF WAY 139,622 Sq. Ft. EDGE OF APPARENT 3.21 Acres RIGHT OF WAY (PER REF. PLAN 9) TAX MAP 163 LOT 36 <u>BUILDING</u> AND STREED DOWN 12" (HELD) CATE STREET CATE STREET OR LAYOUT FOUND) (NO ROW WIDTH OR LAYOUT FOUND) 8.10' S53'03'10"W N53.03'10"E 8.10**'**

EDGE OF JURISDICTIONAL WETLAND (SEE NOTE 6)

_____ ·

. —

HODGSON BROOK

PROPOSED AREA "B"

TO BE CONVEYED TO

HE CITY OF PORTSMOUTH 44,327 Sq. Ft.

1.02 Acres

PARCEL "C" 56,421 Sq. Ft

1.29 Acres

R.R.S.F.-/

(HELD)

W/CAP COLWELL

(HELD)

5/8" REBAR UP 1"-

TAX MAP 165, LOT

RRSI

S51'16'52"W

TAX MAP 165, LOT 14

BOSTON & MAINE RAILROAD

TAX MAP 163, LOT 2

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.

EDGE OF APPARENT

(PER REF. PLAN 32)

TAX MAP 164, LOT 2

RIGHT OF WAY

____L.L.S. **#**989 _DATE

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<u>LEGEND</u>

