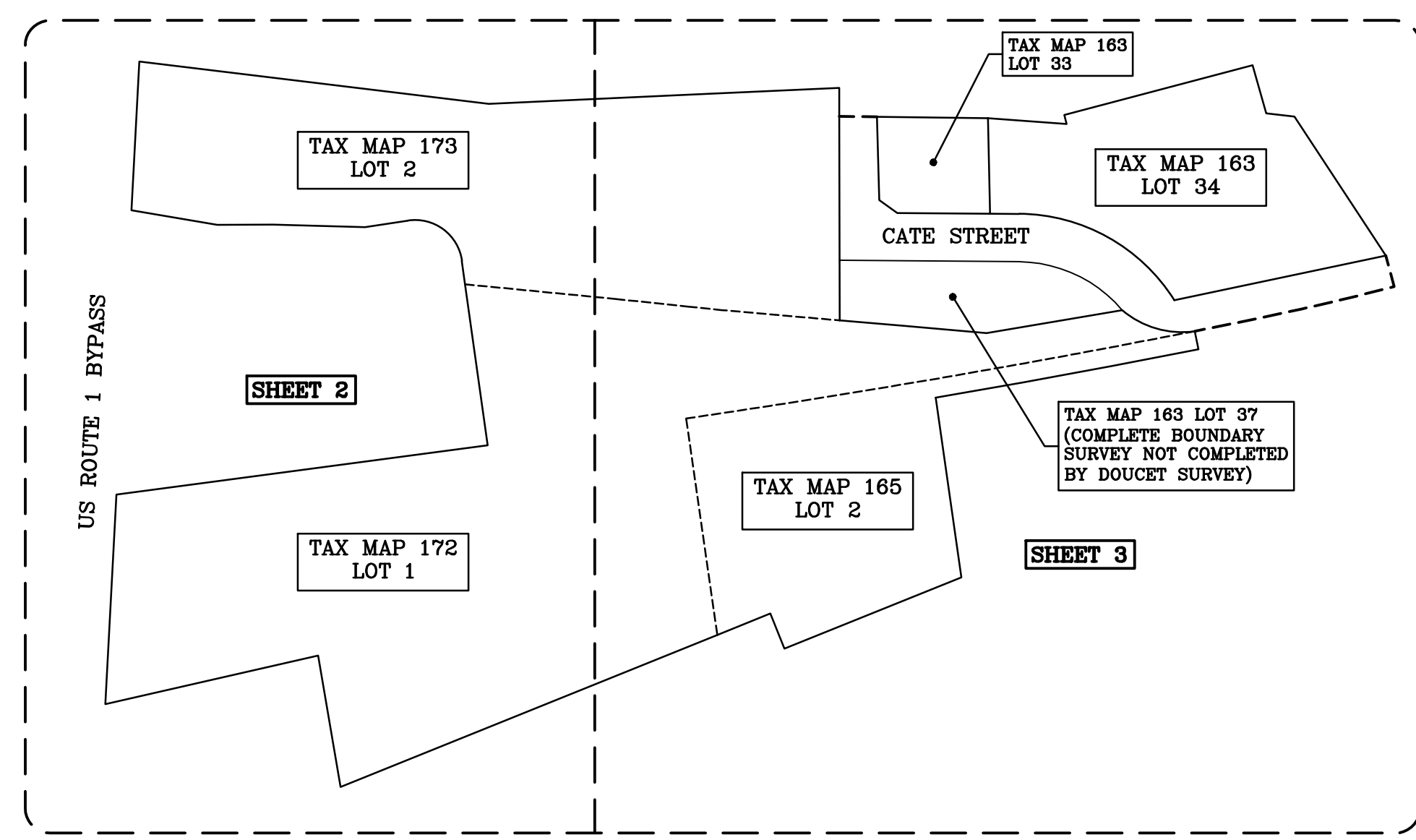
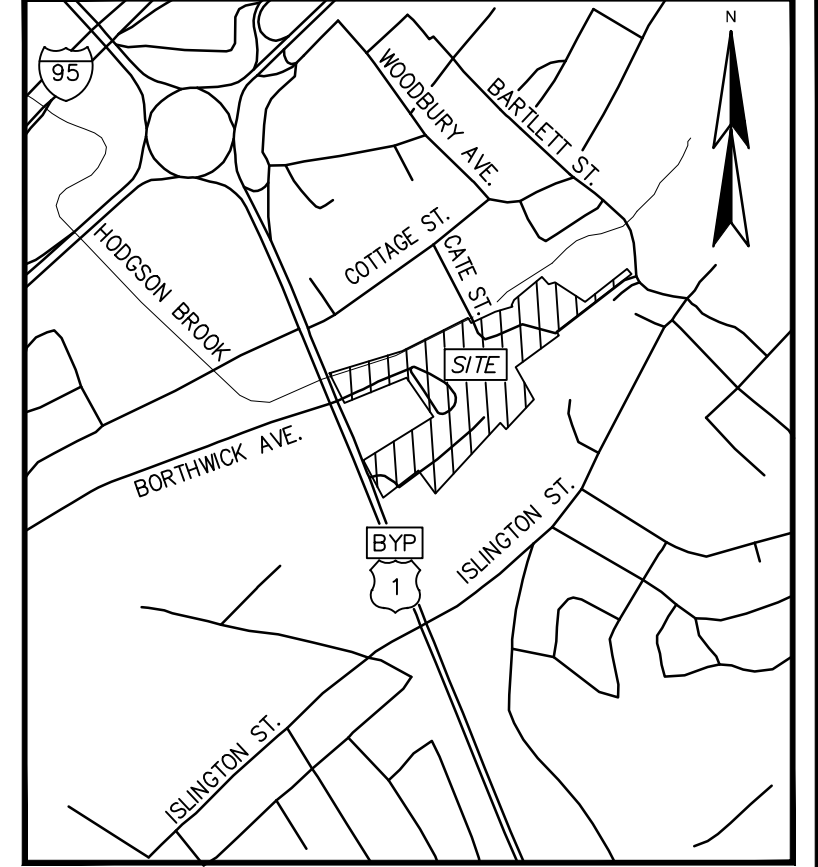


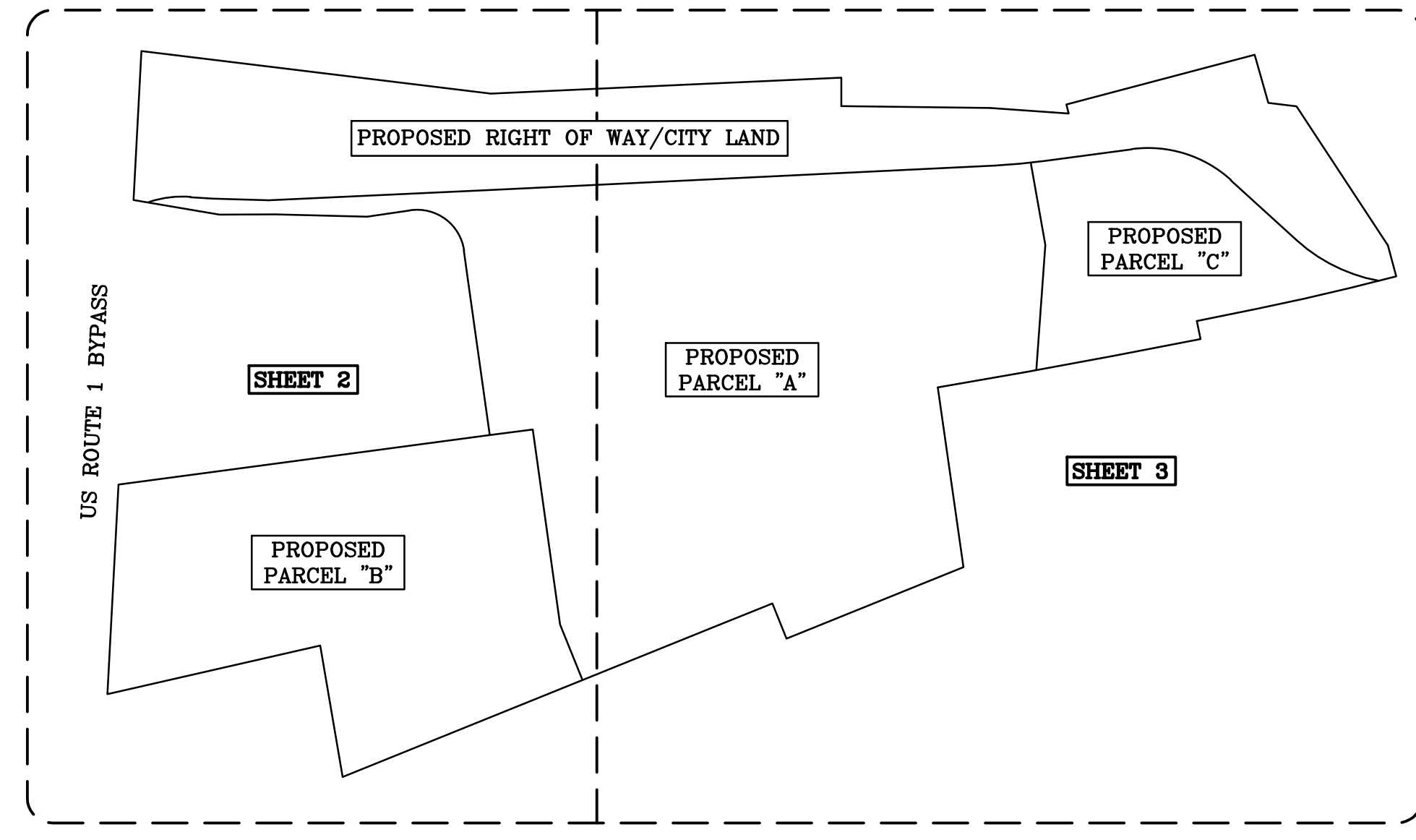
ABUTTERS	TAX MAP 163, LOT 37	TAX MAP 165, LOT 1	TAX MAP 174, LOT 14	TAX MAP 234, LOT 51
TAX MAP 158, LOT 13 SLATTERY & DUMONT, LLC 66 OLD CONCORD TURNPIKE #10 BARRINGTON, NH 03825 R.C.R.D. BOOK 3471, PAGE 196	CITY OF PORTSMOUTH PO BOX 628 PORTSMOUTH, NH 03802 R.C.R.D. BOOK 2284 PAGE 812	CATE STREET LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5903 PAGE 1436	AER RE LLC 185 COTTAGE STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5965, PAGE 2216	MEADOWBROOK INN CORP. C/O PORTSMOUTH CHEVROLET 549 ROUTE 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2382, PAGE 1968
TAX MAP 163, LOT 1 M & B PROPERTIES, LLC 54 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5794, PAGE 996	PORTSMOUTH LUMBER & HARDWARE, LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5372, PAGE 2806	BOSTON AND MAINE CORP IRON HORSE PK HIGH ST NO BILLERICA, MA 01862 R.C.R.D. BOOK PAGE	CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5127, PAGE 2074	
TAX MAP 163, LOT 2 INDUSTRIAL RENTS-NH, LLC 6 WAYNE ROAD WESTFORD, MA 01886 R.C.R.D. BOOK 5606, PAGE 2334	PORTSMOUTH LUMBER & HARDWARE, LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5808, PAGE 1379	406 HIGHWAY 1 PYPASS, LLC 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5671 PAGE 2150	PUBLIC SERVICE CO. OF NH PO BOX 270 HARTFORD, CT 06141 R.C.R.D. BOOK 1257, PAGE 324	
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	BOSTON & MAINE CORP. IRON HORSE PARK, HIGH STREET NO. BILLERICA, MA 01862	EDGAR W. & JANICE E. ANDERSON 224 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2956 PAGE 1071	PUBLIC SERVICE CO. OF NH PO BOX 270 HARTFORD, CT 06141 R.C.R.D. BOOK 5548, PAGE 738	
TAX MAP 163, LOT 35 ELDRIDGE BREWERY REALTY PARTNERSHIP 1 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2572 PAGE 2635	HOUSTON HOLDINGS, LLC 653 ISLINGTON STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3558, PAGE 464	PAUL J. HOLLOWAY C/O COAST PONTIAC 500 US HWY 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2821 PAGE 2396	SEACOAST DEVELOPMENT GROUP, LLC 505 US ROUTE 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3107, PAGE 950	
TAX MAP 163, LOT 36 CST HOLDINGS, LLC 3 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3923 PAGE 202	JOSEPH GOBBI SUPPLY CORP. PO BOX 125 PORTSMOUTH, NH 03802 R.C.R.D. BOOK 3233, PAGE 1949	AREC 13, LLC C/O U-HAUL INTERNATIONAL PO BOX 29046 PHOENIX, AZ 85038 R.C.R.D. BOOK 4575 PAGE 950	TAX MAP 234, LOT 7-6 CREFHII WARAMAUG PORTSMOUTH, LLC C/O CTMI, LLC PO BOX 741328 DALLAS, TX 75374 R.C.R.D. BOOK 5620, PAGE 1675	

- NOTES:
- 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.
 - OWNER OF RECORD: CATE STREET DEVELOPMENT LLC
11 ELKINS STREET, SUITE 420
BOSTON, MA 02127
R.C.R.D. BOOK 5959, PAGE 109
 - ZONES: GW1-GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (SEE CITY OF PORTSMOUTH ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS. SUBJECT LOTS WERE REZONED TO GW1 ON DECEMBER 4, 2017 PER SAID ORDINANCE.)
-SEE SITE PLANS FOR DIMENSIONAL REQUIREMENTS AND DEVELOPMENT SITE STANDARDS.
 - FIELD SURVEY PERFORMED BY P.J.S. & J.C.M. DURING NOVEMBER 2016 USING A TRIMBLE S6 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL, BY L.P.S. & S.M.F. DURING JULY 2018 AND T.M.M. & J.C.M. IN SEPTEMBER & OCTOBER 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN NOVEMBER 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 IN ACCORDANCE TO THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2102 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #3301SC0259E, DATED 5/17/05.
 - VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.
 - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - 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.
 - 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 (THE ROAD(S)) AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE PORTSMOUTH CITY HALL, PORTSMOUTH DEPARTMENT OF ENGINEERING, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 - FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
-SEE SHEET 4 FOR NOTES 12 & 13 SPECIFIC TO EXISTING AND PROPOSED EASEMENT.
-SEE SHEET 6 FOR NOTES SPECIFIC TO EXISTING CONDITIONS.

- REFERENCE PLANS
- "MAINE-NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY, PISCATAQUA RIVER BRIDGE, KITTERY, MAINE-PORTSMOUTH, NEW HAMPSHIRE, RIGHT OF WAY MAPS, N.H. APPROACH, BY ALBERT MOULTON, CE, DATED 1954, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 - "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.
 - "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.
 - "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.
 - "LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION", BY BRENTON V. SCHOFIELD, DATED FEBRUARY 1984, R.C.R.D. PLAN 160.
 - "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.
 - "SUBDIVISION OF LAND HEIRS OF CORNELIUS COAKLEY", BY MCKENNA ASSOCIATES, DATED JULY 26, 1972, R.C.R.D. PLAN D-3790.
 - "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.
 - "SITE PLAN OF ELDRIDGE PARK WEST PREPARED FOR ELDRIDGE BREWERY REALTY PARTNERSHIP", BY KIMBALL CHASE COMPANY, INC., DATED JULY 23, 1987, R.C.R.D. PLAN D-16894.
 - "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.
 - "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.
 - "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.
 - "PLAN SHOWING DIVISION OF ELDRIDGE 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.
 - "PLAN OF LAND PORTSMOUTH, N.H. ATLANTIC REALTY CORP. TO KITTERY LAUNDRY, INC.", BY JOHN W. DURGIN, DATED AUGUST 1984, R.C.R.D. PLAN 300.
 - "CITY OF PORTSMOUTH, N.H. DEFENSE HOMES SEWER LOCATION PLAN", BY JOHN W. DURGIN DATED MAY 1961, R.C.R.D. PLAN 1106.
 - "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.
 - "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.
 - "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.
 - "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.
 - "PLOT PLAN FOR MARIAN M. BADGER, PORTSMOUTH, N.H.", BY JOHN W. DURGIN, DATED JULY 1973, RECEIVED FROM THE OFFICE OF JAMES VERRA.
 - "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.
 - "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.
 - "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.
 - "LOT LINE REVISION PLAN TAX MAP R-34 LOTS 6 & 7-8, 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.
 - "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.
 - "LOT LINE REVISION PLAN LAND OF SEARAY REALTY, LLC", BY DOUCET SURVEY, INC., DATED MARCH 12, 2014, R.C.R.D. PLAN D-38435.
 - "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PORTSMOUTH 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.
 - "PLAN OF A LOT OF LAND BELONGING TO FRANK JONES", DATED JULY 1901, R.C.R.D. PLAN #223.
 - "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.
 - "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.
 - "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.
 - "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.
 - "LAND IN PORTSMOUTH, N.H. BARTLETT & CATE STREET", BY JOHN W. DURGIN CIVIL ENGINEER, DATED JULY 1924, R.C.R.D. PLAN #0133.

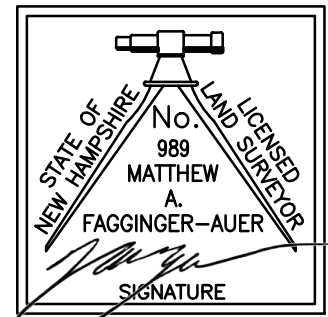


EXISTING PARCEL LAYOUT



PROPOSED PARCEL LAYOUT

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 A. Fagginger-Auer
L.L.S. #989
DATE: 8/19/19

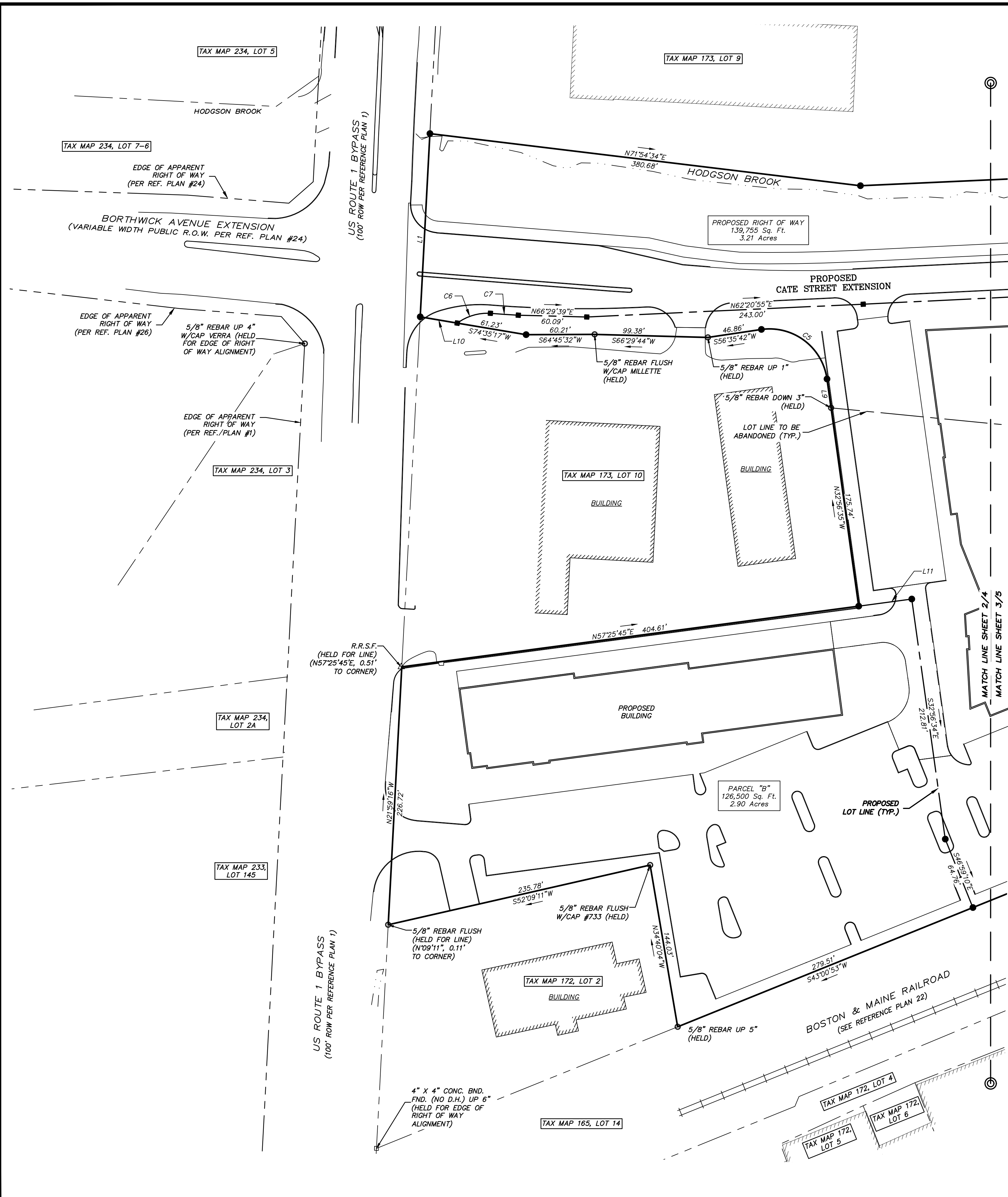
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

SUBDIVISION 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

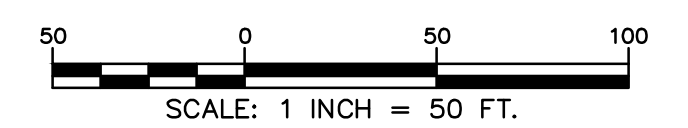
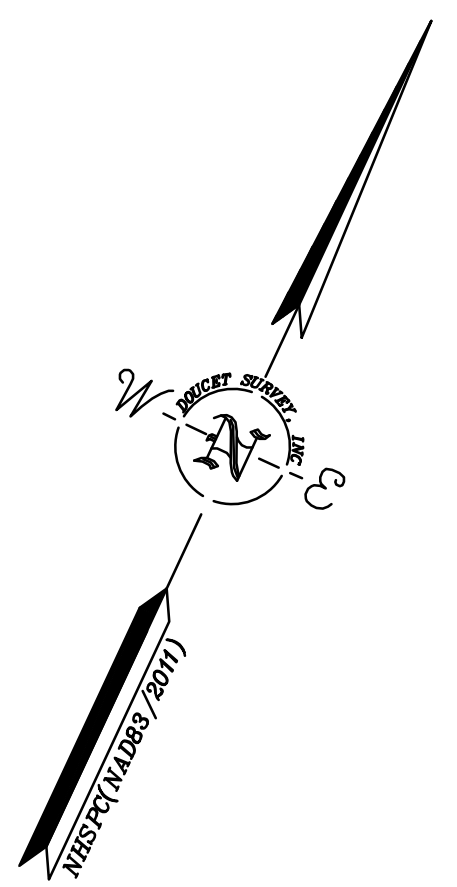
NO.	DATE	DESCRIPTION	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	1 OF 10



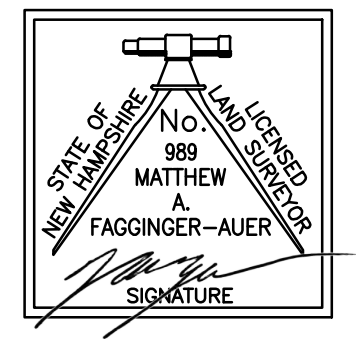
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.41'	2836.93'	0°23'31"	S50°31'13"W	19.41'
C2	134.92'	2836.93'	2°43'29"	N52°04'44"E	134.90'
C3	180.71'	11451.20'	0°54'15"	N54°18'39"E	180.71'
C4	108.14'	11451.20'	0°32'28"	N55°02'01"E	108.14'
C5	80.85'	51.00'	90°49'33"	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	99.86'	178.00'	32°08'32"	N88°47'59"W	98.55'
C12	181.57'	200.00'	52°00'57"	S83°14'19"E	175.40'
C13	84.14'	100.00'	48°12'27"	N81°13'11"E	81.68'

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°11'17"W	10.00'
L5	N71°55'42"E	30.64'
L6	S40°12'57"E	34.79'
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	74.81'
L19	N35°02'16"W	44.30'
L20	N35°02'16"W	46.03'



SUBDIVISION 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

- LEGEND**
- LOT LINE
 - - - PROPOSED LOT LINE
 - · - - APPARENT RIGHT OF WAY LINE
 - · - - LOT LINE TO BE ABANDONED
 - · - - APPROXIMATE ABUTTER LOT LINE
 - · - - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F.
 - RAILROAD SPIKE FOUND
 - IRON PIPE/ROD FOUND
 - 4"x4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/ID CAP TO BE SET
 - BOUND FOUND
 - IRON PIPE FOUND
 - CONC.
 - D.H.



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.

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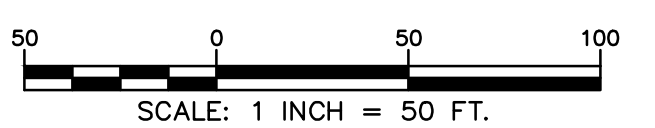
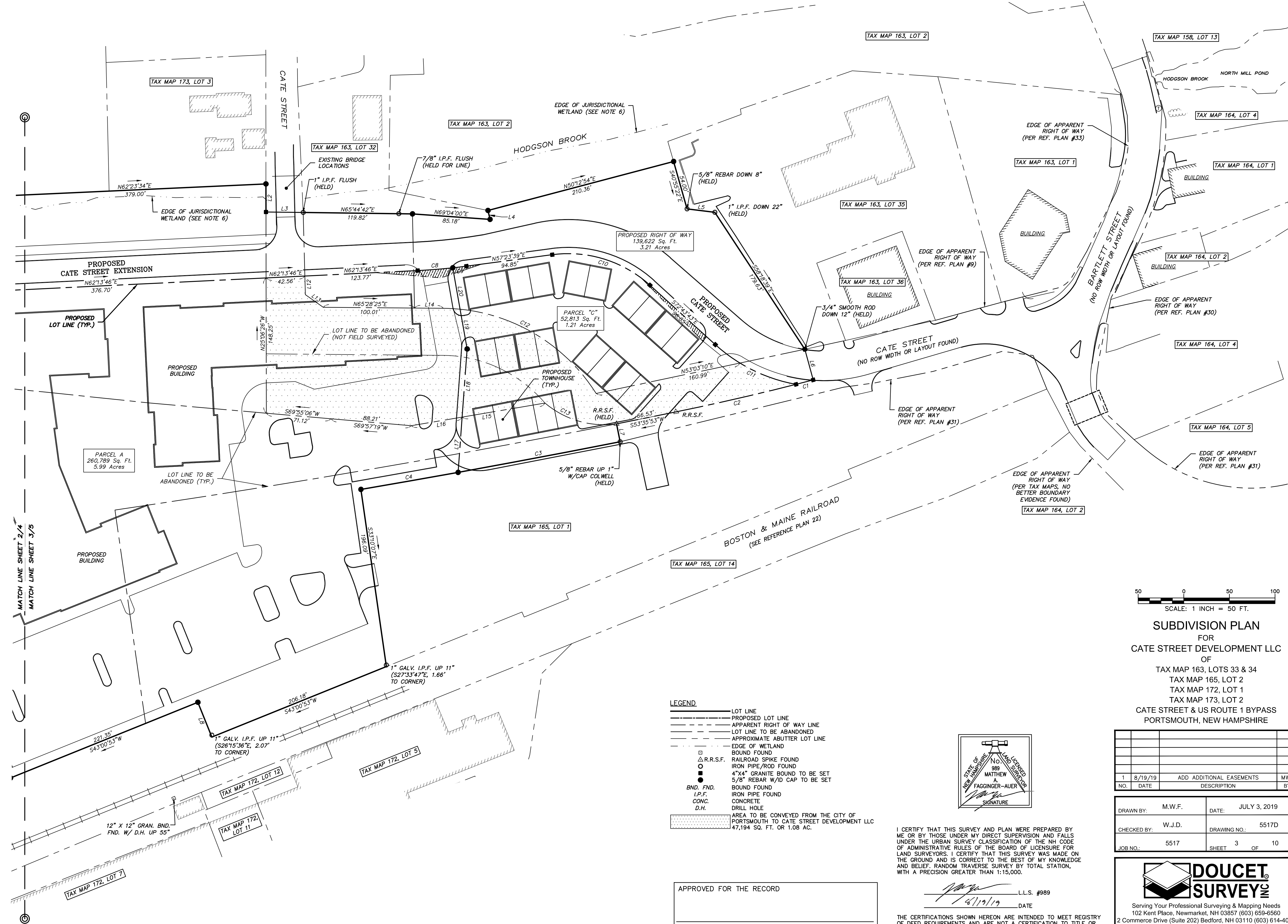
APPROVED FOR THE RECORD
 CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

NO.	DATE	DESCRIPTION	MWF	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF	

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	2 OF 10

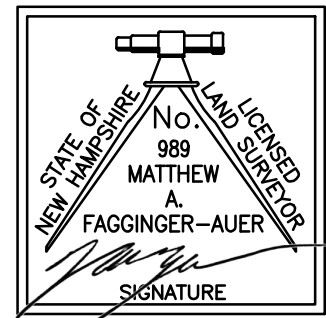
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FILE NAME: Y:\PROJECTS\5517 JOB (5517)\DWG\551719 SUB PLANS.dwg PLOT DATE: 8/19/19 10:51:57 AM PLOTTER: HP DesignJet T1100e



SUBDIVISION 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

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 - · - - BOUND FOUND
 - R.R.S.F.
 - RAILROAD SPIKE FOUND
 - IRON PIPE/ROD FOUND
 - 4"x4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/D CAP TO BE SET
 - BOUND FOUND
 - IRON PIPE FOUND
 - CONC.
 - D.H.
 - AREA TO BE CONVEYED FROM THE CITY OF PORTSMOUTH TO CATE STREET DEVELOPMENT LLC 47,194 SQ. FT. OR 1.08 AC.



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 A. Faccinger-Auer
 L.L.S. #989
 DATE 8/10/19

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.

NO.	DATE	DESCRIPTION	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	3 OF 10

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SEE SHEET 1 FOR NOTES 1-11.

12. THE FOLLOWING LOTS ARE EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
TAX MAP 172, LOT 1

- A. SUBJECT TO A 50' WIDE RIGHT OF WAY FOR THE BENEFIT OF TAX MAP 172, LOT 2 SEE R.C.R.D. BOOK 2411, PAGE 1484 AND R.C.R.D. PLAN D-10722 (TO BE ABANDONED).
- B. EXCEPTING AN 8" WATER PIPE LOCATED UNDER SUBJECT PARCEL SEE R.C.R.D. BOOK 2783, PAGE 560, LOCATION OF SUBJECT WATER PIPE UNKNOWN.
- C. SUBJECT TO A 10' WIDE ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1257, PAGE 324 AND R.C.R.D. PLAN D-19110.
- D. SUBJECT TO A WATER LINE EASEMENT, SEE R.C.R.D. BOOK 950, PAGE 174, LOCATION OF SUBJECT WATERLINE UNKNOWN.
- E. SUBJECT TO AN ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1374, PAGE 97, LOCATION OF SUBJECT EASEMENT UNKNOWN.
- F. SUBJECT TO AN ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 2364, PAGE 397, LOCATION OF SUBJECT EASEMENT UNKNOWN.
- G. SUBJECT TO A 15' DRIVEWAY EASEMENT, SEE R.C.R.D. BOOK 2216, PAGE 18, LOCATION OF SUBJECT EASEMENT UNKNOWN.

- TAX MAP 173, LOT 2
- H. SUBJECT TO A 70' WIDE ACCESS EASEMENT IN FAVOR OF TAX MAP 173, LOT 10, SEE R.C.R.D. BOOK 3204, PAGE 87 AND R.C.R.D. PLAN D-24912 (TO BE ABANDONED).
 - I. SUBJECT TO A DRAINAGE EASEMENT TO THE UNITED STATES OF AMERICA, SEE R.C.R.D. BOOK 1423, PAGE 240 AND PLAN D-19110.
 - J. SUBJECT TO A 10' WIDE ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1257, PAGE 324. SEE ALSO R.C.R.D. PLAN D-19110.
 - K. SUBJECT TO EASEMENTS FOR PASSAGE AND PIPE LINES, SEE R.C.R.D. BOOK 2205, PAGE 646 AND PLAN D-24912. LOCATION OF SUBJECT EASEMENTS UNKNOWN.
 - L. SUBJECT TO A SEWER AND WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH, SEE R.C.R.D. BOOK 1476, PAGE 252 (TO BE ABANDONED).

- TAX MAP 165, LOT 2
- M. SUBJECT TO A SEWER EASEMENT, SEE R.C.R.D. BOOK 1659, PAGE 273 (TO BE ABANDONED).
 - N. DRIVEWAY RIGHTS, SEE R.C.R.D. BOOK 1659, PAGE 273, LOCATION AND STATUS UNKNOWN.
 - O. ADDITIONAL COVENANTS AND EXCEPTIONS, SEE R.C.R.D. BOOK 1659, PAGE 273.
- TAX MAP 173, LOT 10 (NOT SUBJECT PARCEL)
- P. SUBJECT TO A SEWER EASEMENT, SEE R.C.R.D. BOOK 1270, PAGE 418.
 - Q. SUBJECT TO A WATER EASEMENT, SEE R.C.R.D. BOOK 1448, PAGE 465.

13. PROPOSED EASEMENTS (LOCATION SHOWN ON PLAN, METES AND BOUNDS DESCRIPTION TO BE ADDED ONCE EASEMENT LOCATIONS ARE APPROVED):

- A. PROPOSED 20' WIDE ELECTRIC EASEMENT IN FAVOR OF EVERSOURCE AND TAX MAP 173, LOT 10.
- B. PROPOSED 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH.
- C. PROPOSED 20' WIDE WATER SERVICE EASEMENT IN FAVOR OF TAX MAP 172, LOT 2.
- D. PROPOSED SIGN EASEMENT IN FAVOR OF GATE STREET DEVELOPMENT LLC.

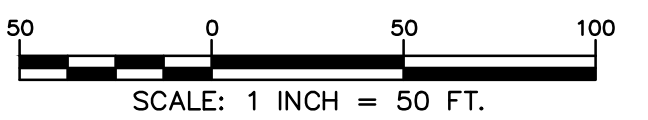
ADDITIONAL PROPOSED EASEMENTS:

- PARCEL "A" (RESIDENTIAL LOT)
- E. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.
 - F. BLANKET WATER SERVICE EASEMENT IN FAVOR OF TAX MAP 172, LOT 2.
 - G. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "B" & "C".
 - H. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
 - I. 5' WIDE SNOW STORAGE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH ALONG THE SOUTHERN LINE OF THE PROPOSED RIGHT OF WAY.
 - J. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.

- PARCEL "B" (COMMERCIAL LOT)
- K. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "C".
 - L. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
 - M. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.

- PARCEL "C" (TOWNHOUSE LOT)
- N. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.
 - O. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "B".
 - P. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
 - Q. 5' WIDE SNOW STORAGE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH ALONG THE SOUTHERN LINE OF THE PROPOSED RIGHT OF WAY.
 - R. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.
 - S. SIGHT LINE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH. NO PLANTINGS OR OBSTRUCTIONS WITHIN THIS EASEMENT TALLER THAN THREE (3) FEET WILL BE ALLOWED IN ORDER TO MAINTAIN SIGHT DISTANCE.

- TAX MAP 165, LOT 1 & TAX MAP 172, LOT 2
- T. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 165, LOT 1 AND TAX MAP 172, LOT 2 OVER PROPOSED PARCELS A, B & C.



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

NO.	DATE	DESCRIPTION	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	4 OF 10

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<http://www.doucetsurvey.com>

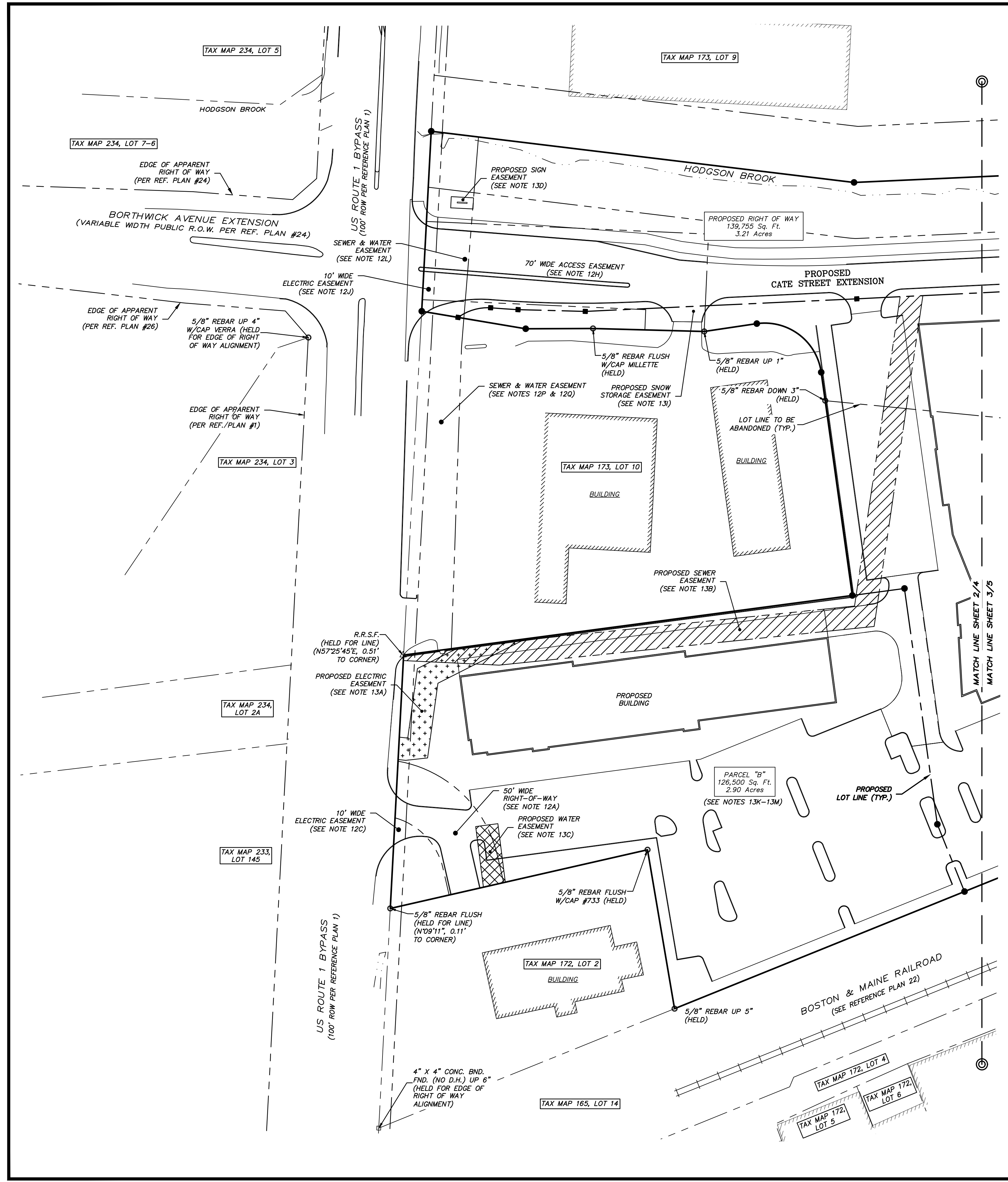
- LEGEND**
- LOT LINE
 - - - PROPOSED LOT LINE
 - - - APPARENT RIGHT OF WAY LINE
 - - - LOT LINE TO BE ABANDONED
 - - - APPROXIMATE ABUTTER LOT LINE
 - - - EXISTING EASEMENT LINE (SEE NOTE #12)
 - - - PROPOSED EASEMENT LINE (SEE NOTE #13)
 - - - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F. RAILROAD SPIKE FOUND
 - IRON PIPE/ROD FOUND
 - 4"x4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/D CAP TO BE SET
 - BND. FND. BOUND FOUND
 - I.P.F. IRON PIPE FOUND
 - CONC. CONCRETE
 - D.H. DRILL HOLE

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

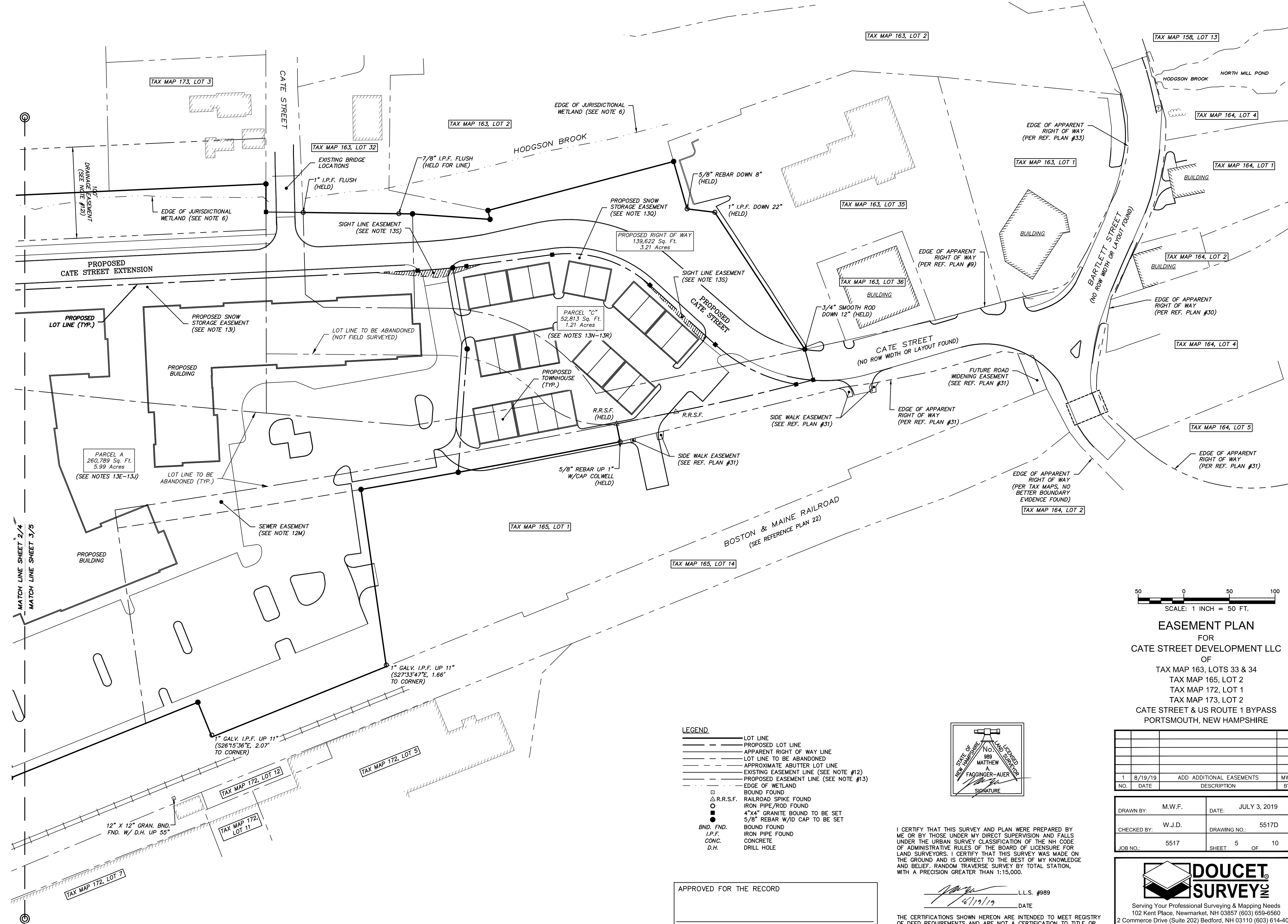
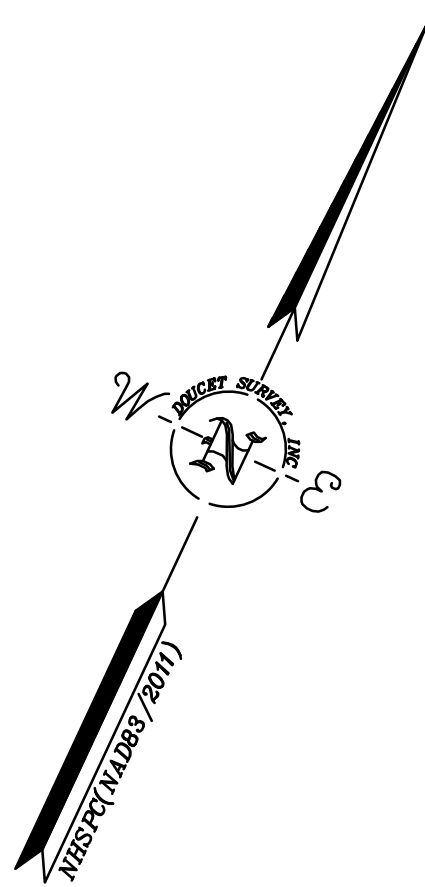
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE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

Matthew A. Fagginger-Auer
8/19/19 L.L.S. #989
DATE

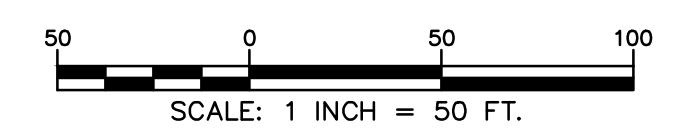
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FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/19/2019 10:51:30 AM PLOTTER: HPGLA800 August 19, 2019 - 1:55pm



MATCH LINE SHEET 2/4
MATCH LINE SHEET 3/5



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

- LEGEND**
- LOT LINE
 - - - PROPOSED LOT LINE
 - - - APPARENT RIGHT OF WAY LINE
 - - - LOT LINE TO BE ABANDONED
 - - - APPROXIMATE ABUTTER LOT LINE
 - - - EXISTING EASEMENT LINE (SEE NOTE #12)
 - - - PROPOSED EASEMENT LINE (SEE NOTE #13)
 - - - EDGE OF WETLAND
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 - △ R.R.S.F. RAILROAD SPIKE FOUND
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 - 4"x4" GRANITE BOUND TO BE SET
 - 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

MATHIEW FAGINGER-AUER
 SIGNATURE

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L.L.S. #989
 DATE

APPROVED FOR THE RECORD

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

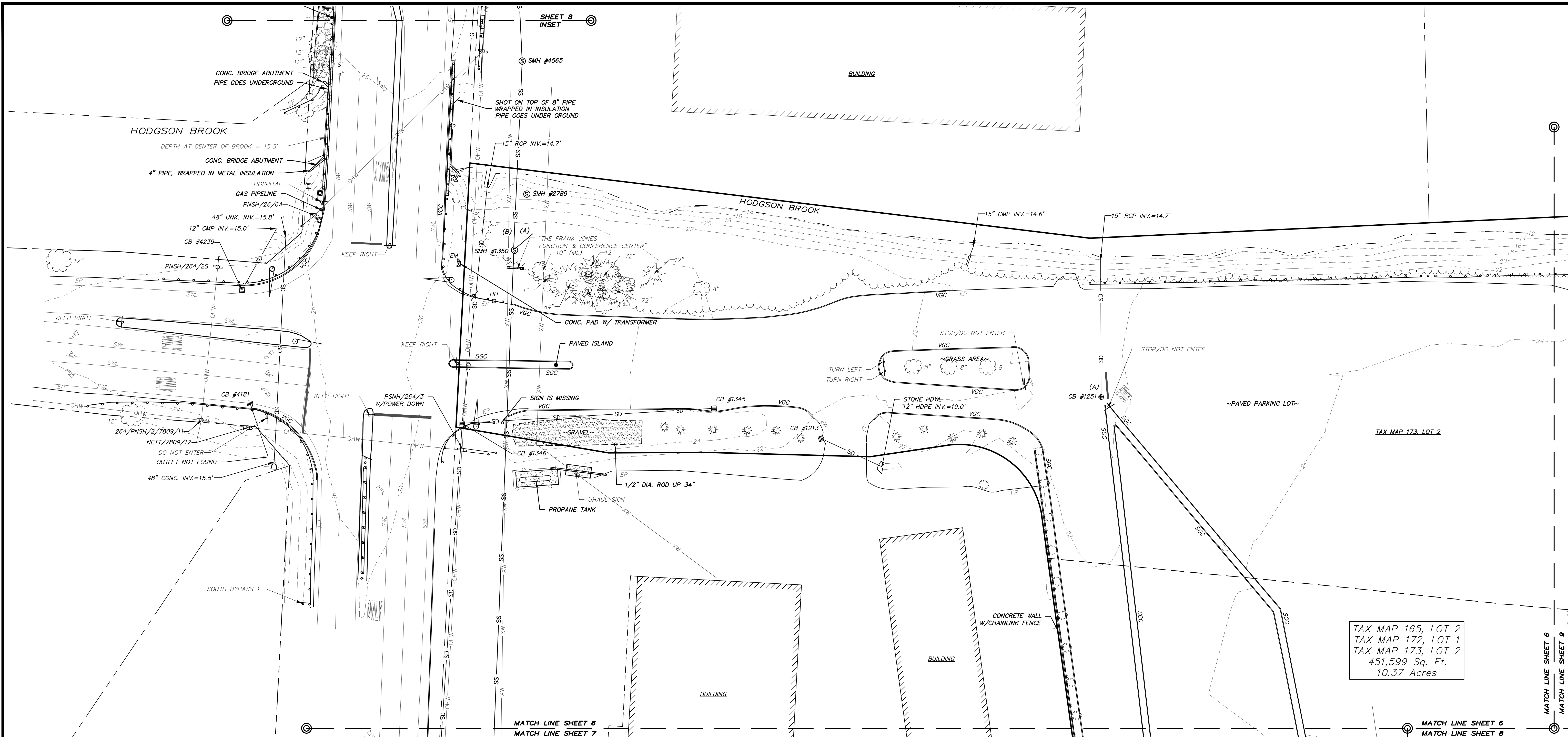
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NO.	DATE	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19		

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	5 OF 10

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FILE NAME: Y:\PROJECTS\5517 CAD (5517) 1\DWG\5517D SUB PLANS.dwg LAYOUT NAME: EASE (5517) PLOTTED: Monday, August 19, 2019 - 1:55pm



MATCH LINE SHEET 6
MATCH LINE SHEET 7

TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
451,599 Sq. Ft.
10.37 Acres

MATCH LINE SHEET 6
MATCH LINE SHEET 9

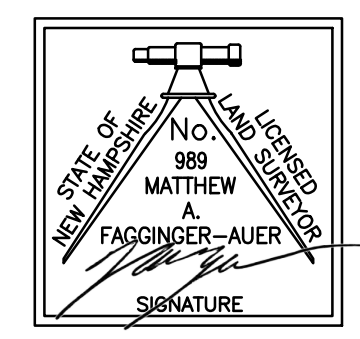
MATCH LINE SHEET 6
MATCH LINE SHEET 8

- NOTES:**
1. REFERENCE: TAX MAP 163, LOT 33
TAX MAP 163, LOT 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
 2. OWNER OF RECORD
CATE STREET DEVELOPMENT, LLC
11 ELKINS STREET, SUITE 420
BOSTON, MA 02127
R.C.R.D. BOOK 5959, PAGE 109
 3. FIELD SURVEY PERFORMED BY P.J.S. & J.C.M. DURING NOVEMBER 2016 USING A TRIMBLE S6 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL, BY L.P.S. & S.N.F. DURING JULY 2018 AND T.M.M. & J.C.M. IN SEPTEMBER & OCTOBER 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.
 4. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN NOVEMBER 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 IN ACCORDING TO THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2102 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
 5. VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.
 6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

6. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
8. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
9. ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE 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.
10. UNDERGROUND UTILITY DATA WAS PROVIDED TO DOUCET SURVEY, INC. BY THE CITY OF PORTSMOUTH GIS DEPARTMENT ON NOVEMBER 15, 2016. THIS DATA IS FOR PLANNING PURPOSES ONLY AND DOUCET SURVEY DOES NOT GUARANTEE THE ACCURACY OR EXISTENCE OF THE DATA PROVIDED. ON-SITE INSPECTION SHOULD BE CONDUCTED PRIOR FINAL DESIGN AND/OR CONSTRUCTION.

SCALE: 1 INCH = 30 FT.

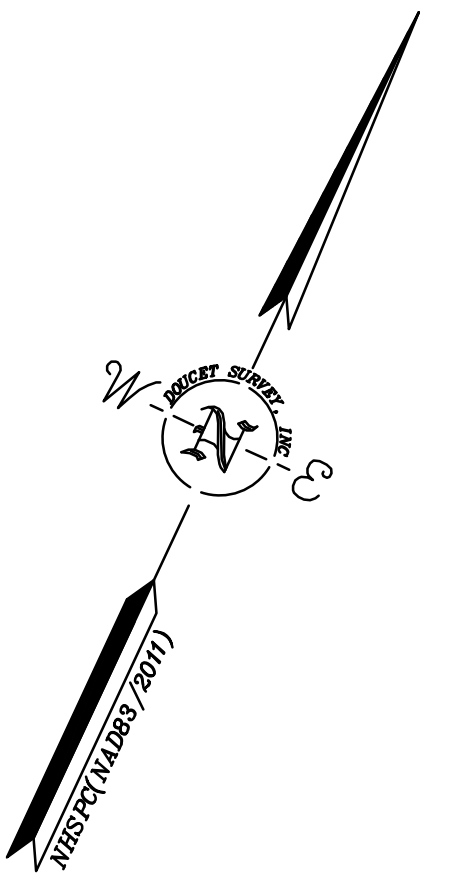
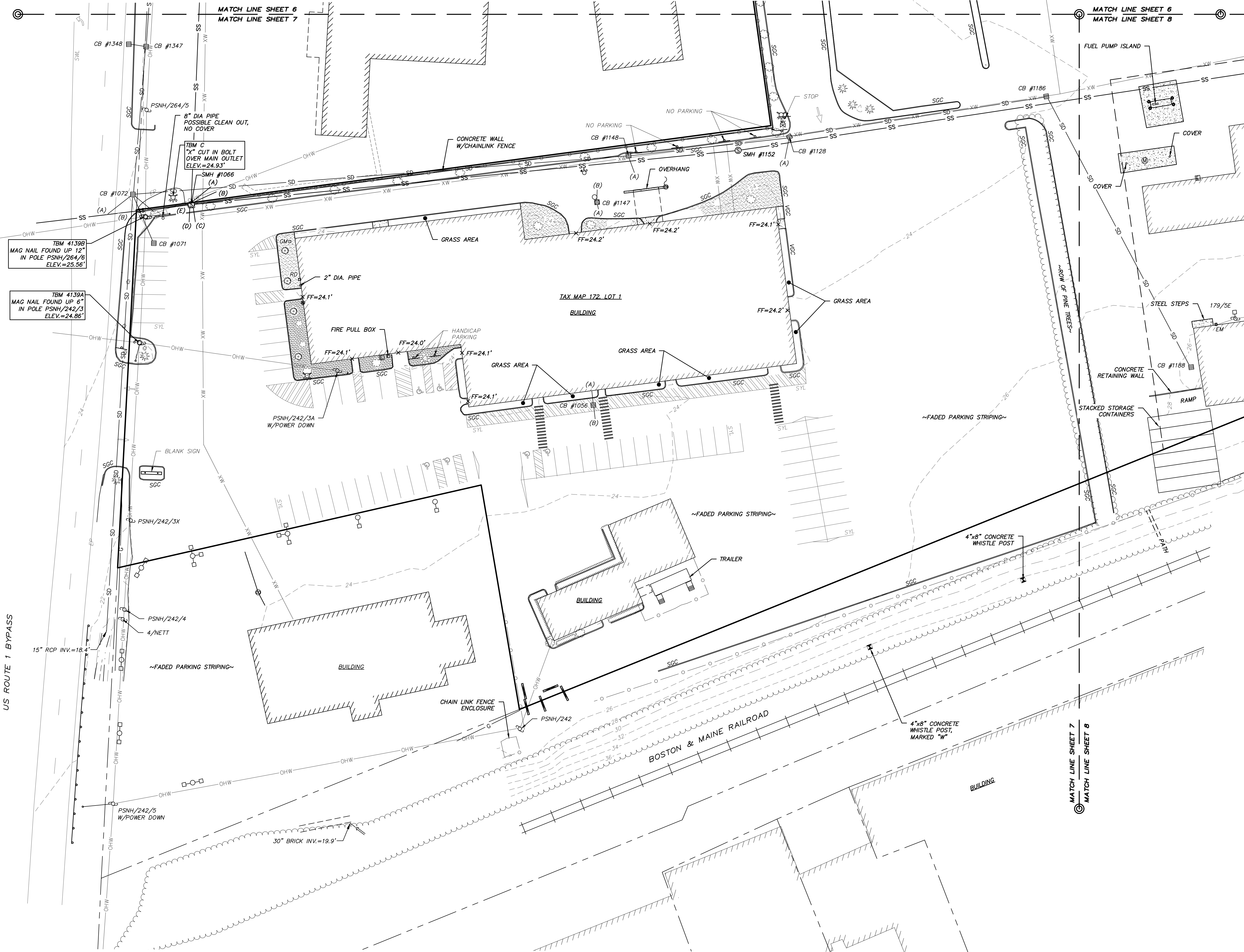
TOPOGRAPHIC PLAN
FOR
CATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE
SHEETS 6-10 NOT FOR RECORDING



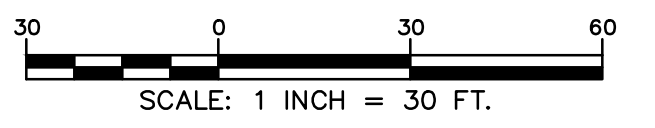
NO.	DATE	ADD ADDITIONAL EASEMENTS	MWF
		DESCRIPTION	BY
1	8/19/19		

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	6 OF 10

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<http://www.doucetsurvey.com>



No. 988
 MATHIEW A. FAGGINGER-AUER
 SIGNATURE



TOPOGRAPHIC 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

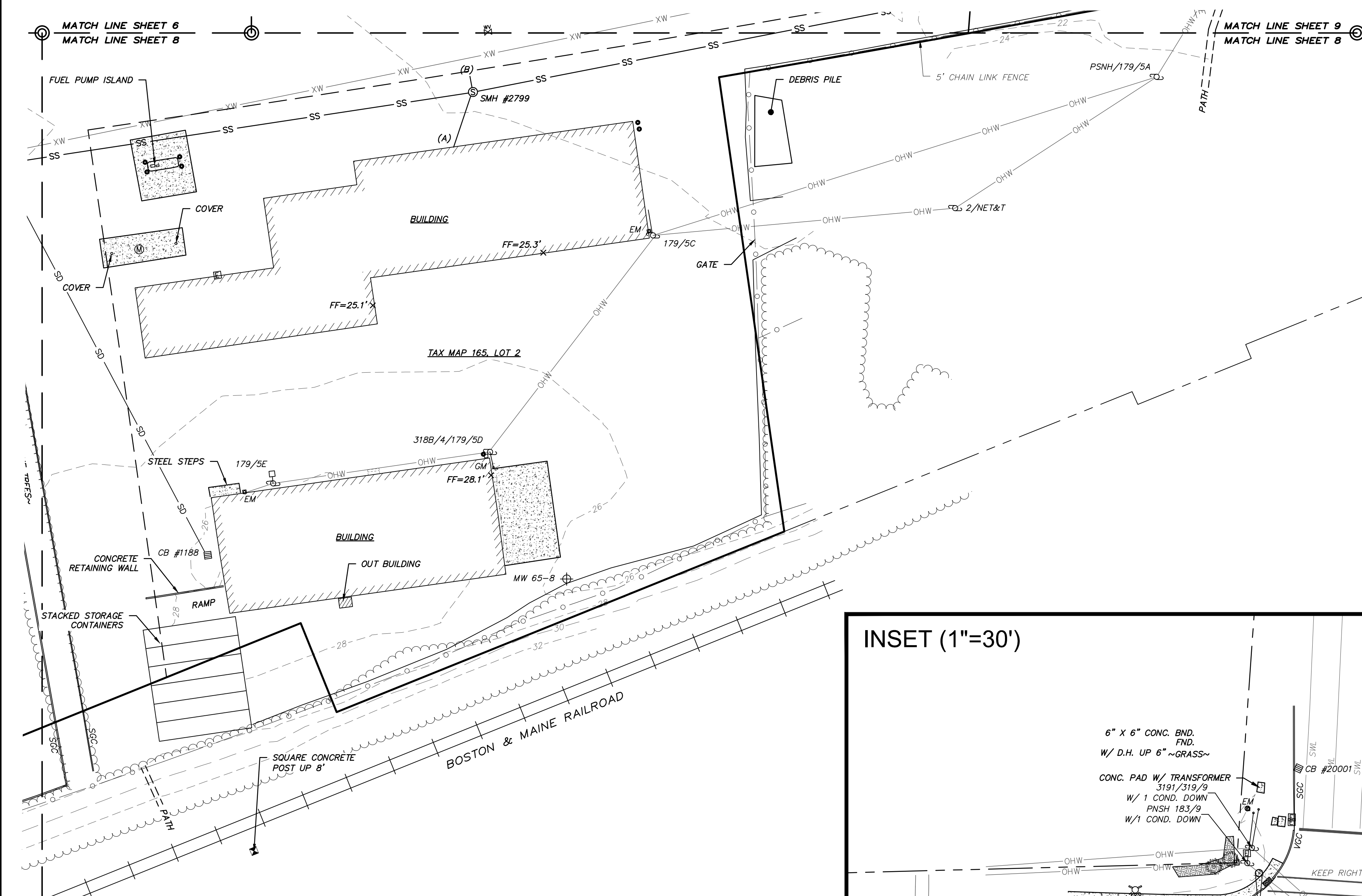
NO.	DATE	ADD ADDITIONAL EASEMENTS	MWF
		DESCRIPTION	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	7 OF 10

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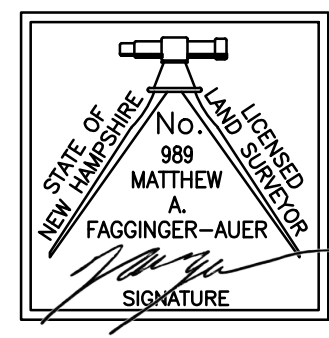
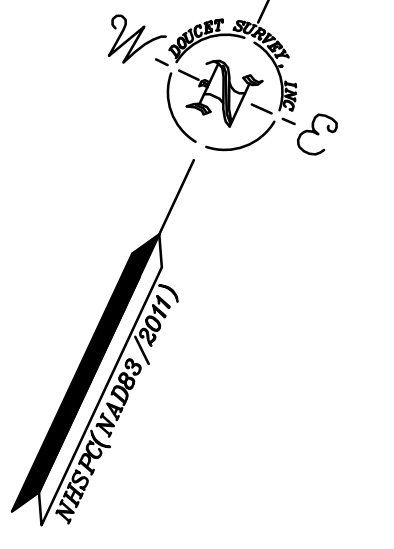
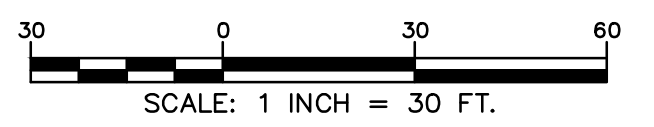
SHEETS 6-10 NOT FOR RECORDING

FILE NAME: \\V:\PROJECTS\5517.DWG (5517) DATE: 4/13/2019 10:51:59 AM USER: PUNJAY LAYOUT NAME: TOPG.DWG PLOTTED: Monday, August 19, 2019 1:10:10 PM



TOPOGRAPHIC 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

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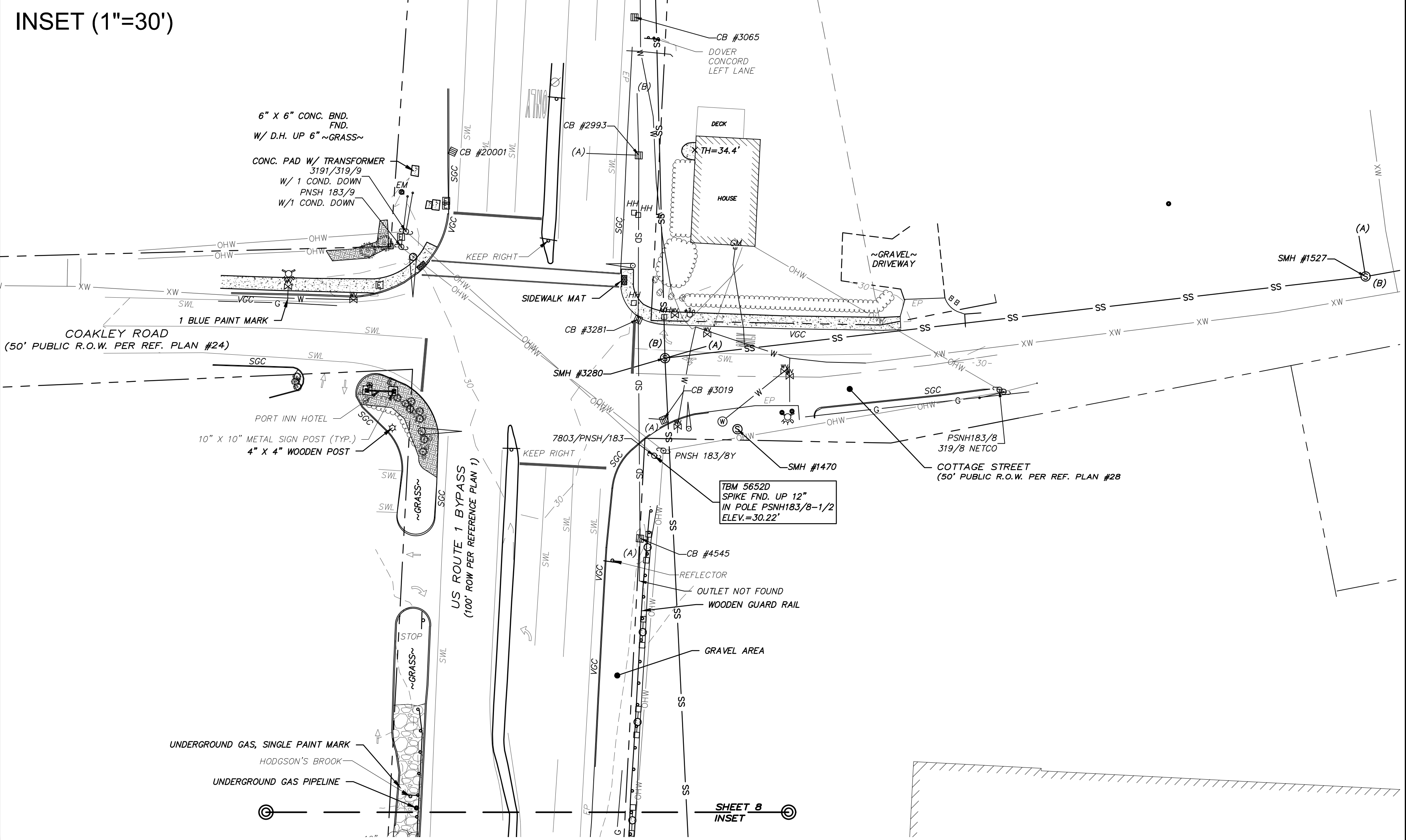
NO.	DATE	ADD. ADDITIONAL EASEMENTS	MWF
1	8/19/19		

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	8 OF 10

SHEETS 6-10 NOT FOR RECORDING

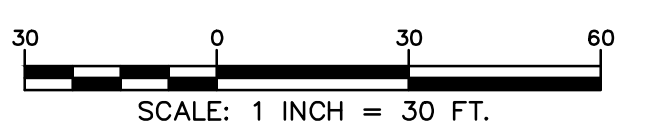
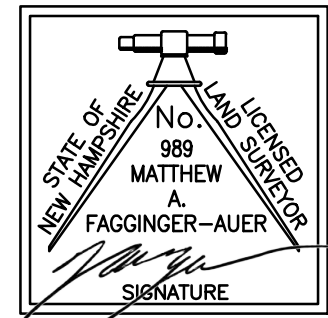
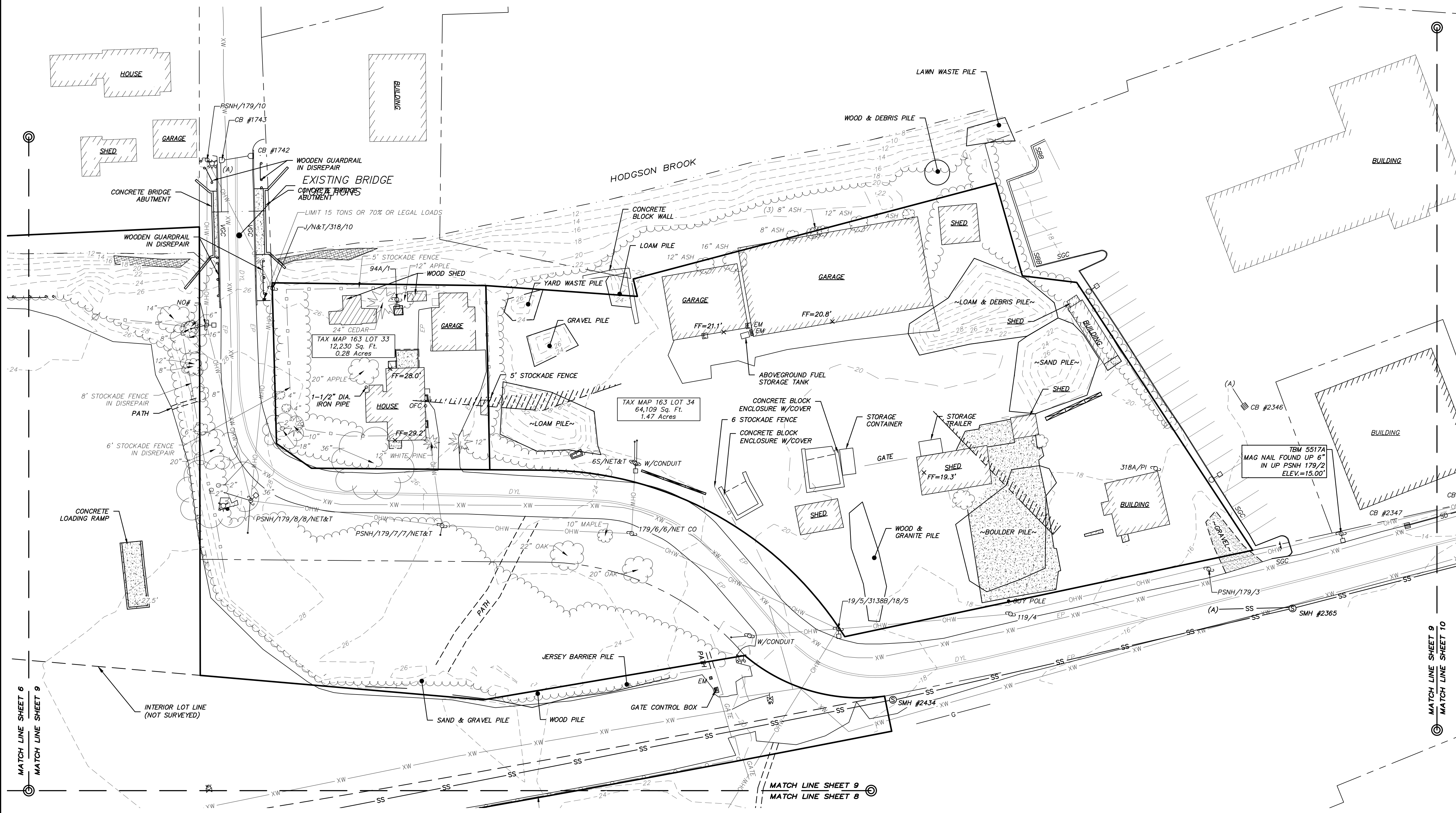
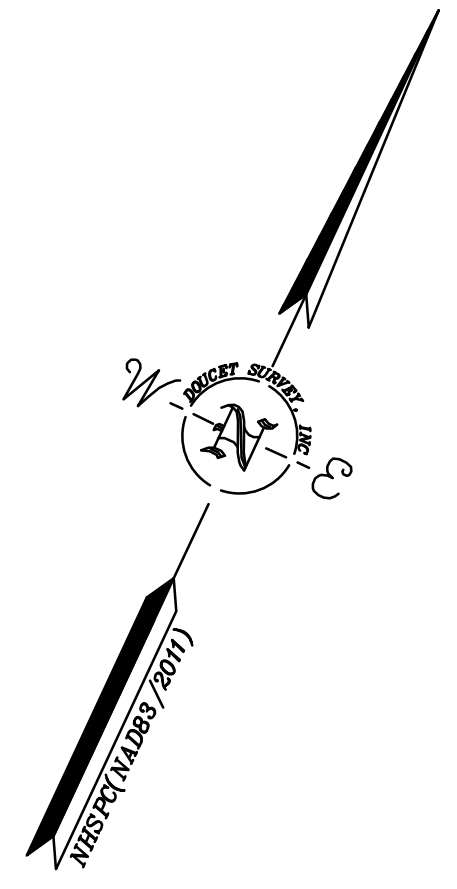
INSET (1"=30')



MATCH LINE SHEET 7
 MATCH LINE SHEET 8

SHEET 8
 INSET

FILE NAME: \\P:\PROJECTS\5517.DWG (SHEET 4) DATE: 4/13/2019 10:51:57 AM USER: PUNJANG LAYOUT NAME: TOPG (SHEET) PLOTTED: Monday, August 19, 2019 11:01am



TOPOGRAPHIC PLAN
 FOR
GATE 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
 GATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

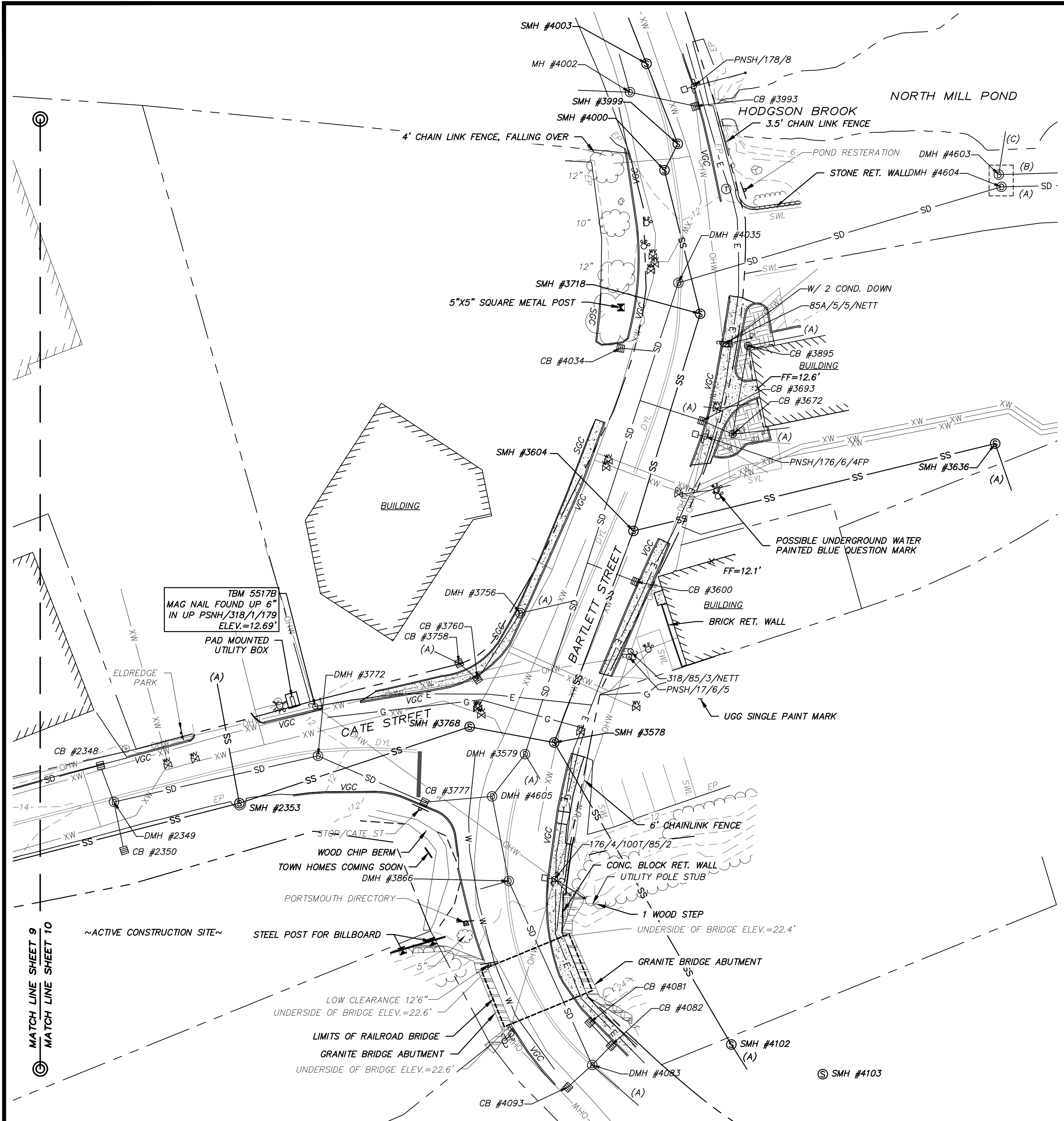
NO.	DATE	ADD ADDITIONAL EASEMENTS	MWF
		DESCRIPTION	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	9 OF 10

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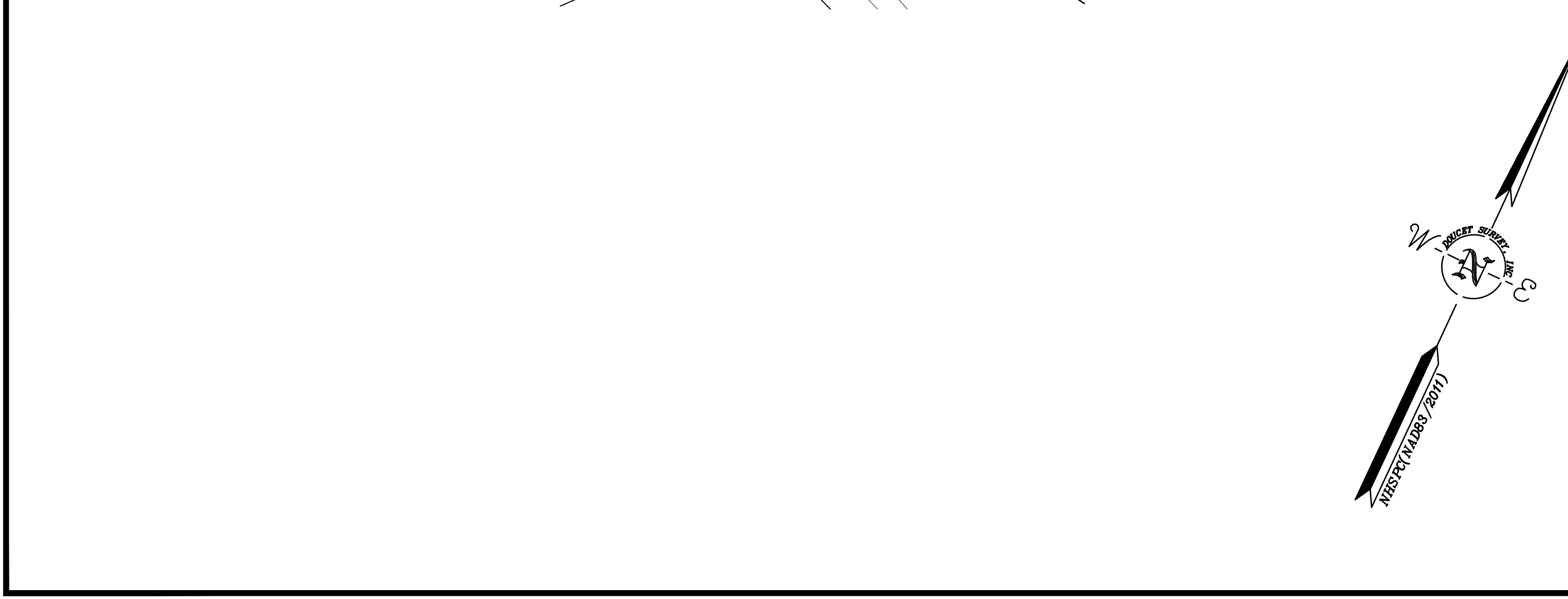
SHEETS 6-10 NOT FOR RECORDING

FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/13/2019 11:53:10 AM USER: PLS/PLS LAYOUT NAME: TOPG (DWG) PLOTTED: Monday, August 19, 2019 11:02am



DRAINAGE STRUCTURES			
CB #1056 RIM ELEV.=23.3' (A) 4" UNKN. INV.=17.6' (B) 4" UNKN. INV.=17.7'	CB #1348 RIM ELEV.=24.6' (1347) 12" RCP INV.=19.2'	CB #3600 RIM ELEV.=11.1' 12" PVC INV.=7.5'	CB #4034 RIM ELEV.=10.8' 12" PVC INV.=7.5'
CB #1071 RIM ELEV.=22.7' (1072) 12" RCP INV.=17.3'	CB #1742 RIM ELEV.=24.7' (1743) 12" RCP INV.=19.7'	CB #3672 RIM ELEV.=11.9' (3693) 4" PVC INV.=8.2' (3895) 4" PVC INV.=8.7'	DMH #4035 RIM ELEV.=11.7' (NO VISIBLE PIPES) SUMP=1.3' WATER LEVEL=1.8'
CB #1072 RIM ELEV.=23.7' (A) 6" CMP INV.=17.6' (1071) 12" RCP INV.=17.5' (1148) 12" CMP INV.=17.5' (1347) 15" RCP INV.=17.1' (B) 15" RCP INV.=17.0'	CB #1743 RIM ELEV.=24.7' (1742) 12" RCP INV.=19.5'	CB #3693 RIM ELEV.=11.0' (3672) 4" PVC INV.=8.2' (A) 12" PVC INV.=7.9'	CB #4081 RIM ELEV.=8.7' (4082) 12" HDPE INV.=5.8'
CB #1128 RIM ELEV.=22.7' (A) 6" PVC INV.=19.4' (1186) 12" CMP INV.=18.9' (1148) 12" CMP INV.=18.8'	CB #2346 RIM ELEV.=15.6' (A) 12" RCP INV.=11.3'	DMH #3756 RIM ELEV.=11.6' (2360) 12" PVC INV.=7.8' (A) 12" PVC INV.=7.8'	CB #4082 RIM ELEV.=8.7' (4081) 12" HDPE INV.=5.7' (4083) 12" HDPE INV.=5.9'
CB #1147 RIM ELEV.=22.2' (A) 6" PVC INV.=18.7' (B) 12" CMP INV.=18.3'	CB #2347 RIM ELEV.=13.8' (2348) 15" HDPE INV.=9.7'	DMH #3756 RIM ELEV.=11.6' (3760) 12" PVC INV.=7.7' (A) 12" PVC INV.=7.8'	DMH #4083 RIM ELEV.=8.9' (3866) 42" WX24H CMP INV.=5.0' (4083) 12" HDPE INV.=5.7' (4093) 12" HDPE INV.=5.6' (A) 42" WX24H CMP INV.=5.0'
CB #1148 RIM ELEV.=22.4' (A) 6" PVC INV.=18.7' (1128) 12" CMP INV.=18.1' (1148) 12" CMP INV.=18.2'	CB #2348 RIM ELEV.=13.6' (2347) 15" HDPE INV.=9.8' (2349) 15" HDPE INV.=9.8'	CB #3758 RIM ELEV.=10.9' (3760) 12" PVC INV.=8.0' (A) 8" PVC INV.=7.9'	CB #4093 RIM ELEV.=9.0' (4083) 12" HDPE INV.=5.9'
CB #1186 RIM ELEV.=23.5' (1188) 12" CMP (NOT VISIBLE) (1128) 12" CMP INV.=20.0'	CB #2349 RIM ELEV.=13.8' (2348) 15" HDPE INV.=9.1' (2350) 15" HDPE INV.=10.3' (3772) 15" HDPE INV.=9.1'	CB #3760 RIM ELEV.=10.7' (3756) 12" PVC INV.=8.0' (3758) 12" PVC INV.=8.0'	CB #4181 RIM ELEV.=24.7' 12" CMP INV.=19.7'
CB #1188 RIM ELEV.=25.7' (1186) 8" PVC INV.=22.3'	CB #2350 RIM ELEV.=12.6' (FULL OF SILT & DEBRIS)	DMH #3772 RIM ELEV.=12.2' (2349) 15" HDPE INV.=8.7' (3777) 15" HDPE INV.=8.6'	CB #4239 RIM ELEV.=25.0' 12" CMP INV.=20.3'
CB #1213 RIM ELEV.=20.3' (HDWL) 12" HDPE INV.=17.6'	CB #2993 RIM ELEV.=30.2 (A) 15" RCP INV.=26.2' (B) 12" UNKN. INV.=26.1' (3281) 15" RCP INV.=26.0'	CB #3777 RIM ELEV.=10.7' (3772) 15" HDPE INV.=7.7' (4605) 15" HDPE INV.=7.6'	CB #4545 RIM ELEV.=27.8' (3281) 15" RCP INV.=22.0' (A) 18" RCP INV.=21.3'
CB #1251 RIM ELEV.=20.9' (A) 18" CMP INV.=16.5'	CB #3019 RIM ELEV.=28.8' (A) 8" PVC INV.=25.4' (A) 8" CI INV.=8.0'	DMH #3866 RIM ELEV.=10.2' (4083) 42" WX24H CMP INV.=5.3' (4605) 24" RCP INV.=5.4' (A) 8" CI INV.=8.0'	DMH #4603 & 4604 RIM ELEV.=10.3' (4035) 42" RCP INV.=1.0' (A) 36" RCP INV. (RECESSED) (B) UNKN. (RECESSED) (C) 42" RCP INV.=1.2'
CB #1345 RIM ELEV.=23.3' (1346) 12" RCP INV.=19.1'	CB #3065 RIM ELEV.=31.5' WATER ELEV.=27.4' (NO PIPES VISIBLE)	CB #3895 RIM ELEV.=11.9' (3672) 4" PVC INV.=9.7' (A) 4" PVC INV.=9.9'	DMH #4605 RIM ELEV.=11.0' (3579) 24" RCP INV.=4.4' (3777) 15" CMP INV.=7.5' (3866) 24" RCP INV.=4.6'
CB #1346 RIM ELEV.=25' (1345) 12" RCP INV.=17.4' (1347) 15" RCP INV.=15.9' (A) 15" RCP INV.=15.7'	CB #3281 RIM ELEV.=29.8' (2993) 15" RCP INV.=24.3' (4545) 15" RCP INV.=24.2'	CB #3993 RIM ELEV.=12.6' (NO VISIBLE PIPES) APPEARS TO OPEN TO BROOK SUMP=1.5' WATER LEVEL=1.8'	
CB #1347 RIM ELEV.=23.9' (1348) 12" RCP INV.=18.8' (1072) 15" RCP INV.=15.9' (1346) 15" RCP INV.=15.8'	DMH #3579 RIM ELEV.=11.2' (4035) 36" BRICK TROUGH INV.=2.0' (4605) 24" RCP INV.=4.2' (A) UNKN. INV.=2.0'	CB #4002 RIM ELEV.=12.9' (BOLTED SHUT)	

SEWER STRUCTURES		
SMH #1066 RIM ELEV.=23.2' (A) 4" PVC INV.=18.5' (D) UNKN INV.=12.3' (1152) 10" UNKN INV.=11.8' (C) 4" PVC INV.=16.0' (D) 4" PVC INV.=16.0' (1350) UNKN INV.=11.9' (E) UNKN INV.=11.6'	SMH #2434 RIM ELEV.=18.2' (2799) 10" UNKN INV.=9.7' (2365) 12" UNKN INV.=9.7' (SMH #2789) RIM ELEV.=20.1' (SUMP) INV.=9.9' (NO PIPES VISIBLE)	SMH #3768 RIM ELEV.=11.4' (2353) 24" PVC INV.=6.0' (3578) 24" PVC INV.=5.9' (SMH #3999) RIM ELEV.=12.6' (4000) 10" PVC INV.=5.9' (4003) 12" PVC INV.=5.8'
SMH #1152 RIM ELEV.=22.6' (1066) 10" UNKN INV.=11.3' (2799) 10" UNKN INV.=11.2' SMH #1350 RIM ELEV.=25.5' (A) 8" CLAY INV.=14.9' (4565) UNKN INV.=14.7' (1066) UNKN INV.=14.4'	SMH #2799 RIM ELEV.=23.8' (A) 4" DI INV.=21.1' (B) 8" UNKN INV.=12.1' (1527) 8" CLAY DROP INLET INV.=21.1' (2434) 10" UNKN INV.=10.6' (SMH #3280) RIM ELEV.=29.8' (1527) 8" CLAY DROP INLET INV.=21.1'	SMH #4000 RIM ELEV.=12.3' (3718) 10" PVC INV.=5.8' (3999) 10" PVC INV.=5.8' SMH #4003 RIM ELEV.=13.3' (3999) 10" PVC INV.=6.5' (A) 10" CI INV.=6.6' SMH #4102 RIM ELEV.=11.3' (3578) 30" PVC INV.=3.7' (A) 30" PVC INV.=3.6'
SMH #1470 RIM ELEV.=29.4' FULL OF DEBRIS	SMH #3578 RIM ELEV.=10.9' (3604) 36" PVC INV.=3.0' (3768) 24" PVC INV.=5.8' (3768) 24" PVC INV.=5.8' (4102) 30" PVC INV.=3.1' (B) 8" CLAY INV.=24.7'	SMH #4103 RIM ELEV.=12.5' (NO VISIBLE PIPES, POSSIBLE ELECTRIC MANHOLE)
SMH #2353 RIM ELEV.=12.7' (2365) 24" PVC INV.=6.5' (3768) 24" PVC INV.=6.5' (A) 6" PVC INV.=7.2'	SMH #3604 RIM ELEV.=11.3' (3578) 36" PVC INV.=2.5' (3636) 36" PVC INV.=2.5' (3718) 10" PVC INV.=4.7' (A) 36" PVC INV.=2.2'	SMH #4565 RIM ELEV.=28.4' PIPES SUBMERGED WATER LEVEL=16.5' SUMP=15.4'
SMH #2365 RIM ELEV.=14.4' (A) 10" CI INV.=9.3' (2434) 10" METAL INV.=9.2' (2353) 24" METAL INV.=9.2'	SMH #3636 RIM ELEV.=10.3' (3604) 36" PVC INV.=2.3' (A) 36" PVC INV.=2.2'	SMH #4607 RIM ELEV.=13.7' (A) 8" PVC INV.=17.9' (B) 8" PVC INV.=17.7'
	SMH #3718 RIM ELEV.=11.5' (3604) 10" PVC INV.=5.3' (4000) 10" PVC INV.=5.5'	



SIGNATURE
 M. W. F.

SCALE: 1 INCH = 30 FT.

TOPOGRAPHIC 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

NO.	DATE	DESCRIPTION	BY
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
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