

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

1 November 2022

Peter Stith, TAC Committee Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Application for Subdivision Approval, Tax Map 107, Lot 21, 49 Sheafe Street**

Dear Mr. Stith and TAC Members:

On behalf of the Jonathan Watson Sobel Revocable Trust, we are pleased to submit the attached Response to Comments Letter based on the October 31, 2022, email from the Planning Department. The project plans have been revised to reflect changes were noted below. The comments are listed below with our response in **bold text**:

1. Note 7 needs to include dimensional requirements. Note this is a requirement of both the subdivision checklist and the subdivision regulations. **Note 7 has been updated to include important dimensional requirements.**
2. Please identify the mechanism for creating easements for lots under common ownership. **Attached are the proposed deeds of conveyance.**
3. Please clarify which statements in Note 8 go to each easement on the Easement Plan. **The Easement Plan has been revised to include specific Notes 10 and 11.**
4. Applicant must show new water service servicing Lot 1 on plan for City to approve location. Existing line servicing Lot 1 to be abandoned. **Please find attached a proposed Water Service Plan with addition to Note 12 on Subdivision Plan.**

We look forward to the review of this submission and Staff / City Department input on this project.

Sincerely,

*John Chagnon*

John R. Chagnon, PE  
CC: Jonathan Sobel, Attorney John Bosen

# Lot 1 Proposed Deed

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Jonathan W. Sobel, Trustee of the Jonathan Watson Sobel Revocable Trust**, having an address of 49 Sheafe Street, Portsmouth, New Hampshire 03801, grants to \_\_\_\_\_, having an address of \_\_\_\_\_, all right, title and interest in and to the following property:

A certain tract or parcel of land in Portsmouth, Rockingham County, New Hampshire, depicted as Lot 1 on a plan entitled "Subdivision Plan, Tax Map 107 – Lot 21, Land Of: The Jonathan Watson Sobel Revocable Trust, Property Located At: 49 Sheafe Street, City of Portsmouth, County of Rockingham, State of New Hampshire" prepared by Ambit Engineering, Inc., dated July 2022, and recorded at the Rockingham County Registry of Deeds as Plan D- \_\_\_\_\_ (the "Plan"). The said Lot 1 is more particularly bounded and described on the Plan as follows:

Beginning at a point along the brick sidewalk running along the northerly sideline of Sheafe Street at the easterly corner of land now or formerly of Thomas M. Bertrand;  
Thence running North 24°22'58" West a distance of 49.15 feet to a point at the northerly corner of land now or formerly of Thomas M. Bertrand;  
Thence turning and running South 68°17'52" West a distance of 49.75 feet to an iron rod with "Easterly" cap found, up 5";  
Thence turning and running North 47°40'34" West a distance of 12.95 feet to an iron rod with cap found, flush;  
Thence turning and running North 20°27'33" West a distance of 9.98 feet to an iron rod with cap found, flush;  
Thence turning and running North 63°48'07" East a distance of 23.44 feet to an iron rod with "Easterly" cap found, up 2";  
Thence turning and running North 20°41'15" West a distance of 7.62 feet to an iron rod with "Easterly" cap found, up 5";  
Thence turning and running North 66°15'33" East along land now or formerly of Karen P. Wiese a distance of 30.40 feet to a point;  
Thence turning and running South 23°57'53" East along land now or formerly of JTM Realty LLC a distance of 11.70 feet to a point;

Thence turning and running North 66°40'36" East along land now or formerly of JTM Realty LLC, a distance of 6.75 feet to a point;  
Thence turning and running South 23°28'10" East along Lot 2 as shown on the Plan a distance of 19.34 feet to a point;  
Thence turning and running South 19°51'30" East along Lot 2 as shown on the Plan a distance of 20.92 feet to a point;  
Thence turning and running South 21°44'25" East along Lot 2 as shown on the Plan a distance of 29.73 feet to a point;  
Thence turning and running South 71°49'01" West a distance of 3.54 feet to the easterly corner of land now or formerly of Thomas M. Bertrand and the point and place of beginning.

Conveyed TOGETHER WITH a Building Maintenance Easement as shown on the Plan. The easement area is depicted as "Proposed Building Maintenance Easement – 77 S.F." on a plan entitled "Easement Plan, Tax Map 107 – Lot 21, Land Of: The Jonathan Watson Sobel Revocable Trust, Property Located At: 49 Sheafe Street, City of Portsmouth, County of Rockingham, State of New Hampshire" prepared by Ambit Engineering, Inc., dated September 2022, and recorded at the Rockingham County Registry of Deeds as Plan D-\_\_\_\_\_ (the "Easement Plan"). The easement area is more particularly bounded and described on the Easement Plan as follows:

Beginning at the northwesterly corner of Lot 2 as shown on the Easement Plan;  
Thence turning and running North 66°40'36" East a distance of 3.15 feet to a point;  
Thence turning and running South 23°28'10" East a distance of 24.30 feet to a point;  
Thence turning and running South 0°08'30" West a distance of 3.46 feet to a point;  
Thence turning and running North 19°51'30" West a distance of 4.76 feet to a point;  
Thence turning and running North 23°28'10" West a distance of 19.34 feet to the northwesterly corner of Lot 2 and the point and place of beginning.

Conveyed SUBJECT TO that certain Building Maintenance, Access & Utility Easement depicted as "Proposed Building Maintenance, Access & Utility Easement – 161 S.F." on the Easement Plan. The easement area is more particularly bounded and described on the Easement Plan as follows:

Beginning at a point at the southerly corner of Lot 2 as shown on the Easement Plan;  
Thence running South 71°49'01" West a distance of 3.54 feet to a point;  
Thence turning and running North 24°22'58" West a distance of 36.33 feet to a point;  
Thence turning and running North 63°24'58" East a distance of 5.47 feet to a point;  
Thence turning and running South 19°51'30" East a distance of 7.25 feet to a point;  
Thence turning and running South 21°44'25" East a distance of 29.73 feet to the southerly corner of Lot 2 and the point and place of beginning.

Meaning and intending to describe and convey (i) a portion only of the property conveyed to Jonathan W. Sobel, Trustee of The Jonathan Watson Sobel Revocable Trust by Fiduciary Deed of Bernard W. Pelech and Robert W. Brewster, co-Executors of the Estate of Jay M. Smith, dated March 14, 2003, and recorded at the Rockingham County Registry of

Deeds at Book 3947, Page 2066; and (ii) all and the same property conveyed to Jonathan W. Sobel, Trustee of The Jonathan Watson Sobel Revocable Trust by Quitclaim Deed of John C. Russo, dated August 11, 2006, and recorded at the Rockingham County Registry of Deeds at Book 4712, Page 398.

**HOMESTEAD PROPERTY?**

TRUSTEE CERTIFICATE

The undersigned, Jonathan W. Sobel, in his capacity as Trustee of The Jonathan Watson Sobel Revocable Trust, established by Agreement dated \_\_\_\_\_, has full and absolute power under said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

The Jonathan Watson Sobel Revocable Trust

By: \_\_\_\_\_  
Jonathan W. Sobel, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2022, by Jonathan W. Sobel, Trustee of The Jonathan Watson Sobel Revocable Trust.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Jonathan W. Sobel, Trustee of the Jonathan Watson Sobel Revocable Trust**, having an address of 49 Sheafe Street, Portsmouth, New Hampshire 03801, grants to \_\_\_\_\_, having an address of \_\_\_\_\_, all right, title and interest in and to the following property:

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Beginning at a point along the brick sidewalk running along the northerly sideline of Sheafe Street at the southerly corner of the said Lot 2;  
Thence running North 21°44’25” West a distance of 29.73 feet to a point;  
Thence turning and running North 19°51’30” West a distance of 20.92 feet to a point;  
Thence turning and running North 23°28’10” West a distance of 19.34 feet to a point;  
Thence turning and running North 66°40’36” East along land now or formerly of JTM Realty LLC, a distance of 37.51 feet to a point;  
Thence turning and running North 70°52’21” East along land now or formerly of 117-123 Daniel Street Condominium, a distance of 11.58 feet to a drill hole found in a concrete wall;  
Thence turning and running South 20°09’47” East a distance of 17.51 feet to a point;  
Thence turning and running South 23°32’21” East a distance of 56.14 feet to a point;  
Thence turning and running South 71°49’01” West along a brick sidewalk running along the northerly sideline of Sheafe Street to the point and place of beginning.

SUBJECT TO a Building Maintenance Easement for the benefit of Lot 1 as shown on the Plan. The easement area is depicted as “Proposed Building Maintenance Easement – 77 S.F.” on a plan entitled “Easement Plan, Tax Map 107 – Lot 21, Land Of: The Jonathan Watson Sobel Revocable Trust, Property Located At: 49 Sheafe Street, City of Portsmouth, County of Rockingham, State of New Hampshire” prepared by Ambit Engineering, Inc.,

dated September 2022, and recorded at the Rockingham County Registry of Deeds as Plan D- \_\_\_\_\_ (the "Easement Plan"). This easement is a no-build easement and the owner of the property conveyed herein shall not build any structures within the easement area. The easement area is more particularly bounded and described on the Easement Plan as follows:

Beginning at the northwesterly corner of Lot 2 as shown on the Easement Plan;  
Thence turning and running North 66°40'36" East a distance of 3.15 feet to a point;  
Thence turning and running South 23°28'10" East a distance of 24.30 feet to a point;  
Thence turning and running South 0°08'30" West a distance of 3.46 feet to a point;  
Thence turning and running North 19°51'30" West a distance of 4.76 feet to a point;  
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Beginning at a point at the southerly corner of Lot 2 as shown on the Easement Plan;  
Thence running South 71°49'01" West a distance of 3.54 feet to a point;  
Thence turning and running North 24°22'58" West a distance of 36.33 feet to a point;  
Thence turning and running North 63°24'58" East a distance of 5.47 feet to a point;  
Thence turning and running South 19°51'30" East a distance of 7.25 feet to a point;  
Thence turning and running South 21°44'25" East a distance of 29.73 feet to the southerly corner of Lot 2 and the point and place of beginning.

Meaning and intending to describe and convey a portion only of the property conveyed to Jonathan W. Sobel, Trustee of The Jonathan Watson Sobel Revocable Trust by Fiduciary Deed of Bernard W. Pelech and Robert W. Brewster, co-Executors of the Estate of Jay M. Smith, dated March 14, 2003, and recorded at the Rockingham County Registry of Deeds at Book 3947, Page 2066.

**HOMESTEAD PROPERTY?**

#### TRUSTEE CERTIFICATE

The undersigned, Jonathan W. Sobel, in his capacity as Trustee of The Jonathan Watson Sobel Revocable Trust, established by Agreement dated \_\_\_\_\_, has full and absolute power under said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

The Jonathan Watson Sobel Revocable Trust

By: \_\_\_\_\_  
Jonathan W. Sobel, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2022, by  
Jonathan W. Sobel, Trustee of The Jonathan Watson Sobel Revocable Trust.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

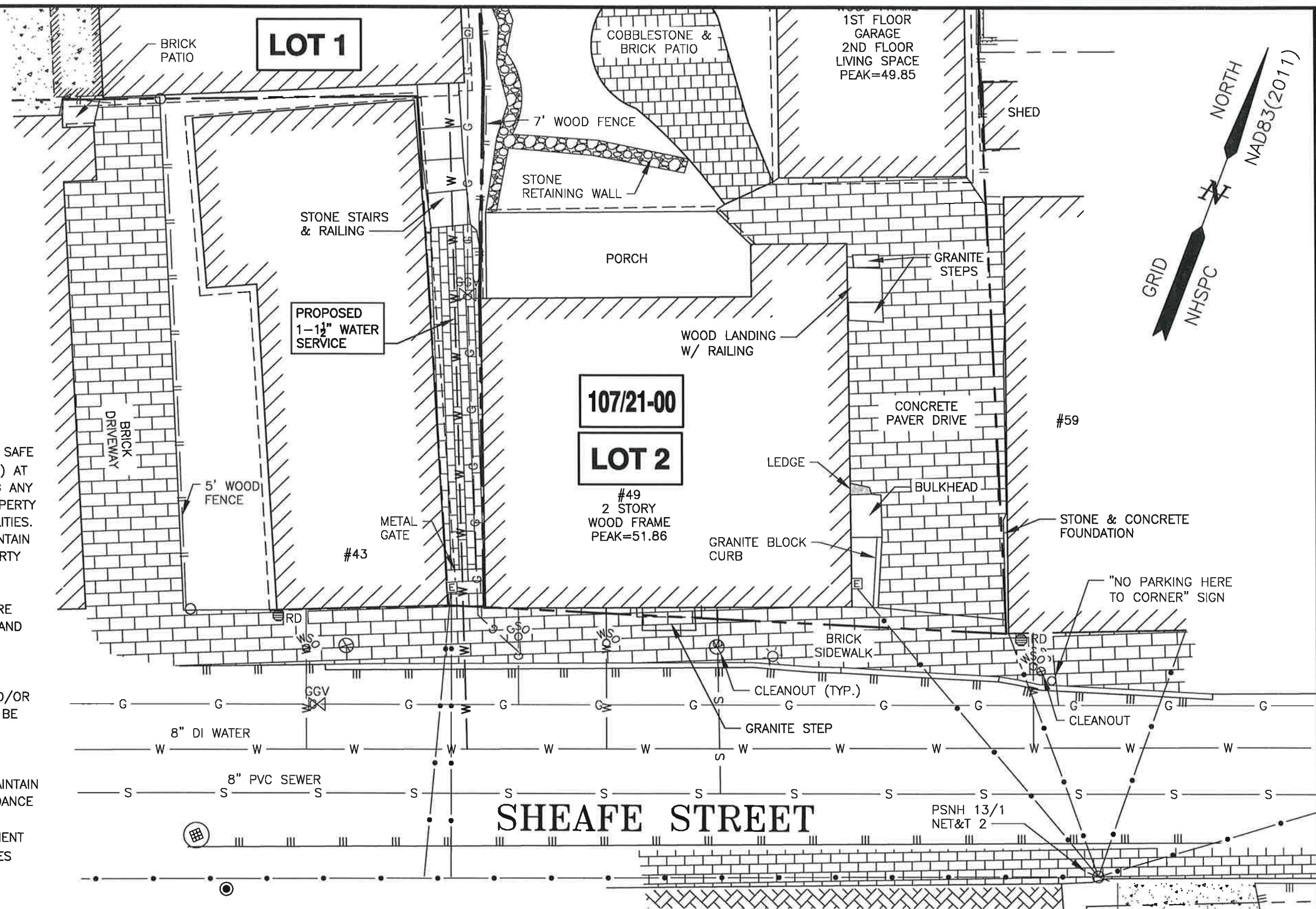


**NOTES:**

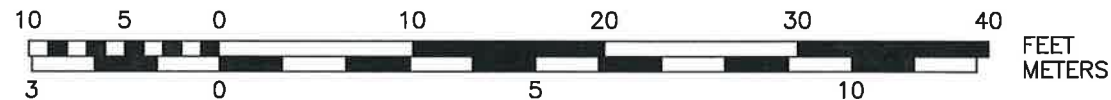
1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



GRAPHIC SCALE



**WATER SERVICE PLAN**

SCALE: 1"=10'

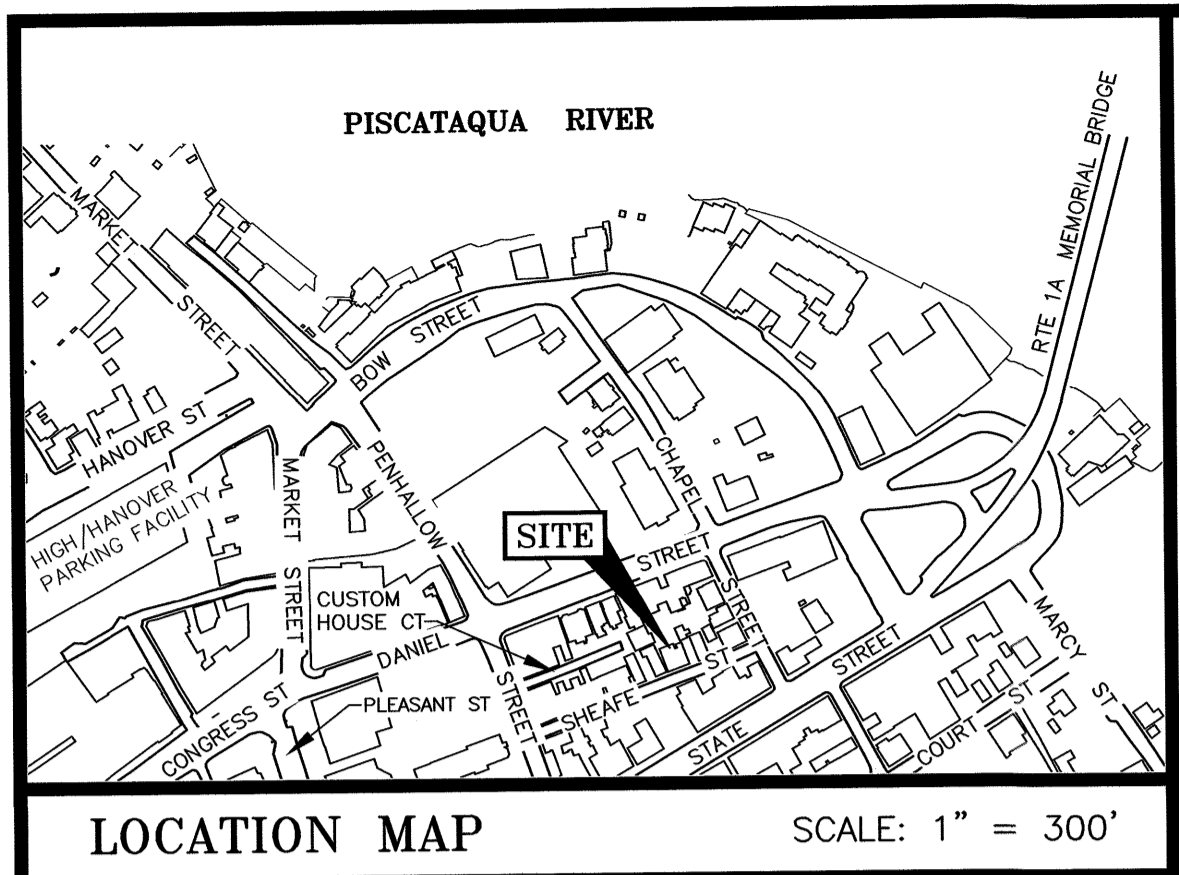
27 OCTOBER 2022



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315





- LEGEND:**
- N/F NOW OR FORMERLY RECORD OF PROBATE
  - RP ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
  - RCRD
  - BOUNDARY
  - SETBACK
  - IRON ROD/PIPE FOUND
  - DRILL HOLE FOUND
  - OVERHEAD ELECTRIC/WIRES
  - EDGE OF PAVEMENT (EP)
  - RD ROOF DRAIN
  - UTILITY POLE
  - GAS SHUT OFF
  - WATER SHUT OFF/CURB STOP
  - GAS GATE VALVE
  - METER (GAS, ELECTRIC)
  - CATCH BASIN
  - SEWER MANHOLE
  - SIGNS
  - EL. ELEVATION
  - FF FINISHED FLOOR
  - TBM TEMPORARY BENCHMARK
  - TP. TYPICAL
  - VGC VERTICAL GRANITE CURB

**IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)**

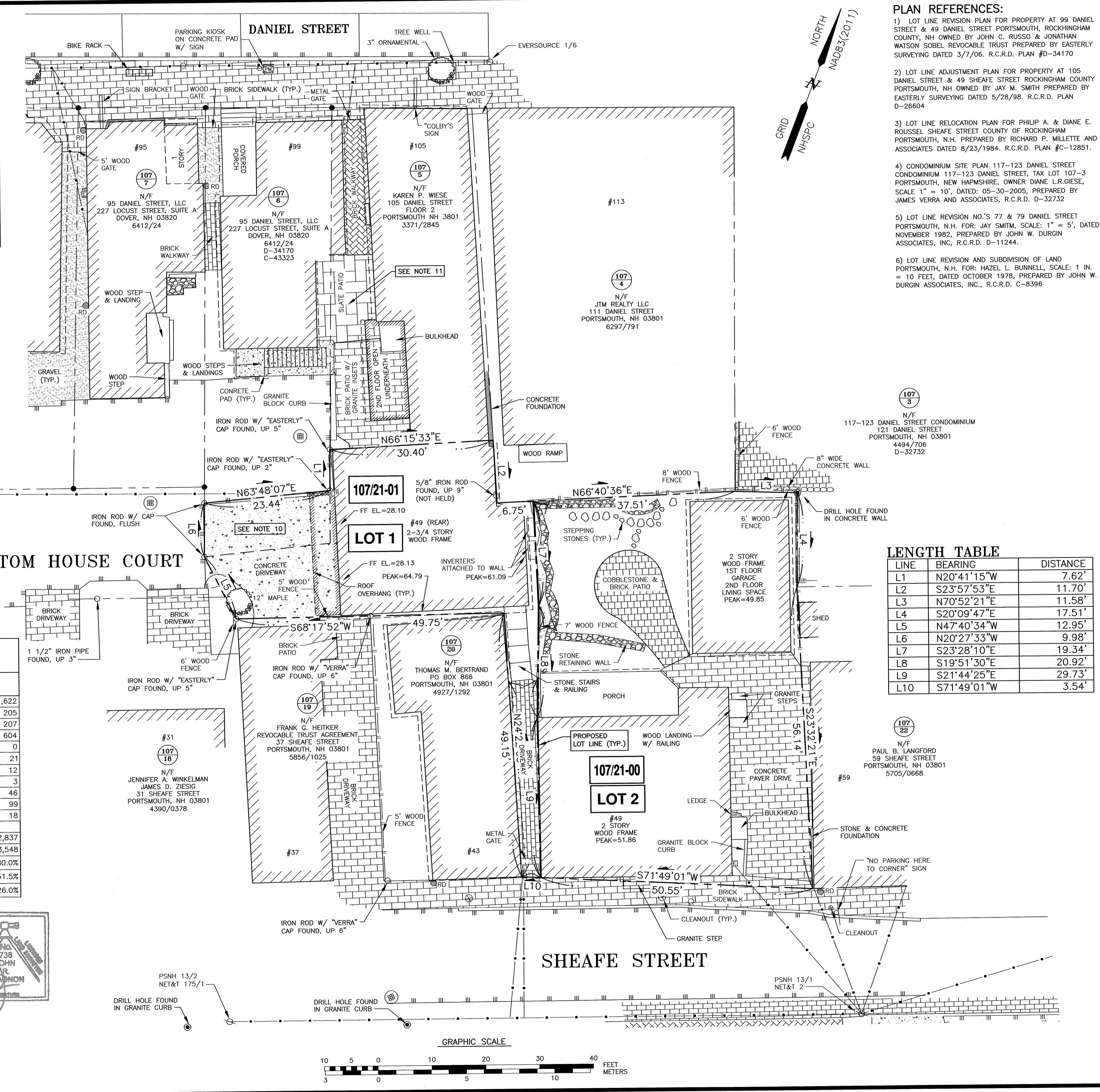
STRUCTURE	LOT 1	LOT 2
MAIN STRUCTURES	1,020	1,622
PORCH	0	205
PATIO	0	207
DRIVEWAY	482	604
PAVEMENT	15	0
STEPS/LANDINGS	55	21
BULKHEAD	0	12
CURB	0	3
BRICK SIDEWALK	159	46
STONE RETAINING WALL	0	99
STEPPING STONES WALK	0	18
<b>TOTAL</b>	<b>1,731</b>	<b>2,837</b>
LOT SIZE	1,855	3,548
% LOT COVERAGE	93.3%	80.0%
% BUILDING COVERAGE	55.0%	51.5%
% OPEN SPACE	11.5%	26.0%

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*John R. Chagnon* 11.1.22  
 JOHN R. CHAGNON, LLS #738 DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

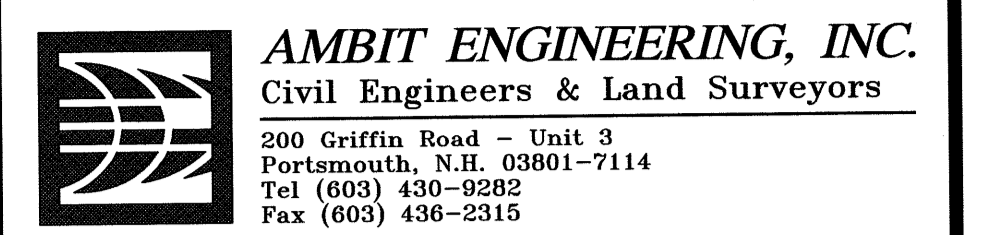
CHAIRMAN DATE



- PLAN REFERENCES:**
- LOT LINE REVISION PLAN FOR PROPERTY AT 99 DANIEL STREET & 49 DANIEL STREET PORTSMOUTH, ROCKINGHAM COUNTY, NH OWNED BY JOHN C. RUSSO & JONATHAN WATSON SOBEL REVOCABLE TRUST PREPARED BY EASTERLY SURVEYING DATED 3/7/06. R.C.R.D. PLAN #D-34170
  - LOT LINE ADJUSTMENT PLAN FOR PROPERTY AT 105 DANIEL STREET & 49 SHEAFE STREET ROCKINGHAM COUNTY PORTSMOUTH, NH OWNED BY JAY M. SMITH PREPARED BY EASTERLY SURVEYING DATED 5/28/98. R.C.R.D. PLAN D-26604
  - LOT LINE RELOCATION PLAN FOR PHILIP A. & DIANE E. ROUSSEL SHEAFE STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES DATED 8/23/1984. R.C.R.D. PLAN #C-12851.
  - CONDOMINIUM SITE PLAN 117-123 DANIEL STREET CONDOMINIUM 117-123 DANIEL STREET, TAX LOT 107-3 PORTSMOUTH, NEW HAMPSHIRE, OWNER DIANE L.R.GIESE, SCALE 1" = 10', DATED: 05-30-2005, PREPARED BY JAMES VERRA AND ASSOCIATES, R.C.R.D. D-32732
  - LOT LINE REVISION NO.'S 77 & 79 DANIEL STREET PORTSMOUTH, N.H. FOR: JAY SMITH, SCALE: 1" = 5', DATED NOVEMBER 1992, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. D-11244.
  - LOT LINE REVISION AND SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR: HAZEL L. BUNNELL, SCALE: 1 IN. = 10 FEET, DATED OCTOBER 1978, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. C-8396

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N20°41'15"W	7.62'
L2	S23°57'53"E	11.70'
L3	N70°52'21"E	11.58'
L4	S20°09'47"E	17.51'
L5	N47°40'34"W	12.95'
L6	N20°27'33"W	9.98'
L7	S23°28'10"E	19.34'
L8	S19°51'30"E	20.92'
L9	S21°44'25"E	29.73'
L10	S71°49'01"W	3.54'



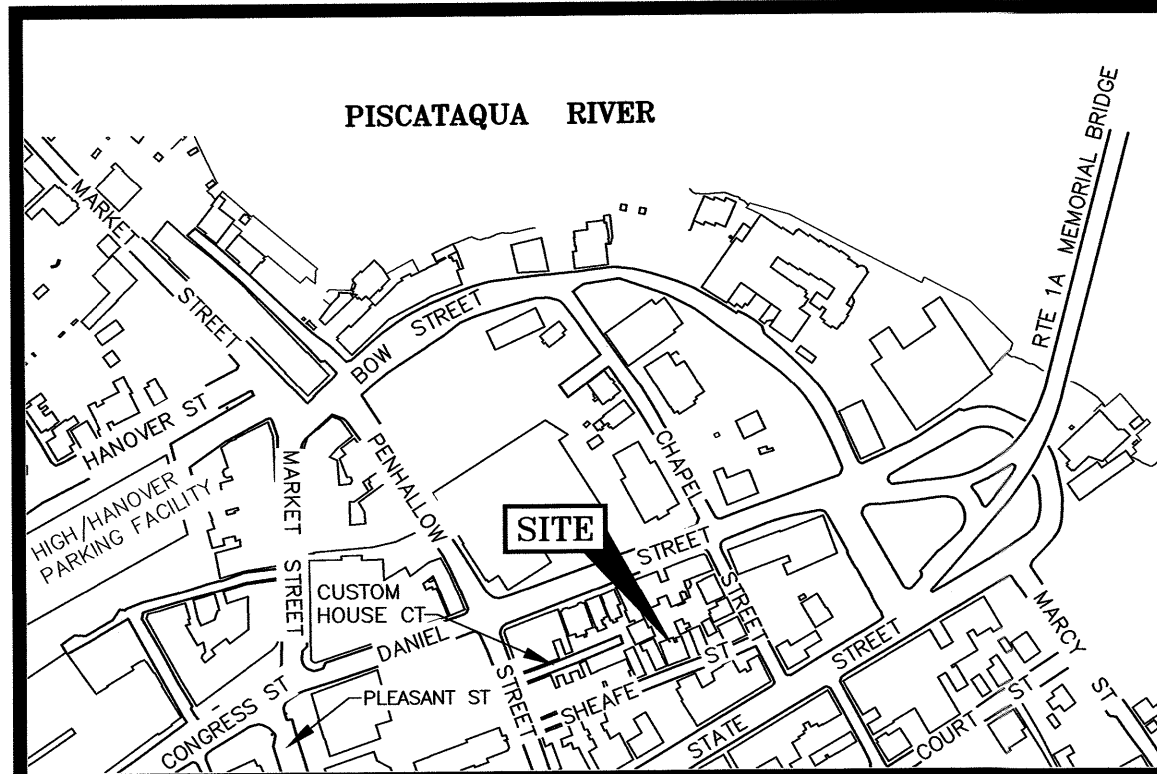
- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 21.
  - OWNERS OF RECORD:  
 JONATHAN WATSON SOBEL REVOCABLE TRUST  
 JONATHAN W. SOBEL TRUSTEE  
 49 SHEAFE STREET  
 PORTSMOUTH, NH 03801  
 4712/0398 & 3947/2066  
 D-34170
  - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE 1/29/2021.
  - EXISTING LOT AREA:  
 5,402 S.F.  
 0.1240 ACRES
  - PROPOSED LOT AREAS:  
 LOT 1: 1,855 S.F. 0.0426 ACRES  
 LOT 2: 3,548 S.F. 0.0814 ACRES
  - PARCEL IS LOCATED IN (CD4) CHARACTER DISTRICT 4.
  - DIMENSIONAL REQUIREMENTS:  
 LOT AREA: NR  
 OPEN SPACE: 10%  
 MAXIMUM FRONT YARD: 10'  
 SIDE YARD: NR  
 REAR YARD: 5'  
 BUILDING COVERAGE: 90%  
 FRONTAGE: NOT LISTED  
 (NR = NOT REQUIRED)  
 SEE CITY OF PORTSMOUTH ZONING ORDINANCE FOR ADDITIONAL REQUIREMENTS.
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSORS MAP 107 LOT 21 INTO TWO LOTS.
  - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - PARCEL IS SUBJECT TO A RIGHT OF WAY OVER A PORTION OF THE NORTH WESTERLY CORNER ADJACENT TO CUSTOM HOUSE COURT. SEE RCRD 4712-399 & D-34170.
  - PARCEL IS BENEFITED BY AN EASEMENT TO USE A CERTAIN WALKWAY ALONG THE WESTERLY SIDE OF ASSESSOR'S MAP 107 LOT 5, EXTENDING FROM DANIEL STREET TO THE SUBJECT PARCEL. SEE RCRD 2006/183 (2362/1669) & D-26604.
  - LOT 1 WILL BE SERVED BY A NEW WATER SERVICE (CONSTRUCTION REQUIRED), PLAN ON FILE WITH CITY. EXISTING LOT 1 WATER SERVICE SHALL BE ABANDONED.

NO.	DESCRIPTION	DATE
2	NOTES #7 & #12	11/1/22
1	TAX MAP & LOT#'S; NOTE #12	9/26/22
0	ISSUED FOR COMMENT	8/30/22

**SUBDIVISION PLAN**  
**TAX MAP 107 - LOT 21**

LAND OF:  
**THE JONATHAN WATSON SOBEL REVOCABLE TRUST**  
 PROPERTY LOCATED AT:  
 49 SHEAFE STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE

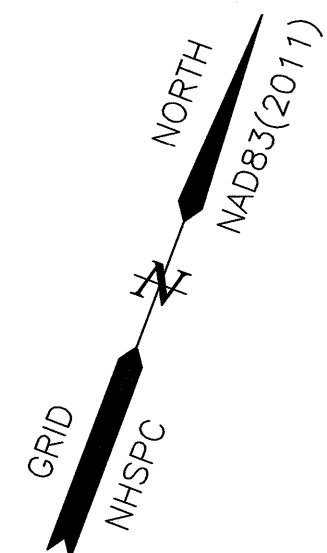
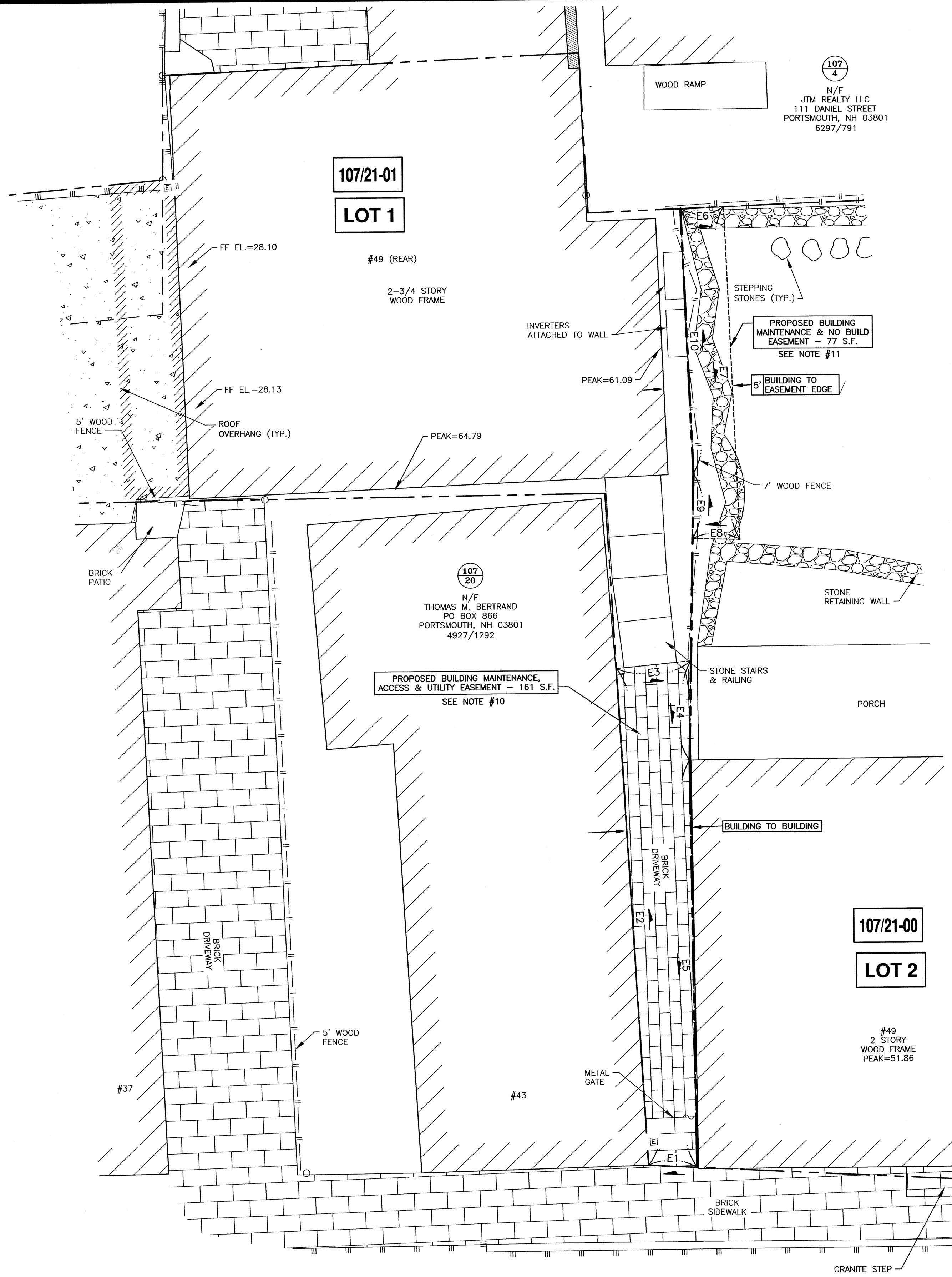
SCALE: 1" = 10' JULY 2022  
 FB 411 PG 6 3480



LOCATION MAP SCALE: 1" = 300'

EASEMENT LENGTH TABLE

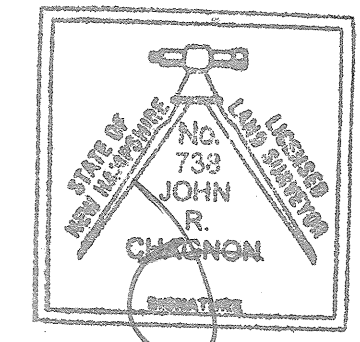
LINE	BEARING	DISTANCE
E1	S71°49'01"W	3.54'
E2	N24°22'58"W	36.33'
E3	N63°24'58"E	5.47'
E4	S19°51'30"E	7.25'
E5	S21°44'25"E	29.73'
E6	N66°40'36"E	3.15'
E7	S23°28'10"E	24.30'
E8	S70°08'30"W	3.46'
E9	N19°51'30"W	4.76'
E10	N23°28'10"W	19.34'



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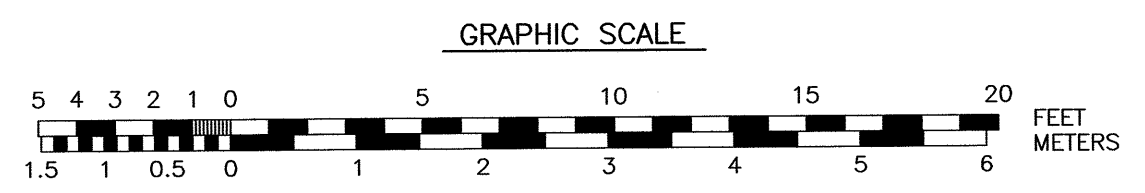
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 21.
  - 2) OWNERS OF RECORD:  
JONATHAN WATSON SOBEL REVOCABLE TRUST  
JONATHAN W. SOBEL TRUSTEE  
49 SHEAFE STREET  
PORTSMOUTH, NH 03801  
4712/0398 & 3947/2066  
D-34170
  - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE 1/29/2021.
  - 4) EXISTING LOT AREA:  
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  - 5) PROPOSED LOT AREAS:  
LOT 1: 1,855 S.F. 0.0426 ACRES  
LOT 2: 3,548 S.F. 0.0814 ACRES
  - 6) PARCEL IS LOCATED IN (CD4) CHARACTER DISTRICT 4.
  - 7) DIMENSIONAL REQUIREMENTS:  
SEE CITY OF PORTSMOUTH ZONING ORDINANCE
  - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF PROPOSED BUILDING MAINTENANCE, ACCESS & UTILITY EASEMENTS ON ASSESSORS MAP 107 LOT 21 AS SUBDIVIDED.
  - 10) BUILDING MAINTENANCE, ACCESS & UTILITY EASEMENT OVER ASSESSOR'S MAP 107 LOT 21-01 TO BENEFIT ASSESSOR'S MAP 107 LOT 21-00.
  - 11) BUILDING MAINTENANCE EASEMENT OVER ASSESSOR'S MAP 107 LOT 21-00 TO BENEFIT ASSESSOR'S MAP 107 LOT 21-01.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."  
*[Signature]* 10-28-22  
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



NO.	DESCRIPTION	DATE
1	ABUTTERS, NOTES	10/28/22
0	ISSUED FOR COMMENT	9/26/22

**EASEMENT PLAN**  
**TAX MAP 107 - LOT 21**  
LAND OF:  
**THE JONATHAN WATSON SOBEL REVOCABLE TRUST**  
PROPERTY LOCATED AT:  
49 SHEAFE STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE