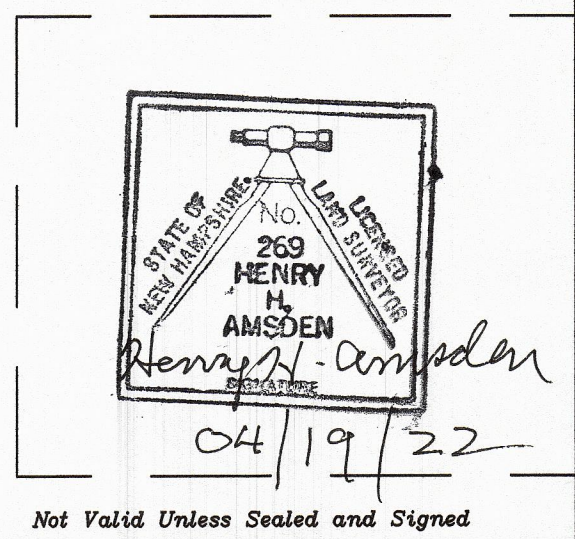


- NOTES
1. THIS PLAN DEPICTS A LOT DIVISION AT 355 SPINNEY RD, PORTSMOUTH, NH. THE SITE IS IDENTIFIED IN THE PORTSMOUTH ASSESSING DATABASE AS MAP 169 LOT 1.
 2. THE RECORD DEED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BK2158 P262 CALLS FOR 3 DISTINCT PARCELS WHICH COMPRISE THE SITE.
 3. THE PURPOSE OF THIS PLAN IS TO PORTRAY A LOT DIVISION TO REDEFINE THE PARSONAGE LOT, LOT 1.
 4. PROPOSED LOT 1 CONTAINS A NON-CONFORMING STRUCTURE. THIS PLAN DOES NOT ADD OR DETRACT FROM THIS NON-CONFORMITY.
 5. PORTIONS OF THE REMAINING LAND WILL CONTINUE TO BE ENCUMBERED BY AN ACCESS/ MAINTENANCE EASEMENT, AS DESCRIBED IN 5541/1792.
 6. THE PROPOSED LOT DIVISION RE-CREATES THE PARSONAGE LOT AS DEFINED IN NOTE 2, WITH THE EXCEPTION OF REMOVING THE SOUTHERLY PORTION THAT ABUTS THE RTE.1 BY-PASS, AND ALTERING THE FRONTAGE.
 7. THE SITE IS IN THE SRB (SINGLE RESIDENCE B) DISTRICT. THE ZONING REQUIREMENTS ARE:
MIN LOT SIZE 15,000 S.F.
FRONTAGE 100'
SIDE YARD 10'
FRONT/REAR YARD 30'
 8. LOT CALCULATIONS:
LOT 1 16,820 S.F.
REMAINING LAND 129,846 S.F.
 9. SUBSURFACE UTILITIES AS DEPICTED HAVE NOT BEEN DEFINITELY MAPPED BY THIS OFFICE, AND ARE APPROXIMATE AND ASSUMED LOCATIONS.

- PLAN REFERENCES
1. "NORTH CONGREGATION CHURCH" PROGRESS DWG PROVIDED BY THE ARCHIVES OF J. DURGIN, DATED 3-15-61.
 2. "PLAN OF LAND PORTSMOUTH, NH LUCY A. HOYT ET ALS" FILE NO. 1131 IN THE ARCHIVES OF J. DURGIN.
 3. "EXISTING CONDITIONS PLAN SPINNEY ROAD SIDEWALK PROJECT" BY JAMES VERRA AND ASSOCIATES.
 4. "STATE OF NH AS BUILT PLANS GENERAL PLAN 01 MIDDLE ROAD" STATE PROJECT 13455-B SH. 24 OF 178 IN THE STATE OF NH DOT RECORDS.
 5. "TOPOGRAPHIC PLAN OF NORTH CONGREGATIONAL CHURCH" BY DOUCETTE SURVEY INC. DATED MARCH 29, 2001, SUPPLIED BY THE OWNERS.

REVISIONS	
Proposed lot reconfigured, north arrow,	
minor graphics - 04/01/22	
Lots reconfigured, overhead utilities, drainage structures	4/18/22



Land of
NORTH CHURCH PORTSMOUTH
355 SPINNEY RD
PORTSMOUTH, NH

SUBDIVISION PLAN

H.H. AMSDEN & SONS
Land Surveyors, Planners
& Boundary Consultants
103 Francesstown Road
Greenfield, N.H. 03047
(617) 905-3531

Field Work: March, 2022
Field Notes: LEICA ROBOTIC
Drawn by: NCA
Checked by: HA, 03/30/22

Scale: 1" = 20'

Acreage: AS SHOWN

Dwg. No. 2409

- Legend
- Tax Map Number
 - IRON/STEEL PIPE/PIN TO SET
 - DIS (Drill hole only)
 - Granite Bound Found
 - Stone Wall
 - Wire Fence
 - Utility Pole
 - Sewer Manhole
 - Gas Valve/Water Valve

