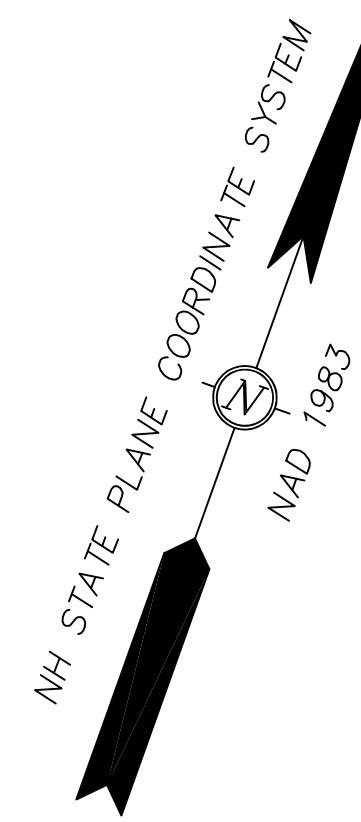


LOCUS
(N.T.S.)

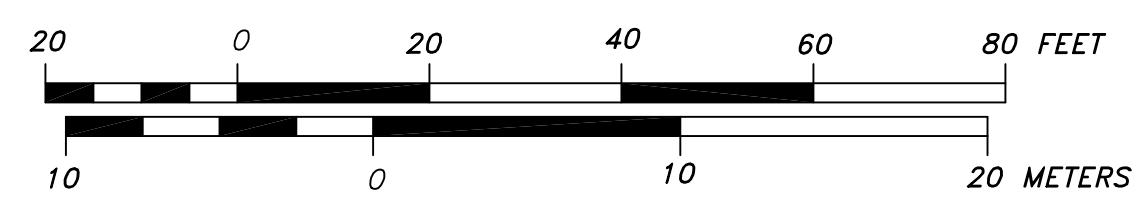
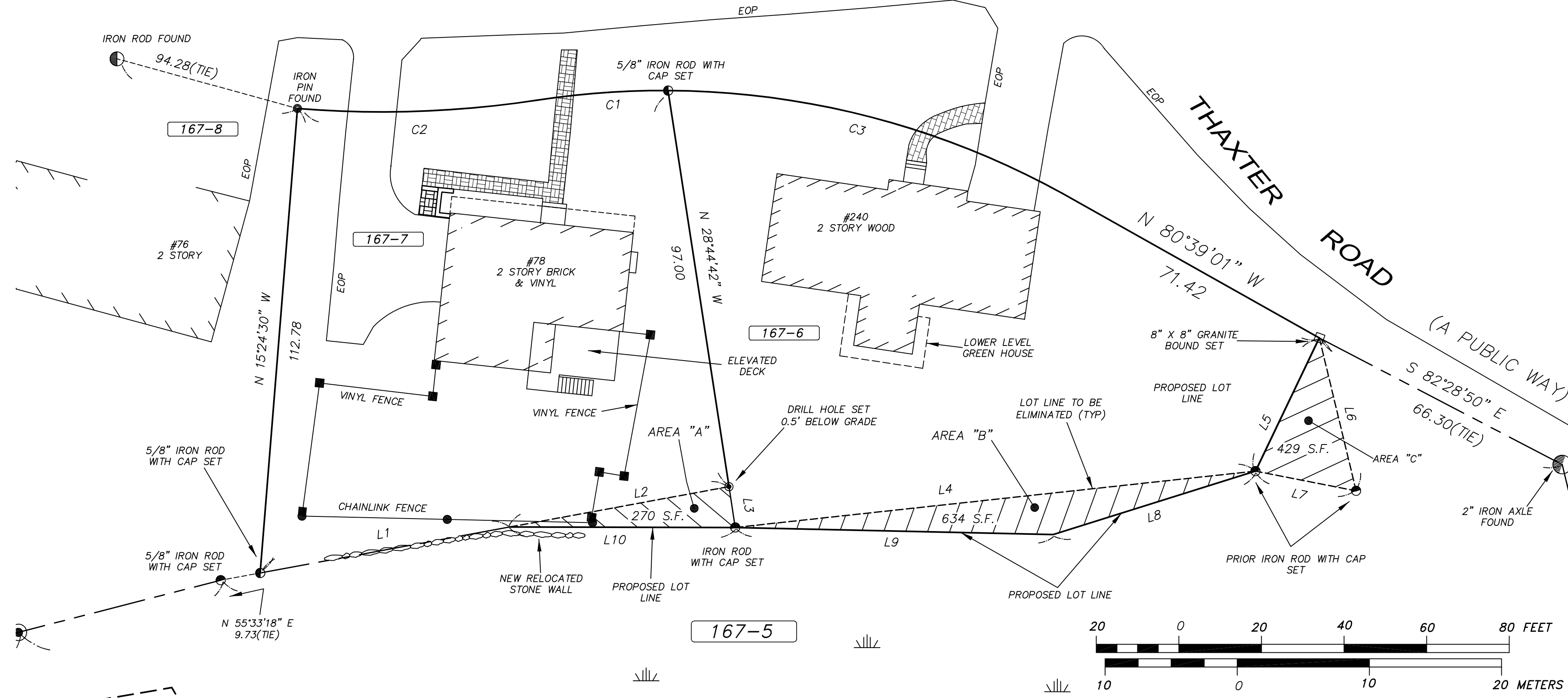


| PARCEL | LOT AREAS | | CURRENT | | PROPOSED | |
|--------|-----------|-------|---------|-------|----------|-------|
| | S.F. | ACRES | S.F. | ACRES | S.F. | ACRES |
| 167-5 | 209,821 | 4.817 | 209,347 | 4.806 | 209,347 | 4.806 |
| 167-6 | 11,508 | 0.264 | 11,712 | 0.269 | 11,712 | 0.269 |
| 167-7 | 10,532 | 0.242 | 10,802 | 0.248 | 10,802 | 0.248 |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 31.70 | 200.00 | 19°04'53" | S 63°47'51" W | 31.67 |
| C2 | 58.32 | 250.00 | 13°21'59" | N 68°00'34" E | 58.19 |
| C3 | 99.66 | 200.00 | 28°33'04" | S 84°36'50" W | 98.63 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 59°34'18" E | 61.42 |
| L2 | N 59°34'18" E | 54.00 |
| L3 | S 28°44'42" E | 10.00 |
| L4 | N 63°49'09" E | 126.70 |
| L5 | N 05°38'07" E | 35.74 |
| L6 | S 33°31'42" E | 38.05 |
| L7 | S 81°05'18" W | 24.83 |
| L8 | S 52°35'10" W | 51.33 |
| L9 | S 71°16'57" W | 77.00 |
| L10 | S 70°06'53" W | 54.63 |

FELLS ROAD (A PUBLIC WAY)



NOTES:

- OWNER OF RECORD.....PETER J. LOUGHLIN REVOCABLE TRUST
ADDRESS.....336 THAXTER ROAD, PORTSMOUTH, NH 03801
DEED REFERENCE.....5585/619
TAX SHEET / LOT.....167-5
PARCEL AREA.....209,821.34 S.F.

OWNER OF RECORD.....CYNTHIA K. & JOHN HEBERT
ADDRESS.....240 THAXTER ROAD, PORTSMOUTH, NH 03801
DEED REFERENCE.....3876/2104
TAX SHEET / LOT.....167-6
PARCEL AREA.....11,508.27 S.F.

OWNER OF RECORD.....LINDA M. LANGLEY
ADDRESS.....78 FELLS ROAD, PORTSMOUTH, NH 03801
DEED REFERENCE.....4852/23
TAX SHEET / LOT.....167-7
PARCEL AREA.....10,531.82 S.F.
- ZONED:.....SINGLE RESIDENCE B(SRB) FRONT YARD SETBACK.....30'
MINIMUM LOT AREA.....15,000 S.F. SIDE YARD SETBACK.....10'
FRONTAGE.....100' REAR YARD SETBACK.....30'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE PLANS:

- PLAN OF LOTS, PORTSMOUTH, N.H. FOR E. A. RICCI AND F.E. PATERSON REVISED TO 12/1952 RECORDED AS RCRD PLAN #01950
- SUBDIVISION AND LOT LINE ADJUSTMENT OVERVIEW PLAN, SANDERSON FIELDS, ASSESSOR'S PARCELS 170-024 & 167-005, DATED JUNE 29, 2012 AND RECORDED AS RCRD PLAN #D-37457
- SUBDIVISION PLAN (SHEET 2) FOR SPINNEY ROAD LAND HOLDINGS, LLC., LAND OF FRANCES T. SANDERSON REV. TRUST & LYNN J. SANDERSON REV. TRUST, SPINNEY ROAD, PORTSMOUTH, N.H., TAX MAP 170, LOT 24 & MAP 167 LOT 5, REVISED TO 12-10-14 AND RECORDED AS RCRD PLAN #D-38618

- LEGEND:**
- IRON PIPE
 - GRANITE BOUND SET
 - IRON ROD (AS NOTED)
 - ▲ SURVEY NAIL (AS NOTED)
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WOOD FENCE POST
 - CEMENT CONCRETE PAD
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - GUY
 - OHW — OVERHEAD WIRES
 - OHE — OVERHEAD ELECTRIC
 - OHC — OVERHEAD COMMUNICATION WIRES
 - RCRD.....ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 116-51.....TAX SHEET / LOT NO.
 - EOP.....EDGE OF PAVEMENT
 - LA.....LANDSCAPED AREA
 - RWB.....LANDSCAPE BLOCK RETAINING WALL
 - VGC.....VERTICAL FACED GRANITE CURB
 - CATCH BASIN

ABUTTERS LIST:

- | | | |
|--|---|---|
| <p>MAP 152 LOT 20 NEAL L. OUELLETT REVO TRUST DARLENE L. FURBUSH-OUELLETT REVO TRUST 124 KENSINGTON ROAD PORTSMOUTH, NH 03801 5393/2581</p> <p>MAP 152 LOT 21 SUSAN W. THORESEN REVO. TRUST SUSAN THORESEN, TRUSTEE 100 KENSINGTON ROAD PORTSMOUTH, NH 03801 3643/1390</p> <p>MAP 152 LOT 34 LISA K. HERBSTER REVO. TRUST OF 1998 LISA K. HERBSTER, TRUSTEE 274 THAXTER ROAD PORTSMOUTH, NH 03801 5075/0854</p> <p>MAP 152 LOT 35 DOROTHY & ADAM PESARES 265 THAXTER ROAD PORTSMOUTH, NH 03801 2056/214</p> <p>MAP 167 LOT 3 ANDREW J. LANE 245 THAXTER ROAD PORTSMOUTH, NH 03801 5139/783</p> | <p>MAP 167 LOT 4 ROBERT R. & PEARL F. KENNEDY IRREVO. TRUST ROBERT R. & PEARL F. KENNEDY, TRUSTEES 251 THAXTER ROAD PORTSMOUTH, NH 03801 4751/1652</p> <p>MAP 167 LOT 5 & MAP 170 LOT 24 PETER J. LOUGHLIN REVOCABLE TRUST OF 2003 PETER J. LOUGHLIN, TRUSTEE 240 THAXTER ROAD PORTSMOUTH, NH 03801 5585/619 12/29/2014</p> <p>MAP 167 LOT 6 CYNTHIA K. & JOHN HEBERT 240 THAXTER ROAD PORTSMOUTH, NH 03801 3876/2104</p> <p>MAP 167 LOT 7 LINDA M. LANGLEY 78 FELLS ROAD PORTSMOUTH, NH 03801 4852/0023</p> <p>MAP 167 LOT 8 JOHN E., JR & MARY D. LYONS 76 FELLS ROAD PORTSMOUTH, NH 03801 5802/55</p> <p>MAP 167 LOT 10 MEDROS FAMILY REVO. TRUST OF 2015 EDWARD J. & RUTH MEDROS, TRUSTEES 66 FELLS ROAD PORTSMOUTH, NH 03801 5622/2632</p> | <p>MAP 167 LOT 11 PATRICK K. & CAMILLE A. CROWLEY 67 FELLS ROAD PORTSMOUTH, NH 03801 5668/1583</p> <p>MAP 167 LOT 12 BARBARA E. LEVENSON REVOCABLE TRUST BARBARA E. & STUART M. LEVENSON, TRUSTEES 218 THAXTER ROAD PORTSMOUTH, NH 03801 5532/948</p> <p>MAP 167 LOT 14 ROBERT ANDREW & VICTORIA ANN LEHN 40 SANDERSON DRIVE PORTSMOUTH, NH 03801 5766/2897</p> <p>MAP 167 LOT 15 HENRY J. BOUCHER REVOCABLE TRUST HENRY J. BOUCHER, TRUSTEE 50 SANDERSON DRIVE PORTSMOUTH, NH 03801 5818/2165</p> <p>MAP 167 LOT 14 JEREMY D. MARTIN 199 MIDDLE RD PORTSMOUTH, NH 03801 5391/158</p> <p>MAP 168 LOT 15 PATRICK B. & KAREN A. LYONS 185 MIDDLE RD PORTSMOUTH, NH 03801 5391/160</p> |
|--|---|---|

APPROVED FOR THE RECORD:

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

PRELIMINARY
SUBJECT TO CHANGE

| REV. NO. | DATE | FOR REVIEW & COMMENT DESCRIPTION | JV APPR'D |
|----------|----------|----------------------------------|-----------|
| 0 | 1-3-2020 | | |

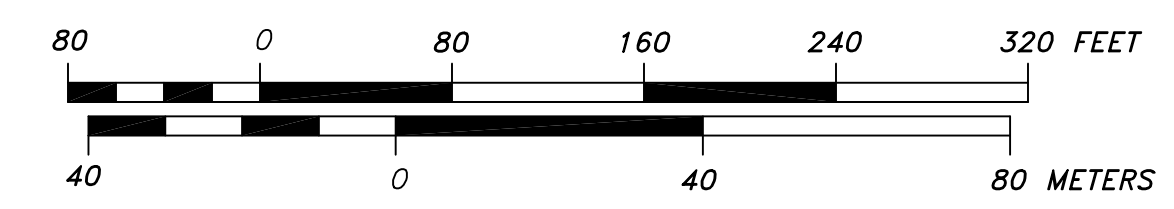
LOT LINE ADJUSTMENT PLAN
THAXTER ROAD, 240 THAXTER ROAD &
78 FELLS ROAD
PORTSMOUTH, NEW HAMPSHIRE
ASSESSOR'S PARCELS 167-5, 167-6 & 167-7
for
PETER J. LOUGHLIN REVOCABLE TRUST,
CYNTHIA K. & JOHN HEBERT AND LINDA M. LANGLEY

JAMES VERRA and ASSOCIATES, INC.

101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H., 03801-7876
603-436-3557

DATE: PRELIMINARY
JOB NO: 21091-A
SCALE: 1" = AS NOTED
DWG NAME: 21091-A2
PLAN NO: 21091-A2
SHEET: 1 of 1

GTD PROJECT MGR COPYRIGT © 2020 BY JAMES VERRA and ASSOCIATES, INC. GTD DRAWN BY



Peter J. Loughlin

ATTORNEY AT LAW

LEONARD COTTON HOUSE • STRAWBERRY BANKE
144 WASHINGTON STREET

PORTSMOUTH, NH 03801

TELEPHONE 603-431-6466
FAX 603-436-4079

E-MAIL
peter.loughlin@pjllaw.cm

March 18, 2020

Dexter Legg, Chair
Portsmouth Planning Board
Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, N.H. 03801

Re: Open Space Lot Line Adjustment

Dear Chairman Legg and Members of the Planning Board:

Last fall, I had the northerly border of my 7.26 acre open space parcel surveyed in the area bordering Fells Road and Thaxter Road. The survey disclosed three facts about which neither my neighbors nor I were aware.

1. The fence on Linda Langley's property at 78 Fells Rd. encroached into my property.
2. My property encompassed an area behind the home of Cynthia and John Hebert which we both thought was part of the Hebert property.
3. The entrance way from Thaxter Road which has provided access to my garden and tree farm for the past 30 years actually cuts across land owned by John and Cindy Hebert.

To correct this situation a lot line revision plan has been submitted to accomplish the following:

- A. I will deed a 270 square-foot triangular parcel of land to Linda Langley so that her fence is entirely on her property.

March 18, 2020
Dexter Legg, Chair
Page 2

B. I will deed a 634 square-foot triangular parcel of land to John and Cindy Hebert to more closely approximate the boundary we had previously assumed.

C. John and Cindy Hebert will deed to me a 429 square-foot triangular parcel of land so that the access to my land will be entirely on property that I own.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Peter J. Loughlin", written over a circular stamp or mark.

Peter J. Loughlin

cc Linda Langley
John and Cynthia Hebert

| PARCEL | LOT AREAS | | | |
|--------|--------------|-------------|--------------|-------------|
| | CURRENT | | PROPOSED | |
| 167-5 | 209,821 S.F. | 4.817 ACRES | 209,347 S.F. | 4.806 ACRES |
| 167-6 | 11,508 S.F. | 0.264 ACRES | 11,712 S.F. | 0.269 ACRES |
| 167-7 | 10,532 S.F. | 0.242 ACRES | 10,802 S.F. | 0.248 ACRES |

BOUNDARY CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 31.70 | 200.00 | 9°04'53" | S 65°47'51" W | 31.67 |
| C2 | 58.32 | 250.00 | 13°21'59" | N 68°00'34" E | 58.19 |
| C3 | 99.66 | 200.00 | 28°33'04" | S 84°36'50" W | 98.63 |

LINE TABLE

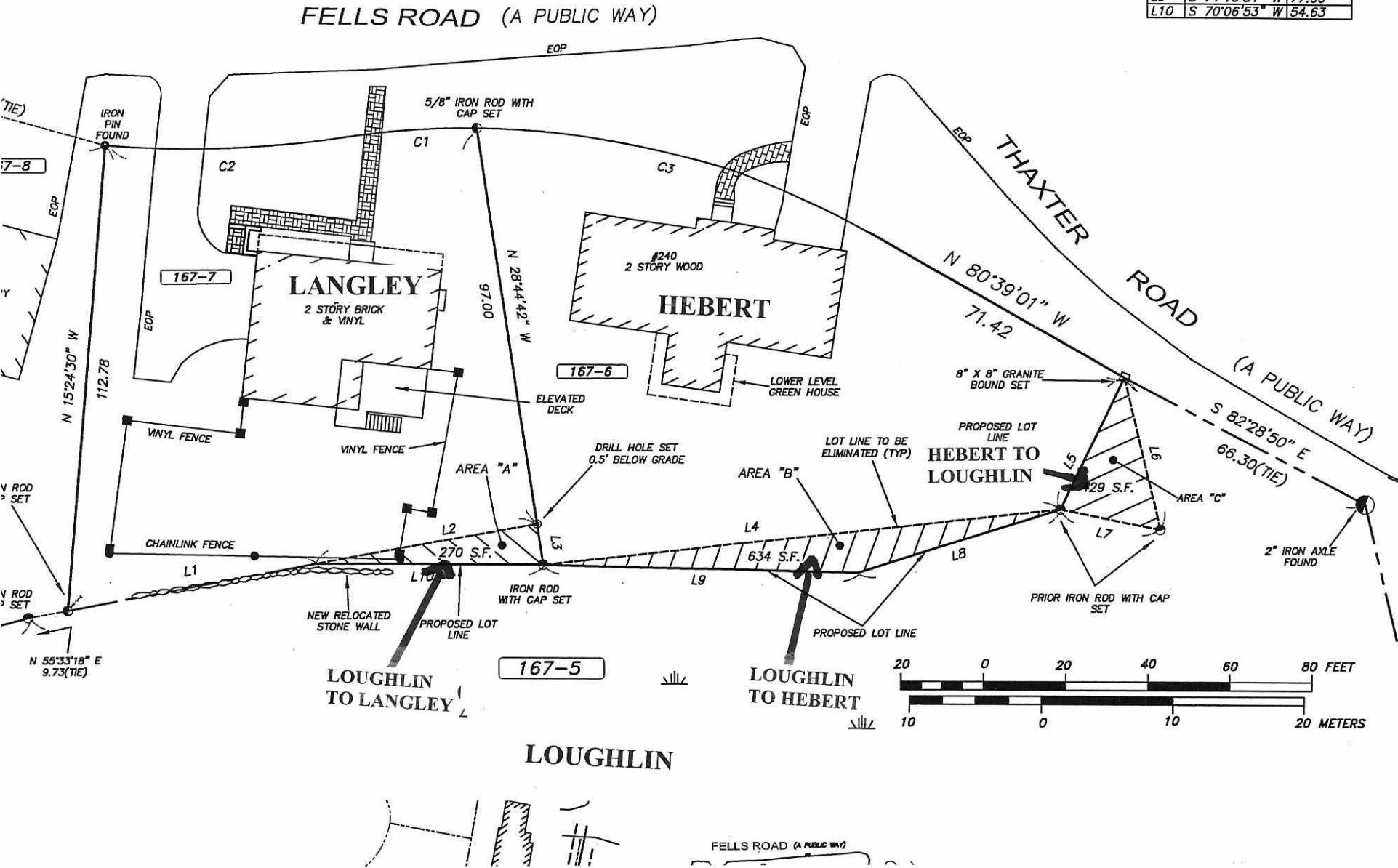
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 59°34'18" E | 61.42 |
| L2 | N 59°34'18" E | 54.00 |
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NOTES:

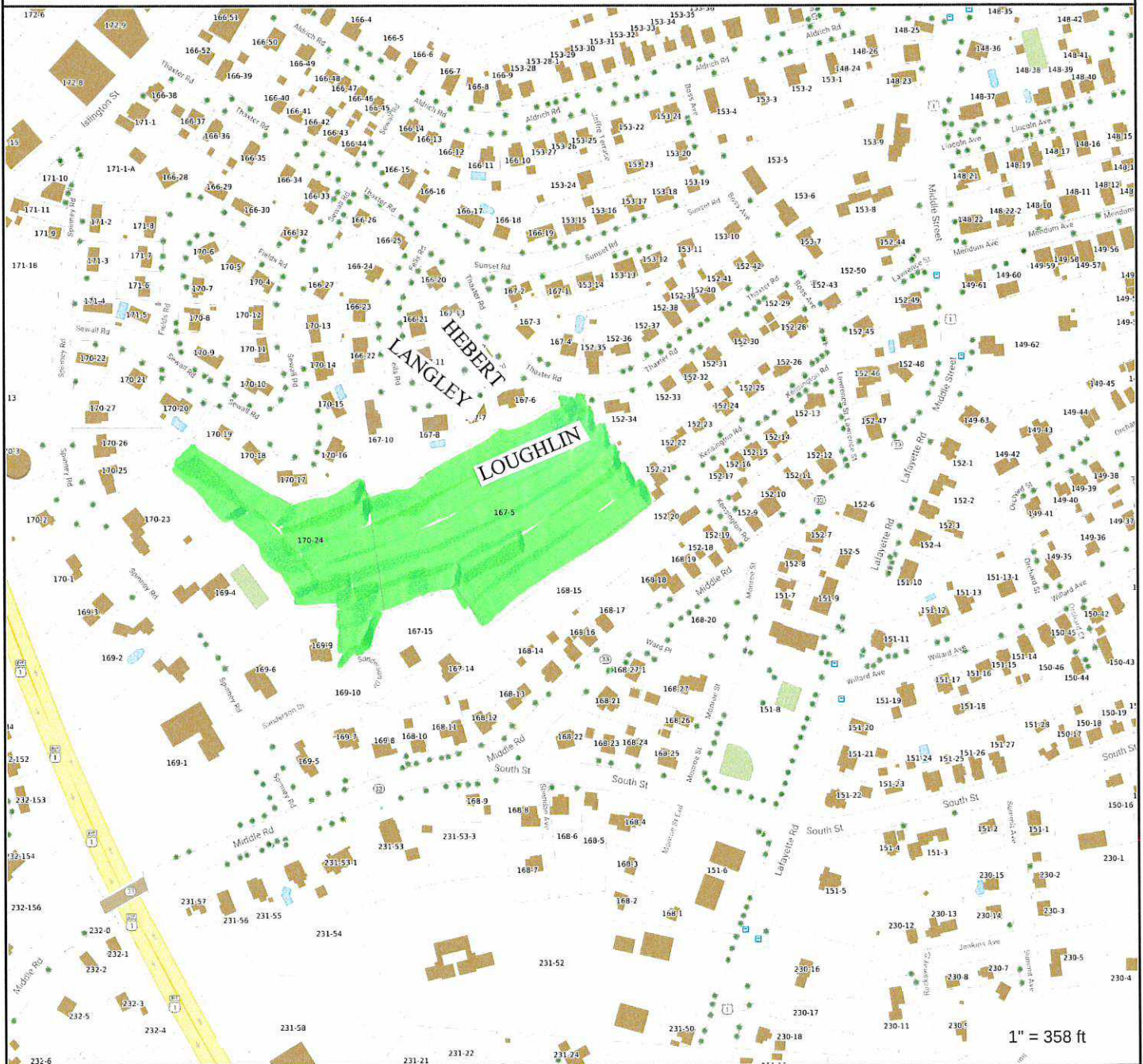
1. C
2. Z
3. T
4. T
5. H
6. T

REFEREN

1. P
2. S
3. S



Thaxter-Fells Road Lot Line Adjustment

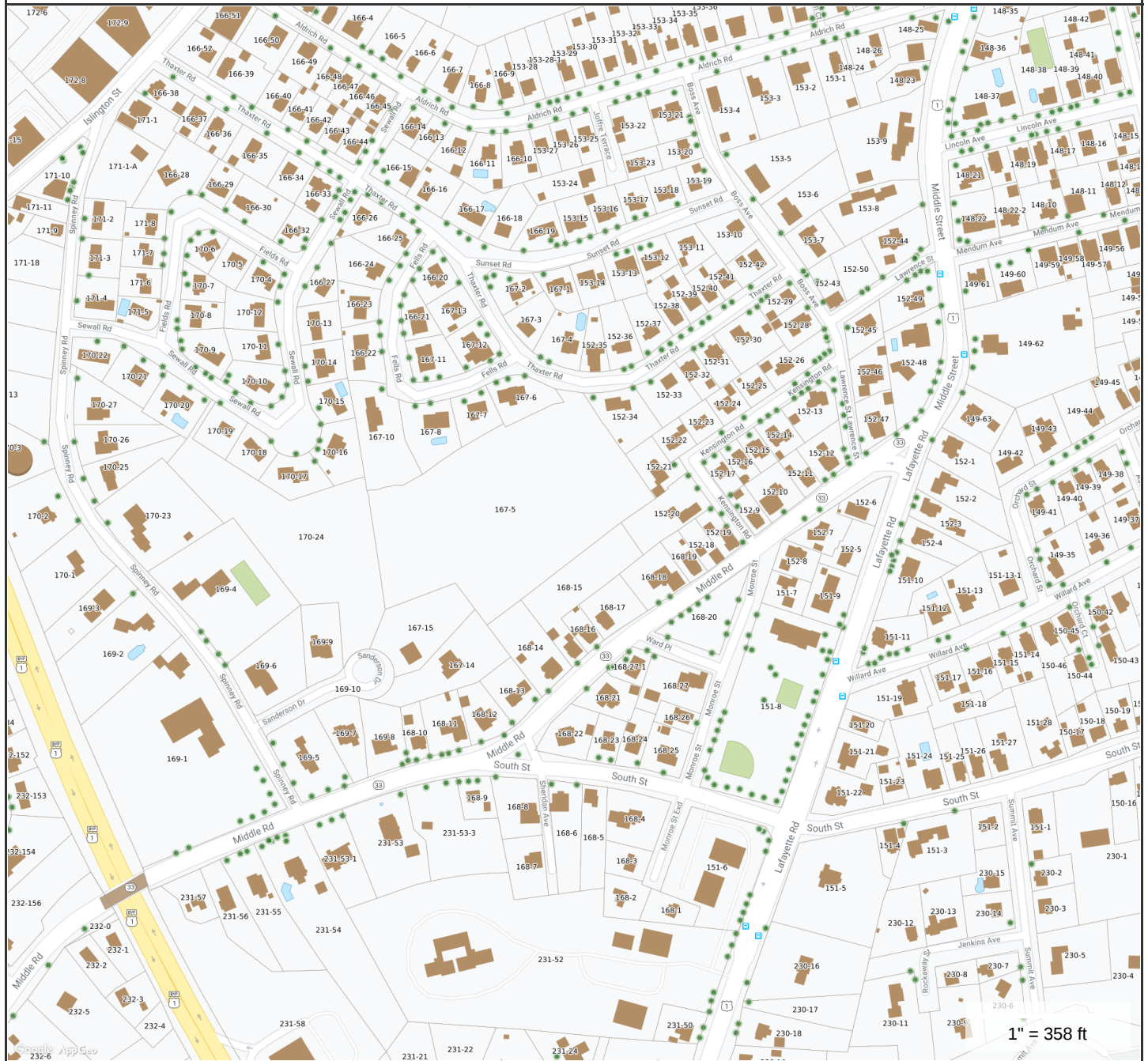


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Thaxter-Fells Road Lot Line Adjustment



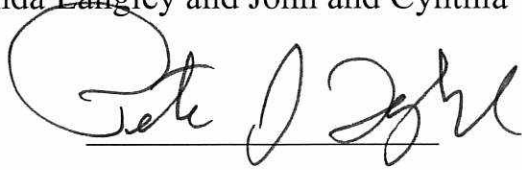
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Geometry updated 4/1/2019
Data updated 7/17/2019

March 19, 2020

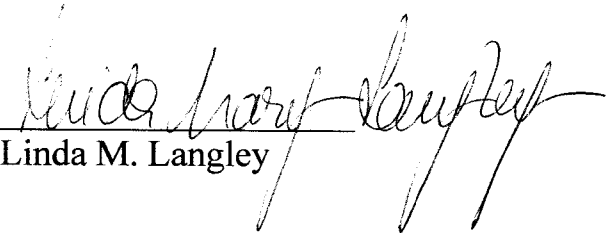
This letter is to authorize Peter J. Loughlin to file a lot line revision plan on behalf of himself and Linda Langley and John and Cynthia Hebert.

A handwritten signature in cursive script, appearing to read "Peter J. Loughlin", written over a horizontal line. The signature is written in black ink on a white background.

March 19, 2020

To the Portsmouth Planning Department:

This letter is to authorize Peter J. Loughlin to file a lot line revision application for property located at 78 Fells Road and 240 Thaxter Road on behalf of Linda Langley of 78 Fells Road.


Linda M. Langley