

LOCATION MAP SCALE 1"=200'

LEGEND:

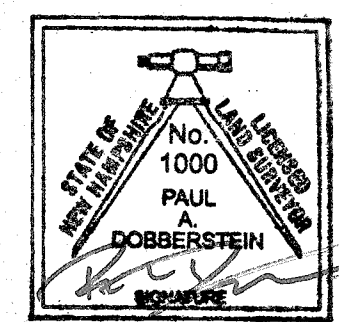
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHNB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) STANDARD PROPERTY & TOPOGRAPHIC SURVEY OF LAND OF THE SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES RUNDLETT-MAY HOUSE & GARDENS MIDDLE STREET AND AUSTIN STREET PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY CIVIL CONSULTANTS. DATED JUNE 5, 2001. NOT RECORDED.
- 2) RIGHT-OF-WAY PLAN - MILLER AVENUE & MIDDLE STREET MILLER AVENUE TRAFFIC SIGNAL PROJECT, PORTSMOUTH NH FOR CITY OF PORTSMOUTH. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. & GORRILL-PALMER CONSULTING ENGINEERS, INC. DATED AUGUST 8, 2007. R.C.R.D. PLAN D-34966.
- 3) PLAN OF LAND OF NICHOLAS R. AND LEA H. AESCHLIMAN 314 MIDDLE STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. DATED MAY 6, 1996. R.C.R.D. PLAN D-26115.
- 4) PLAN OF LOT OF LAND IN PORTSMOUTH BELONGING TO MR. HUNKING PENHALLOW. PREPARED BY BENJAMIN AKERMAN, SURVEYOR. DATED MARCH 1810. R.C.R.D. 192/115.
- 5) PLAN OF LAND SITUATED IN THE TOWN OF PORTSMOUTH BELONGING TO MR. BRIERLY BOUGHT OF MRS. ELIZ. GOOKIN SURVEYED MAY 30, 1804 BY JOHN STOKELL. R.C.R.D. 175/34.

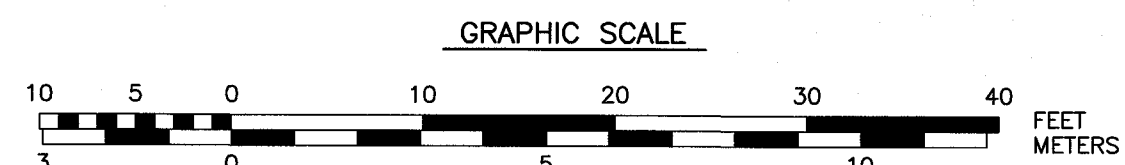
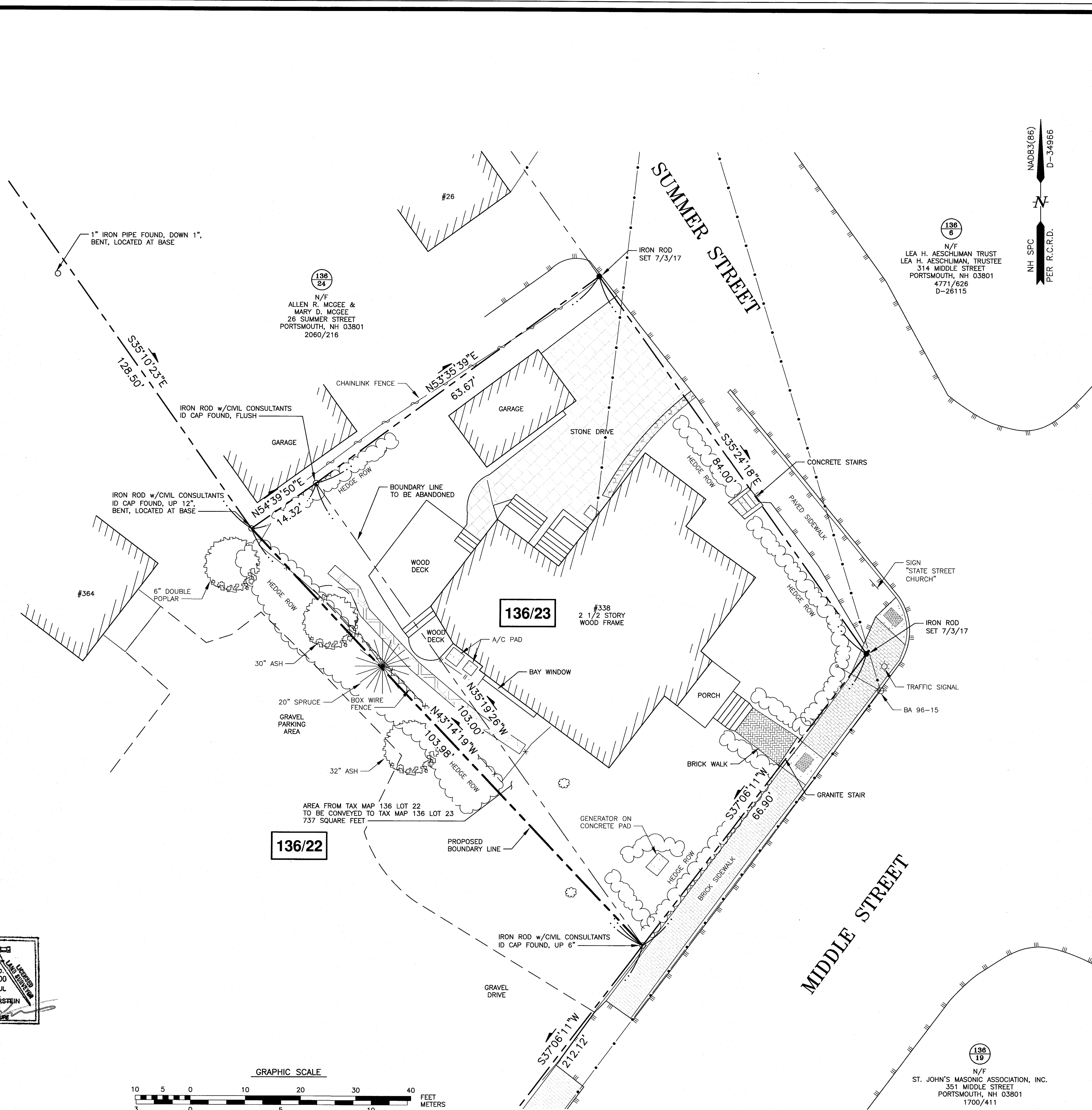
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS DATE 7/5/2017



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



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

- NOTES:
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 136 AS LOTS 22 & 23.
 - 2) OWNERS OF RECORD:
TAX MAP 136 LOT 22:
SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC.
151 ESSEX STREET
HAVERHILL, MA 02132
2395/1115
REFERENCE PLAN #1

TAX MAP 136 LOT 23:
C. SUE MAUTZ 2008 TRUST
338 MIDDLE STREET
PORTSMOUTH, NH 03801
5118/1205
 - 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
 - 4) EXISTING LOT AREAS:
TAX MAP 136 LOT 22:
81,454 S.F. (PER REFERENCE PLAN #1)
1.87 ACRES (PER REFERENCE PLAN #1)

TAX MAP 136 LOT 23
5,958 S.F.
0.1368 ACRES

PROPOSED AREA TO BE CONVEYED FROM
TAX MAP 136 LOT 22 TO TAX MAP 136 LOT 23
737 S.F.
0.0169 ACRES

PROPOSED LOT AREAS:
TAX MAP 136 LOT 22
80,717 S.F.
1.8530 ACRES

TAX MAP 136 LOT 23
6,695 S.F.
0.1537 ACRES
 - 5) PARCELS ARE LOCATED IN THE MIXED RESIDENTIAL OFFICE (MRO) AND HISTORIC ZONING DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT: 5 FEET
SIDE: 10 FEET
REAR: 15 FEET

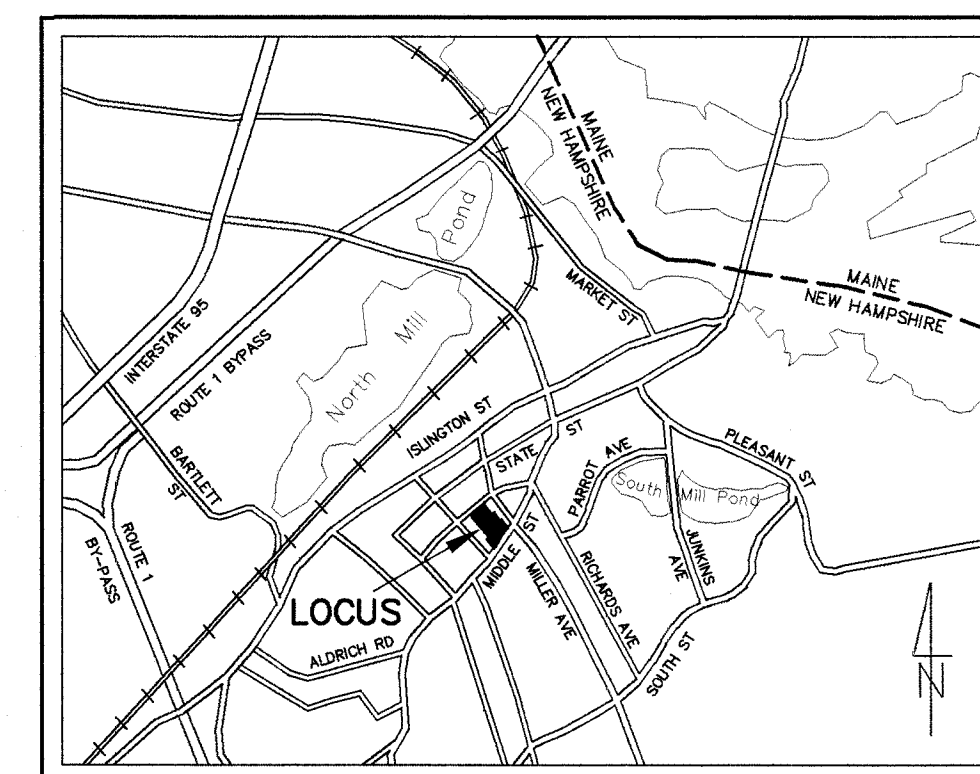
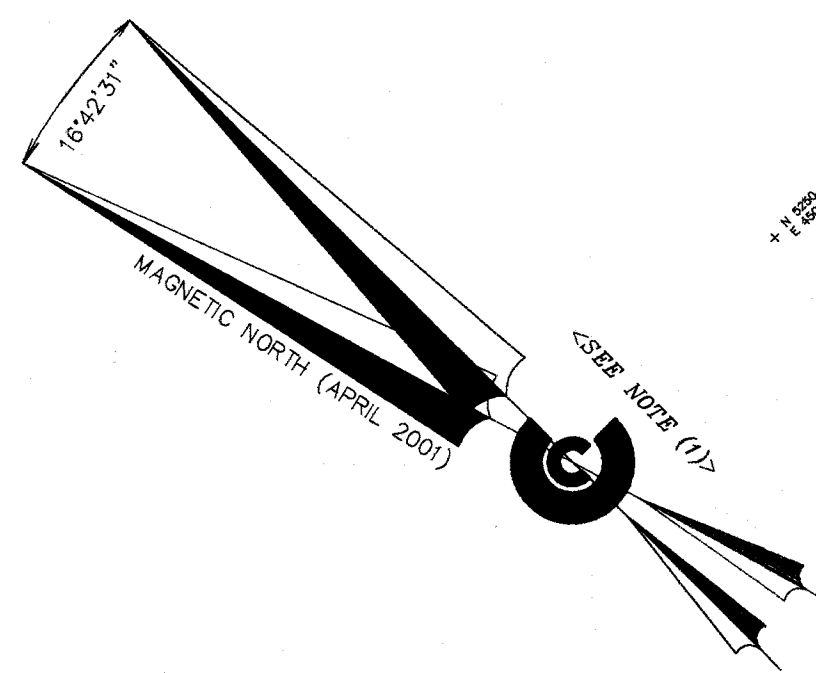
MAXIMUM STRUCTURE HEIGHT: 40 FEET
MAXIMUM STRUCTURE COVERAGE: 40%
MINIMUM OPEN SPACE: 25%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 22 & 23 ON TAX MAP 136 IN PORTSMOUTH, NH.

NO.	DESCRIPTION	DATE
1	ISSUED FOR SUBMISSION	7/5/17
0	ISSUED FOR COMMENT	7/1/17

BOUNDARY LINE ADJUSTMENT PLAN
BETWEEN
TAX MAP 136 - LOT 22
SOCIETY FOR THE PRESERVATION
OF NEW ENGLAND
ANTIQUITIES, INC.
AND
TAX MAP 136 - LOT 23
C. SUE MAUTZ 2008 TRUST
338 & 364 MIDDLE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

LEGEND

- IRON PIN TO BE SET (5/8" REBAR W/PLASTIC I.D. CAP)
- IRON PIN SET
- IRON PIN OR PIPE FOUND (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- UTILITY POLE
- FENCE POST
- STOCKADE FENCE
- CHAIN LINK OR PICKET FENCE
- N/F NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 174/364 VOLUME/PAGE



LOCATION PLAN
(NOT TO SCALE)

GENERAL NOTES

- (1) Bearings are based on approximate grid north (New Hampshire).
- (2) Basis of coordinates is assumed.
- (3) Elevations are based on North American Vertical Datum of 1988 (1999 Geoid), by means of differential levels run from National Geodetic Survey First Class (I) benchmark disk stamped "W 31 1943".
- (4) Initial field observations were conducted April 19-April 23, 2001, using a Sokkia electronic total station, obtaining a raw traverse closure of 1:68,154. Additional measurements were made on May 17, 2001.
- (5) Owner of record is The Society for the Preservation of New England Antiquities, by quitclaim deed of The Society for the Preservation of New England Antiquities, New Hampshire, dated July 30, 1981 and recorded at Rockingham County Registry of Deeds Volume 2395 Page 1115.
- (6) The apparent side line of the right-of-way of Middle Street was derived by calculating a best-fit line through observations of the center line of the travelway and offsetting that line through the back of the brick sidewalk on the northwesterly side of the street.
- (7) The apparent side line of the right-of-way of Cabot Street is based on found monumentation and Reference Plans (2) and (3).
- (8) The apparent side line of the right-of-way of Austin Street is based on found monumentation and Reference Plan (1).
- (9) The apparent side line of the right-of-way of Summer Street is based on a 24.75-foot (= 1-1/2 rod) offset of a best-fit line through observations of the center line of the travelway.
- (10) Locus parcel is depicted on City of Portsmouth Tax Map U-36 as Lot 22.
- (11) Locus parcel lies in the Mixed Residential Office (MRO) zoning district.
- (12) Total parcel area is 81,454 s. f. (±) (= 1.87 acres (±)).

REFERENCE PLANS

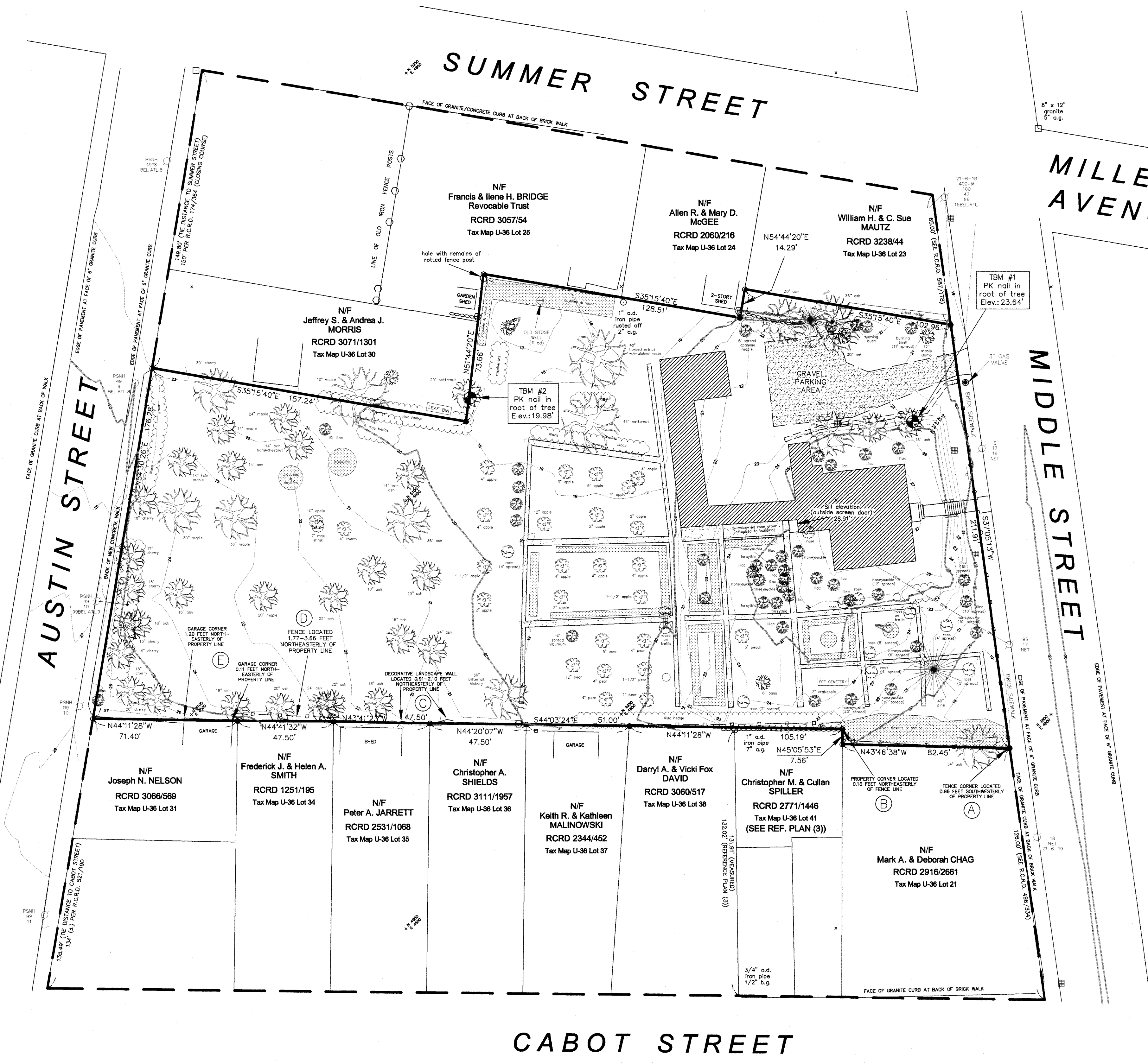
- (1) "Plan of land situated in the Town of Portsmouth belonging to Mr. Briery bought of Mrs. Elizabeth Gookin" - Surveyed May 30, 1804 by John Stokell - Recorded at Rockingham County Registry of Deeds Volume 175 Page 34.
- (2) "Plan of a Lot of Land in Portsmouth belonging to Mr. Cabot" - Benjamin Akeman, Surveyor - Recorded August 6, 1807 at Rockingham County Registry of Deeds Volume 178 Page 396 (now re-indexed as Plan #00590).
- (3) "Subdivision of Land, 31-33 Cabot Street, Portsmouth, N.H. for Doma Wight" - John W. Durgin Associates, Inc. - September 1982 - Recorded at Rockingham County Registry of Deeds as Plan D-11514.

(CERTIFICATION IN ACCORDANCE WITH RSA 676:18,III - EFFECTIVE JANUARY 1, 1996):

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

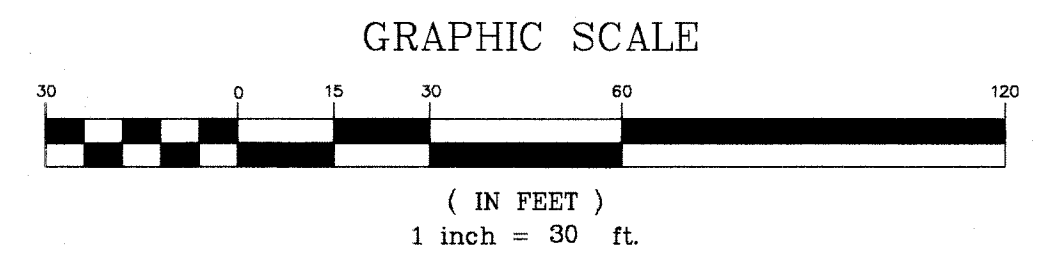
THIS SURVEY WAS PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE ETHICS AND STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS IN DECEMBER, 1994 FOR AN URBAN STANDARD PROPERTY SURVEY.

L.L.S. *Linda Maybury* DATE *June 5, 2001*



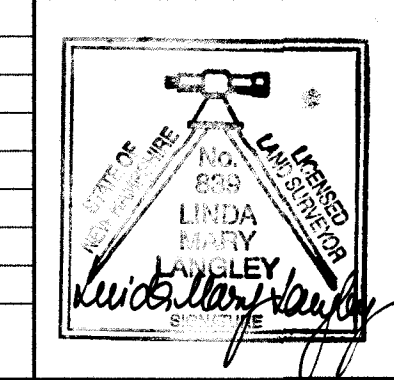
CABOT STREET

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h, _____m, _____M, AND RECORDED AS
PLAN NUMBER _____
ATTEST _____ REGISTER



STANDARD PROPERTY & TOPOGRAPHIC SURVEY
of land of
RUNDLETT-MAY HOUSE & GARDENS
Middle Street and Austin Street - Portsmouth, New Hampshire

NO.	REVISIONS	INT.	DATE



CIVIL CONSULTANTS		P.O. BOX 100 293 MAIN STREET SOUTH BERWICK MAINE 03908 207-384-2550
DRAWN	LML	SCALE 1" = 30'
CALC.	LML	APPROVED
N.B. #	354/67	DATE 6/5/2001
	SHEET 1 OF 1	JOB #01-422.00