

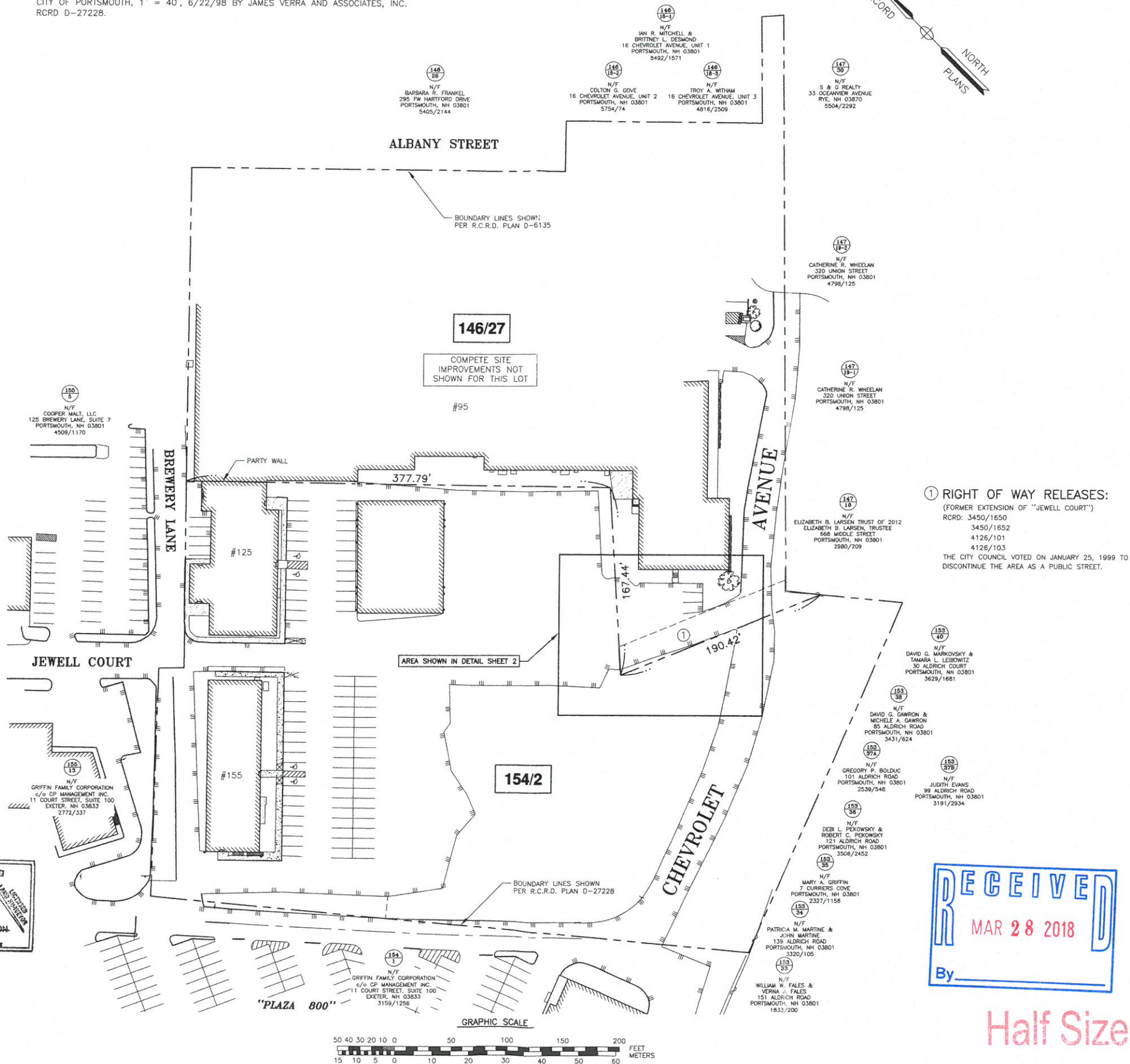
LOCATION MAP

SCALE 1"=500'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY
RR SPK	RAILROAD SPIKE
11/21	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
■ NHFB	NHDOT BOUND FOUND
■ TB	TOWN BOUND
● BND w/DH	BOUND WITH DRILL HOLE
● ST BND w/DH	STONE BOUND WITH DRILL HOLE
—	EDGE OF PAVEMENT

- PLAN REFERENCES:
- PROPERTY OF THE FRANK JONES BREWING CO., LTD., 1" = 50', OCTOBER 1926 BY JOHN W. DURGIN, CIVIL ENGINEER. RCRD 0308.
  - PUBLIC WORKS FACILITY, 700 ISLINGTON STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, 1" = 40', 6/22/98 BY JAMES VERRA AND ASSOCIATES, INC. RCRD D-27228.



1) RIGHT OF WAY RELEASES:

(FORMER EXTENSION OF "JEWELL COURT")

RCRD: 3450/1650  
3450/1652  
4126/101  
4126/103

THE CITY COUNCIL VOTED ON JANUARY 25, 1999 TO DISCONTINUE THE AREA AS A PUBLIC STREET.

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 154 LOT 2 AND MAP 146, LOT 27.

2) OWNERS:

154/2 PORTSMOUTH WEST END DEVELOPMENT, LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857  
5882/19  
D-27228

146/27 MALT HOUSE EXCHANGE REALTY TRUST  
GARY DZIAMA TRUSTEE  
95 BREWERY LANE  
PORTSMOUTH, NH 03801  
2870/1763  
D-6135

3) LOT AREAS

146/27 EXISTING  
179,032 S.F. (PER PLAN REF. 1)  
4.11 ACRES (PER PLAN REF. 1)

154/2 EXISTING  
206,319 S.F. (PER PLAN REF. 2)  
4.74 ACRES (PER PLAN REF. 2)

146/27 PROPOSED  
179,160 S.F.  
4.11 ACRES

154/2 PROPOSED  
206,191 S.F.  
4.73 ACRES

4) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE DATE MAY 17, 2005.

5) THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 146 LOT 26 AND TAX MAP 154 LOT 2 IN THE CITY OF PORTSMOUTH.

6) PARCELS ARE LOCATED IN THE CD4W ZONING DISTRICT. REQUIRED MINIMUM LOT AREA 5,000 S.F.

7) TAX MAP 154 LOT 2 IS SUBJECT TO SEVERAL EASEMENTS OF RECORD. SEE R.C.R.D. 3396/1704, 3396/1709, 5288/112, AND 5489/257.

8) TAX MAP 146 LOT 27 IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD. SEE R.C.R.D. 2870/1763.

*Planning Dept. Copy*  
*Plan # 06-01-18*

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/28/18

REVISIONS

LOT LINE RELOCATION PLAN  
BETWEEN:

TAX MAP 154 - LOT 2

OWNER:

PORTSMOUTH WEST END  
DEVELOPMENT, LLC

PROPERTY LOCATED AT:  
145 BREWERY LANE

AND

TAX MAP 146 - LOT 27

OWNER:

MALT HOUSE EXCHANGE  
REALTY TRUST

PROPERTY LOCATED AT:  
95 BREWERY LANE

CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE 1"=50' SHEET 1 OF 2 MARCH 2018

FB 168 PG 11

2918

"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."

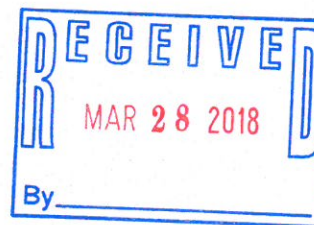
*John R. Chagnon*  
JOHN R. CHAGNON, LLS

3-20-18  
DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



Half Size





**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) THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 146 LOT 26 AND TAX MAP 154 LOT 2 IN THE CITY OF PORTSMOUTH, 495 S.F. TO BE CONVEYED BY PORTSMOUTH WEST END DEVELOPMENT, LLC TO MALT HOUSE EXCHANGE REALTY TRUST AND 367 S.F. TO BE CONVEYED BY MALT HOUSE EXCHANGE REALTY TRUST TO PORTSMOUTH WEST END DEVELOPMENT, LLC.

Half Size

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/28/18

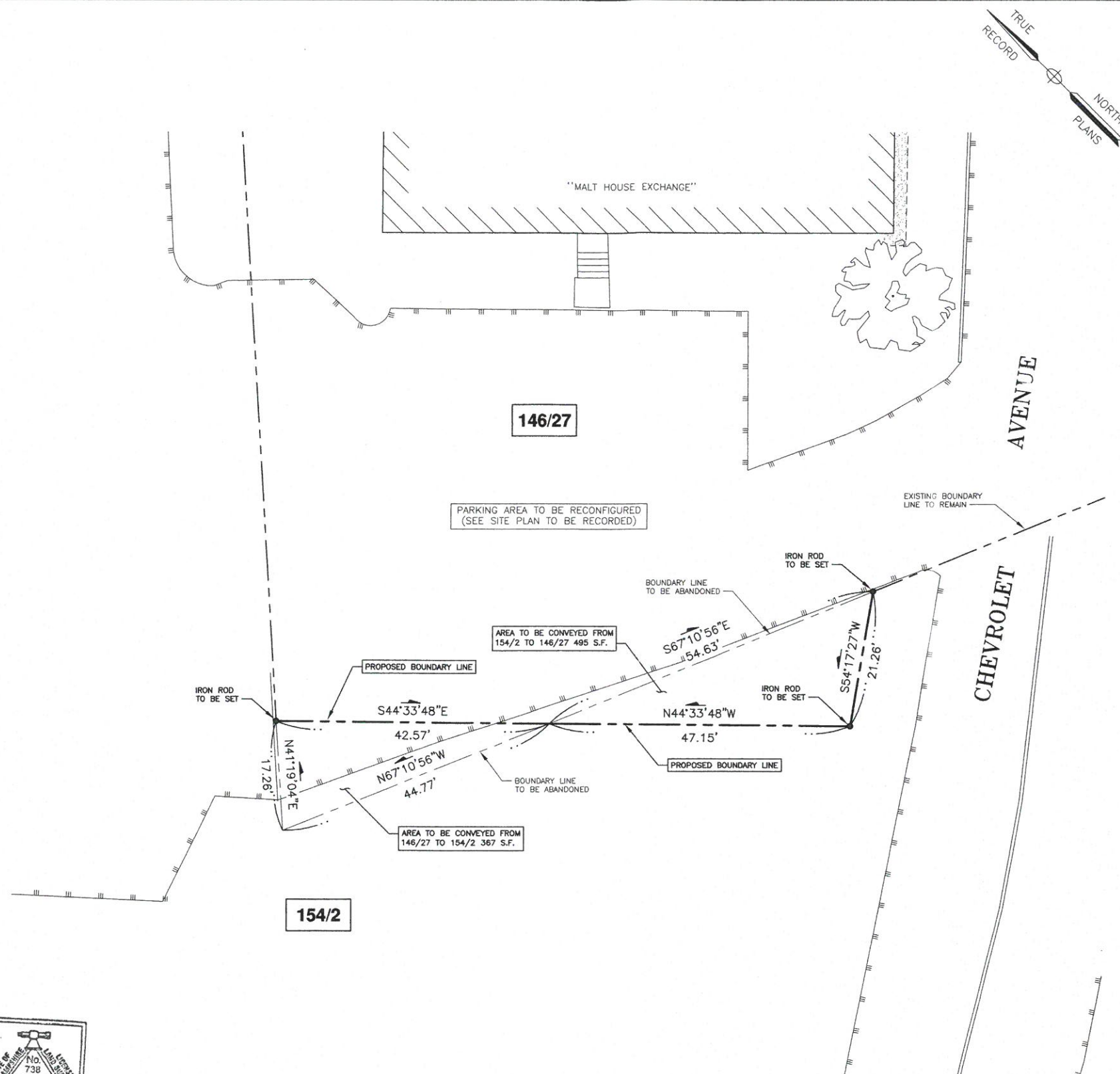
#### LOT LINE RELOCATION PLAN

BETWEEN:  
**TAX MAP 154 - LOT 2**  
OWNER:  
**PORTSMOUTH WEST END DEVELOPMENT, LLC**  
PROPERTY LOCATED AT:  
145 BREWERY LANE  
AND  
**TAX MAP 146 - LOT 27**  
OWNER:  
**MALT HOUSE EXCHANGE REALTY TRUST**  
PROPERTY LOCATED AT:  
95 BREWERY LANE -  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE 1"=10' SHEET 2 OF 2 MARCH 2018

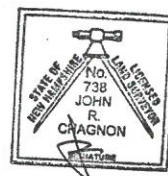
FB 168 PG 11

2918



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*[Signature]* 3-28-17  
JOHN R. CHAGNON, LLS DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

#### GRAPHIC SCALE

