FOR REVIEW

LEGEND

CONCRETE

GRAVEL

EDGE OF PAVEMENT

PUBLIC RIGHT OF WAY

AREA = 1,857 S.F.

FOR THE BENEFIT

OF THE CITY OF

PORTSMOUTH

SEWER EASEMENT

NOW OR FORMERLY

N/F

SEWER EASEMENT

AREA = 1,857 S.F.

FOR THE BENEFIT

OF THE CITY OF

PORTSMOUTH

RCRD BK.#5569 PG.#2553

NOTES:

DATE

REV.

DESCRIPTION

DRAWN BY:

CHECKED BY:

MSC

A division of

TFMoran, Inc.

47116.01

JULY 18, 2019

1" = 20' (22"x34")

1" = 40' (11"x17")

SEWER EASEMENT PLAN

TAX MAP 119 LOT 4

PROPERTY OF

NORTH END MASTER DEVELOPMENT LP

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

IID

JCC

GREEN, MARKET & RUSSELL STREETS

PLAN REFERENCES:

FOR REVIEW

PROJECT NO.

SCALE:

DATE:

170 COMMERCE WAY

SUITE 102

PORTSMOUTH, NH 03801

PHONE: 603-431-2222

FAX: 603-431-0910

www.tfmoran.com

JULY 18, 2019

1" = 20' (22"x34")

1" = 40' (11"x17")

SEWER EASEMENT PLAN

TAX MAP 119 LOT 4

PROPERTY OF

NORTH END MASTER DEVELOPMENT LP

PORTSMOUTH, NEW HAMPSHIRE

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GREEN, MARKET & RUSSELL STREETS

PLAN REFERENCES:

FOR REVIEW

PROJECT NO.

SCALE:

DATE:
Sewer Easement for the benefit of the City of Portsmouth:

**Exhibit "A"**

Being a 1,857 square foot sewer easement for the benefit of the City of Portsmouth. Said easement being located on the southwesterly side of Market Street, near the northwesterly intersection of Russell Street in the City of Portsmouth, County of Rockingham, State of New Hampshire. Said easement is shown on a plan entitled "Sewer Easement Plan Tax Map 119 Lot 4 Property of North End Master Development LP Green, Market & Russell Streets, Portsmouth, New Hampshire County of Rockingham" prepared by MSC, a division of TFMoran, Inc. dated July 18, 2019 and is recorded at the Rockingham County Registry of Deeds as Plan#__________. Said easement lying within land now or formerly of North End Master Development LP recorded in Deed Book 5569 Page 2553, being bounded northeasterly by the southwesterly sideline of Market Street and southwesterly by land now or formerly of Boston & Maine Corp. and is more particularly described as follows:

**BEGINNING** at a point in the southeasterly line of said land of Boston & Maine Corp., said point being located N 01º02'19" E a distance of 129.05 feet from a concrete bound; thence along said land of Boston & Maine Corp. N 05º17'50" W a distance of 56.77 feet to a point, said point being located N 03º05'22" E a distance of 243.93 feet from an iron rod; thence through said land of North End Master Development LP N 15º19'57" E a distance of 78.49 feet to a point in said southwesterly sideline of Market Street; thence along said sideline of Market Street on a curve to the right with a radius of 200.00 feet, an arc length of 32.70 feet, a chord bearing of S 22º25’05” E and a chord length of 32.67 feet to a point; thence through said land of North End Master Development LP S 15º19’57” W a distance of 105.78 feet to the point of **BEGINNING**...containing 1,857 square feet, more or less.

*Note to attorney: Further description of Use/Restrictions intentionally left out. Please fill in appropriately.*