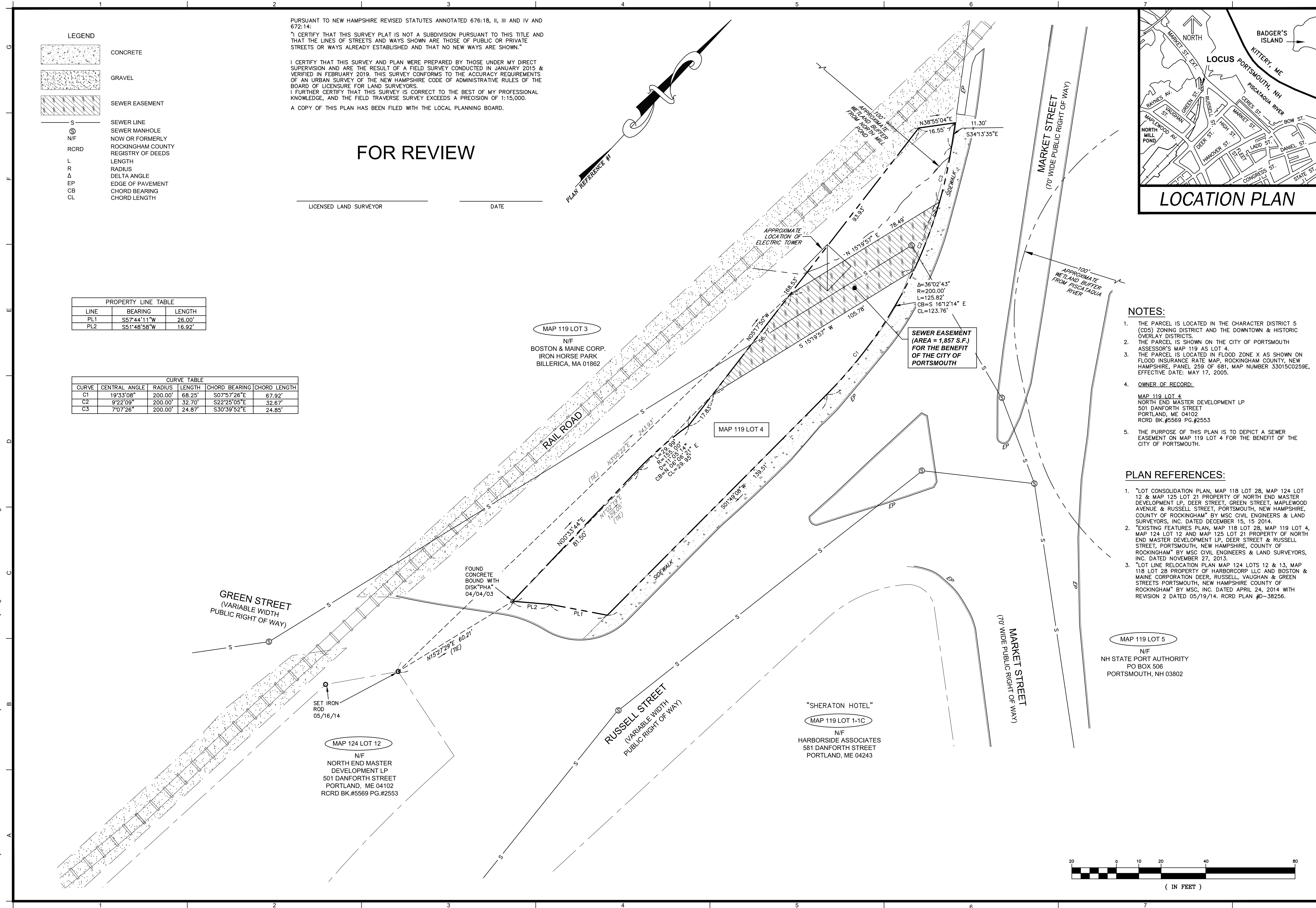




LEGEND	
	CONCRETE
	GRAVEL
	SEWER EASEMENT
	SEWER LINE
	SEWER MANHOLE
	NOW OR FORMERLY
	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	LENGTH
	RADIUS
	DELTA ANGLE
	EDGE OF PAVEMENT
	CHORD BEARING
	CHORD LENGTH

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	S57°44'11\"W	26.00'
PL2	S51°49'58\"W	16.92'

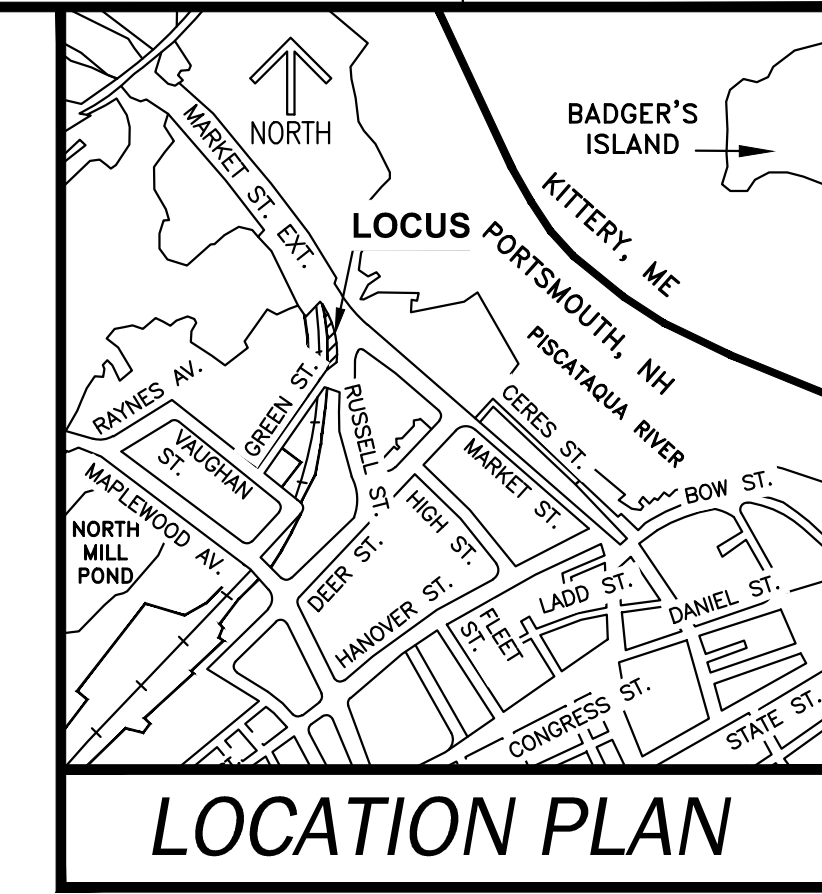
CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°33'08\"	200.00'	68.25'	S07°57'26\"E	67.92'
C2	9°22'09\"	200.00'	32.70'	S22°25'05\"E	32.67'
C3	7°07'26\"	200.00'	24.87'	S30°39'52\"E	24.85'

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:
"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."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2015 & VERIFIED IN FEBRUARY 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.
A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

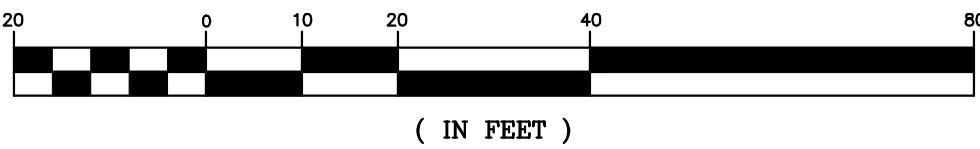
FOR REVIEW

LICENSED LAND SURVEYOR DATE



- NOTES:
- THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT AND THE DOWNTOWN & HISTORIC OVERLAY DISTRICTS.
 - THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 119 AS LOT 4.
 - THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, EFFECTIVE DATE: MAY 17, 2005.
 - OWNER OF RECORD:
MAP 119 LOT 4
NORTH END MASTER DEVELOPMENT LP
501 DANFORTH STREET
PORTLAND, ME 04102
RCRD BK.#5569 PG.#2553
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A SEWER EASEMENT ON MAP 119 LOT 4 FOR THE BENEFIT OF THE CITY OF PORTSMOUTH.

- PLAN REFERENCES:
- "LOT CONSOLIDATION PLAN, MAP 118 LOT 28, MAP 124 LOT 12 & MAP 125 LOT 21 PROPERTY OF NORTH END MASTER DEVELOPMENT LP, DEER STREET, GREEN STREET, MAPLEWOOD AVENUE & RUSSELL STREET, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM" BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED DECEMBER 15, 15 2014.
 - "EXISTING FEATURES PLAN, MAP 118 LOT 28, MAP 119 LOT 4, MAP 124 LOT 12 AND MAP 125 LOT 21 PROPERTY OF NORTH END MASTER DEVELOPMENT LP, DEER STREET & RUSSELL STREET, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM" BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED NOVEMBER 27, 2013.
 - "LOT LINE RELOCATION PLAN MAP 124 LOTS 12 & 13, MAP 118 LOT 28 PROPERTY OF HARBORCORP LLC AND BOSTON & MAINE CORPORATION DEER, RUSSELL, VAUGHAN & GREEN STREETS PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" BY MSC, INC. DATED APRIL 24, 2014 WITH REVISION 2 DATED 05/19/14. RCRD PLAN #D-38256.



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		PROJECT NO.: 47116.01 DATE: JULY 18, 2019 SCALE: 1" = 20' (22"x34") 1" = 40' (11"x17")	
Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		PHONE: 603-431-2222 FAX: 603-431-0910 www.tfmoran.com	
TFM A division of TFMoran, Inc.		170 COMMERCE WAY SUITE 102 PORTSMOUTH, NH 03801	
MSC A division of TFMoran, Inc.		DRAWN BY: JCC CHECKED BY: JCC	



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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 01°02'19" E a distance of 129.05 feet from a concrete bound; thence along said land of Boston & Maine Corp. N 05°17'50" W a distance of 56.77 feet to a point, said point being located N 03°05'22" E a distance of 243.93 feet from an iron rod; thence through said land of North End Master Development LP N 15°19'57" 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 22°25'05" E and a chord length of 32.67 feet to a point; thence through said land of North End Master Development LP S 15°19'57" 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.**

