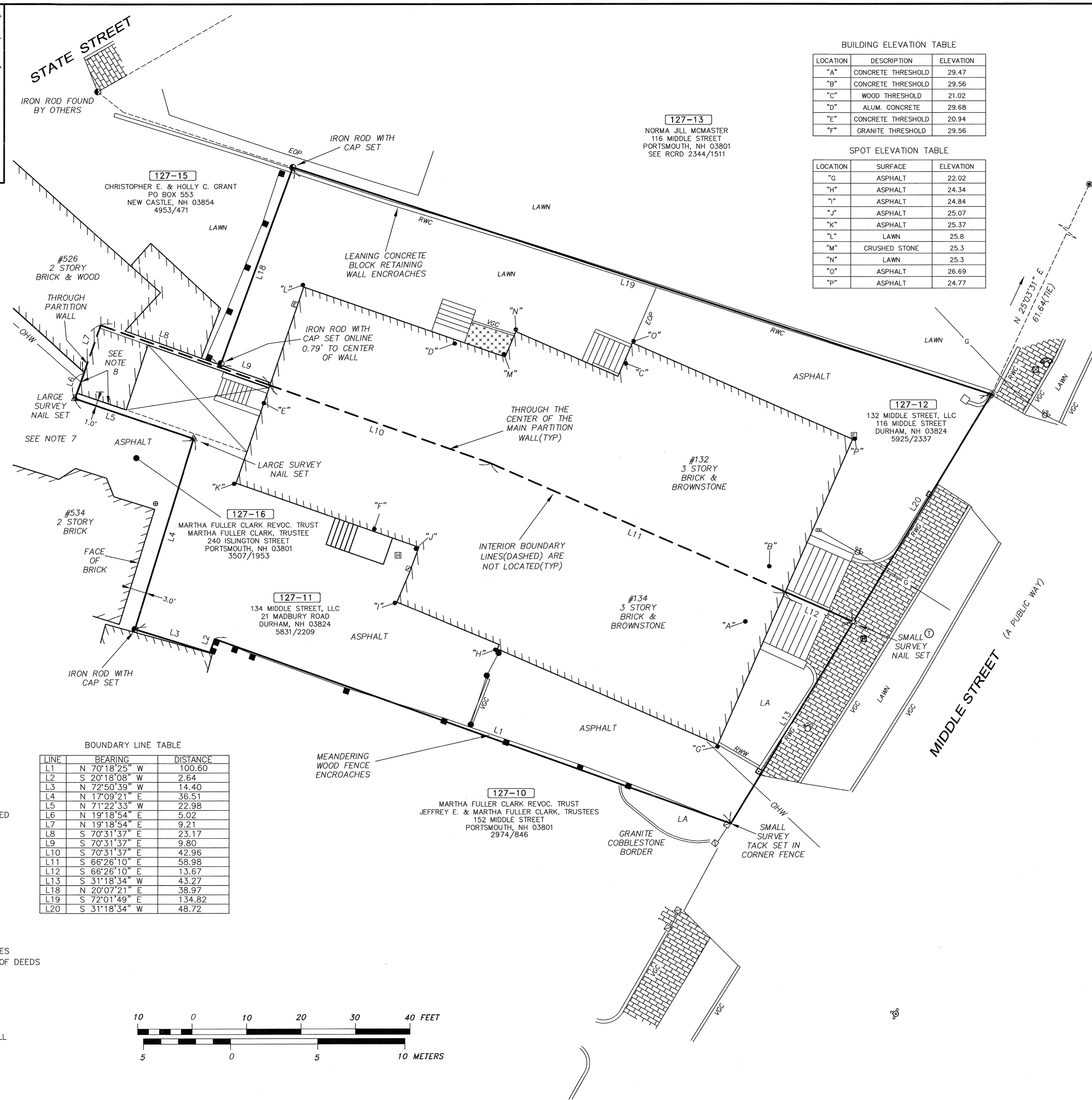
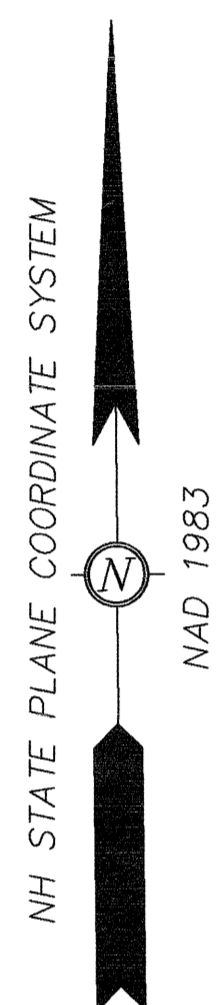


LOCUS
(N.T.S.)



BUILDING ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	CONCRETE THRESHOLD	29.47
"B"	CONCRETE THRESHOLD	29.56
"C"	WOOD THRESHOLD	21.02
"D"	ALUM. CONCRETE	29.68
"E"	CONCRETE THRESHOLD	20.94
"F"	GRANITE THRESHOLD	29.56

SPOT ELEVATION TABLE

LOCATION	SURFACE	ELEVATION
"G"	ASPHALT	22.02
"H"	ASPHALT	24.34
"I"	ASPHALT	24.84
"J"	ASPHALT	25.07
"K"	ASPHALT	25.37
"L"	LAWN	25.8
"M"	CRUSHED STONE	25.3
"N"	LAWN	25.3
"O"	ASPHALT	26.69
"P"	ASPHALT	24.77

NOTES:

- OWNER OF RECORD.....132 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5925/2337
TAX SHEET / LOT.....127-12
PARCEL AREA.....5,499 S.F. 0.13 ACRES
- OWNER OF RECORD.....134 MIDDLE STREET, LLC.
ADDRESS.....21 MADBURY ROAD, DURHAM, NH 03824
DEED REFERENCE.....5831/2209
TAX SHEET / LOT.....127-11
PARCEL AREA.....5,902 S.F., 0.14 ACRES
- ZONED:.....CD4-L1 & HISTORIC DISTRICT
SEE CITY OF PORTSMOUTH ZONING ORDINANCE.
- 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.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA".
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) 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.
- "TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OVER, THROUGH, UPON AND ACROSS LAND OWNED NOW OR FORMERLY OF JOHN C. ROSS, JR., ET UX TO AND FROM STATE STREET AND THE WITHIN DESCRIBED PREMISES TO BE USED IN COMMON BY THE OWNERS OF THE CONVEYED PREMISES AND OWNERS OF THE PROPERTY OWNED NOW OR FORMERLY OF THE SAID JOHN C. ROSS, JR." SEE RCRD 5831/2209
- GRANITE FOUNDATION HELD IN THIS AREA. SEE RCRD PLAN 01876-1.

REFERENCE PLANS:

- PLAN OF LOT FOR H. SUSSMAN HEIRS, PORTSMOUTH, ROCKINGHAM COUNTY, NH DATED JUNE 1, 1942, UPDATED TO 11-23-42. RCRD PLAN #01253.
- PLAN OF LOT 534 STATE STREET, PORTSMOUTH, NH DATED MAY 1952, RCRD BK #1247, PG 374
- CONDOMINIUM SITE PLAN, MAP 127-LOT 14, HAYMARKET CONDOMINIUM FOR TYROCH REALTY MANAGEMENT, INC. 480 STATE STREET, PORTSMOUTH, N.H. DATED MARCH 2004, RCRD PLAN #D-31794
- EXISTING CONDITIONS PLAN, 116 MIDDLE STREET, PORTSMOUTH, NH, OWNED BY N. JILL MCMASTER DATED 3/15/19 BY NORTHEASTERLY SURVEYING, INC. NOT RECORDED.

PURSUANT TO RSA 676:18,III AND RSA 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.

James Verra
JAMES VERRA 5-31-2019
DATE

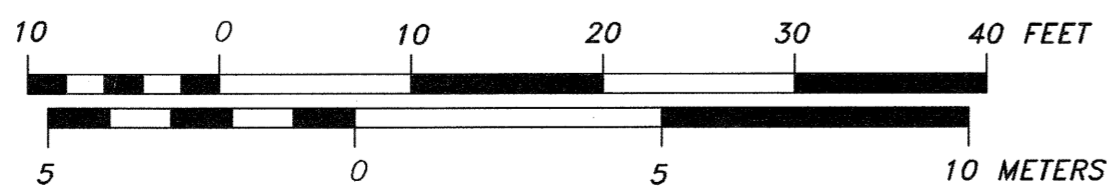


BOUNDARY LINE TABLE

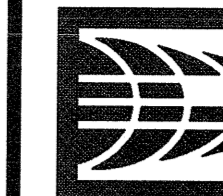
LINE	BEARING	DISTANCE
L1	N 70°18'25" W	100.60
L2	S 20°18'08" W	2.64
L3	N 72°50'39" W	14.40
L4	N 17°09'21" E	36.51
L5	N 71°22'33" W	22.98
L6	N 19°18'54" E	5.02
L7	N 19°18'54" E	9.21
L8	S 70°31'37" E	23.17
L9	S 70°31'37" E	9.80
L10	S 70°31'37" E	42.96
L11	S 66°26'10" E	58.98
L12	S 66°26'10" E	13.67
L13	S 31°18'34" W	43.27
L18	N 20°07'21" E	38.97
L19	S 72°01'49" E	134.82
L20	S 31°18'34" W	48.72

LEGEND:

- DRILL HOLE FOUND, UNLESS NOTED
- IRON ROD (AS NOTED)
- △ SURVEY NAIL (AS NOTED)
- METAL FENCE
- WOOD FENCE
- LARGE WOOD FENCE POSTS
- CEMENT CONCRETE PAD
- UTILITY POLE
- ⊗ UTILITY POLE W/TRANSFORMER
- GUY
- OHV— OVERHEAD WIRES
- OHE— OVERHEAD ELECTRIC
- OHC— OVERHEAD COMMUNICATION WIRES
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 127-11 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- RWW WOOD RETAINING WALL
- VGC VERTICAL FACED GRANITE CURB
- RWG GRANITE RETAINING WALL
- RWC CONCRETE BLOCK RETAINING WALL
- ⊠ LIGHT POLE CONNECTION BOX
- ⊠ CRUSHED STONE
- ⊠ GAS SHUT OFF
- ⊠ ELECTRIC METER
- ⊠ BOLLARD
- ⊠ HYDRANT



REV. NO.	DATE	DESCRIPTION	APPR'D
<p>PLAT OF LAND 132 & 134 MIDDLE STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 127-12 & 127-11 for: 132 MIDDLE STREET, LLC. & 134 MIDDLE STREET, LLC.</p>			
<p>JAMES VERRA and ASSOCIATES, INC. 101 SHATLUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557</p>			<p>DATE: 5-31-2019 JOB NO: 23804 SCALE: 1" = 10' DWG NAME: 23804 PLAN NO: 23804 SHEET: 1 of 1</p>
<p>GTD PROJECT MGR COPYRIGHT © 2019 by JAMES VERRA and ASSOCIATES, INC.</p>		<p>GTD DRAWN BY</p>	



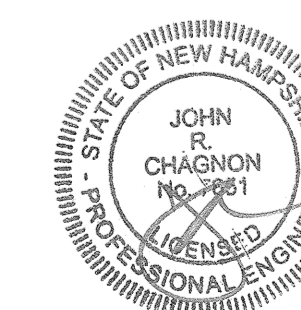
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 127 AS LOTS 11 & 12.
- 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RENOVATIONS ON MAP 127 LOTS 11 & 12.
- 3) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 4) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 5) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**PROPOSED RENOVATIONS
132 & 134
MIDDLE STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/14/20
REVISIONS		



SCALE: 1"=10' JANUARY 2020

UTILITY PLAN

C3

