

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

January 6, 2021

Portsmouth Planning Board
Attn: Chairman of the Board
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Conceptual Application
212, 214 & 216 Woodbury Avenue, Portsmouth, NH
Tax Map 175, Lots 1, 2, 3
JBE Project No. 21254**

Dear Chairman of the Board,

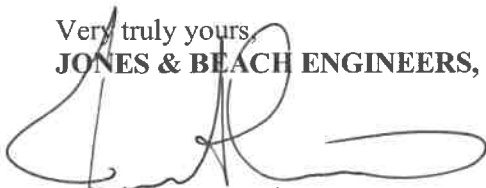
Jones & Beach Engineers, Inc., respectfully submits a Conceptual Application on behalf of the applicant, Tuck Realty Corporation. The intent of this application is to keep the existing structures on Lots 2 & 3 and reduce their lot sizes. The existing dilapidated structure on Lot 1 will be removed and this lot will be consolidated with the back land of Lots 2 & 3. This consolidated parcel (Lot 1) will then have an 8-unit condominium development proposed consisting of a single family, 2 duplexes and one 3-unit structure. Access will be from Boyd Street for condominium parcel. Architectural plans have not been generated yet, but the homes are planned to be 2-stories and fit in with the abutting structure.

The following items are provided in support of this Application:

1. Completed Conceptual Application (submitted online).
2. Letters of Authorization.
3. Current Deeds.
4. One (1) Full Size Plan Set Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph A. Coronati
Vice President

cc: Michael Garrepy, Tuck Realty Corporation (via email)

FEE SCHEDULE
Planning Department
Effective 07/01/21 – 06/30/22

PLANNING BOARD

Subdivision:

Subdivision	
Residential	\$500.00 plus \$200.00 per lot
Non-Residential	\$700.00 plus \$300.00 per lot

Subdivision Amendment:

Administrative approval	\$200.00
TAC or Planning Board approval	\$500.00

Lot line revision/verification.....\$250.00

Lot Line Revision Amendment

Administrative approval	\$100.00
TAC or Planning Board approval	\$150.00

Lot Consolidation – No Subdivision\$175.00

Restoration of Involuntarily Merged Lots\$250.00

Preliminary Conceptual Consultation.....\$200.00

Design Review\$500.00

Site Plan Review:

All developments.....	\$500.00
	plus \$5.00 per \$1,000 of site costs only
	plus \$10.00 per 1,000 s.f. of site development area

Total fee not to exceed (cap)\$15,000.00

Site Plan Minor Amendment:

Administrative approval	\$200.00
Administrative approval after	
work has been done.....	\$500.00
TAC or Planning Board approval	\$800.00

Preliminary Conceptual Consultation.....\$200.00

Total = \$200.00

Design Review\$500.00

Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)

Wetlands Conditional Use Permit:

Area of disturbance in wetland or wetland buffer:

Up to 250 sq. ft.	\$100.00
Up to 1,000 sq. ft.....	\$500.00
Greater than 1,000 sq. ft.	\$1,000.00

Conditional Use Permit (Non-Wetland)

Conditional Use Permit (Non-Wetland).....	\$200.00
---	----------

BOARD OF ADJUSTMENT

Residential Applications

1-2 dwelling units	\$150.00
3 and over	\$250.00 plus \$50.00 for each unit over 4
Total fee not to exceed (cap)	\$3,000.00

Residential accessory structure only	\$50.00
--	---------

Non-Residential Applications

\$300.00 plus \$5.00 per \$1,000 of valuation of new construction
--

Total fee not to exceed (cap)	\$3,000.00
-------------------------------------	------------

Signs	\$200.00
--------------------	-----------------

Appeal of Administrative Decision	\$50.00
--	----------------

HISTORIC DISTRICT COMMISSION

Work Session (prior to application for approval)	\$200.00 per work session
---	----------------------------------

Residential Applications

1 dwelling unit	\$100.00
2 dwelling units	\$100.00
3 dwelling units	\$250.00
4 dwelling units and over	\$400.00 plus \$100.00 for each unit over 4
Total fee not to exceed (cap)	\$5,000.00

Accessory structure, mechanical equipment or replacement of doors/windows only.....	\$100.00
--	----------

Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)

Non-Residential Applications \$500.00 plus \$5.00 per \$1,000 of valuation
of new construction

Total fee not to exceed (cap) \$5,000.00

Accessory structure, mechanical equipment
or replacement of doors/windows only..... \$100.00

Signs \$100.00

Amendment to Certificate of Approval:

Administrative approval \$100.00

Administrative approval after work has been done \$500.00

Commission approval \$800.00

ZONING PERMITS

Certificate of conformity \$50.00

Letter of interpretation..... \$100.00

Letter of Authorization

We, Frederick Bailey & Joyce Nelson, owners of property located at 212, 214 & 216 Woodbury Avenue & 6 Boyd in Portsmouth, NH, known as Tax Map 175, Lots 1, 2, 3 & 13 do hereby authorize Jones & Beach Engineers, Inc. ("JBE"), Garrepy Planning Consultants, LLC ("GPC"), and Hoefle, Phoenix, Gormley & Roberts, PLLC ("HPGR") to act on its behalf concerning the previously mentioned property.

I hereby appoint JBE, GPC and HPGR as agents to act on our behalf in the Planning Board and Zoning Board application process, to include any required signatures.

Frederick Bailey


As Partners and, Individually

1/5/22
Date

Joyce Nelson


As Partners and, Individually

1/05/22
Date

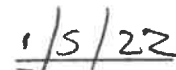
Letter of Authorization

I, Turner Porter, Tuck Realty Corporation, PO Box 190, Exeter, NH 03833, developer of property known as Tax Map 175, Lots 1, 2, 3, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcels are located on 212, 214 & 216 Woodbury Avenue in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Turner Porter
Tuck Realty Corporation


Date

DEED

KNOW ALL MEN BY THESE PRESENTS that we, Seron E. Nelson and Peter A. Nelson, both of 19 Buckingham Drive, Bow, NH 03304 for nominal (less than \$1.00) consideration paid, do hereby release and disclaim any and all claim to or interest in and do hereby give and grant to the other parties of interest, to wit, Frederick J. Bailey III of 27 Kirriemuir, Stratham, NH and Joyce S. Nelson of 19 Buckingham Drive, Bow, NH with QUIT-CLAIM COVENANTS, the following undivided interest in the following described tract of land, to wit:

All of the Grantors estate's right, title and interest in and to eight certain tracts of land with the buildings thereon situated in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follow:

TRACTS I, III, V, VI AND VII

Beginning at land of the State of New Hampshire at a concrete post in the ground which is a New Hampshire Highway Bound situated at the northeasterly corner of the premises hereby conveyed, which bound is also located at the northwesterly corner of land of Spectrum Enterprises, Inc., thence turning and running S 14 degrees 15' E along land of Spectrum Enterprises, Inc., a distance of two hundred sixty-seven and 40/100 (267.40) feet to a drill hole in a boulder at other land formerly of Colony Motor Hotel, Inc.; thence turning and running S 14 degrees 08' E along land formerly of Colony Motor Hotel, Inc., a distance of ninety-six and 14/100 (96.14) feet to a corner of other land formerly of Colony Motor Hotel, Inc.; thence turning and running N 82 degrees 49' W along other land formerly of Colony Motor Hotel, Inc. a distance of one hundred twelve and no/100 (112.00) feet to the northeast corner of such other land formerly of Colony Motor Hotel, Inc. (There is also included in the aforesaid tract the right to use so much, if any, of the area owned by the grantor south of such line as is now occupied by the pool or cooling tower now located on the aforesaid tract); thence turning and running S 14 degrees 08' E along such other land formerly of Colony Motor Hotel, Inc. a distance of one hundred fifty and no/100 (150.00) feet to the northerly sideline of Boyd Road at the southeasterly corner of the premises hereby conveyed; thence turning and running N 82 degrees 49' W along the northerly sideline of the said Boyd Road a distance of two hundred ninety-eight and no/100 (298.00) feet to a point in such sideline; thence turning and running N 84 degrees 25' 10" W still along the northerly sideline of Boyd Road a distance of one hundred seven and 39/100 (107.39) feet to an iron pipe set in the ground at land of the State of New Hampshire; thence turning and running N 13 degrees 10' 55" E along land of the State of New Hampshire a distance of twenty-four and 88/100 (24.88) feet to and iron pipe set in the ground; thence turning and running N 20 degrees 19' 40" E still along land of the State of New Hampshire a distance of two hundred seventy-two and 92/100 (272.92) feet to an iron pipe set in the ground; thence turning and running N 43 degrees 09' 40" E still along land of the State of New Hampshire a distance of seventy-seven and 61/100 (77.61) feet to an iron pipe set in the ground; thence turning and running N 67 degrees 00' 10" E still along land of the State of New Hampshire a distance of two

2002 DEC 30 AM 8:22

120206

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

DEED

hundred fifty-four and 38/100 (254.38) feet to the New Hampshire Highway Bound at the place of beginning.

The foregoing described premises include (as Tract VII) the whole of the premises conveyed by the State of New Hampshire to Colony Motor Hotel, Inc. by deed dated November 12, 1975, and recorded in the Rockingham County Registry of Deeds, Book 2247, Page 0552; (as Tract VI) the whole of the premises conveyed by Parkwood, Inc. to Colony Motor Hotel, Inc. by deed dated February 6, 1973, and recorded in the Rockingham County Registry of Deeds, Book 2196, Page 1564; the whole of Tract I (original motel lot) and Tract III (original adjunct to pool lot), and Tract V (triangular lot at corner of State land) as conveyed by Frederick J Bailey and Seron W. Bailey to Colony Motor Hotel, Inc. by deed dated June 30, 1976, and recorded in the Rockingham County Registry of Deeds, Book 2261, Page 0479, together with all grantor's right, title and interest in and to rights of way, easements, options, etc., as set forth on the last page of said Baileys to Colony deed in Book 2261, Page 0479.

There is expressly excepted and reserved to the State of New Hampshire as to the tract adjacent to the Portsmouth Traffic Circle the rights by said State reserved to itself in said deed by the State of New Hampshire to Colony Motor Hotel, Inc. dated November 12, 1975 recorded in said Rockingham County Registry of Deeds, Book 2247, Page 0552 in the following terms as therein set forth, namely:

"There is expressly excepted and reserved to the grantor herein all rights of access, light, air and view, appurtenant to the parcel herein conveyed, over, from and to US Route 1 By-Pass and the Woodbury Avenue Ramp along the first four (4) described courses with the exception of two (2) points of access, as presently existing along the fourth described course at the new right of way line established by this conveyance, said two (2) points of access being as shown on the plan herein above referred to.

Attached hereto is a copy of the relevant portion of the plan referred to above."

Former easement reserved by deed of Parkwood, Inc. to Colony Motor Hotel, Inc. dated February 6, 1973, recorded in Rockingham County Registry of Deeds, Book 2196, Page 1564, reserving easement to Frederick J. Bailey and Seron W. Bailey over strip of land 20 feet in width along southerly side of restaurant property, having since become meaningless, was terminated by conveyance of such easement in total by said Frederick J. Bailey and Seron W. Bailey by deed to Colony Motor Hotel, Inc. dated July 24, 1981, recorded on July 29, 1981, in said Rockingham Deeds, Book 2394, Page 1324.

TRACT II

A certain parcel of land with the buildings thereon, situate in said Portsmouth, and County of Rockingham and State of New Hampshire, on the northerly side of Boyd Road, so-called, and bounded and described as follows:

DEED

Beginning on said Road at the southwesterly corner of land formerly owned by one Taccetta at a stake in the ground and thence running in a northerly direction in part by said land formerly of said Taccetta and in part by Tract IV in this deed one hundred and fifty (150) feet to a stake in the ground at land formerly of Joseph Cohen, (now Tract III in this deed); thence turning and running in a generally westerly direction by said land (Tract III herein) one hundred and twelve (112) feet to a stake in the ground; thence turning and running still by land formerly of said Hazel E. Wood (Tract I in this deed) in a generally southerly direction one hundred and fifty (150) feet to said Boyd Road to a stake in the ground; thence turning and running by said Boyd Road in a generally easterly direction one hundred and twelve (112) feet to said stake in the ground at said southwesterly corner of said land formerly of said Taccetta to the place begun at.

Tract II above described being the same premises as Tract II conveyed by deed of Frederick J. Bailey and Seron W. Bailey dated June 30, 1976, recorded Rockingham County Registry of Deeds, Book 2261, Page 0479.

TRACT IV.

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Woodbury Avenue, in said Portsmouth, and County of Rockingham and State of New Hampshire, and more particularly bounded and described as follows:

Beginning at the northeasterly side of the premises herein described at the southeast corner of land now or formerly of Priscilla Hamilton; thence running by said Woodbury Avenue, S 21 degrees 30' E, 85.0 feet, to land formerly of Vincent Taccetta, Jr.; thence turning and running by said Taccetta, Jr. land S 68 degrees 30' W, 99.2 feet to a point at said Taccetta Jr., land; thence turning and running still by said Taccetta, Jr. land S 85 degrees 23' W, 203.8 feet to land formerly of Parkwood, Inc., (now Tract II in this deed), thence turning and running by said land (Tracts II and III in this deed and other land formerly of Colony Motor Hotel, Inc.) N 14 degrees 50' W, 86.5 feet to land formerly of said Hamilton; thence turning and running by said Hamilton land, N 80 degrees 24' E, 290.4 feet to Woodbury Avenue and the point of the beginning.

Reserving and excepting from the above described premises a strip of land along the southerly side thereof conveyed to Vincent Taccetta, Jr. et al by deed dated June 21, 1966, recorded in the Rockingham County Registry of Deeds, Book 1833, Page 435.

Tract IV being the same premises as Tract IV conveyed by deed of Frederick J. Bailey and Seron W. Bailey, dated June 30, 1976, and recorded in the Rockingham County Registry of Deeds, Book 2261, Page 0479.

DEED

The foregoing premises all being that portion of the same premises conveyed by deed of Colony Motor Hotel, Inc. dated December 15, 1986, recorded in the Rockingham County Registry of Deeds, Book 2652, Page 550.

The foregoing premises all being conveyed to by deed of Frederick J. Bailey and Frederick J. Bailey III as co-executors Estate of Seron W. Bailey dated January 1, 1987, recorded in the Rockingham County Registry of Deeds, Book , Page and by Frederick J. Bailey, Frederick J. Bailey III, and Joyce S. Nelson as Trustees of Seron W. Bailey Trust A by Deed dated December 31, 1989 and recorded in Book 2823 Page 1009.

The premises hereby conveyed, namely Tracts I-VII inclusive, are also conveyed subject to any and all existing rights or easements or record with respect to poles, wires or other facilities of public utilities and to any and all existing access, view and other rights and easements of the State of New Hampshire and/or others for highway or right of way purposes.

TRACT VIII

Beginning at the intersection of the Easterly Sideline of said By-Pass and the Southerly sideline of Boyd Road; thence running Easterly by said Road Forty-five (45) feet, more or less, to the Westerly sideline of a proposed street known as Center Street; thence turning and running Southeasterly by said proposed street Two Hundred Forty-nine (249) feet to the Northerly sideline of a proposed street known as Garden Street; thence continuing in a straight line across said Garden Street Fifty (50) feet and continuing further in a straight line Fifty (50) feet to land now, or formerly of, one Regan; thence turning and running Westerly by land of said Regan and land of another Two Hundred (200) feet, more or less, to the Easterly sideline of said By-Pass One Hundred (100) feet, more or less, to land of Harry E. Yoken, et. al or Darley Realty Company; thence continuing in a general Northeasterly direction Three Hundred Nine (309) feet, more or less, by the Easterly sideline of said By-Pass to the point of beginning; subject, however, to such rights, if any, as the public or adjoining owners may have in that portion of Garden and Inland Street, so called, included in the above description, and meaning and intending to convey all right of the grantor in Center Street, Garden Street, and Inland Street as shown on Plan of Land belonging to Frank Jones, recorded in Rockingham County Records, Book 584, Page 481, and also shown on Plan of Spadea Lots, Garden and Center Streets, Portsmouth, New Hampshire, by John W. Durgin, C. E., recorded in Rockingham Records, Plat 53, page 10, excepting, however, from the above description a parcel of land one hundred twenty (120) feet in length and twenty-five (25) feet in depth extending from the Northerly sideline of Garden Street Northeasterly along the Easterly sideline of said By-Pass, all as shown on said Plan.

To have and to hold the same, with all the rights, privileges, and appurtenances thereunto appertaining unto and to the use of the said Frederick J. Bailey III, and Joyce S. Nelson, and their successors and assigns forever.

DEED

Either statutory minimum or no Documentary Stamps are required, as this is a release and disclaimer of an interest. *Non contractual transfer*

IN WITNESS WHEREOF Seron E. Nelson and Peter A. Nelson have affixed their hands under seal this 27th day of December, 2002.

In the presence of:

Sheila Castelletz-Cod

Seron E. Nelson
Seron E. Nelson

Sheila Castelletz-Cod

Peter A. Nelson
Peter A. Nelson

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

December 27, 2002

Personally appeared the above named, Seron E. Nelson and acknowledges the foregoing instrument be of her free act and deed.

Before me,

Jane H. Dodge
Notary Public

JANE H. DODGE, Notary Public
My Commission Expires September 25, 2007



STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

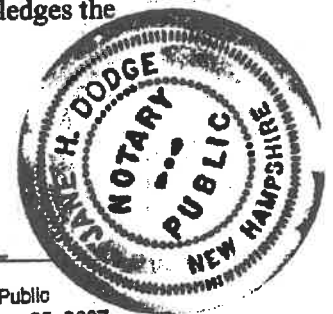
December 27, 2002

Personally appeared the above named Peter A. Nelson and acknowledges the foregoing instrument to of his free act and deed.

Before me,

Jane H. Dodge
Notary Public

JANE H. DODGE, Notary Public
My Commission Expires September 25, 2007



WARRANTY DEED

We, Mitchell A. Hyder, Edward A. Hyder, Henry K. Hyder, Jr., A. Robert McGuire, and Henry K. Hyder III, all as Trustee's of the Mitchell A. Hyder and Edward A. Hyder Irrevocable Trust of 1993, of One Raynes Avenue, Portsmouth, Rockingham County, New Hampshire

Frederick J. Bailey, III and Joyce S. Nelson with a mailing address of 27
FOR CONSIDERATION PAID GRANT TO/ Kirriemuir Road, Stratham, New Hampshire 03885,
as tenants in partnership in accordance with the Bailey Nelson Partnership.

with Warranty Covenants

A certain tract or parcel of land, with the buildings thereon, situate in Portsmouth, County of Rockingham and State of New Hampshire, and more particularly bounded and described as follows:

Beginning on the Westerly side of Woodbury Avenue at the Northeasterly corner of land now or formerly of James and Mary Verna; thence running S 68° 30' W, by said Verna land, ninety-nine and two-tenths (99.2) feet, more or less, to other land of said Verna; thence N 21° 30' W by said Verna land, ten (10) feet, thence S 68° 30' W by said Verna land, seventy-two (72) feet, thence S 80° 24' W, by said Verna land in part, and by land of John F. and Gloria C. Collins in part sixty-eight and three-tenths (68.3) feet; thence N 84° 6' N by said Collins land, seventy-four and five-tenths (74.5) feet to land formerly of Edward C. Berry; thence by said Berry land in part and by land of Parkwood, Inc. in part, N 14° 50' W, eighty-six and five-tenths (86.5) feet to land formerly of Vincent Taccetta; thence by land formerly of Vincent Taccetta, N 85° 23' E, one hundred sixteen and nine-tenths (116.9) feet; thence still by land formerly of Vincent Taccetta, N 70° 23' 30" W, one hundred eighty-two and four-tenths (182.4) feet to Woodbury Avenue; thence S 21° 30' E, by said Woodbury Avenue, one hundred four and four-tenths (104.4) feet to the point of beginning.

Being parcel No. 6 as described in Deed at Registry of Deeds in Book 3005, Page 1883 dated August 31, 1993.

Executed as a sealed instrument this 16 day of Nov. 2005.

MITCHELL A. HYDER
EDWARD A. HYDER
IRREVOCABLE TRUST OF 1993

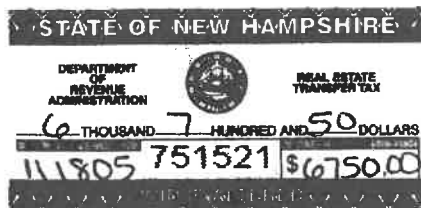
Mitchell A. Hyder
Mitchell A. Hyder, Trustee

Edward A. Hyder
Edward A. Hyder, Trustee

A. Robert McGuire, Jr.
A. Robert McGuire, Jr. Trustee

Henry K. Hyder, Jr.
Henry K. Hyder, Jr. Trustee

Henry K. Hyder, Jr.
Henry K. Hyder, Jr., Trustee



085503

2005 NOV 18 AM 8:08

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

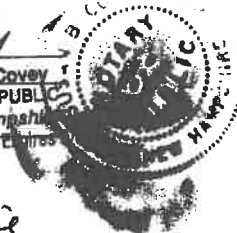
State of New Hampshire
THE COMMONWEALTH OF MASSACHUSETTS

Rockingham
 ESSEX, ss

November 16, 2005

On this 16 day of ~~November~~ 2005, before me, the undersigned notary public, personally appeared Henry K. Hyder III proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Susan Covey
 Susan Covey
 Notary Public
 My Commission Expires: November 16, 2008




Rockingham
 ESSEX, ss

STATE of New Hampshire
THE COMMONWEALTH OF MASSACHUSETTS

Nov 16, 2005

On this 16th day of Nov. 2005, before me, the undersigned notary public, personally appeared Henry K. Hyder, Jr., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Pamela J. Starkey
 Pamela J. Starkey
 Notary Public
 My Commission Expires: August 22, 2008



State of New Hampshire
 County of Rockingham

On this the 16th day of November, 2005, before me, Michael A. Hyder, the undersigned officer, personally appeared Mitchell A. Hyder, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

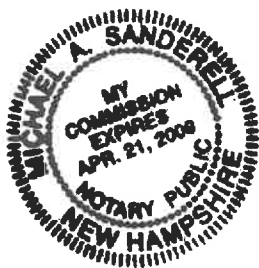


Michael A. Hyder
 Notary Public
 My Commission Expires: 4/21/09

State of New Hampshire
 County of Rockingham

On this the 16 day of November, 2005, before me, the undersigned officer, personally appeared Edward A. Hyder, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



BK 4582 PG 0890

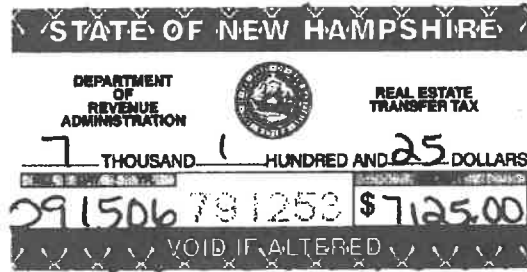
Michael A Sanderell
Notary Public
My Commission Expires: 4/21/09

State of New Hampshire
County of Rockingham

On this the 16 day of ^{NOVEMBER} ~~SEPTEMBER~~, 2005, before me, the undersigned officer, personally appeared A. Robert McGuire, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Michael A Sanderell
Notary Public
My Commission Expires: 4/21/09



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH M. VERNA, married, of 347 Meadow Road, Portsmouth, Rockingham County, New Hampshire, and GLORIA C. COLLINS, an unmarried widow, of 6 Boyd Road, Portsmouth, New Hampshire,

for consideration paid, grants to FREDERICK J. BAILEY, III, and JOYCE NELSON, of 27 Kirriemuir Road, Stratham, Rockingham County, New Hampshire, as tenants in partnership in accordance with the Bailey Nelson Partnership, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon situate in Portsmouth, County of Rockingham, State of New Hampshire, being shown as Lot 1 on a plan entitled "Lot Line Adjustment Plan for John & Gloria Collins in Portsmouth, NH" dated October 27, 1988, Scale 1"=20', prepared by Seacoast Engineering Associates, Inc., recorded at the Rockingham County Registry of Deeds as Plan D#18914, and being more particularly bounded and described as follows:

Beginning on Woodbury Avenue at land now or formerly of Margaret H. Taccetta, and running by said Woodbury Avenue South 21°30'East 141.9 feet to a point; thence by a curve whose radius is 12.97 feet, Southerly and Westerly to a point on Boyd Road; thence by said last named road North 86°8'West 240.56 feet to land now or formerly of John F. and Gloria C. Collins; thence turning and running North 01°16'23" West, by land now or formerly of said Collins, a distance of 74.00 feet to a point; thence turning and running North 80°24'02" East, by land now or formerly of Hyder Management, a distance of 36.83 feet to a point; thence turning and running North 68°30'00" East, by land now or formerly of said Hyder Management a distance of 72.00 feet to a point; thence turning and running South 21°30'01" East by land of said Hyder Management, a distance of 10.0 feet to a point; thence turning and running North 68°30'00"East, a distance of 99.20 feet to the point of beginning.

Together with a right of way for all purposes to and from said conveyed premises and Woodbury Avenue over adjoining land now or formerly of Margaret H. Taccetta ten feet wide and carrying that width back 99.2 feet from said Avenue; and subject to a similar right of way, as appurtenant to said land of Margaret H. Taccetta over the land conveyed,

057606

2006 SEP 15 PM 2:09

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

to and from said premises now or formerly of said Margaret H. Taccetta and said Woodbury Avenue, adjoining the aforementioned right of way and similarly ten feet wide and carrying that width back 99.2 feet from said Avenue; the two rights of way together constituting a strip of land 20 feet wide and 99.2 feet deep, over which the two adjoining properties have mutual rights of way. Being a part of the premises described in the deed from Guiseppe Vincini to Croce Taccetta, dated October, 5, 1923, and recording in the Rockingham County Registry of Deeds in Book 781, Page 24.

SUBJECT TO all plans, easements, covenants and restrictions of record, if any.

The is not homestead property of the Grantors and the Grantors release all other interest in the property.

Meaning and intending to describe and convey the same premises conveyed by Corrective Quitclaim Deed to Christine V. Harris, having a life estate, and remainder interest of Joseph M. Verna, and Gloria C. Collins, from Christine V. Harris, Trustee under the Trust created under the Will of James Verna, dated September 15, 2006, and recorded contemporaneously with this deed at the Rockingham County Registry of Deeds.


IN WITNESS WHEREOF, signed this 15th day of September, 2006.


JOSEPH M. VERNA


GLORIA C. COLLINS

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

Personally appeared this 15th day of September, 2006, the above-named Joseph M. Verna and Gloria C. Collins, acknowledged the foregoing instrument to be their voluntary act and deed.
Before me,


Notary Public
My commission expires: 08/31/10



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That I, **GLORIA C. COLLINS**, Trustee of the Gloria C. Collins Living Revocable Trust of 1999, established u/d/t dated September 14, 1999, a single woman, with an address of 6 Boyd Road in Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid, grant to, **FREDERICK J. BAILEY, III**, and **JOYCE S. NELSON**, both of 27 Kirrimuir Road, Stratham, County of Rockingham, State of New Hampshire, as joint tenants with rights of survivorship, **WITH WARRANTY COVENANTS**, the following described premises:

PORTSMOUTH, NEW HAMPSHIRE

A certain tract or parcel of land, with the buildings thereon, situate at 6 Boyd Road, in the City of Portsmouth, County of Rockingham, and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of Boyd Road, at land now or formerly of Christine Harris, thence turning and running N 86° 08' 00" W, along the northerly sideline of Boyd Road, a distance of 85.00 feet to a point; thence turning and running N 14° 30' 00" W, by land now or formerly of F.J. and F.J. III Bailey and J.S. Nelson, a distance of 53.10 feet to a point; thence turning and running N 14° 48' 57" W, by land now or formerly of said F.J. and F.J. III Bailey and J.S. Nelson, a distance of 20.00 feet to a point at land now or formerly of Hyder Management; thence turning and running S 84° 06' 04" E, by land now or formerly of said Hyder Management, a distance of 74.53 feet to a point; thence turning and running N 80° 24' 02" E, by land of said Hyder Management, a distance of 10.47 feet to a point; thence turning and running S 15° 08' 02" E, by land now or formerly of Christine Harris, a distance of 73.01 feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to Gloria C. Collins, Trustee of the Gloria C. Collins Living Revocable Trust of 1999 by deed dated October 24, 2005, said deed being recorded in the Rockingham County Registry of Deeds at Book 4570, Page 1092.

063099

2013 DEC -6 PM 2:20

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Also conveying a certain tract or parcel of land with any improvements thereon situate in Portsmouth, County of Rockingham, State of New Hampshire, being a triangular shaped parcel shown on a plan entitled, "Lot Line Adjustment Plan for John & Gloria Collins in Portsmouth, NH" dated October 27, 1988, Scale 1" = 20', prepared by Seacoast Engineering Associates, Inc., recorded at the Rockingham County Registry of Deeds as Plan D-18914, and being more particularly bounded and described as follows:

Beginning at a point on the Northerly sideline of Boyd Road, at the Southeasterly corner of other land of the Grantor; thence turning and running N 15° 08' 02" E, along land of the Grantor, a distance of 73.01 feet to a point at land now or formerly of Hyder Management; thence turning and running N 80° 24' 02" E by land of said Hyder Management, a distance of 21.00 feet to a point; thence turning and running S 01° 16' 23" W by land now or formerly of Christine Harris a distance of 74.00 feet to the point of beginning.

The within conveyed parcel of land being the premises conveyed to the Grantor by Warranty Deed of Christine V. Harris, Trustee, dated September 15, 2006 and recorded in the Rockingham County Registry of Deeds at Book 4708, Page 0976.

The said John F. Collins was deceased on December 4, 1990.

The undersigned Trustee as Trustee under The Gloria C. Collins Living Revocable Trust of 1999 created by Gloria C. Collins, as grantor under Trust Agreement dated September 14, 1999, has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the applications of any Trust asset paid to the Trustee for the conveyance thereof. The Trust has not been revoked and is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand, this 25th day of November, 2013.


Witness



GLORIA C. COLLINS, Trustee

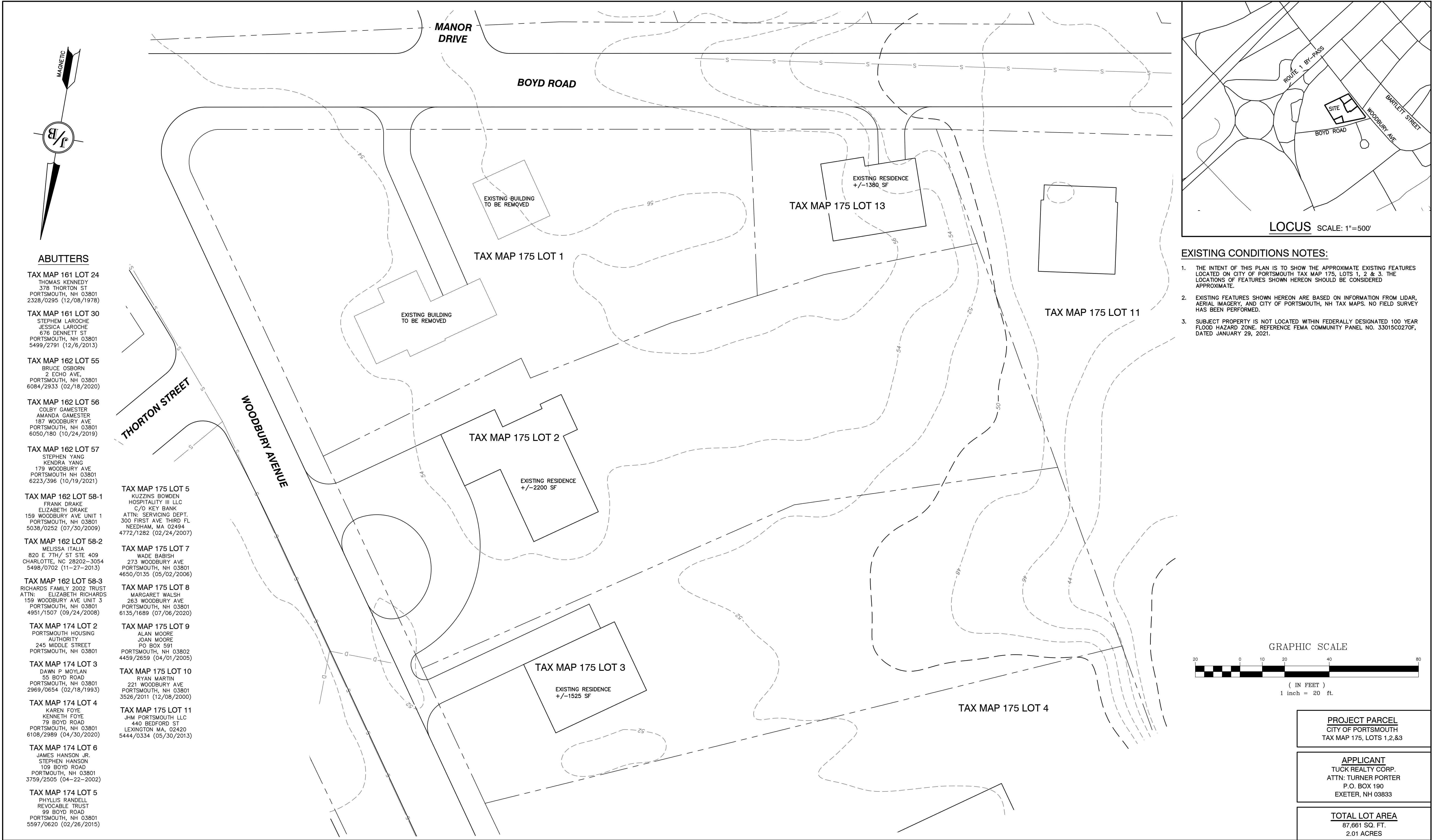
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

November 25, 2013

Personally appeared the above-named Gloria C. Collins, Trustee of the Gloria C. Collins Living Revocable Trust of 1999, and acknowledged the above instrument to be her free act and deed,

Before me,


BERNARD W. [Signature]
STATE OF NEW HAMPSHIRE
Notary Public
EXPIRES APRIL 2014
My commission expires:



Design: JAC	Draft: AJB	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	01/05/22	ISSUED FOR REVIEW	AJB
REV.	DATE	REVISION	BY

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	"GRAPEVINE RUN" PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK BAILEY 4 SHORE ROAD WOLFEBORO, NH 03894

DRAWING No.

C1

SHEET 1 OF 2
JBE PROJECT NO. 21254

