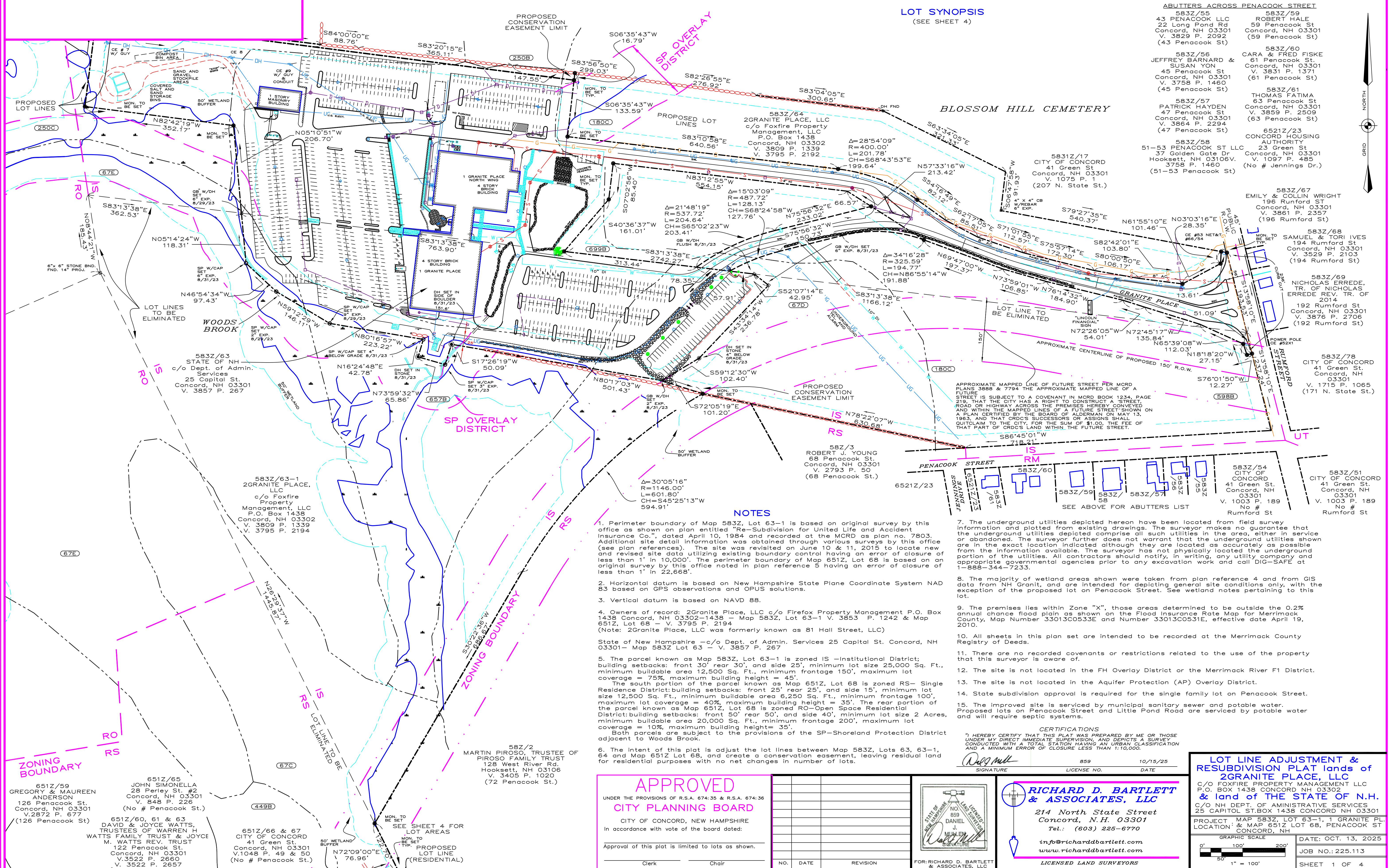




REFERENCES

- "Re-Subdivision for United Life and Accident Insurance Co.", dated April 10, 1984, Richard D. Bartlett, LLS and recorded at the MCRD as plan no. 7803.
- ALTA/ACSM Land Title Survey for AREH 2005 B & C Site No. 20050421-1 Jefferson Pilot 1 Granite Place, Concord, NH" dated 8/11/03, by Co-Operative Land Surveyors, LLC (unrecorded)
- "Subdivision Plat prepared for the City of Concord", dated April 10, 1992, by Richard D. Bartlett & Associates, Inc., recorded at the MCRD as plan no. 12420.
- "Site Plat for Chubb Life America", dated through Sept. 14, 1998 by this office (unrecorded).
- "Boundary Survey for Chubb Life America", dated October 10, 1996, by Richard D. Bartlett & Associates, Inc., on file at this office.
- "Subdivision Plat on land of 2Granite Place, LLC prepared for The State of New Hampshire" dated through August 31, 2023, by Richard D. Bartlett & Associates, LLC, recorded at the MCRD as plan no. 202400004498.

LEGEND

- | | | | |
|-----|------------------------|-------|--------------------------------------|
| --- | PROPERTY LINE | ----- | STONE WALL |
| --- | EDGE OF PAVEMENT | ----- | EDGE OF WOODS |
| --- | EDGE OF GRAVEL | ----- | CONCRETE |
| --- | OVERHEAD UTILITY LINES | --- | MONITORING WELL |
| --- | DRAINAGE LINE | --- | IRON PIPE OR REBAR |
| --- | SEWER LINE | --- | GRANITE OR CONCRETE BOUND (GB OR CB) |
| --- | GAS LINE | --- | UTILITY POLE |
| --- | TEL. LINE | --- | SEWER MANHOLE |
| --- | UNDERGROUND WIRES | --- | DRAIN MANHOLE |
| --- | DOUBLE YELLOW LINE | --- | CATCH BASIN |
| --- | SINGLE WHITE LINE | --- | HYDRANT |
| --- | VERTICAL OR SGC | --- | WATER SHUTOFF |
| --- | SHORE LINE | --- | WATER VALVE |
| --- | CHAIN LINK FENCE | --- | GAS SHUTOFF |
| --- | STOCKADE FENCE | --- | SOIL TYPE LINE |
| --- | TREE LINE | --- | |

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

859
SIGNATURE
10/15/25
DATE

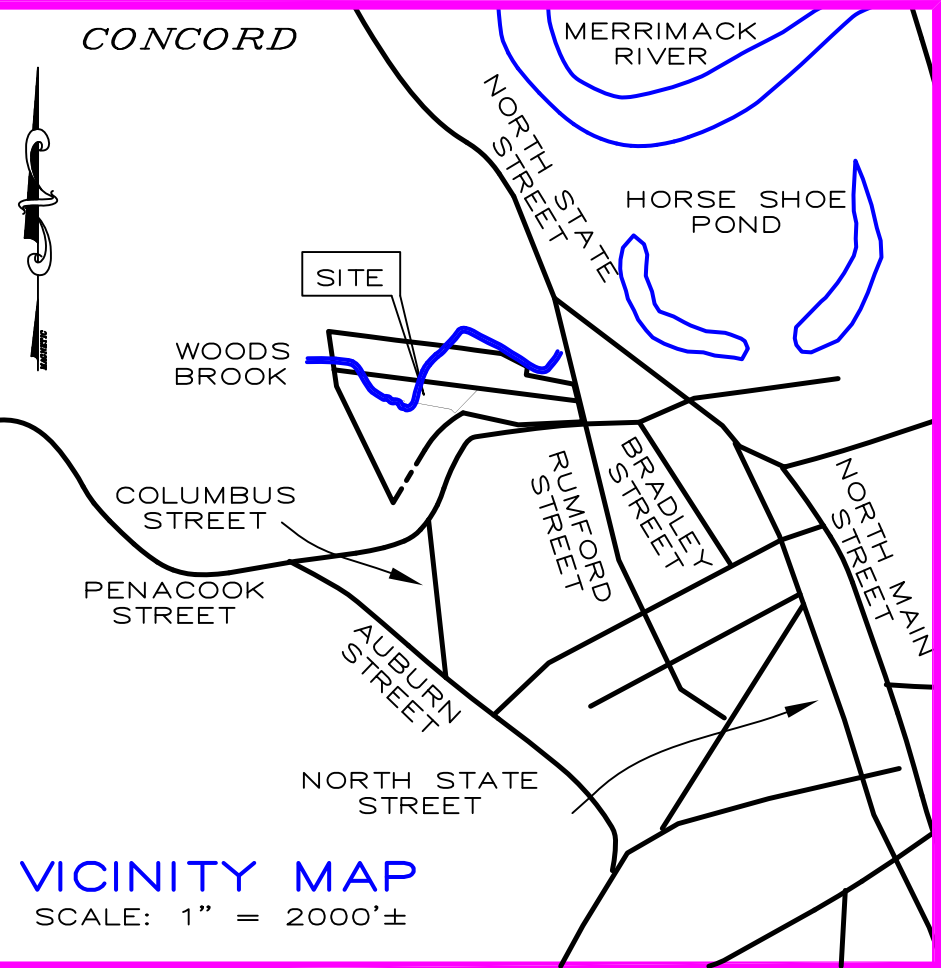
58Z/7
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 839 P. 437
(No # Rumford St)

583Z/64
2GRANITE PLACE, LLC
c/o Foxfire Property
Management, LLC
P.O. Box 1438
Concord, NH 03302
V. 3809 P. 1339
V. 3795 P. 2192

651Z/58
2GRANITE PLACE, LLC
c/o Foxfire Property
Management, LLC
P.O. Box 1438
Concord, NH 03302
V. 3809 P. 1339
V. 3795 P. 2194

SOIL TYPES

SYMBOL	DESCRIPTION	NHDES GROUP #
43C	Canton fine sandy loam very stony 8-15% slopes	2
43D	Canton fine sandy loam very stony 15-25% slopes	2
67C	Paxton fine sandy loam 8-15% slopes	3
67D	Paxton fine sandy loam 15-25% slopes	3
67E	Paxton fine sandy loam 15-25% slopes	3
180C	Windsor Hollis Complex 8-15% slopes	1
393A	Timakwa Mucky Peat 0-1% slopes	6
449B	Situate fine sandy loam very stony 3-8% slopes	3
598B	Windsor Urban Land Complex 0-8% slopes	1
250B	Chatfield-Hollis-Montauk Complex 3-8% slopes	4
250C	Chatfield-Hollis-Montauk Complex 3-8% slopes	4
657B	Ridgebury Very Complex Gravelly fine sandy loam 3-8% slopes	5
699B	Urban Land 0-8% slopes	Unclassified



APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:
Approval of this plat is limited to lots as shown.
Clerk Chair

57Z/20
CATHERINE YEAGER
82 Little Pond Road
Concord, NH 03301
V. 2738 P. 1262
(82 Little Pond Rd)

66Z/68
MICHAEL & MARIA
GILBERT
42 Little Pond Rd.
Concord, NH 03301
V. 3376 P. 939
(#42 Little Pond Rd.)

SP OVERLAY
DISTRICT

APPROXIMATE
LOCATION OF
WOODS BROOK

NO.	DATE	REVISION



RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

LOT LINE ADJUSTMENT & RESUBDIVISION PLAT lands of 2GRANITE PLACE, LLC
C/O FOXFIRE PROPERTY MANAGEMENT LLC
P.O. BOX 1438 CONCORD NH 03302
& land of the STATE OF N.H.
C/O NH DEPT. OF ADMINISTRATIVE SERVICES
25 CAPITOL ST. BOX 1438 CONCORD NH 03301
PROJECT: MAP 583Z, LOT 63-1, 1 GRANITE PL.
LOCATION: MAP 651Z LOT 68, PENACOOK ST
CONCORD, NH
GRAPHIC SCALE
0' 100' 200'
1" = 100'
DATE: OCT 13, 2025
JOB NO.: 225.113
SHEET 3 OF 4

MATCH TO SHEET 2

MATCH TO SHEET 1

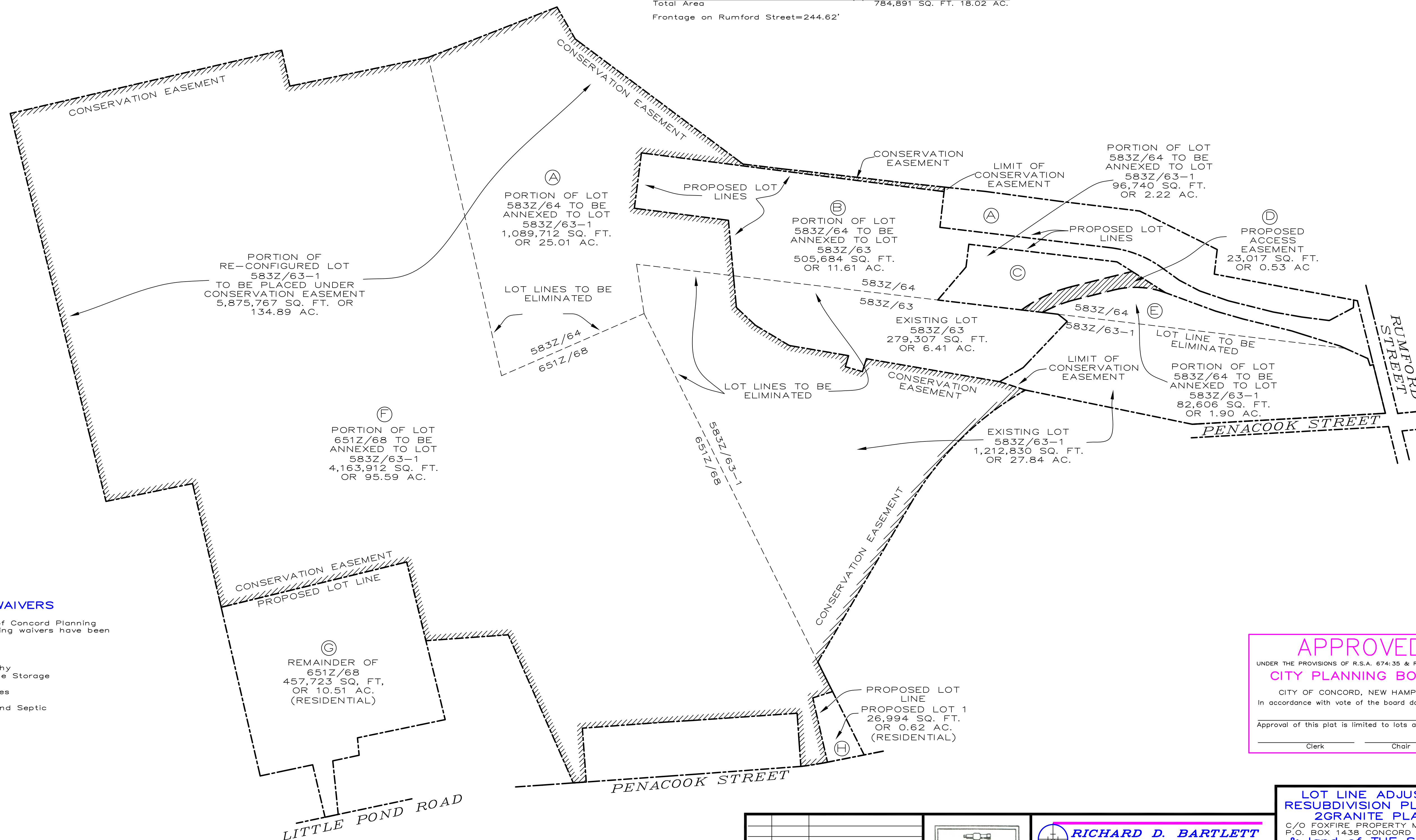
LOT AREA SYNOPSIS

MAP 583Z, LOT 64
Total Area (includes A,B,C,D,E) 1,797,659 SQ. FT. 41.27 AC.
Portion to be conveyed to Map 583Z Lot 63 (B) 505,684 SQ. FT. 11.61 AC.
Portions to be conveyed to Map 563Z Lot 63-1
(A) 1,089,712 SQ. FT. 25.01 AC.
(C) 96,740 SQ. FT. 2.22 AC.
(D) 23,017 SQ. FT. 0.53 AC.
(E) 82,606 SQ. FT. 1.90 AC.
Remainder 0 SQ. FT. 0.00 AC.

MAP 583Z, LOT 63-1
Total Area 1,212,830 SQ. FT. 27.84 AC.
Portions of Map 583Z Lot 64 to be annexed to Lot 63-1 (A,C,D,E) 1,292,075 SQ. FT. 29.66 AC.
Portion of Map 651Z, Lot 68 to be annexed to Lot 63-1 (F) 4,163,912 SQ. FT. 95.59 AC.
New Total Area 6,668,817 SQ. FT. 153.09 AC.
Portion to be Conservation Easement 5,875,767 SQ. FT. 134.89 AC.
Frontage: Rumford Street=186.15', Penacook Street=718.21'+100.00'+48.13'=866.34'

MAP 651Z, LOT 68
Total Area (includes F,G,H) 4,648,629 SQ. FT. 106.72 AC.
Portion of Map 651Z, Lot 68 to be annexed to Lot 63-1 (F) 4,163,912 SQ. FT. 95.59 AC.
Portion of Map 651Z, Lot 68 to be subdivided
Single Family Residential (All buildable) (H) 26,994 SQ. FT. 0.62 AC.
Remainder (Single Family Residential) (G) 457,723 SQ. FT. 10.51 AC.
Frontages: Proposed lot (H)-Penacook Street=138.91', Remainder lot (G)-Little Pond Road=50.00'

MAP 583Z, LOT 63
Total Area 279,307 SQ. FT. 6.41 AC.
Portion of Map 583Z Lot 64 to be annexed to Lot 63 (B) 505,684 SQ. FT. 11.61 AC.
Total Area 784,891 SQ. FT. 18.02 AC.
Frontage on Rumford Street=244.62'



REQUESTED WAIVERS

Based on the vote of the City of Concord Planning Board on _____ the following waivers have been approved:

- 12.03(5) & 15.01(3) Wetlands
- 12.07 Wetland Delineation
- 12.08(3) & 15.03(4) Topography
- 12.08(7) Solid Waste & Outside Storage
- 12.08(10) Municipal Utilities
- 12.08(11) Non-Municipal Utilities
- 15.03(11) Municipal Sewer
- 12.08(12) & 15.03(12) Wells and Septic
- 12.08(16) Signs
- 12.08(18) Lighting
- 12.08 (20) Vegetation
- 12.08(23) (b)(c) Tabulations

REMAINDER OF 651Z/68 457,723 SQ. FT. OR 10.51 AC. (RESIDENTIAL)

CERTIFICATIONS
I, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

SIGNATURE
859
LICENSE NO.
10/15/25
DATE

NO.	DATE	REVISION



RICHARD D. BARTLETT & ASSOCIATES, LLC
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LICENSED LAND SURVEYORS

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Clerk

Chair

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& land of THE STATE OF N.H.
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LOCATION: MAP 651Z LOT 68, PENACOOK ST CONCORD, NH
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1" = 200'
DATE: OCT. 13, 2025
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SHEET 4 OF 4