

- LEGEND**
- PROPERTY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - OVERHEAD UTILITY LINES
  - DRAINAGE LINE
  - SEWER LINE
  - GAS LINE
  - TEL. LINE
  - UNDERGROUND ELECT.
  - WATER LINE
  - D.Y.L. DOUBLE YELLOW LINE
  - SWL SINGLE WHITE LINE
  - V.G.C. OR S.G.C. VERTICAL OR SLOPED GRANITE CURB
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - EDGE OF WOODS
  - CONCRETE
  - SIGN HC-HANDICAPPED  
HCV-VAN ACCESSIBLE  
NP-NO PARKING
  - CONIFEROUS TREE
  - SHRUB
  - DECIDUOUS TREE
  - ARTESIAN WELL
  - IRON PIPE (P.) OR REBAR STEEL PIN (SP)
  - GRANITE OR CONCRETE BOUND (GB OR CB)
  - DRILL HOLE (DH)
  - UTILITY POLE
  - LIGHT POLE
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - CATCH BASIN
  - HYDRANT
  - WATER SHUTOFF
  - WATER VALVE
  - GAS SHUTOFF

MAP 7414Z LOT 118  
JAMES R AUDET  
PO Box 338  
Concord, NH 03302  
Book 1722 Page 3  
40-42 Concord Street

MAP 7414Z LOT 118  
JAMES R & SANDRA AUDET  
PO Box 338  
Concord, NH 03302  
V. 1390 P. 930  
34-38 Concord Street

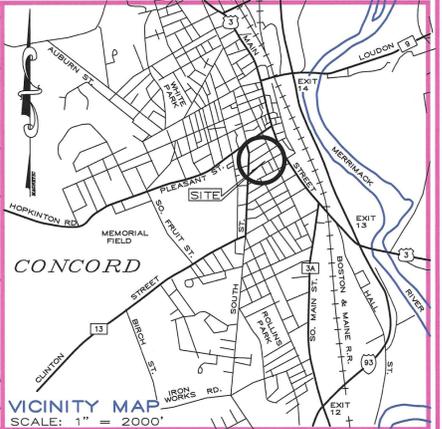
MAP 7414Z LOT 136  
JASON SCHACKAI  
2 Beaver St  
Concord, NH 03301  
Book 3296 Page 2965

MAP 7414Z LOT 135  
FREEDOM PROPERTIES LLC  
PO Box 22  
Concord, NH 03302  
Book 3582 Page 200  
26-32 Monroe Street

MAP 7414Z LOT 128  
RICHARD & JAMIE LAVALLEY  
24 Monroe St  
Concord, NH 03301  
Book 3693 Page 2510

MAP 7414Z LOT 126  
ELINOR YEATON REV. TRUST  
43 Concord Street  
Concord, NH 03301  
V. 3379 P. 242

MAP 7414Z LOT 129  
JESSICA DINAN  
BRYANT BORRE  
22 Monroe St  
Concord, NH 03301  
Book 3757 Page 991



**NOTES**

- Survey by total station between the dates of June 3 and 6, 2025. Control Traverse error of closure 1:57,779.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Vertical datum is based on NAVD 88.
- Owner of record: Seth Hipple 45 Concord Street Concord, NH 03301 Book 3255, Page 1532 Map 7414Z, Lot 127 Area = 6,282 sq. ft. or 0.14 acres.
- The subject premises is within the Downtown Residential zoning district. Minimum lot size = 7,500 sq. ft., Minimum buildable area = 5,000 sq. ft., Minimum frontage = 75', Building setbacks: front=10'; rear=20', side=10'. Maximum lot coverage = 60%
- The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
- The subject premises is served by municipal water and sewer.
- The subject premises is within flood hazard zone "X" Areas determined to be outside of the 500 year flood plain as shown on the Flood Insurance Rate Map, City of Concord, N.H. Community-Panel No. 33013C533E with a revised date of April 19, 2010. The site does not fall within any F1 or F2 Flood Hazard area or within the flood hazard overlay district.
- The site is not serviced by wells or septic systems, no state, or federal permits are required, there are no restrictions or existing easements, and the site does not contain any water protection areas.
- The intent of this plat is to depict a two unit condominium for single family detached dwellings.
- Limited common area is designated on this plan as "LCA" to the particular unit or units to which such limited common area is appurtenant. Additional limited common area may be created pursuant to the terms of the condominium documents.
- Soil Type: Windsor-Urban land complex 0-8% slopes.
- A plat depicting topography is on file at the Planning Division 41 Green Street Concord, NH

**LOT TABULATIONS**  
Gross Acreage 6,282 sq. ft. 0.14 acres  
Building Square Footage  
Unit 1 1,060 sq. ft.  
Unit 2 760 sq. ft.  
Impervious Surface 2,102 sq. ft. 33%

**REFERENCES**

- Plat entitled "Subdivision Plan prepared for: Elinor E. Yeaton" dated July, 2024 by T.F. Bernier and recorded at the M.C.R.D. as plan no. 202400013245.
- Plat entitled "Subdivision Plan of Bowers Property" dated August 25, 1990 by Bellantone, Foote, Howard, Inc. and recorded at the M.C.R.D. as plan no. 6577.

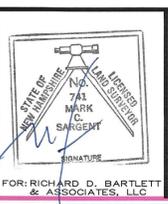
I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 - IV.

SIGNATURE: *[Signature]* LICENSE NO. 741 DATE: 2/16/26

**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 \_\_\_\_\_

NO.	DATE	REVISION



**RICHARD D. BARTLETT & ASSOCIATES**  
A division of **obis**  
18 Chenell Drive  
Concord, NH 03301  
T(603) 224-4182

**CONDOMINIUM SITE PLAT**  
prepared for  
**SETH HIPPLE**

PROJECT: 45 CONCORD STREET CONCORD, NH  
LOCATION: MAP 7414Z, LOT 127

GRAPHIC SCALE: 0' 10' 20'  
DATE: FEB. 2026  
JOB NO.: 425.144  
SCALE: 1" = 10'  
SHEET 1 OF 1