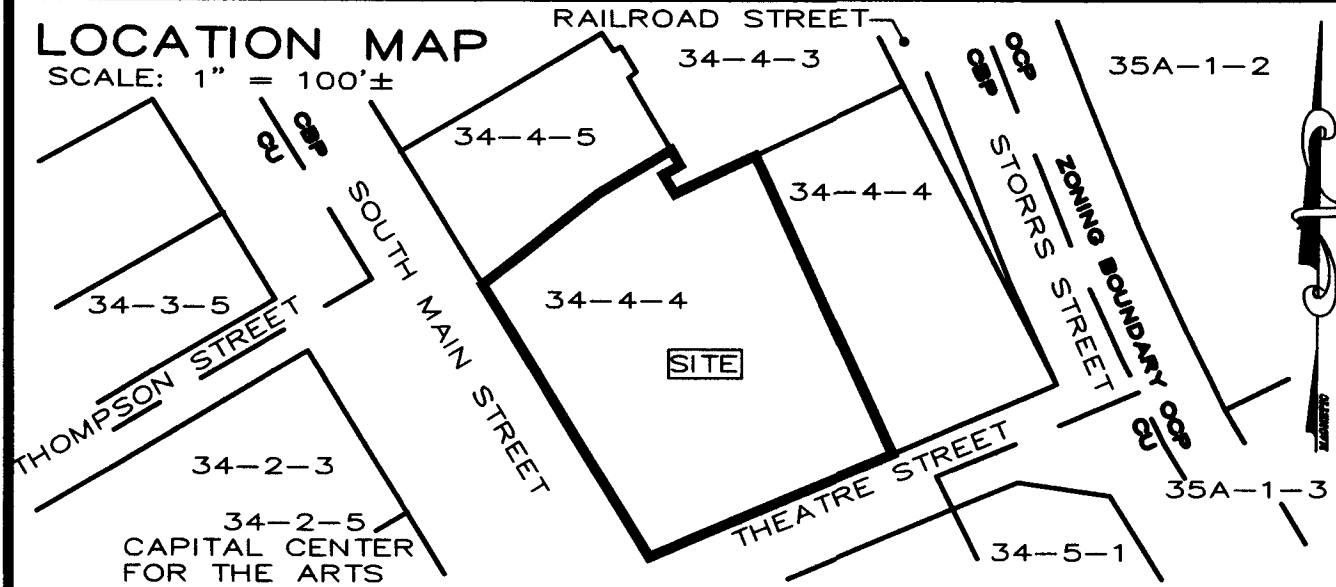
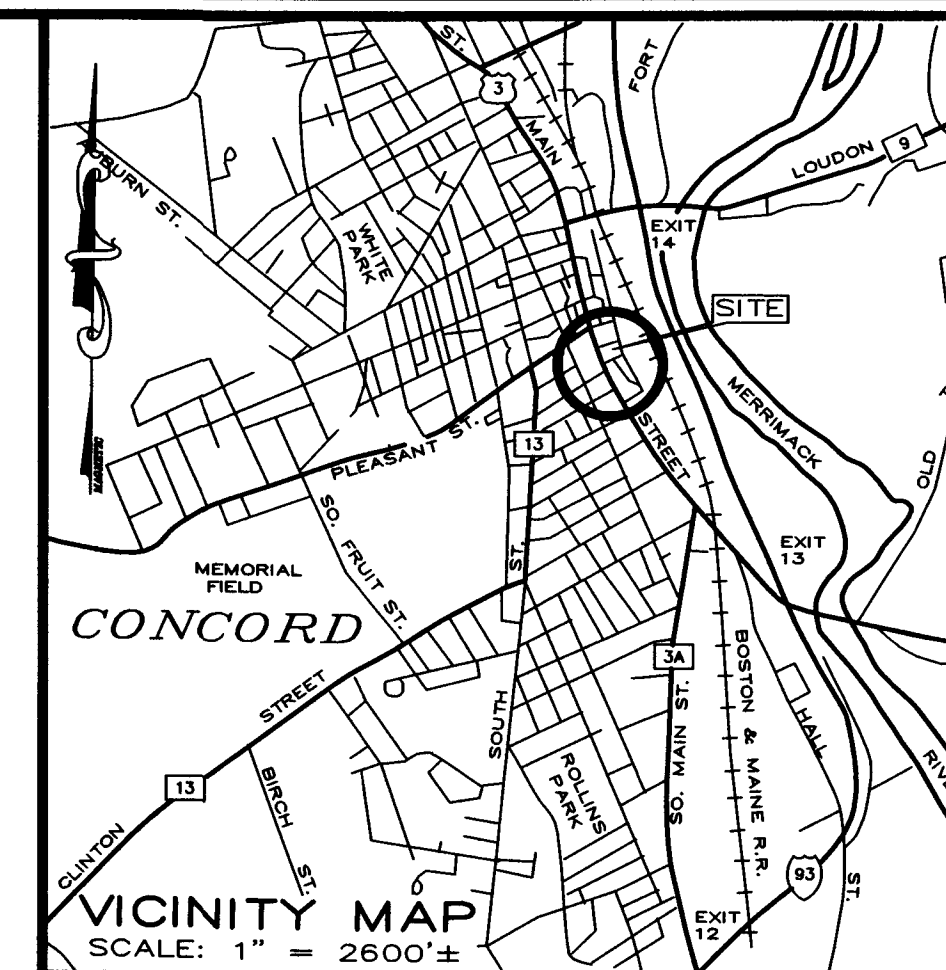


LOCATION MAP

SCALE: 1" = 100'



THE DUPREY CENTER, LLC
P.O. Box 1438
Concord NH 03302
Map 34, Block 4, Lot 5
V. 3199 P. 860



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
---	GAS LINE	---	BOUND (GB OR CB)
---	TEL. LINE	---	UTILITY POLE
---	UG UNDERGROUND ELECT.	---	SEWER MANHOLE
---	DVL DOUBLE YELLOW LINE	---	DRAIN MANHOLE
---	SWL SINGLE WHITE LINE	---	CATCH BASIN
---	VOC OR SGC VERTICAL OR SLOPED	---	HYDRANT
---	SHORE LINE	---	WATER SHUTOFF
---	CHAIN LINK FENCE	---	WATER VALVE
---	STOCKADE FENCE	---	GAS SHUTOFF

NOTES

- Survey by total station between the dates of May 16-18, 2017. Control Traverse error of closure is less than 1:15,000.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
- Vertical datum is based on NAVD 88.
- Owner of record: The Duprey Center, LLC PO Box 1438 Concord, NH 03302 Map 34, Block 4, Lot 4, Total Area=22,971 sq. ft. or 0.53 acres.
- Parcel is zoned CBP-Central Business Performance District) Minimum frontage = 22'. Max. building height = 80', building setbacks not required.
- 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 1-888-344-7233.
- The intent of this plat is to depict a 5 unit condominium, refer to floor plans for convertible land.

REFERENCES

- "Plan of Land belonging to Ford & Kimball Co." dated Dec. 1920 by Lloyd & Mann, MCRD plan no. 642.
- "Plan showing Sub-division of Land belonging to Ford & Kimball Corp. Concord, NH", dated Mar. 1926 and revised Aug. 29, 1929, by Lloyd & Mann. (Original Mar. 1926 plan was recorded as plan no. 470).
- "Land in Concord New Hampshire Robert W. Meserve et. al. Trustees of the property of the Boston and Maine Corporation to City of Concord, NH" dated May 27, 1981 on file at the City of Concord Engineering Dept. as plan no. 1128.
- "ALTA/ACSM Land Title Survey prepared for Mennino Place Limited Partnership land of the Duprey Center, LLC", revised through Nov. 22, 2010, by Richard D. Bartlett & Associates, LLC.
- "Resubdivision Plat prepared for The Duprey Center, LLC land of Sanel Realty Co., Inc. & State of New Hampshire" dated July 28, 2009 by Richard D. Bartlett & Associates, LLC and recorded at the MCRD as plan no. 19510.
- "Easement Plat prepared for The Duprey Center, LLC land of Sanel Realty Co., Inc. & State of New Hampshire" dated July 28, 2009 by Richard D. Bartlett & Associates, LLC and recorded at the MCRD as plan no. 19511.

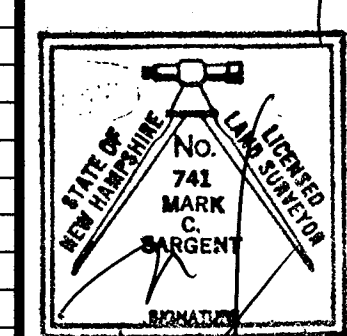
46 MAIN STREET OFFICE
BUILDING CONDO
46 South Main Street
Concord NH 03301
Map 34, Block 2, Lot 6
V. 3524 P. 2436

"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: [Signature] LICENSE NO. 741 DATE 5/31/17

I MARK C. SARGENT, L.L.S., HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT POSSIBLE, 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 I-V.

SIGNATURE: [Signature] LICENSE NO. 741 DATE 5/31/17



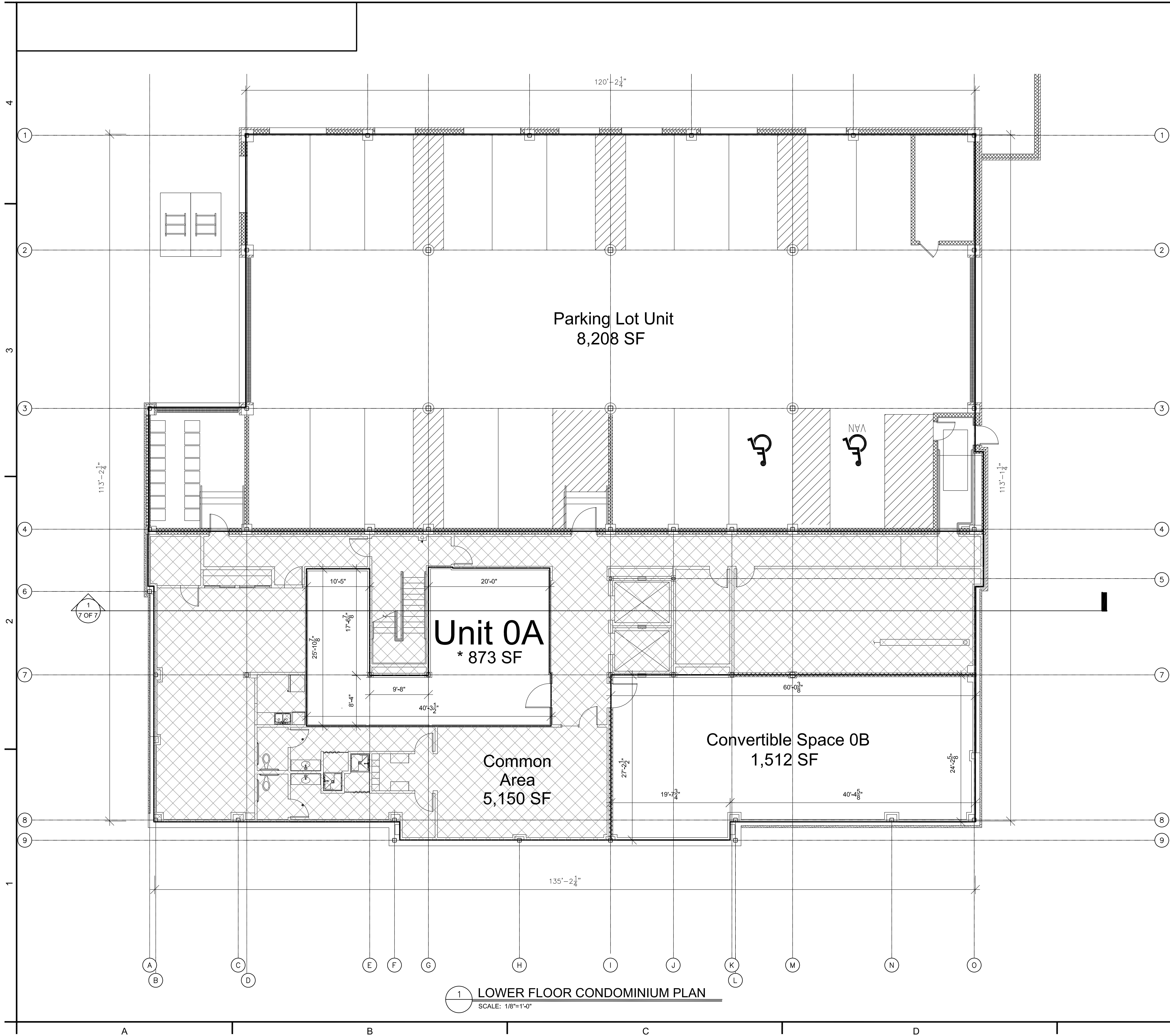
FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
Fax.: (603) 224-6261
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

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: _____

CONDOMINIUM SITE PLAT
49 SOUTH MAIN STREET
CONDOMINIUM
PROJECT: MAP 34, BLOCK 4, LOT 4
LOCATION: 49 SOUTH MAIN STREET CONCORD, NH
GRAPHIC SCALE: 0' 20' 40'
DATE: MAY, 2017
JOB NO.: 517.145
SHEET 1 OF 1

P:\4579\Exhibits - Small Building Condo Docs\Drawings\03_Architectural\4579 Condo Plan 1 of 7 - LOWER FLOOR PLAN.dwg
5/16/17 1:10:21 PM



1 LOWER FLOOR CONDOMINIUM PLAN
SCALE: 1/8"=1'-0"

1. The name of the condominium is: "49 South Main Street Condominium".
2. All structural components of the condominium, wherever located, shall be part of the common area of the condominium, and not part of any unit.
3. Any utility lines which are within a unit but which serve more than one unit shall be part of the common area.
4. Vertical unit boundaries run through the center point of each perimeter wall of the unit, except that windows are part of the common area.
5. Horizontal unit boundaries run from the top of the concrete floor deck at the lower side of a unit to two inches (2") above the finished ceiling of the unit.
6. The area calculation of the unit does not include the unit's allocable share of the limited common area, which is as follows:

* Unit 0A: 873 SF (36.6% of total usable floor) with 1,885 SF of allocable common area for a total of 2,758 SF.

- 2,385 SF of total usable tenant area within 7,535 SF total floor space with 5,150 SF of total allocable common area for lower floor.

- Summary: 2,385 SF usable
5,150 SF allocable common
7,535 SF total

Certification: "I hereby certify that these plans are accurate and comply with RSA 356-B:20. All units or portions thereof depicted on any portion of the submitted land other than within the boundaries of any convertible land have been substantially completed.
Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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

GRAPHIC SCALE
8 4 0 feet 8 16

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The H.L. Turner Group Inc.

27 Locke Rd.
Concord, New Hampshire 03301
t:603.228.1122
h:turner.com

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KEY PLAN:

PROJECT TITLE / ADDRESS:
CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS
49 SOUTH MAIN STREET
CONCORD, NH

OWNER/APPLICANT

CONCORD, NH 03301

ISSUE:

CONDOMINIUM PLANS
NOT FOR CONSTRUCTION
05/15/2017

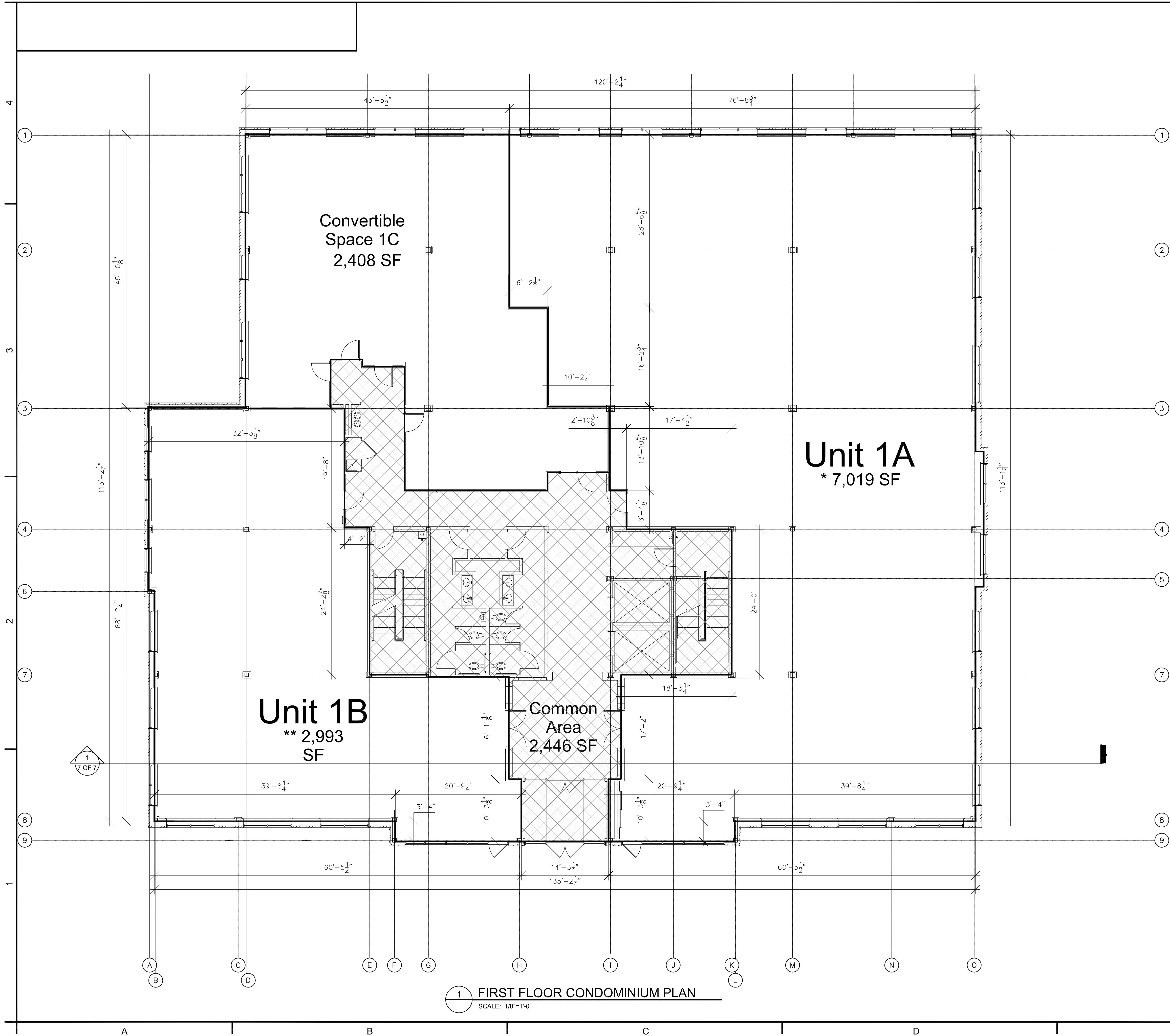
PROJ. NO.:	4579	STAMP
SCALE:	AS NOTED	
DESN. BY:	GRB	
DRAWN BY:	KDK	
CHKD BY:	GRB	
ISSUE DATE:	05/15/2017	

REVISIONS

SHEET TITLE:

CONDOMINIUM PLAN
LOWER FLOOR

1 OF 7



1. The name of the condominium is: "49 South Main Street Condominium".
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3. Any utility lines which are within a unit but which serve more than one unit shall be part of the common area.
4. Vertical unit boundaries run through the center point of each perimeter wall of the unit, except that windows are part of the common area.
5. Horizontal unit boundaries run from the top of the concrete floor deck at the lower side of a unit to two inches (2") above the finished ceiling of the unit.
6. The area calculation of the unit does not include the unit's allocable share of the limited common area, which is as follows:

* Unit 1A: 7,019 SF (56.5% of total usable floor) with 1,382 SF of allocable common area for a total of 8,401 SF.

** Unit 1B: 2,993 SF (24.1% of total usable floor) with 589 SF of allocable common area for a total of 3,582 SF.

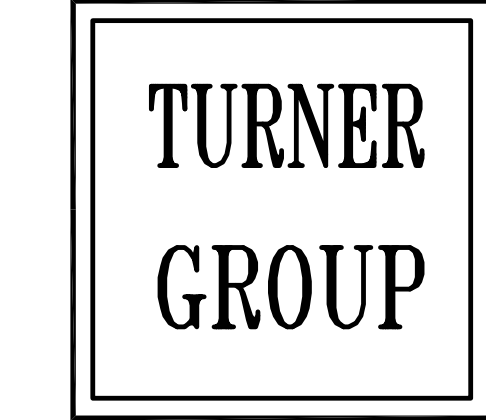
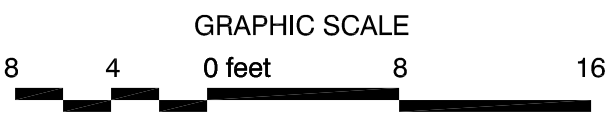
- 12,420 SF of total usable tenant area within 14,866 SF total floor space with 2,446 SF of total allocable common area for 1st floor.

- Summary: 12,420 SF usable
2,446 SF allocable common
14,866 SF total

Certification: "I hereby certify that these plans are accurate and comply with RSA 356-B:20. All units or portions thereof depicted on any portion of the submitted land other than within the boundaries of any convertible land have been substantially completed.
Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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



The H.L. Turner Group Inc.

27 Locke Rd.
Concord, New Hampshire 03301
t:603.228.1122
h:turner.com

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KEY PLAN:

PROJECT TITLE / ADDRESS:

**CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS**
49 SOUTH MAIN STREET
CONCORD, NH

OWNER/APPLICANT

CONCORD, NH 03301

ISSUE:

**CONDOMINIUM PLANS
NOT FOR CONSTRUCTION
05/15/2017**

PROJ. NO.: 4579

STAMP

SCALE: AS NOTED

DESN. BY: GRB

DRAWN BY: HKK

CHKD BY: GRB

ISSUE DATE: 05/15/2017

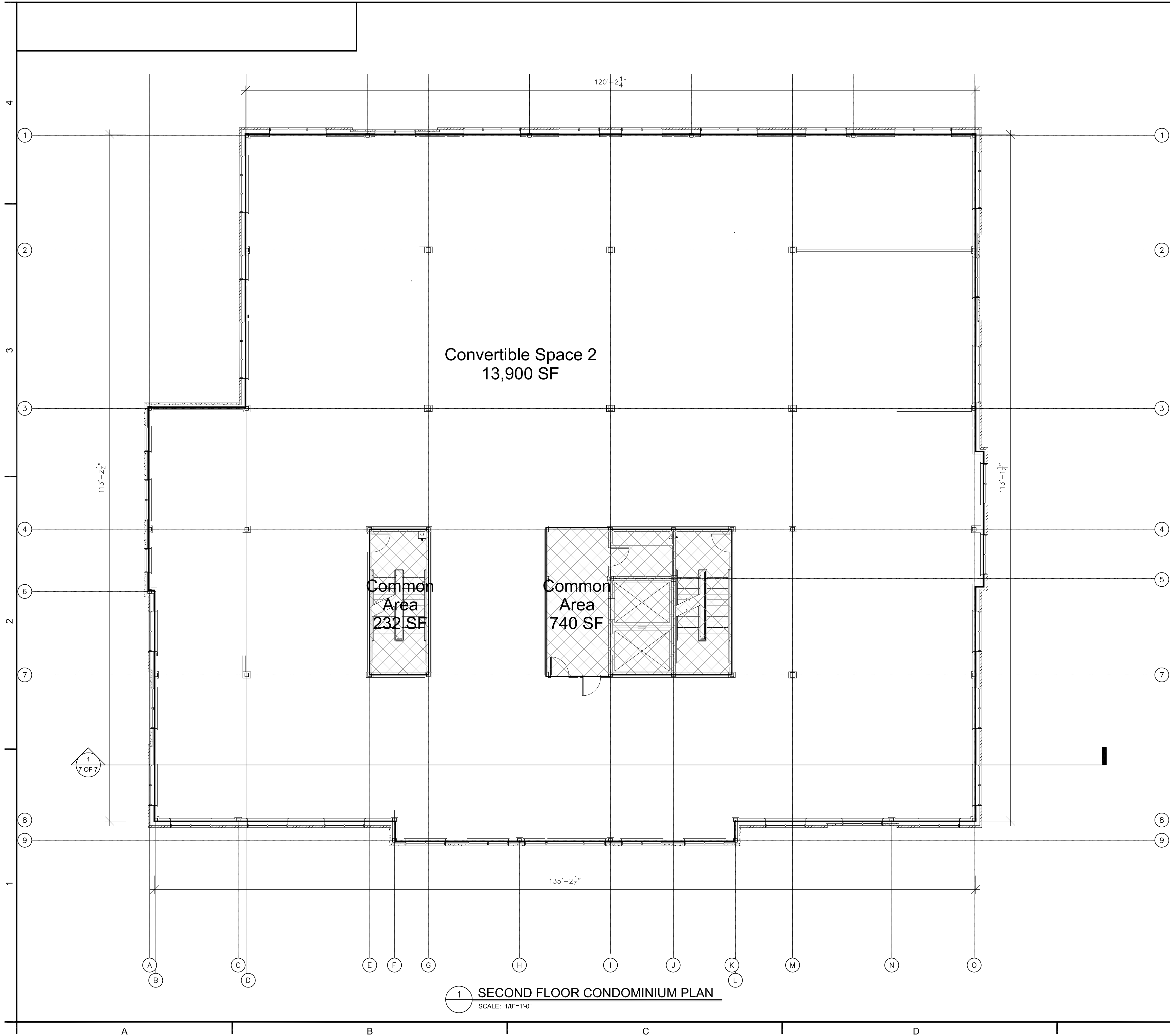
REVISIONS

SHEET TITLE:

**CONDOMINIUM PLAN
FIRST FLOOR**

2 OF 7

P:\4579\Exhibits - Small Building Condo Docs\Drawings\03_Architectural\4579 Condo Plan 3 of 7 - 2ND FLOOR
PLAN.dwg



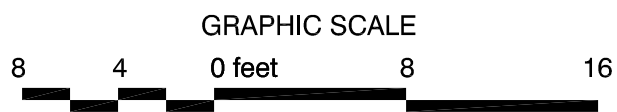
1 SECOND FLOOR CONDOMINIUM PLAN
SCALE: 1/8"=1'-0"

1. The name of the condominium is: "49 South Main Street Condominium".
2. All structural components of the condominium, wherever located, shall be part of the common area of the condominium, and not part of any unit.
3. Any utility lines which are within a unit but which serve more than one unit shall be part of the common area.
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Certification: "I hereby certify that these plans are accurate and comply with RSA 356-B:20. All units or portions thereof depicted on any portion of the submitted land other than within the boundaries of any convertible land have been substantially completed.
Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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



**TURNER
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The H.L. Turner Group Inc.

27 Locke Rd.
Concord, New Hampshire 03301
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KEY PLAN:

PROJECT TITLE / ADDRESS:

**CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS**
49 SOUTH MAIN STREET
CONCORD, NH

OWNER/APPLICANT

CONCORD, NH 03301

ISSUE:

**CONDOMINIUM PLANS
NOT FOR CONSTRUCTION
05/15/2017**

PROJ. NO.:	4579	STAMP
SCALE:	AS NOTED	
DESN. BY:	GRB	
DRAWN BY:	KDK	
CHKD BY:	GRB	
ISSUE DATE:	05/15/2017	

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SHEET TITLE:

**CONDOMINIUM PLAN
SECOND FLOOR**

3 OF 7

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PLAN.dwg



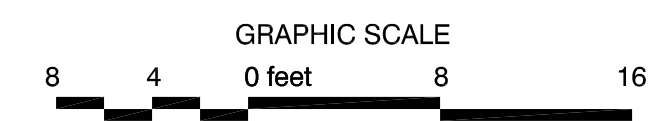
1 THIRD FLOOR CONDOMINIUM PLAN
SCALE: 1/8"=1'-0"

1. The name of the condominium is: "49 South Main Street Condominium".
2. All structural components of the condominium, wherever located, shall be part of the common area of the condominium, and not part of any unit.
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Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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



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KEY PLAN:

PROJECT TITLE / ADDRESS:

**CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS**
49 SOUTH MAIN STREET
CONCORD, NH

OWNER/APPLICANT

CONCORD, NH 03301

ISSUE:

**CONDOMINIUM PLANS
NOT FOR CONSTRUCTION
05/15/2017**

PROJ. NO.:	4579	STAMP
SCALE:	AS NOTED	
DESN. BY:	GRB	
DRAWN BY:	HDK	
CHKD BY:	GRB	
ISSUE DATE:	05/15/2017	

REVISIONS

SHEET TITLE:

**CONDOMINIUM PLAN
THIRD FLOOR**

4 OF 7

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PLAN.dwg



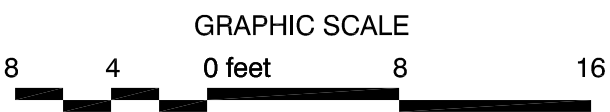
1 **FOURTH FLOOR CONDOMINIUM PLAN**
SCALE: 1/8"=1'-0"

1. The name of the condominium is: "49 South Main Street Condominium".
2. All structural components of the condominium, wherever located, shall be part of the common area of the condominium, and not part of any unit.
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Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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



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GROUP**

The H.L. Turner Group Inc.

27 Locke Rd.
Concord, New Hampshire 03301
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KEY PLAN:

PROJECT TITLE / ADDRESS:

**CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS**
49 SOUTH MAIN STREET
CONCORD, NH

OWNER/APPLICANT

CONCORD, NH 03301

ISSUE:

**CONDOMINIUM PLANS
NOT FOR CONSTRUCTION**
05/15/2017

PROJ. NO.:	4579	STAMP
SCALE:	AS NOTED	
DESN. BY:	GRB	
DRAWN BY:	KDK	
CHKD BY:	GRB	
ISSUE DATE:	05/15/2017	

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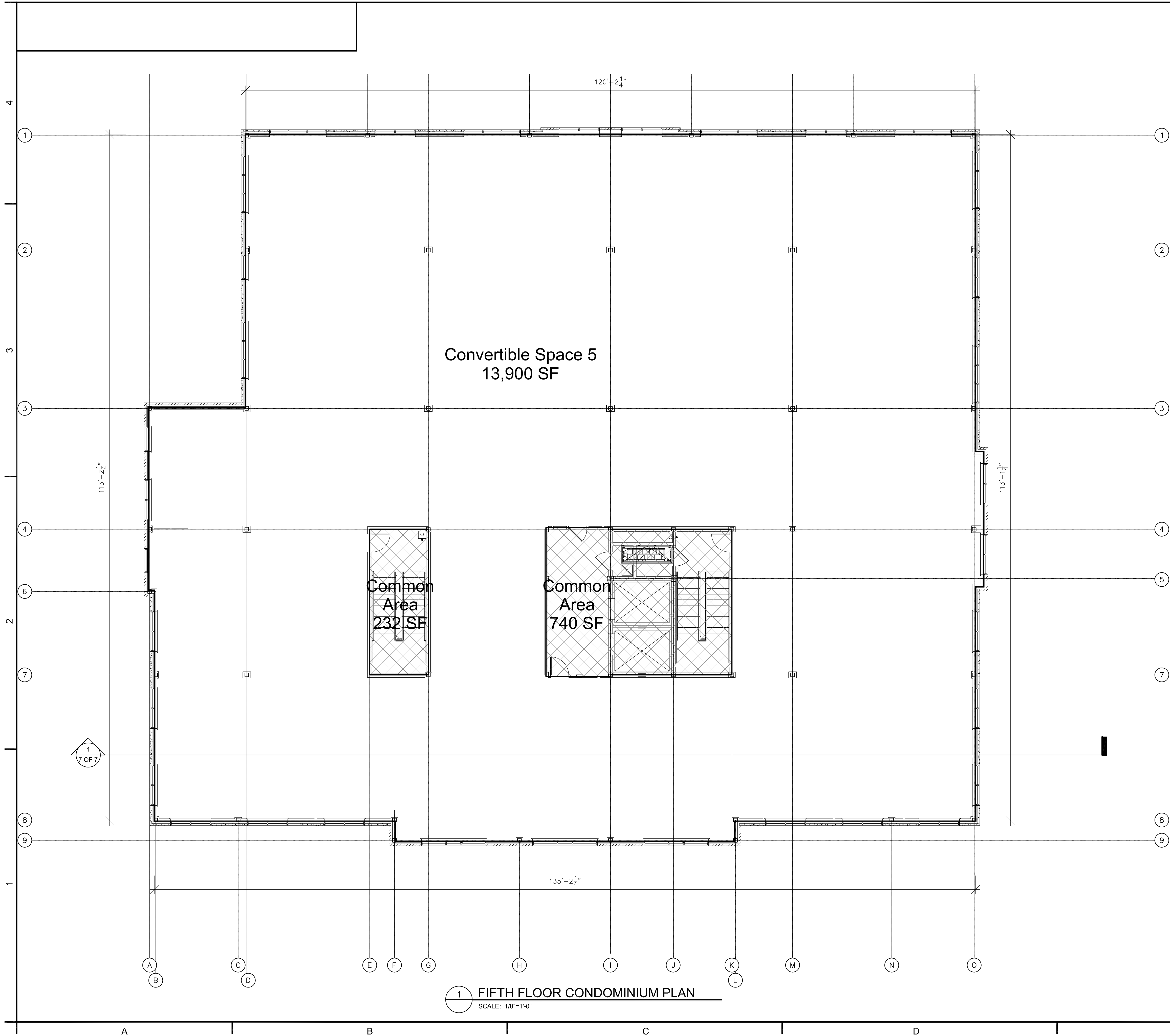
SHEET TITLE:

**CONDOMINIUM PLAN
FOURTH FLOOR**

5 OF 7

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PLAN.dwg



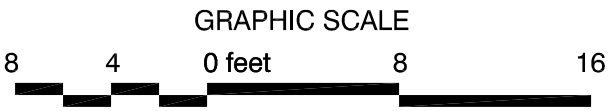
1 FIFTH FLOOR CONDOMINIUM PLAN
SCALE: 1/8"=1'-0"

1. The name of the condominium is: "49 South Main Street Condominium".
2. All structural components of the condominium, wherever located, shall be part of the common area of the condominium, and not part of any unit.
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Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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



**TURNER
GROUP**

The H.L. Turner Group Inc.

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Concord, New Hampshire 03301
t:603.228.1122
hltturner.com

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KEY PLAN:

PROJECT TITLE / ADDRESS:

**CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS**
49 SOUTH MAIN STREET
CONCORD, NH

OWNER/APPLICANT

CONCORD, NH 03301

ISSUE:

**CONDOMINIUM PLANS
NOT FOR CONSTRUCTION
05/15/2017**

PROJ. NO.: 4579

STAMP

SCALE: AS NOTED

DESN. BY: GRB

DRAWN BY: HKK

CHKD BY: GRB

ISSUE DATE: 05/15/2017

REVISIONS

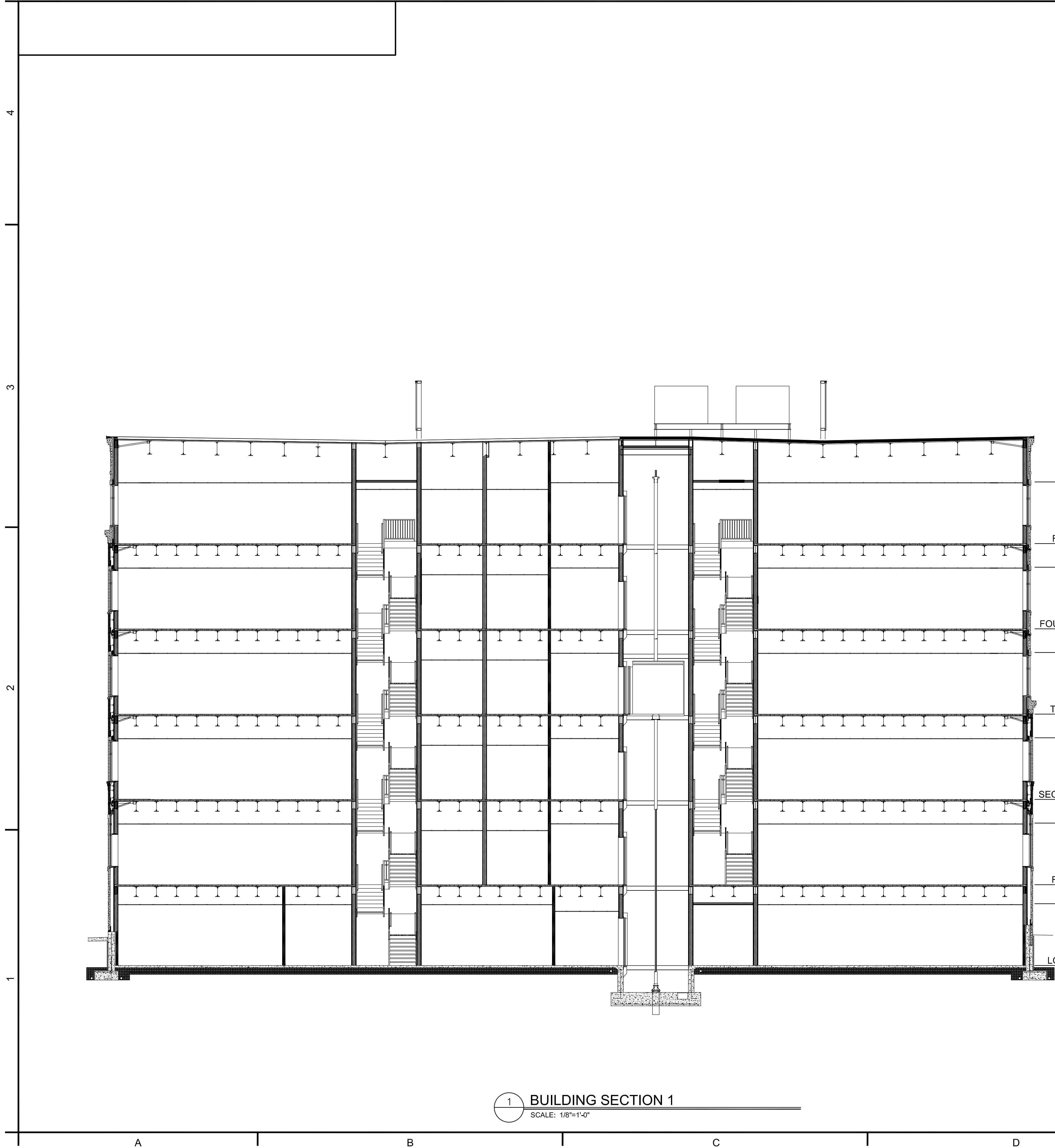
SHEET TITLE:

**CONDOMINIUM PLAN
FIFTH FLOOR**

6 OF 7

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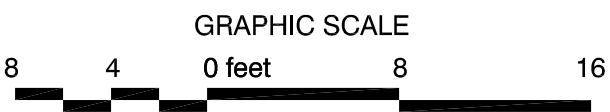


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Gerard R. Blanchette, P.E. - Engineer of Record

Date Gerard R. Blanchette

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



TURNER GROUP

The H.L. Turner Group Inc.

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Concord, New Hampshire 03301
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ARCHITECTS • ENGINEERS • BUILDING SCIENTISTS

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KEY PLAN:
PROJECT TITLE / ADDRESS:
CONDOMINIUM PLANS FOR
49 SOUTH MAIN STREET
CONDOMINIUMS
49 SOUTH MAIN STREET
CONCORD, NH
OWNER/APPLICANT
CONCORD, NH 03301

ISSUE:
CONDOMINIUM PLANS
NOT FOR CONSTRUCTION
05/15/2017

PROJ. NO.: 4579
SCALE: AS NOTED
DESN. BY: GRB
DRAWN BY: KDK
CHKD BY: GRB
ISSUE DATE: 05/15/2017

STAMP

REVISIONS

SHEET TITLE:
CONDOMINIUM
ELEVATIONS

7 OF 7

5/16/17 7:50:03 AM