

LEGEND

	PROPERTY LINE		CONIFEROUS TREE
	EDGE OF PAVEMENT		SHRUB
	EDGE OF GRAVEL		DECIDUOUS TREE
	DOUBLE YELLOW LINE		ARTESIAN WELL
	SINGLE WHITE LINE		IRON PIPE OR REBAR
	VERTICAL OR SLOPED GRANITE CURB		GRANITE OR CONCRETE BOUND (GB OR CB)
	CHAIN LINK FENCE		
	STOCKADE FENCE		
	EDGE OF WOODS		
	CONCRETE		

NOTES

- Survey by total station between the dates of April 14 and 19, 2016. Control Traverse error of closure is 1": 26,685'. Additional perimeter boundary on Map 46, Block 1, Lot 2 based on various surveys by this office. See plan references 6 through 8.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
- Vertical datum is based on NAVD 88.
- Owners of record: Merrimack County - 163 North Main Street Concord, NH 03301 - Map 46, Block 1, Lot 1 V. 822 P. 101, V. 361 P. 416, V. 72 P. 405 & 406. Nash Family Investment Properties and Five N Associates - 40 Temple Street Nashua, NH 03060-3427 - Map 46, Block 1, Lot 2 V. 2297 P. 1165
- Parcel is zoned CVP-Civic Performance District; Building setbacks: front, side and rear = 15'. No minimum lot size. Minimum frontage = 80'. Maximum lot coverage = 80%. Also zoned CU-Urban Commercial District; Building setbacks: front, side and rear = 15'. Minimum lot size=12,500 SQ. Ft. Minimum frontage = 100'. Maximum lot coverage = 80%.
- 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 plot is to adjust the lot lines of Map 46, Block 1, Lot 1 to include a small portion of Map 46, Block 1, Lot 2 which is land that underlies port of Pitman Street being proposed to be discontinued.

REFERENCES

- "Disposition Parcel No. 9 & 9A a Site Suitable for an Office Building & Public Housing offered by the Concord Housing Authority Urban Renewal Agency", dated March 22, 1973, By William G. Hodges, Jr. recorded at the MCRD as plan no. 3336.
- Untitled plan depicting land owned by the City of Concord and the County of Merrimack, undated and no author, on file at the City of Concord Engineering Dept. as plan no. 522.
- Untitled plan depicting land owned by the City of Concord known as "Doyen Park" and land of the County of Merrimack, dated Sept. 1951, no author, on file at the City of Concord Engineering Dept. as plan no. 1055.
- Resolution for the widening of Court Street by 6 feet from North Main Street to Summer Street (now Montgomery Street) as passed by the Concord City Council on June 12, 1972.
- Resolution for Discontinuance of a portion of Pitman Street as granted by the Concord City Council on April 13, 1970.
- Route survey of Main Street Corridor performed by this office for The City of Concord in November and December 2012.
- "Existing Conditions Plat prepared for MJSB Associates", dated Aug. 26, 2015, by Richard D. Bartlett & Associates, LLC, on file at this office.
- "Existing Conditions Plat of land of Merrimack County", dated May 4, 2016, by Richard D. Bartlett & Associates, LLC, on file at this office.

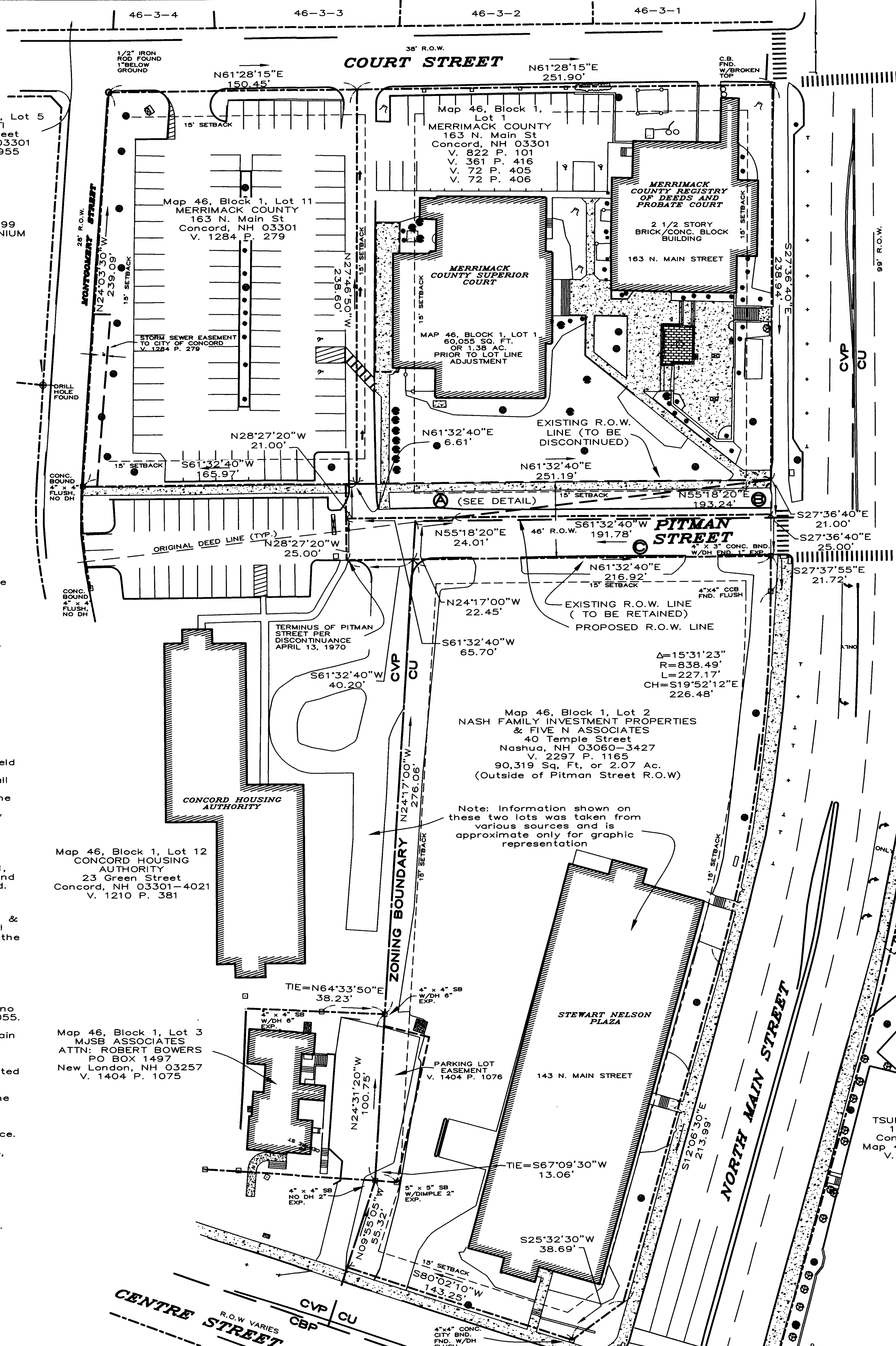
EASEMENTS OF RECORD

- Map 46, Block 1, Lot 11 is subject to covenants, restrictions, and reservations as well as a storm sewer easement held by The City of Concord adjacent to Montgomery Street, all as described in V. 1284 P. 279

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.

Was 9 Mull 859 6/13/17
SIGNATURE LICENSE NO. DATE



Map 46, Block 4, Lot 3
CUMBERLAND FARMS INC V2055
100 Crossing BLVD
Framingham, MA 01702-5401
V. 2875 P. 1033

Map 46, Block 4, Lot 4
DWIGHT L. & LESLIE A. KEELER
194 N. Main St
Concord, NH 03301-5016
V. 3237 P. 39

Map 46, Block 4, Lot 6
R & H LEASING, INC
42 Washington St.
Concord, NH 03301
V. 1281 P. 1049

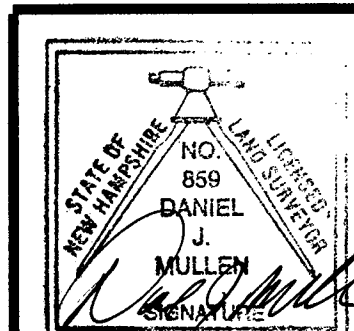
Map 46, Block 4, Lot 7
MATTHIAS LLC
110 Baptist RD
Canterbury, NH 03224
V. 2178 P. 1650

MEI H. PANG H. &
CHANG H. CHIANG &
SHUEH LI CHEN
38 Concord Dr
Concord, NH 03301
Map 46, Block 4, Lot 8
V. 1992 P. 300

CITY OF CONCORD
41 Green St
Concord, NH 03301
Map 46, Block 4, Lot 9
V. 909 P. 240

CITY OF CONCORD
41 Green St
Concord, NH 03301
Map 46, Block 5, Lot 2
V. 918 P. 46

TSUNIS HOLDING INC
172 N Main St
Concord, NH 03301
Map 46, Block 5, Lot 1
V. 1543 P. 1264



APPROVED 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 _____

**RICHARD D. BARTLETT
& ASSOCIATES, LLC**
214 North State Street
Concord, N.H. 03301
Tel.: (603) 226-6770
Fax.: (603) 224-6261
info@richarddbartlett.com
www.richarddbartlett.com

LICENSED LAND SURVEYORS

ADDITIONAL ABUTTERS

Map 46, Block 3, Lot 4
THEODORE BARNES
8 Court Street
Concord, NH 03301
V. 2197 P. 739

Map 46, Block 3, Lot 3
CONCORD POST #1831-VFW
6 Court Street
Concord, NH 03301
V. 626 P. 530

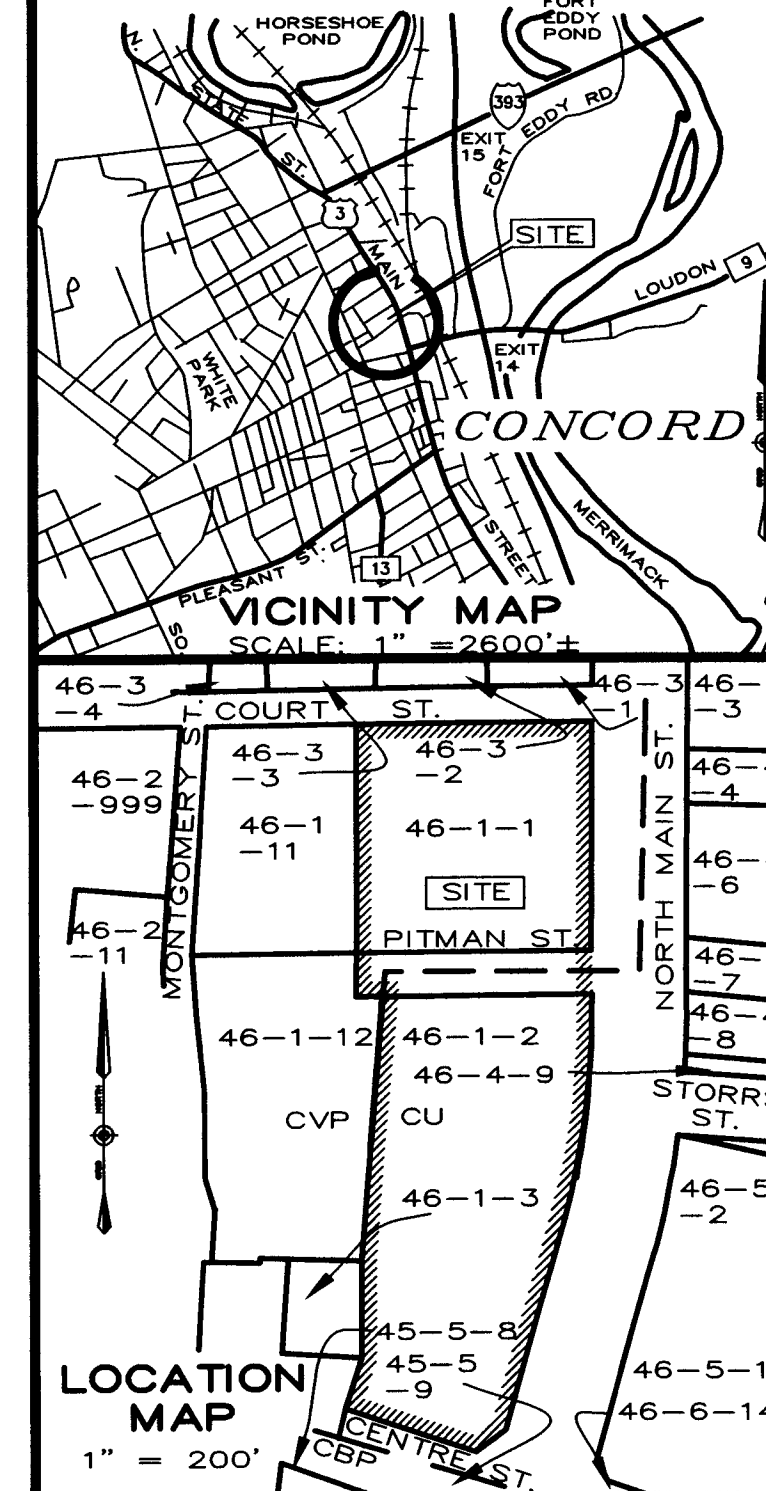
Map 46, Block 3, Lot 2
MERRIMACK COUNTY
Concord, NH 03301
V. 2072 P. 1945

Map 46, Block 3, Lot 1
BANK OF NEW HAMPSHIRE
62 Pleasant Street
Laconia, NH 03246
V. 3312 P. 001

Map 45, Block 5, Lot 8
FREDERICK &
BERT WHITTEMORE
D/B/A PATRIOT
INVESTMENT CO.
4 Park Street
Concord, NH 03301-6313
V. 980 P. 139

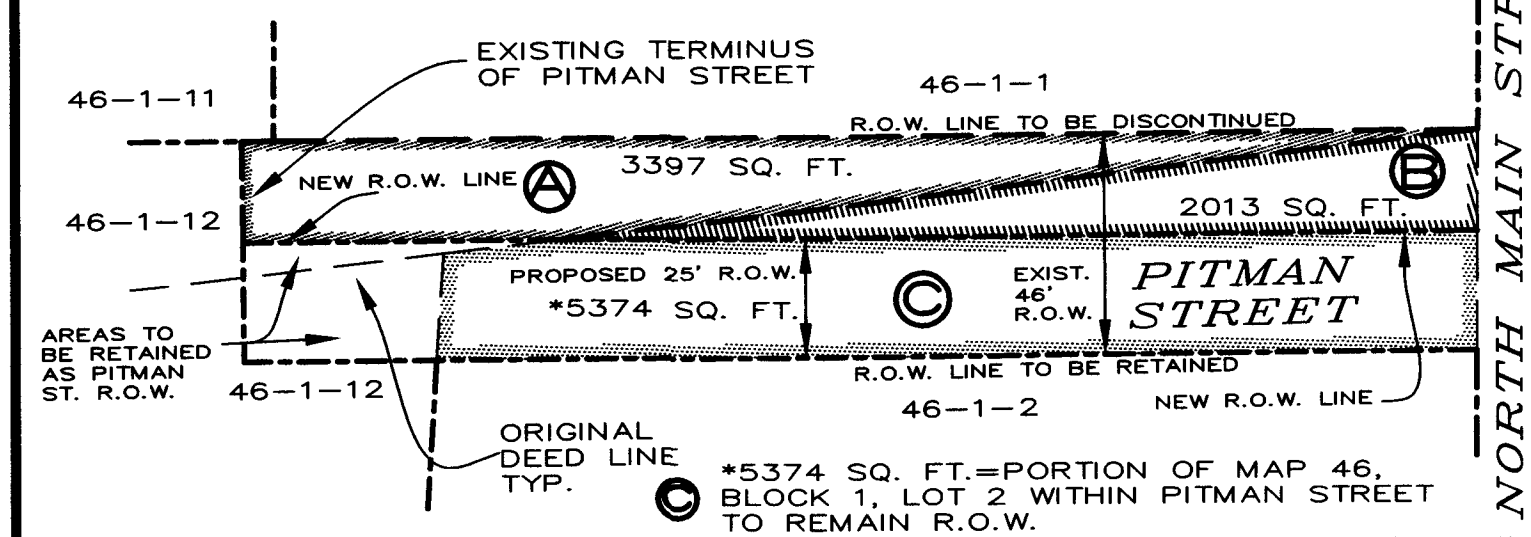
Map 45, Block 5, Lot 9
TPC INC
C/O FOXFIRE MANAGEMENT
P.O. Box 1438
Concord NH 03302-1438
V. 3454 P. 1788

Map 46, Block 6, Lot 14
REMI'S BLOCK LLC
136 N. Main Street
Concord NH 03301
V. 3465 P. 145



MERRIMACK COUNTY		
MAP 46 BLOCK 1 LOT 1	60,055 SQ. FT.	1.38 AC.
PORTION OF PITMAN ST. TO REVERT TO MAP 46, BLOCK 1, LOT 1		
3,397 SQ. FT.	0.07 AC.	
PORTION OF PITMAN ST. TO REVERT TO MAP 46, BLOCK 1, LOT 2 AND BE CONVEYED TO MAP 46, BLOCK 1, LOT 1		
2,013 SQ. FT.	0.05 AC.	
TOTAL NEW AREA OF MAP 46, BLOCK 1, LOT 1		
65,465 SQ. FT.	1.50 AC.	

NASH FAMILY INVESTMENT PROPERTIES FIVE N ASSOCIATES		
MAP 46, BLOCK 1, LOT 2 (INCLUDING LAND UNDER PITMAN STREET)	97,706 SQ. FT.	2.24 AC.
PORTION OF PITMAN ST. TO REVERT TO MAP 46, BLOCK 1, LOT 2 AND BE CONVEYED TO MAP 46, BLOCK 1, LOT 1		
2,013 SQ. FT.	0.05 AC.	
REMAINDER EXCLUSIVE OF PITMAN STREET		
90,319 SQ. FT.	2.074 AC.	



RESUBDIVISION PLAT OF LAND OF MERRIMACK COUNTY, NASH FAMILY INVESTMENT PROPERTIES & FIVE N ASSOCIATES

PROJECT: MAP 46, BLOCK 1, LOT 1 & 2 LOCATION: 143 & 163 N. MAIN ST. CONCORD, NH	DATE: JAN. 4, 2017 JOB NO.: 416.134 SHEET 1 OF 1
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