

FOR REGISTRY OF DEEDS USE ONLY

LOT LINE ADJUSTMENT LOT AREA TABLE

	44/3/1	44/3/2	44/3/28	44/3/34
ORIGINAL	6,408 S.F. 0.147 Ac.	56 WARREN ST.	21 GREEN ST.	17/19 GREEN ST.
NEW	44/3/1 7,071 S.F. 0.162 Ac.	ORIGINAL AFTER CONSOLIDATION 28,840 S.F. 0.662 Ac.	AFTER CONSOLIDATION 35,761 S.F. 0.821 Ac.	NEW 44/3/34 6,954 S.F. 0.160 Ac.

LOT FRONTAGES

	EXISTING	PROPOSED AFTER CONSOLIDATION & LLA
LOT 1	152.90'	161.29'
LOT 2	68.89'	225.06'
LOT 28	47.32'	65.32'
LOT 34	75.69'	75.69'

ABUTTERS

MAP 44 BLK 3 LOTS 20 & 21
59-63 SCHOOL STREET RENTALS, LLC
PO BOX 4258
CONCORD, NH 03301
BOOK 2189 PAGE 1816

MAP 44 BLK 3 LOT 7
JAMES F. MULLIGAN
28 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3598 PAGE 2159

MAP 44 BLK 3 LOT 10
JAMES F. MULLIGAN
28 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3598 PAGE 2159

MAP 44 BLK 3 LOT 13
JOSHUA S. & HILLARY W. PINCOSKE
38 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 2860 PAGE 135

MAP 44 BLK 3 LOT 14
JOANNE M. MARTIN
40 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3196 PAGE 1719

MAP 44 BLK 3 LOT 27
CONCORD HOUSING DEVELOPMENT CORP.
23 GREEN STREET
CONCORD, NH 03301
BOOK 3252 PAGE 198

MAP 44 BLK 4 LOTS 1 & 5
FIRE HOUSE BLOCK ASSOCIATES
C/O WESTON ASSOCIATES
170 NEWBURY STREET
BOSTON, MA 02116
BOOK 1379 PAGE 558 & 561

MAP 43 BLK 9 LOT 2
CITY OF CONCORD
41 GREEN STREET
CONCORD, NH 03301
BOOK 819 PAGE 243

MAP 43 BLK 10 LOT 1
MICHAEL M. & GAYLE DUPREY
661/2 SCHOOL STREET
CONCORD, NH 03301
BOOK 1468 PAGE 516

MAP 43 BLK 10 LOT 2
DANIEL P. & RITA J. BLANCHETTE
27 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 2731 PAGE 1636

MAP 36 BLK 2 LOT 11
STEVEN D. WEHLRI
55 JACK FROST LANE
CONWAY, NH 03818
BOOK 2295 PAGE 342

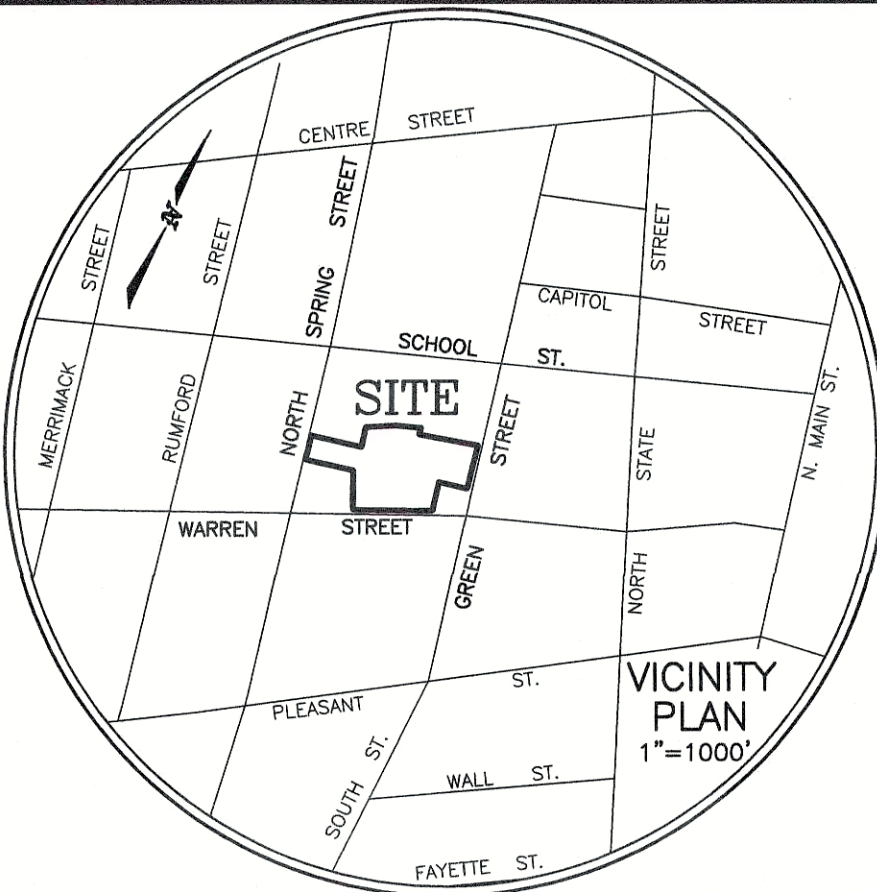
MAP 36 BLK 3 LOT 6
RESOLUTE RENTALS, LLC
PO BOX 3115
CONCORD, NH 03302
BOOK 3517 PAGE 1584

MAP 36 BLK 3 LOT 7
PAGE CANNON TRUST-
PAGE CANNON, TRUSTEE
JEANNE M. NORTH, TRUSTEE
41 WARREN STREET
CONCORD, NH 03301
BOOK 3560 PAGE 1667 & 1669

MAP 36 BLK 3 LOT 8
S.A. BERNIER, LLC
PO BOX 3464
CONCORD, NH 03302
BOOK 1983 PAGE 960

MAP 36 BLK 3 LOT 9
BOOK REALTY, LLC
42 CLIFFORD FARM ROAD
DUNBARTON, NH 03046
BOOK 2731 PAGE 1636

MAP 36 BLK 4 LOT 2
TOOF PROPERTIES, LLC
33 WARREN STREET
CONCORD, NH 03301
BOOK 2781 PAGE 580



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW: #1) THE CONSOLIDATION OF MAP 44 BLOCK 3 LOTS 11 & 12 INTO ONE TAX LOT (LOT 11); #2) TO SHOW THE CONSOLIDATION OF MAP 44 BLOCK 3 LOTS 2,3,4,5,31,32 & 33 INTO ONE TAX LOT (LOT 2); AND #3) THE CONSOLIDATION OF MAP 44 BLOCK 3 LOT 28 AND GREENWOOD AVENUE (PRIVATE) INTO ONE TAX LOT (LOT 28). THEN, #4) TO SHOW THE ADJUSTMENT OF VARIOUS LOT LINES; LINES BETWEEN LOT 2 AND LOT 28, LINES BETWEEN LOT 2 AND LOT 1, AND LINES BETWEEN LOT 28 AND 34.
- THE SUBJECT PARCELS LISTED ABOVE ARE LOCATED IN THE "CVP" CIVIC PERFORMANCE DISTRICT AND IN THE "RD" DOWNTOWN RESIDENTIAL DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
"CVP" DISTRICT:
MINIMUM LOT SIZE: "NONE"
BUILDABLE AREA: "NONE"
MINIMUM LOT FRONTAGE: 80 FEET
YARD REQUIREMENTS
FRONT: 15'
SIDE: 15'
REAR: 15'
MAX. LOT COVERAGE: 80%
MAX. HEIGHT: 45 FT.
BUFFER TO ZONE BNDRY: 10'
"RD" DISTRICT:
MINIMUM LOT SIZE: 7,500 S.F.
BUILDABLE AREA: 5,000 S.F.
MINIMUM LOT FRONTAGE: 75 FEET
YARD REQUIREMENTS
FRONT: 10'
SIDE: 10'
REAR: 20'
MAX. LOT COVERAGE: 60%
MAX. HEIGHT: 35 FT.
- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN 1998, NOVEMBER-DECEMBER 2016 AND JULY 2018 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF 1 PART IN 15,000 OR BETTER. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LOR 500.
- THE SUBJECT LOTS DO NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, COMMUNITY PANEL #33013C0533E, WITH EFFECTIVE DATE OF APRIL 19, 2010.
- THIS PLAN IS PART OF A MULTI-SHEET DEVELOPMENT PROJECT PLAN SET. THIS SHEET IS INTENDED TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS IN THE SET SHALL BE ON FILE WITH THE CITY OF CONCORD PLANNING DEPARTMENT.

LOT CONSOLIDATION & LOT LINE ADJUSTMENT PLAN

PREPARED FOR

HAROLD E. & JUDITH A. EKSTROM

ASSESSORS MAP 44 BLOCK 3

LOTS 1-5, 11, 12, 28, 31-34

WARREN STREET, GREENWOOD AVENUE,
GREEN STREET, NORTH SPRING STREET
CONCORD, NEW HAMPSHIRE

SCALE: 1"=30' * DATE: AUGUST 2018

SHEET 2 OF 17

- ### LEGEND
- GRANITE/STONE BOUND
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE FOUND/SET
 - IRON ROD TO BE SET
 - UTILITY POLE W/ANCHOR
 - LIGHT
 - SIGN
 - DECIDUOUS TREE
 - EDGE OF PAVEMENT
 - LOT LINES TO BE ELIMINATED BY LOT CONSOLIDATION
 - LOT LINES TO BE ABANDONED BY LOT LINE ADJUSTMENT
 - IPF: IRON PIPE FOUND
 - GBF: GRANITE BOUND FOUND
 - SBF: STONE BOUND FOUND
 - DRH: DRILL HOLE
 - SGC: SLOPED GRANITE CURB
 - VGC: VERTICAL GRANITE CURB

PLAN REFERENCES

- "RE-SUBDIVISION FOR HAROLD E. EKSTROM & CARL E. NEUMAN", 36 WARREN STREET CONCORD, NH SCALE: 1"=20' DATED MARCH, 1975 BY RICHARD D. BARTLETT AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #4931.
- EXISTING CONDITIONS PLAT, LAND OF SEELYE B. & W. DAVID LONGNECKER PREPARED FOR CONCORD HOUSING DEVELOPMENT CORPORATION 23 GREEN ST. CONCORD, NH. SCALE: 1"=20' DATED SEPT. 14, 2010, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES. ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT AS PLAN #3269.
- BOUNDARY AND TOPOGRAPHIC PLAT OF LAND OF ROSE M. BURKE, MAP 44 BLOCK 3 LOT 27, SCALE: 1"=10', DATED DEC. 29, 1997, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES. ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT AS PLAN #2136.
- SKETCH OF LAND OF ROGER E. LCOMPTIE, 61 TO 63 SCHOOL STREET, CONCORD, NH SCALE: 1"=20', DATED 7/25/72, ALL INFORMATION FROM CITY ASSESSORS SHEET 44, AND DEED DESCRIPTIONS, NOT A SURVEY AND RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #2966.
- CITY OF CONCORD STREET LAYOUTS SHEETS 45, 60A, 69, 74, & 78A. ON FILE AT THE CITY OF CONCORD ENGINEERING DEPARTMENT.

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 AND R.S.A. 674:36

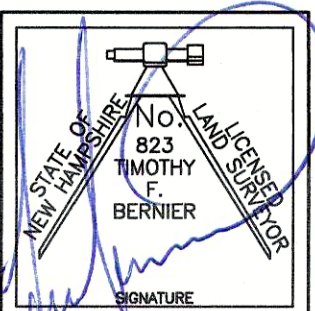
CITY PLANNING BOARD

CITY OF CONCORD, N.H.

IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED

APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN

CLERK _____ CHAIR _____



OWNERS OF RECORD

MAP 44 BLK 3
LOTS 2,3,5,11,12,28,31,32,34
HAROLD E. & JUDITH A. EKSTROM
36 WARREN STREET
CONCORD, NH 03301

LOT 1: BOOK 2133 PAGE 177 (TR. #4)
LOT 2: BOOK 2127 PAGE 1684 TR.#1, PARCEL A-A
LOT 3: BOOK 2127 PAGE 1684 TR.#2
LOT 4: BOOK 3579 PAGE 2327 TR.#1
LOT 5: BOOK 2133 PAGE 177 TR.#10
LOT 11: BOOK 2923 PAGE 416
LOT 12: BOOK 2133 PAGE 177 TR.#9
LOT 28: BOOK 2133 PAGE 177 TR.#5
LOT 31: BOOK 2127 PAGE 1684 TR.#3
LOT 32: BOOK 2133 PAGE 177 TR.#9
LOT 33: BOOK 3579 PAGE 2327 TR.#2
LOT 34: BOOK 3442 PAGE 1418

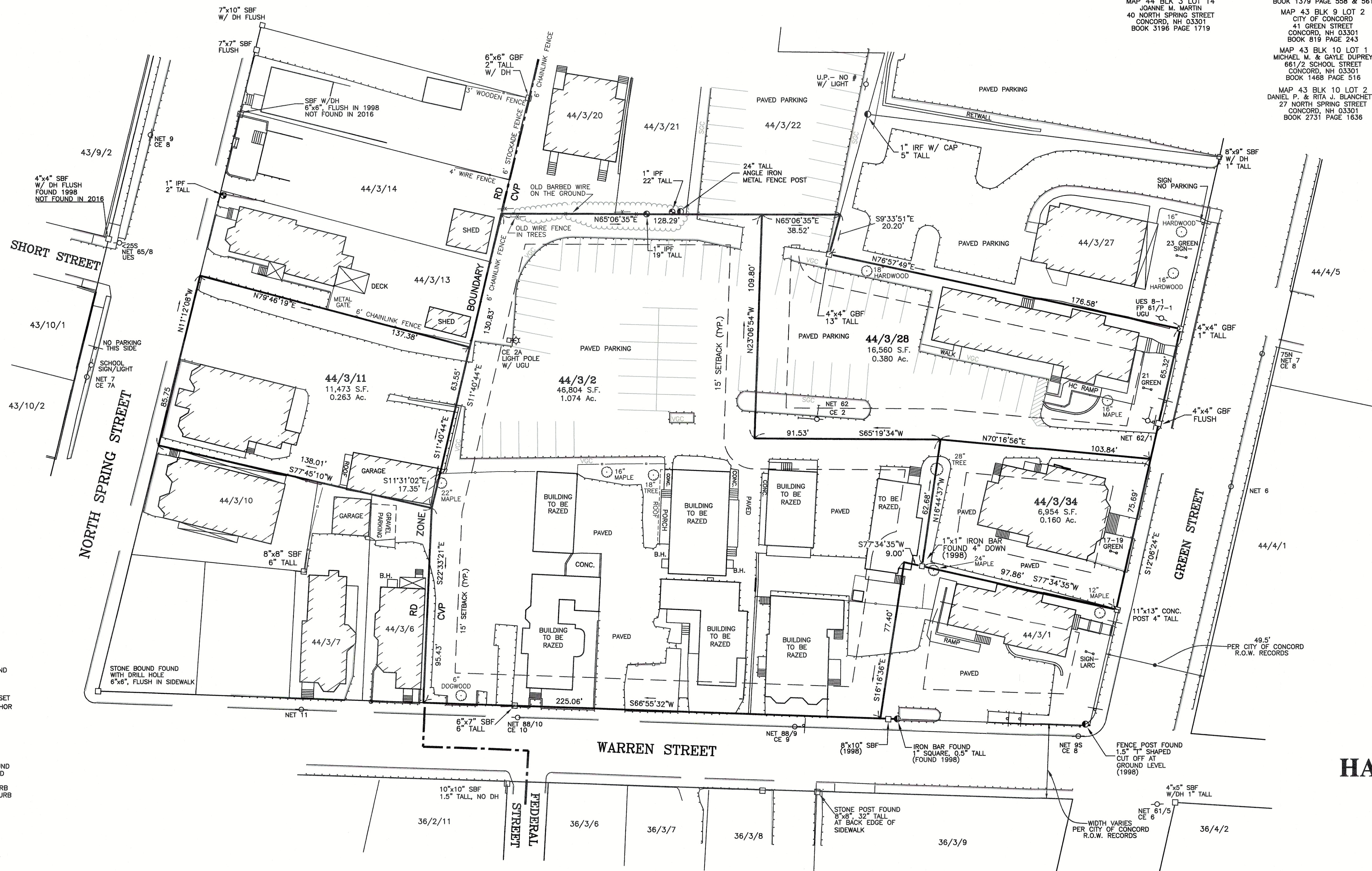
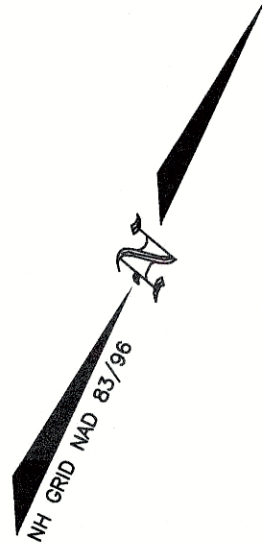
GRAPHIC SCALE		
30	15	0
15	0	15
0	15	30
15	30	45
30	45	60
NO.	REVISION	DATE



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

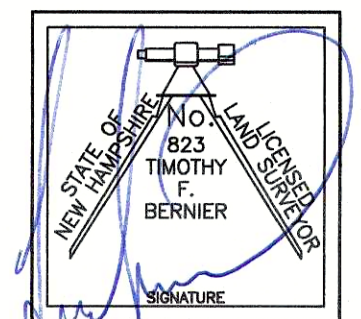
DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	PW, JRC	PW, JRC, TFB	185	62	119-02
DRAWING NAME					
02_LLA_Consolidation					



- LEGEND**
- GRANITE/STONE BOUND
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - ⊙ DRILL HOLE FOUND/SET
 - ⊙ UTILITY POLE W/ANCHOR
 - ⊙ LIGHT
 - ⊙ DECIDUOUS TREE
 - ⊙ SIGN
 - EDGE OF PAVEMENT
 - IRON PIPE FOUND
 - GRANITE BOUND FOUND
 - SBF
 - STONE BOUND FOUND
 - DRILL HOLE
 - SOC
 - SLOPED GRANITE CURB
 - VGC
 - VERTICAL GRANITE CURB

PLAN REFERENCES

- "RE-SUBDIVISION FOR HAROLD E. EKSTROM & CARL E. NEUMAN", 36 WARREN STREET CONCORD, NH SCALE: 1"=20' DATED MARCH, 1975 BY RICHARD D. BARTLETT AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #4931.
- EXISTING CONDITIONS PLAT, LAND OF SEELYE B. & W. DAVID LONGNECKER PREPARED FOR CONCORD HOUSING DEVELOPMENT CORPORATION 23 GREEN ST. CONCORD, NH. SCALE: 1"=20' DATED SEPT. 14, 2010, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES. ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT AS PLAN #3269.
- BOUNDARY AND TOPOGRAPHIC PLAT OF LAND OF ROSE M. BURKE, MAP 44 BLOCK 3 LOT 27, SCALE: 1"=10', DATED DEC. 29, 1997, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES. ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT AS PLAN #2136.
- SKETCH OF LAND OF ROGER E. LFCOMPT, 61 TO 63 SCHOOL STREET, CONCORD, NH SCALE: 1"=20', DATED 7/25/72, ALL INFORMATION FROM CITY ASSESSORS SHEET 44, AND DEED DESCRIPTIONS, NOT A SURVEY AND RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #2966.
- CITY OF CONCORD STREET LAYOUTS SHEETS 45, 60A, 69, 74, & 78A. ON FILE AT THE CITY OF CONCORD ENGINEERING DEPARTMENT.
- LOT CONSOLIDATION & LOT LINE ADJUSTMENT PLAN PREPARED FOR HAROLD E. & JUDITH EKSTROM ASSESSOR'S MAP 44 BLOCK 3 LOTS 1-5, 11, 12, 28, 31-34. WARREN STREET, GREENWOOD AVENUE, GREEN STREET, NORTH SPRING STREET CONCORD, NEW HAMPSHIRE. SCALE: 1"=30', DATE: JULY 2018 PREPARED BY THIS OFFICE AND TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.



OWNERS OF RECORD

MAP 44 BLK 3
LOTS 2, 11, 28, 34
HAROLD E. EKSTROM
36 WARREN STREET
CONCORD, NH 03301

LOT 2: BOOK 2127 PAGE 1684 TR.#1, PARCEL A-A
LOT 11: BOOK 2923 PAGE 416 & BOOK 2133 PAGE 177 TR.#9
LOT 28: BOOK 2133 PAGE 177 TR.#5
LOT 34: BOOK 3442 PAGE 1418
(SEE ALSO PLAN REFERENCE #6)

GRAPHIC SCALE		
30	15	0
15	0	15
0	15	30
15	30	60
NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	PW, JRC	PW, JRC, TFB	185	62	119-02
DRAWING NAME					
03_Boundary Final					

ABUTTERS

MAP 44 BLK 3 LOT 6
HAROLD E. EKSTROM
36 WARREN STREET
CONCORD, NH 03301
BOOK 2127 PAGE 1684

DANIEL F. CURREN & KRISTEN E. BRUNO
59 GARVINS FALLS ROAD
CONCORD, NH 03301
BOOK 3186 PAGE 1399

MAP 44 BLK 3 LOT 10
JAMES F. MULLIGAN
28 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3598 PAGE 2159

MAP 44 BLK 3 LOT 13
JOSHUA S. & HILLARY W. PINCOSKE
38 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 2660 PAGE 135

MAP 44 BLK 3 LOT 14
JOHANN M. MARTIN
40 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3196 PAGE 1719

MAP 44 BLK 3 LOTS 20 & 21
59-63 SCHOOL STREET RENTALS, LLC
PO BOX 4258
CONCORD, NH 03302
BOOK 2189 PAGE 1816

MAP 44 BLK 3 LOT 22
HAROLD E. EKSTROM
36 WARREN STREET
CONCORD, NH 03301
BOOK 2133 PAGE 177

MAP 44 BLK 3 LOT 27
CONCORD HOUSING DEVELOPMENT CORP.
23 GREEN STREET
CONCORD, NH 03301
BOOK 3252 PAGE 198

MAP 44 BLK 4 LOTS 1 & 5
FIRE HOUSE BLOCK ASSOCIATES
C/O WESTON ASSOCIATES
170 NEWBURY STREET
BOSTON, MA 02116
BOOK 1379 PAGE 558 & 561

MAP 43 BLK 9 LOT 2
CITY OF CONCORD
41 GREEN STREET
CONCORD, NH 03301
BOOK 819 PAGE 243

MAP 43 BLK 10 LOT 1
MICHAEL M. & GAYLE DUPREY
661/2 SCHOOL STREET
CONCORD, NH 03301
BOOK 1468 PAGE 516

MAP 43 BLK 10 LOT 2
DANIEL P. & RITA J. BLANCHETTE
27 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 2731 PAGE 1636

MAP 36 BLK 2 LOT 11
STEVEN D. WEHLRI
55 JACK FROST LANE
CONWAY, NH 03518
BOOK 2295 PAGE 342

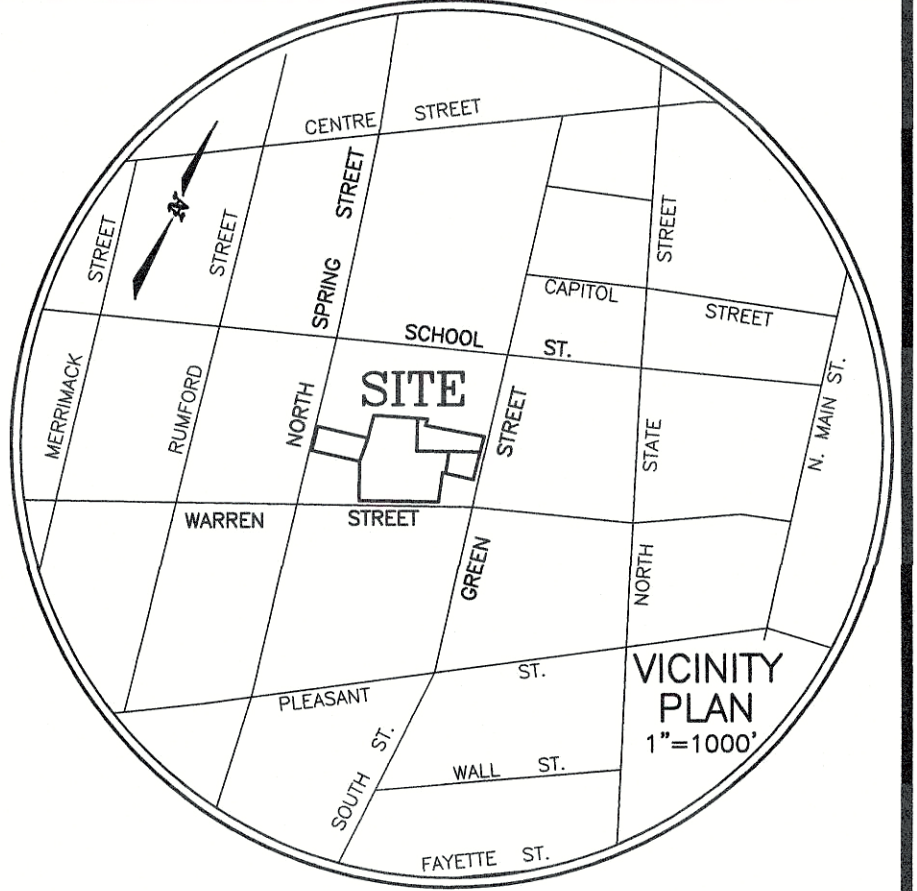
MAP 36 BLK 3 LOT 6
RESOLUTE RENTALS, LLC
PO BOX 1315
CONCORD, NH 03302
BOOK 3517 PAGE 1584

MAP 36 BLK 3 LOT 7
PAGE CANNON TRUST—
PAGE CANNON, TRUSTEE
JEANNE M. NORTH TRUST—
JEANNE M. NORTH, TRUSTEE
41 WARREN STREET
CONCORD, NH 03301
BOOK 3560 PAGE 1667 & 1669

MAP 36 BLK 3 LOT 8
S.A. BERNIER, LLC
PO BOX 3464
CONCORD, NH 03302
BOOK 1983 PAGE 960

MAP 36 BLK 3 LOT 9
SOCK REALTY, LLC
42 CLIFFORD FARM ROAD
DUNBARTON, NH 03046
BOOK 2731 PAGE 1636

MAP 36 BLK 4 LOT 2
TOOF PROPERTIES, LLC
33 WARREN STREET
CONCORD, NH 03301
BOOK 2781 PAGE 580



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF MAP 44 BLOCK 3 LOTS 2, 11, 28 & 34 AFTER THE LOT CONSOLIDATIONS AND ADJUSTMENTS ON PLAN REFERENCE #6.
- THE SUBJECT PARCELS LISTED ABOVE ARE LOCATED IN THE "CVP" CIVIC PERFORMANCE DISTRICT AND IN THE "RD" DOWNTOWN RESIDENTIAL DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

"CVP" DISTRICT:
MINIMUM LOT SIZE: NONE
BUILDABLE AREA: NONE
MINIMUM LOT FRONTAGE: 80 FEET
YARD REQUIREMENTS
FRONT: 15'
SIDE: 15'
REAR: 5'
MAX. LOT COVERAGE: 80%
MAX. HEIGHT: 45 FT.
BUFFER TO ZONE BNDRY: 10'

"RD" DISTRICT:
MINIMUM LOT SIZE: 7,500 S.F.
BUILDABLE AREA: 5,000 S.F.
MINIMUM LOT FRONTAGE: 75 FEET
YARD REQUIREMENTS
FRONT: 10'
SIDE: 10'
REAR: 20'
MAX. LOT COVERAGE: 60%
MAX. HEIGHT: 35 FT.
- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN 1998, NOVEMBER-DECEMBER 2016 AND JULY 2018 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF 1 PART IN 15,000 OR BETTER. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LOR 500.
- THE SUBJECT LOTS DO NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, COMMUNITY PANEL #33013C0533E, WITH EFFECTIVE DATE OF APRIL 19, 2010.

**BOUNDARY PLAN
PREPARED FOR
HAROLD E. & JUDITH A. EKSTROM**

ASSESSORS MAP 44 BLOCK 3
LOTS 2, 11, 28, 34

WARREN STREET, GREEN STREE
NORTH SPRING STREET
CONCORD, NEW HAMPSHIRE

SCALE: 1"=30' * DATE: AUGUST 2018

SHEET 3 OF 17



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET — P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 — Fax:(603)224-0507

FOR REGISTRY OF DEEDS USE ONLY

ABUTTERS

MAP 44 BLK 3 LOT 6
HAROLD E. EKSTROM
36 WARREN STREET
CONCORD, NH 03301
BOOK 2127 PAGE 1684

DANIEL F. CURREN & KRISTEN E. BRUNO
59 GARVINS FALLS ROAD
CONCORD, NH 03301
BOOK 3186 PAGE 1399

MAP 44 BLK 3 LOT 10
JAMES F. MULLIGAN
28 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3598 PAGE 2159

MAP 44 BLK 3 LOT 13
JOSHUA S. & HILLARY W. PINCOSKE
38 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 2660 PAGE 135

MAP 44 BLK 3 LOT 14
JOANNE M. MARTIN
40 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 3196 PAGE 1719

MAP 44 BLK 3 LOTS 20 & 21
59-63 SCHOOL STREET RENTALS, LLC
PO BOX 4258
CONCORD, NH 03302
BOOK 2189 PAGE 1816

MAP 44 BLK 3 LOT 22
HAROLD E. EKSTROM
36 WARREN STREET
CONCORD, NH 03301
BOOK 2133 PAGE 177

MAP 44 BLK 3 LOT 27
CONCORD HOUSING DEVELOPMENT CORP.
23 GREEN STREET
CONCORD, NH 03301
BOOK 3252 PAGE 198

MAP 44 BLK 4 LOTS 1 & 5
FIRE HOUSE BLOCK ASSOCIATES
C/O WESTON ASSOCIATES
170 NEWBURY STREET
BOSTON, MA 02116
BOOK 1379 PAGE 558 & 561

MAP 43 BLK 9 LOT 2
CITY OF CONCORD
41 GREEN STREET
CONCORD, NH 03301
BOOK 819 PAGE 243

MAP 43 BLK 10 LOT 1
MICHAEL M. & GAYLE DUPREY
661/2 SCHOOL STREET
CONCORD, NH 03301
BOOK 1468 PAGE 516

MAP 43 BLK 10 LOT 2
DANIEL P. & RITA J. BLANCHETTE
27 NORTH SPRING STREET
CONCORD, NH 03301
BOOK 2731 PAGE 1636

MAP 36 BLK 2 LOT 11
STEVEN D. WEHRLI
55 JACK FROST LANE
CONWAY, NH 03818
BOOK 2295 PAGE 342

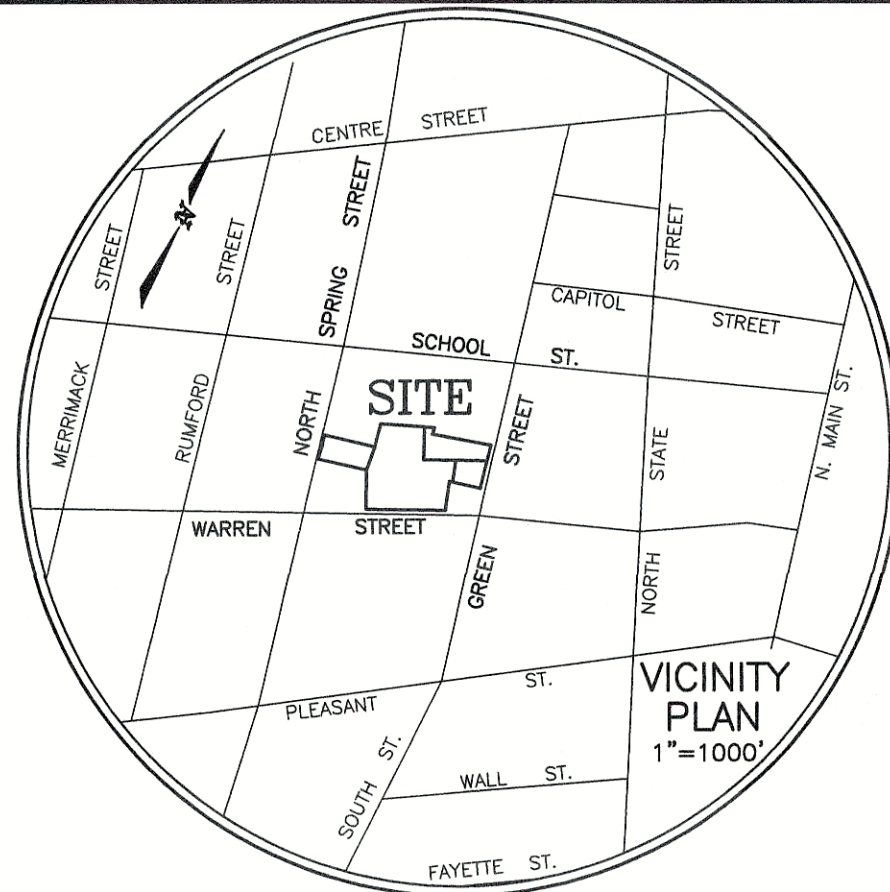
MAP 36 BLK 3 LOT 6
RESOLUTE RENTALS, LLC
PO BOX 1315
CONCORD, NH 03302
BOOK 3517 PAGE 1564

MAP 36 BLK 3 LOT 7
PAGE CANNON TRUST—
PAGE CANNON, TRUSTEE
JEANNE M. NORTH TRUST—
JEANNE M. NORTH, TRUSTEE
41 WARREN STREET
CONCORD, NH 03301
BOOK 3560 PAGE 1667 & 1669

MAP 36 BLK 3 LOT 8
S.A. BERNIER, LLC
PO BOX 3464
CONCORD, NH 03302
BOOK 1963 PAGE 980

MAP 36 BLK 3 LOT 9
SOCK REALTY, LLC
42 CLIFFORD FARM ROAD
DUNBARTON, NH 03046
BOOK 2731 PAGE 1636

MAP 36 BLK 4 LOT 2
TOOP PROPERTIES, LLC
33 WARREN STREET
CONCORD, NH 03301
BOOK 2781 PAGE 580



LINE TABLE

LINE	BEARING	DISTANCE
L1	S18°55'58"E	2.54'
L2	N2°06'54"W	3.52'
L3	N66°50'10"E	69.49'
L4	N89°11'48"E	10.63'
L5	S54°45'03"W	11.38'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	175.50'	12.81'	4°10'56"
C2	288.50'	23.84'	4°44'05"

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW NEW 25' WIDE COMMON ACCESS EASEMENT OVER LOT 11, A NEW 25' WIDE ACCESS EASEMENT OVER PORTIONS OF LOTS 2, 28 & 34, AND A NEW DRAINAGE EASEMENT OVER LOT 1, ALL IN CONJUNCTION WITH GREENWOOD SQUARE SITEPLAN.
- THE SUBJECT PARCELS LISTED ABOVE ARE LOCATED IN THE "CVP" CIVIC PERFORMANCE DISTRICT AND IN THE "RD" DOWNTOWN RESIDENTIAL DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - "CVP" DISTRICT:
 - MINIMUM LOT SIZE: NONE
 - BUILDABLE AREA: NONE
 - MINIMUM LOT FRONTAGE: 80 FEET
 - YARD REQUIREMENTS:
 - FRONT: 15'
 - REAR: 15'
 - SIDE: 15'
 - MAX. LOT COVERAGE: 80%
 - MAX. HEIGHT: 45 FT.
 - BUFFER TO ZONE BNDRY: 10'
 - "RD" DISTRICT:
 - MINIMUM LOT SIZE: 7,500 S.F.
 - BUILDABLE AREA: 5,000 S.F.
 - MINIMUM LOT FRONTAGE: 75 FEET
 - YARD REQUIREMENTS:
 - FRONT: 10'
 - SIDE: 10'
 - REAR: 20'
 - MAX. LOT COVERAGE: 60%
 - MAX. HEIGHT: 35 FT.
- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN 1998, NOVEMBER-DECEMBER 2016 AND JULY 2018 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF 1 PART IN 15,000 OR BETTER. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500.

EASEMENT PLAN

PREPARED FOR

HAROLD E. & JUDITH A. EKSTROM

ASSESSORS MAP 44 BLOCK 3

LOTS 1, 2, 11, 28, 34

WARREN STREET, GREEN STREET

NORTH SPRING STREET

CONCORD, NEW HAMPSHIRE

SCALE: 1"=30' * DATE: AUGUST 2018

SHEET 4 OF 17

LEGEND

- GRANITE/STONE BOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND/SET
- UTILITY POLE W/ANCHOR
- LIGHT
- DECIDUOUS TREE
- SIGN
- EDGE OF PAVEMENT
- IPF: IRON PIPE FOUND
- GBF: GRANITE BOUND FOUND
- SBF: STONE BOUND FOUND
- DH: DRILL HOLE
- SGC: SLOPED GRANITE CURB
- VGC: VERTICAL GRANITE CURB

PLAN REFERENCES

- LOT CONSOLIDATION & LOT LINE ADJUSTMENT PLAN PREPARED FOR HAROLD E. & JUDITH EKSTROM, ASSESSOR'S MAP 44 BLOCK 3 LOTS 1-5, 11, 12, 28, 31-34, WARREN STREET, GREENWOOD AVENUE, GREEN STREET, NORTH SPRING STREET CONCORD, NEW HAMPSHIRE. SCALE: 1"=30', DATE: JULY 2018 PREPARED BY THIS OFFICE AND TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 AND R.S.A. 674:36

CITY PLANNING BOARD
CITY OF CONCORD, N.H.

IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED

APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN

CLERK

CHAIR

OWNERS OF RECORD

MAP 44 BLK 3
LOTS 2, 11, 28, 34
HAROLD E. EKSTROM
36 WARREN STREET
CONCORD, NH 03301

LOT 1: BOOK 2133 PAGE 177 (TR. #4)

LOT 2: BOOK 2127 PAGE 1684 TR.#1, PARCEL A-A

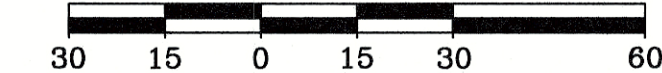
LOT 11: BOOK 2923 PAGE 416 &
BOOK 2133 PAGE 177 TR.#9

LOT 28: BOOK 2133 PAGE 177 TR.#5

LOT 34: BOOK 3442 PAGE 1418

(SEE ALSO PLAN REFERENCE #6)

GRAPHIC SCALE



NO.	REVISION	DATE



T. F. BERNIER, INC.

Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	PW, JRC	PW, JRC, TFB	185	62	119-02

DRAWING NAME
04_Easement