## REFERENCES

1. "As–Built Plat prepared for McDonald's USA, LLC"; dated Feb. 18, 2008; by Richard D. Bartlett Assocaites, LLC.

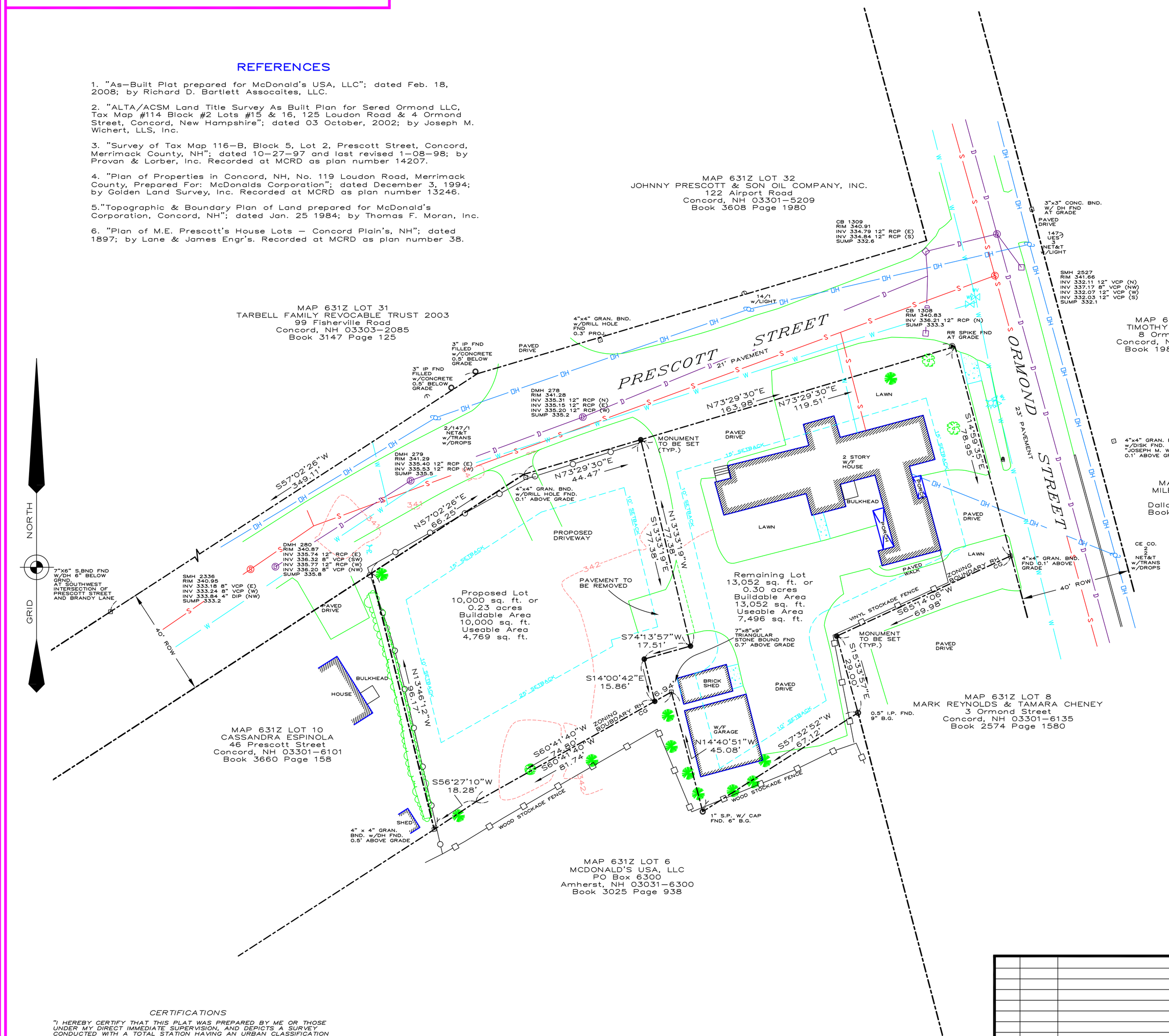
2. "ALTA/ACSM Land Title Survey As Built Plan for Sered Ormond LLC, Tax Map #114 Block #2 Lots #15 & 16, 125 Loudon Road & 4 Ormond Street, Concord, New Hampshire"; dated 03 October, 2002; by Joseph M. Wichert, LLS, Inc.

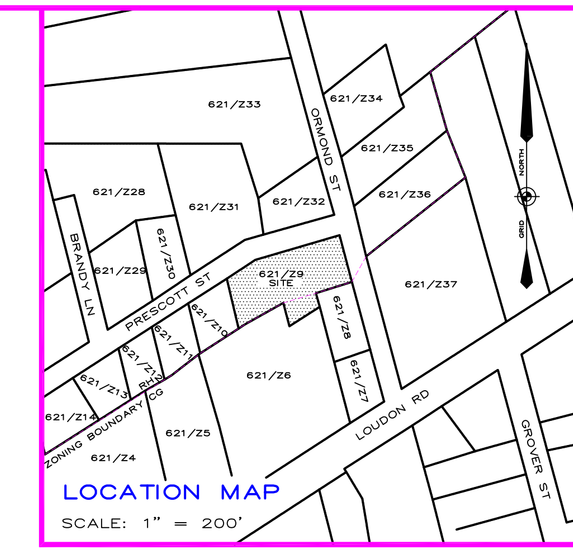
3. "Survey of Tax Map 116–B, Block 5, Lot 2, Prescott Street, Concord, Merrimack County, NH"; dated 10–27–97 and last revised 1–08–98; by Provan & Lorber, Inc. Recorded at MCRD as plan number 14207.

4. "Plan of Properties in Concord, NH, No. 119 Loudon Road, Merrimack County, Prepared For: McDonalds Corporation"; dated December 3, 1994; by Golden Land Survey, Inc. Recorded at MCRD as plan number 13246.

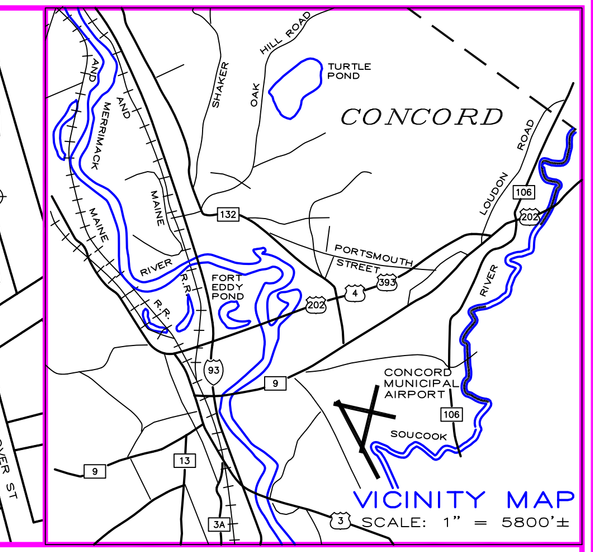
5."Topographic & Boundary Plan of Land prepared for McDonald's Corporation, Concord, NH"; dated Jan. 25 1984; by Thomas F. Moran, Inc.

6. "Plan of M.E. Prescott's House Lots – Concord Plain's, NH"; dated 1897; by Lane & James Engr's. Recorded at MCRD as plan number 38.




LOCATION MAP
SCALE: 1" = 200'




VICINITY MAP
SCALE: 1" = 5800'±

## LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING SETBACK
- OVERHEAD UTILITY LINES
- SEWER LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF WOODS
- CONCRETE
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE

## NOTES

1. Survey by total station between the dates of August 18 and August 19, 2020. Control Traverse error of closure is 1':311,136.

2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.

3. Vertical datum is based on NAVD 88.

4. Owner of record:
James Matthew Viers & J'amy Grace Viers
5 Ormond Street, Concord, NH 03301–6135
Total Area: 23,052 sq. ft. or 0.53 acres
Tax Map 631Z Lot 9 – Book. 3662 Page 718

5. The subject premises is within the High Density Residential zoning district, Minimum lot area = 10,000 sq. ft., Minimum buildable area = 5,000 sq. ft., Minimum frontage = 80', Building setbacks: Front=15'; Rear=25'; Side=10', Maximum lot coverage = 60%.

6. 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.

7. The intent of this plat is to Subdivide Tax Map 631Z Lot 79 creating a new lot of 10,000 square feet leaving a remaining lot of 13,051 square feet.

8. The subject premises is not within a flood hazard zone.

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

### CERTIFICATIONS

*") 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  LICENSE NO.  DATE*

| NO. | DATE | REVISION |
|---|---|---|

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC


*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*


# SUBDIVISION PLAT prepared for JAMES MATTHEW & J'AMY GRACE VIERS

PROJECT : MAP 631Z, LOT 79
LOCATION : 5 ORMOND STREET, CONCORD, NH

GRAPHIC SCALE
0' 10' 20' 40'
1" = 20'

DATE: AUG. 27, 2020
JOB NO.: 720.180
SHEET 1 OF 1