

( IN FEET ) 1 inch = 20 ft.

1) "PLAN OF CERTAIN LAND IN ROCHESTER, NEW HAMPSHIRE, UATED MARCH 7, 1938, B. SUMNER SCHEIN, CIVIL ENGINEER, S.C.R.D. PLAN P010-F005-020.

By

2) "PLAN OF LAND, KLEIN-ABUZA PROPERTY, ROCHESTER N.H.", DATED FEBRUARY 3, 1948, BY GRANT L DAVIS, S.C.R.D. PLAN P005-F005-025.

DEGETVE

4) "EXISTING CONDITIONS PLAN, TAX MAP 121 LOTS 372, 373 & 400, 45 & 55 NORTH MAIN STREET, 8 BAKER COURT ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY", DATED MARCH 26, 2021, BY FUSS & O'NEILL, INC.

1) THE INTENT OF THIS PLAN IS TO:

a) Consolidate tax map 121 lots 372, 373 & 400 at such time said lots are in common ownership (the consolidated lot).

b) ADJUST THE LOT LINE BETWEEN TAX MAP 121 LOT 389, LAND N/F OF THE CITY OF ROCHESTER AND THE OWNER OF THE CONSOLIDATED LOT.

2) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND DURING

3) A FULL BOUNDARY SURVEY OF TAX MAP 121 LOT 399, LAND N/F OF THE CITY OF ROCHESTER. HAS NOT BEEN PERFORMED, A PARTIAL BOUNDARY SURVEY OF SAID PARCEL IS LIMITED TO THE IMMEDIATE MICHITY OF THE LOT LINE ADJUSTMENT WITH THE CONSOLIDATED LOT (SEE NOTE 1).

4) BASIS OF BEARING IS NH GRID NORTH,

5) THE SUBJECT PROPERTY IS LOCATED IN THE (DC) DOWNTOWN COMMERCIAL ZONING DISTRICT PER THE CITY OF ROCHESTER ZONING ORDINANCE AS LAST AMENDED.

6) SUBJECT PREMISES ARE LOCATED IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM. EFFECTIVE DATE: 33017C0211D. FLOOD ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.

7) EASEMENTS AND/OR RIGHTS-OF-WAY AS SHOWN ARE THOSE FOUND DURING OUR RESEARCH OF THE SUBJECT PROPERTY AND ABUTTING TRACTS. IN ADDITION, THE SUBJECT PREMISES MAY BE SUBJECT TO AND/OR WITH THE BENEFIT OF THE FOLLOWING:

TAX MAP 121 LOT 372, 55 NORTH MAIN STREET

o) WITH THE BENEFIT "...TO PASS AND REPASS ON FOOT AND WITH VEHICLES FROM FACTORY COURT TO SAID MCCRLLIS LAND OVER A STEIP OF LAND TEN FEET IN WIDTH ..." SEE RECLTATION IN DEED FROM M.H. PASSINS & SONS LIMBER CO. TO RECHARD F. AND NORMA L. ELIS DATED DECEMBER 10, 1980, BOOK 1059 PAGE 35. ALSO SEE DEEDS FROM HARRY L. FARNHAM ET AL TO CHARLES W. MCCRILLIS ET AL DATED JUNE 22, 1937 AT BOOK 493 PAGE 213

b) "SUBJECT TO THE RIGHTS OF THE HEIRS OF NATHANIEL BURNHAM IN A STRIP TWO (2) FEET IN WIDTH ALONG THE SOUTHEASTERLY SIDE OF THE PARCEL...", SEE RECITATION IN DEED FROM CHRISTOPHER M. HAUGHEY ET AL TRUSTEES OF THE ROCHSHIRE TRUST TO THE CITY OF ROCHESTER DATED JUNE 30, 2020, BOOK 4780 PAGE 486.

e) Subject to the Condition that the "... Strip of Land thio (2) Feet in Middle Ruming the Middle Limoth of Land (Mest side of Predikess). Is to be used in Common... For the Purpose of Manchine Ferrers... And it is one of the Conditions that the Conditions that the Conditions that the Conditions of the Conditions that the Conditions of the Conditions that the Conditions of the Condition that the Condition of the Condition that is stated by the Condition that it is stated by the Condition that it is stated by the Condition that it is stated by the Condition of the Condition that it is stated by the Condition that it is stated by the Condition of the Condition that the Condition for the Condition that the Condition for East of the Condition for Easts.

PROJECTIONS AND OTHER USES FOR THE MITUAL BENEFIT AND CONVENIENCE OF BOTH! SEE RECOTATION IN DEED FROM ROAD I. CORMINE ET AL. TO ANTHONY W. EJARQUE DATED MAY 9, 2002, BOOK 2507 PAGE 85.

TAX MAP 121 LOT 400, 8 BARKER COURT

d) "SUBJECT TO SUCH RIGHTS, IF ANY, AS THE CITY OF ROCHESTER MAY HAVE TO UTILIZE THE ROADWAY SITUATE ON THE EASTERLY SIDE OF SAID PREMISSES.", AND "RESTRICTION THAT THE BULLIONG LOCATED ON SAID PROPERTY MILL NOT DE FULARGED BEYOND ITS PRESENT LOCATION", SEE RECITATION IN DEED FROM CHRISTOPHER M. HAUGHEY ET AL. TRUSTESS OF THE ROCHSHIRE TRUST TO THE CITY OF ROCHESTER DATED JUNE 30, 2020, BOOK 4780 PAGE 48.

8) LANGUAGE IN THE EXISTING DEEDS FOR THE SUBJECT AND ABUTTER PARCEL INDICATE A STRIP OF LAND: "... STRIP OF LAND TWO (2) FEET IN WIDTH RUNNING THE WHOLE LENGTH OF LAND ... SO THE PURPOSE OF MANING REPAIRS ... AND IT IS ONE OF THE PURPOSE OF MANING REPAIRS ... AND IT IS ONE OF THE PURPOSE OF MANING REPAIRS ... AND IT IS ONE OF THE PURPOSE OF MANING REPAIRS ... AND IT IS ONE OF THE PURPOSE OF MANING REPAIRS ... AND IT IS ONE OF THE PURPOSE OF MANING REPAIRS ... AND IT IS ONE OF THE PURPOSE OF LAND BUT THAT IT SHALL BE OWNED AND USED IN COMMON FOR EVES PROJECTION AND OTHER USES. "SEE RECEITAND IN DIED FORM ALBERT WE HAVES TO NATHANIEL BURNHAM BOCK 270 PAGE 565, DATED APRIL 18, 1891. THE EXTENTS AND RIGHTS ASSOCIATED WITH SAID "STRIP OF LAND" ARE AMBRIGUATED.

9) LANGUAGE IN THE EXISTING DEEDS FOR THE SUBJECT AND ABUTTER PARCEL INDICATE A STRIP OF LAND: "... STRIP OF LAND TWO (2) FEET IN WIDTH RUNDING THE WHOLE LENGTH ON THE SOUTHEASTERY SOELINE..." ID BE USED... IN OBMON... FOR THE PURPOSE OF MANDING REPAIRS... AND THAT METHER PARTY....SHALL HAVE THE RIGHT TO ENLARGE OF EMECT A BUILDING ON SAID STRIP OF LAND, BUT IT SHALL BE OWNED AND USED IN COMMON FOR EAVES, PROCEDONS AND OTHER USES FOR THE MUTHAL BEHEFT AND CONVENENCE OF BOTH" SEE RECTATION IN DEED FROM ALBERT IN ARTS TO MEMBELL P. ELA BOOK 268 PAGE OS, DATED JANUARY 31, 1880. THE EXTENTS AND RIGHTS ASSOCIATED WITH SAID "STRIP OF LAND" ARE AMERICUOUS.

11) UTILITY STRUCTURES AT OR ABOVE THE GROUND SURFACE OBSERVED FROM SURFACE EVIDENCE ARE SHOWN ON REFERENCE PLAN 4 AND ARE NOT DEPICTED HEREON FOR THE PURPOSE OF CLARITY. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS FRIGOR TO PLANNED ACTIVITY.

NH CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED BY THIS OFFICE AND THAT TO THE BEST OF MY KNOKEDOE AND BELIF, SAID SURVEY MEETS OR EUGEDIS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE SOUL OF THE NEW HAMPSHIPE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSINE FOR LAND

DATE 3-23-2022



GREGORY S. BROWN, ILS #849 For and on Behalf of Fuse & O'Nelli, Inc.

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&O'NEILI FUSS



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CON.
LOT LI
TAX MAP 12
& 55 NORTH 1
TAX MAP 121
TAX MAP 127
STATE SOCHES 5

PROJ. No.: 20210234.A10 DATE: 10/04/2021 SCALE: 1°=20'

SD-101