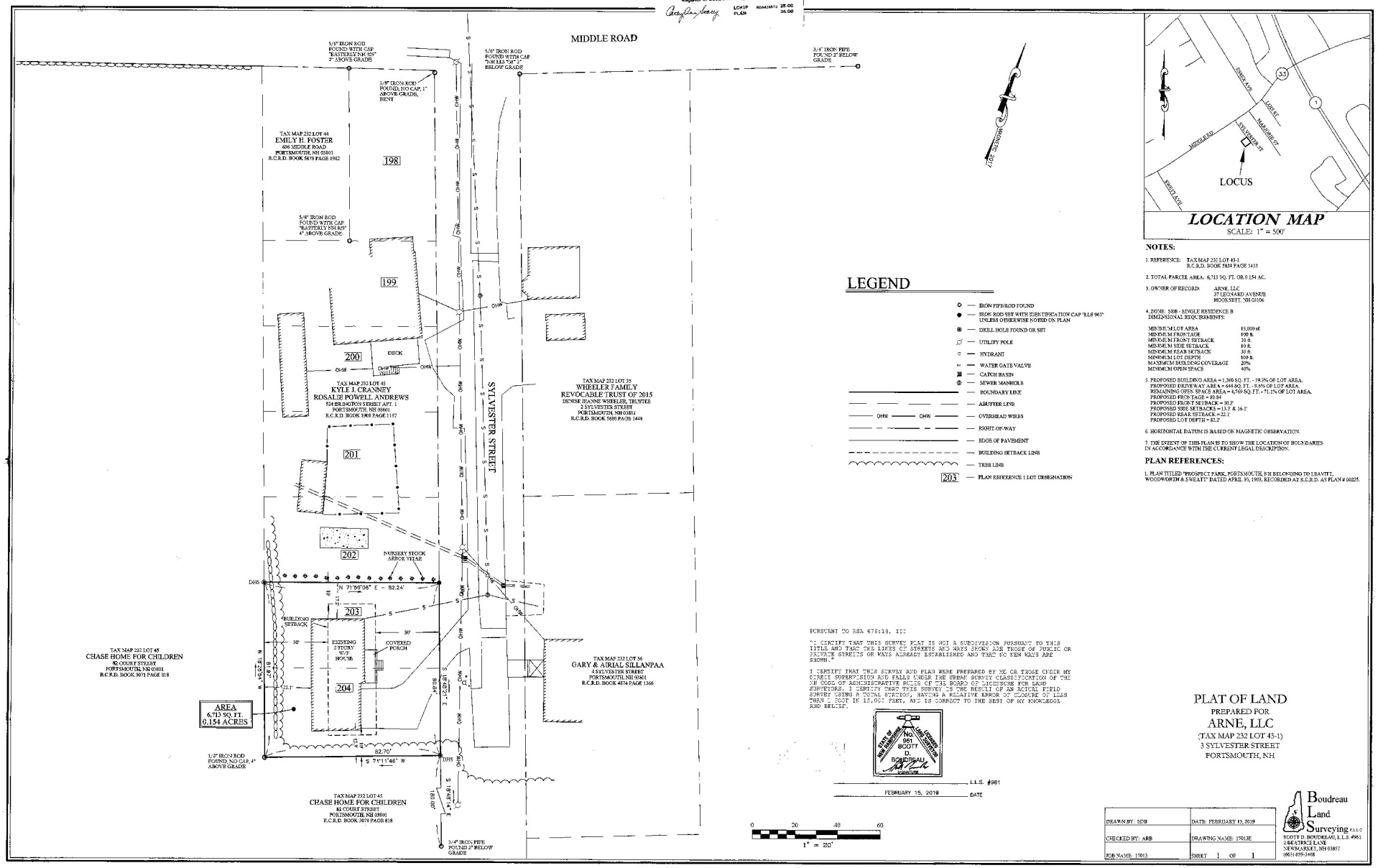
D - 41324
02/15/2019 12:46:56 PM
Register of Deeds, Rockingham County
LCHIP 2500426872 25.00
PLAN 26.00



LOCATION MAP

SCALE: 1" = 500'

LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- DRILL HOLE FOUND OR SET
- UTILITY POLE
- HYDRANT
- WATER GATE VALVE
- CATCH BASIN
- SEWER MANHOLE
- BOUNDARY LINE
- ABUTTER LINE
- OHW — OVERHEAD WIRES
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- BUILDING SETBACK LINE
- TREE LINE
- 203 — PLAN REFERENCE 1 LOT DESIGNATION

NOTES:

1. REFERENCE: TAX MAP 232 LOT 43-1
R.C.R.D. BOOK 5834 PAGE 1433

2. TOTAL PARCEL AREA: 6,713 SQ. FT. OR 0.154 AC.

3. OWNER OF RECORD: ARNE, LLC
37 LEONARD AVENUE
HOOKSETT, NH 03106

4. ZONE: SRB - SINGLE RESIDENCE B
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	15,000 sf.
MINIMUM FRONTAGE	100 ft.
MINIMUM FRONT SETBACK	30 ft.
MINIMUM SIDE SETBACK	10 ft.
MINIMUM REAR SETBACK	30 ft.
MINIMUM LOT DEPTH	100 ft.
MAXIMUM BUILDING COVERAGE	20%
MINIMUM OPEN SPACE	40%

5. PROPOSED BUILDING AREA = 1,300 SQ. FT. - 19.3% OF LOT AREA.
PROPOSED DRIVEWAY AREA = 644 SQ. FT. - 9.6% OF LOT AREA.
REMAINING OPEN SPACE AREA = 4,769 SQ. FT. - 71.1% OF LOT AREA.
PROPOSED FRONTAGE = 80.84'
PROPOSED FRONT SETBACK = 30.2'
PROPOSED SIDE SETBACKS = 13.3' & 16.1'
PROPOSED REAR SETBACK = 22.1'
PROPOSED LOT DEPTH = 82.2'

6. HORIZONTAL DATUM IS BASED ON MAGNETIC OBSERVATION.

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION.

PLAN REFERENCES:

1. PLAN TITLED "PROSPECT PARK, PORTSMOUTH, NH BELONGING TO L.BAVIET, WOODWORTH & SWEAFT" DATED APRIL 30, 1903, RECORDED AT R.C.R.D. AS PLAN # 00225.

PURSUANT TO RSA 676:18, III

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE RULES OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NEW HAMPSHIRE
NO. 961
SCOTT D. BOUDREAU
LICENSED LAND SURVEYOR
SIGNATURE

L.L.S. #961

FEBRUARY 15, 2019 DATE

PLAT OF LAND

PREPARED FOR

ARNE, LLC

(TAX MAP 232 LOT 43-1)

3 SYLVESTER STREET

PORTSMOUTH, NH

DRAWN BY: SDB	DATE: FEBRUARY 15, 2019
CHECKED BY: ARB	DRAWING NAME: 17013E
JOB NAME: 17013	SHEET 1 OF 1

Boudreau Land Surveying PLLC
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

D-41324