

1 of 3
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 MERRIMACK COUNTY RECORDS
 Heidi L. Gray CPO, Registrar

SOUTH END MARSH

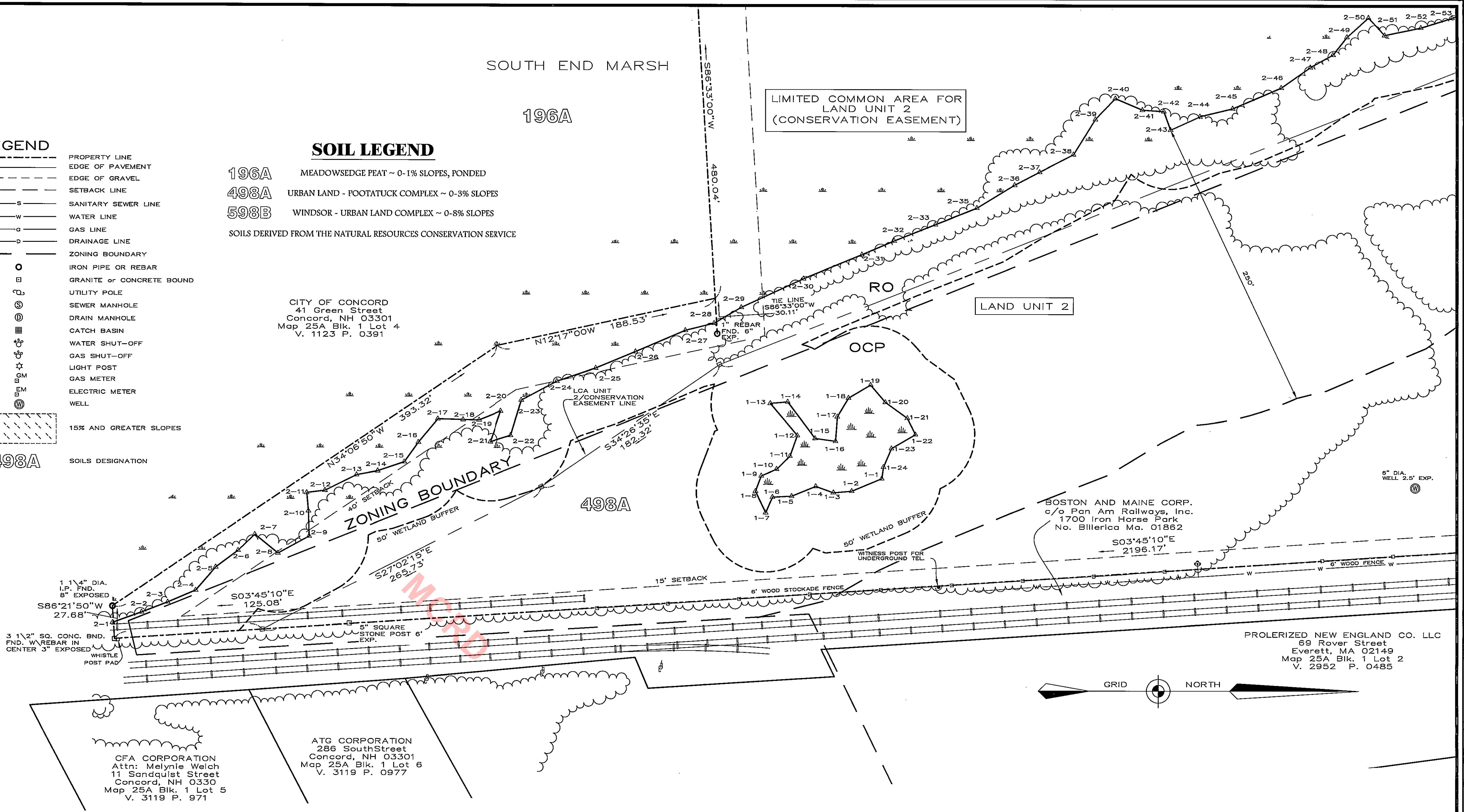
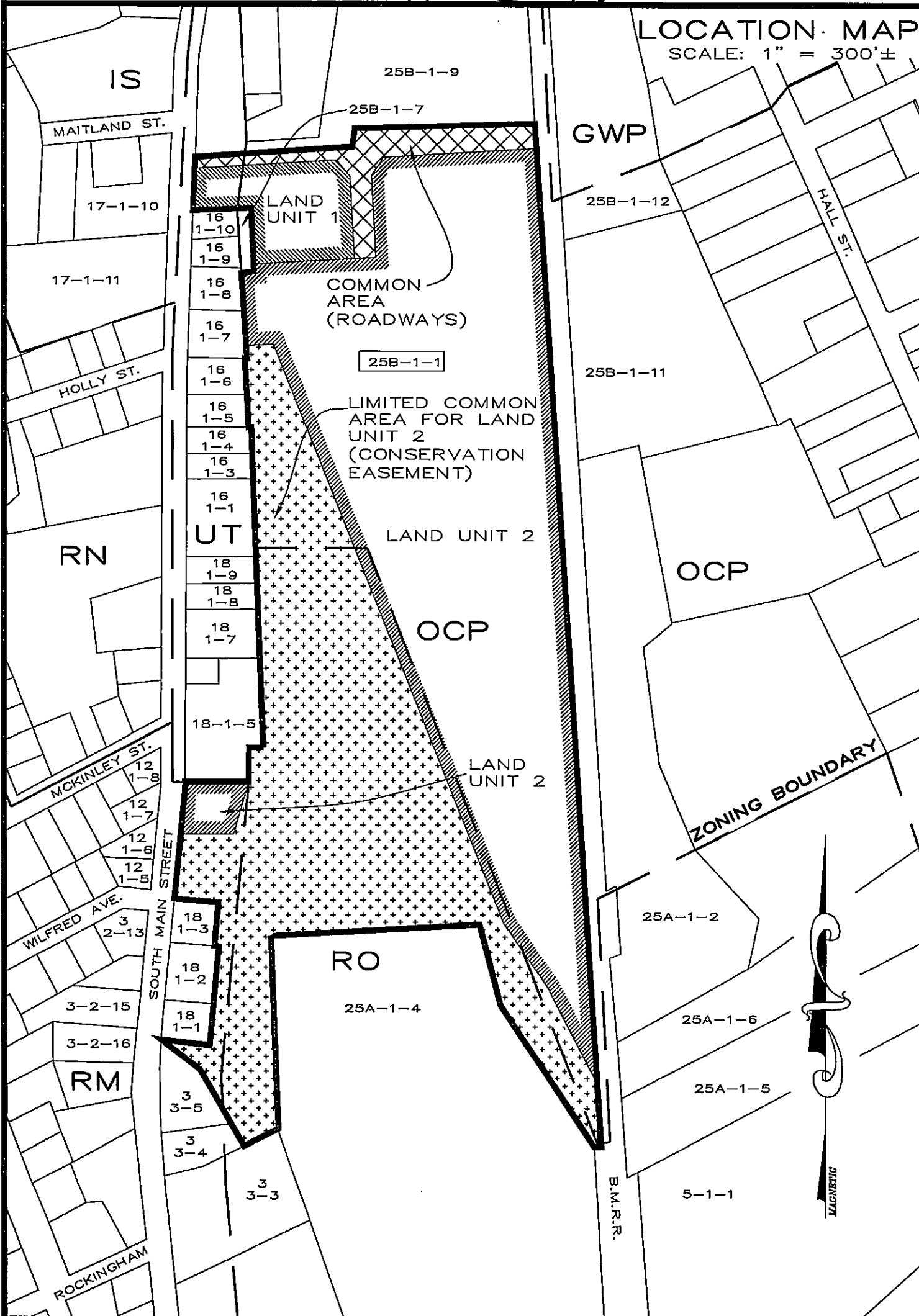
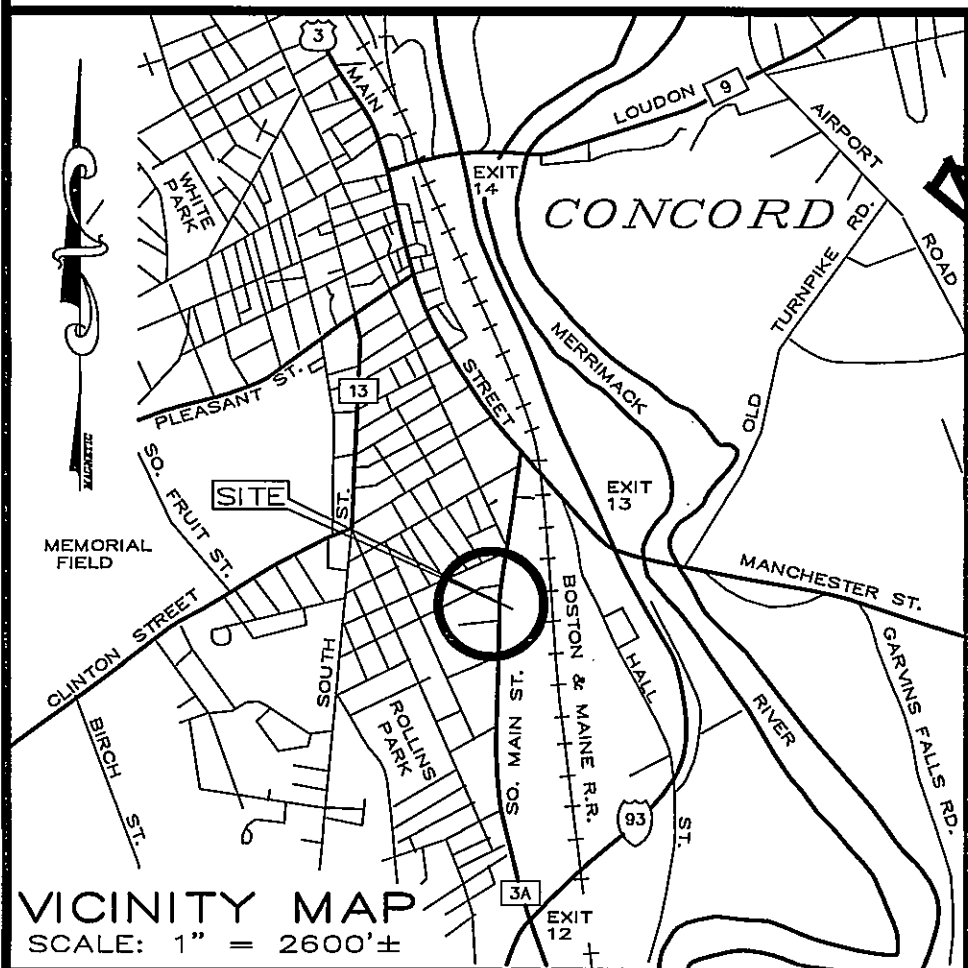
196A

LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)

- LEGEND**
- PROPERTY LINE
 - - - EDGE OF PAVEMENT
 - - - EDGE OF GRAVEL
 - - - SETBACK LINE
 - - - SANITARY SEWER LINE
 - - - WATER LINE
 - - - GAS LINE
 - - - DRAINAGE LINE
 - - - ZONING BOUNDARY
 - IRON PIPE OR REBAR
 - GRANITE or CONCRETE BOUND
 - UTILITY POLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - WATER SHUT-OFF
 - GAS SHUT-OFF
 - LIGHT POST
 - GAS METER
 - ELECTRIC METER
 - WELL
 - ▨ 15% AND GREATER SLOPES
 - ▨ SOILS DESIGNATION

- SOIL LEGEND**
- 196A MEADOWS EDGE PEAT ~ 0-1% SLOPES, PONDED
 - 498A URBAN LAND - FOOTATUCK COMPLEX ~ 0-3% SLOPES
 - 598B WINDSOR - URBAN LAND COMPLEX ~ 0-8% SLOPES
- SOILS DERIVED FROM THE NATURAL RESOURCES CONSERVATION SERVICE

CITY OF CONCORD
 41 Green Street
 Concord, NH 03301
 Map 25A Blk. 1 Lot 4
 V. 1123 P. 0391



LOT AREA SYNOPSIS

TOTAL AREA MAP 25B, BLOCK 1, LOT 1	1,565,292 SQ. FT.	35.93 AC.
PROPOSED CONDOMINIUM		
LAND UNIT 1	65,152 SQ. FT.	1.50 AC.
LAND UNIT 2 (PORTION OFF LANGDON AVE.)	840,659 SQ. FT.	19.30 AC.
(PORTION OFF S. MAIN ST.)	18,632 SQ. FT.	0.42 AC.
TOTAL LAND UNIT 2	859,291 SQ. FT.	19.72 AC.
LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT)	589,907 SQ. FT.	13.54 AC.
COMMON AREA "A" (ROADWAYS)	50,942 SQ. FT.	1.17 AC.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF RSA 366-B:20 (I-V).

Wesley Mull 859 11/15/11
 SIGNATURE LICENSE NO. DATE

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.

Wesley Mull 859 11/15/11
 SIGNATURE LICENSE NO. DATE

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:
April 30, 2011

Approval of this plat is limited to the projects as shown.

Ann McPherson Clerk
Richard Bartlett Chair

NO.	DATE	REVISION
7	11/08/11	VEGETATED BUFFER
6	10/28/11	CONS EASE EXCLUSION AREA
5	10/17/11	REMOVE LICENSE-MILLS LOT
4	8/29/11	PROPOSED DRAIN EASEMENT
3	4/13/11	PROPOSED EASEMENTS
2	3/4/11	TITLE/CONDO NAME
1	2/9/11	TEXT & NOTE EDITS

RICHARD D. BARTLETT & ASSOCIATES, LLC
 214 North State Street
 Concord, N.H. 03301
 Tel.: (603) 285-8770
 Fax: (603) 284-6261
 E-mail: info@richardbartlett.com
 World Wide Web Page: www.richardbartlett.com
 LICENSED LAND SURVEYORS

CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC

P.O. BOX 2520 - CONCORD N.H. 03302-2520

PROJECT: MAP 25B, BLOCK 1, LOT 1
 LOCATION: LANGDON AVE. & SOUTH MAIN ST. CONCORD N.H.

GRAPHIC SCALE: 0' 25' 50' 100'
 SCALE: 1" = 50'

DATE: JAN. 14, 2011
 JOB NO.: 111.104
 SHEET 1 OF 3

MATCH SHEET 3

EASEMENTS OF RECORD

- 1. Vol. 1364, page 421 Roger Bloomfield dba B&M Realty Corp. to the City of Concord--Sanitary sewer easement.
2. Vol. 876, page 373 B&M Realty Corp. to Concord Natural Gas Corp.--20' wide Gas transmission line easement.
3. Vol. 885, page 107 B&M Realty Corp. to Concord Electric Co. Electrical transmission line easement, no width given.
4. Vol. 956, page 72 B&M Realty Corp. to Concord Electric Co. 35' wide Electrical transmission line easement, and Access easement running from South Main Street to the land of Concord Electric Co. the exact location of said access easement is not defined.
5. Vol. 1057, page 141 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.--Electrical transmission line easement, no width given.
6. Vol. 1092, page 159 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.-- Electrical transmission line easement, no width given.
7. Vol. 1163, page 116 Roger G. Bloomfield dba B&M Realty Corp. to Concord Electric Co.-- Electrical transmission line easement, no width given.
8. Vol. 1323, page 451--Road Maintenance Agreement between Roger Bloomfield dba B&M Realty Corp. and Edgcomb Steel of New England, Inc., refers to easement "A" shown on plat.
9. Vol. 1798, Page 1143--Water Line Agreement between Rachel J. and Peter G. Bloomfield and Edgcomb Metals Co., refers to right to take water from an existing water line running through easement "A" shown on plat.
10. Vol. 853, page 221--Boston & Maine Railroad reserved rights to use sidetracks, poles, wires, cables and transformers located on the property granted to the B&M Realty Corp. Also reserves a 50' wide access way from South Main Street to the former Capital Transit Building now or formerly the Concord Coach Lines, Inc.
11. Vol. 1322, page 889 Roger G. Bloomfield dba B&M Realty Corp. to Albert S. Abbott--The right of access over easements "A", "B" and "C" shown on plat, also the right to extend an existing railroad siding to the land of Abbott (now or formerly Concord Coach Lines, Inc. and maintain the same back to the B&M Railroad track.
12. Vol. 1323, page 441 Roger G. Bloomfield dba B&M Realty Corp. to Edgcomb Steel of New England, Inc.--The grantor reserves access and utility easement "A" as shown on the plat and grants to Edgcomb Steel the same and the rights to use, maintain and relocate portions of the spur track over the land of the grantor.
13. Vol. 896, page 156 B&M Realty Corp. to Concord Electric Co. 20' wide Electrical transmission line easement.
14. Vol. 977, page 56 Capital Transit, Inc. to Concord Electric Co. 35' wide Electrical transmission line easement, exact location unknown.

REFERENCES

- 1.) Plat entitled "Concord & Montreal Railroad, Concord Electric Branch, Plan of Land, Rolfe & Rumford Asylum to C. & M. R.R.," by Frank Merrill. Recorded at the M.C.R.D as Plan No. 117.
2.) Plat entitled, "Plan of Land of Frances E. Whitaker Concord, NH," by Lloyd & Mann.
3.) Plat entitled, "Land in Concord, NH Boston and Maine to Sanel realty co., Inc.," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1193.
4.) Plat entitled, "Concord & Montreal Railroad, Concord Electric Branch, Plan of Land at Concord, NH, Henry W. Stevens & Henry P. Lamprey Executors of the Will of John H. Lamprey to Concord & Montreal R.R.," by Frank Merrill, recorded at the M.C.R.D as Plan No. 109.
5.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Arthur E. Hurd," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1827.
6.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Sanel Realty Co., Inc.," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1818.
7.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Concord Gas Company," by B & M Railroad, recorded at the M.C.R.D as Plan No. 457.
8.) Plat entitled, "Transmission Line Easements Concord, NH Boston and Maine Railroad to Concord Electric Co.," by B & M Railroad, recorded at the M.C.R.D as Plan No. 860.
9.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to B & M Realty Corporation," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1617.
10.) Plat entitled, "Land and rights in Concord, NH Boston and Maine Railroad to State of New Hampshire," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1180.
11.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to State of New Hampshire (Forestry Div.)," by B & M Railroad, recorded at the M.C.R.D as Plan NO. 1578.
12.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to Kregor Sampadian," by B & M Railroad, recorded at the M.C.R.D as Plan NO. 999.
13.) Plat entitled, "Re-Subdivision for B & M Realty Company," by Richard D. Bartlett.
14.) Plat entitled, "Land in Concord, NH Boston and Maine Railroad to B & M Realty Corporation," by B & M Railroad, recorded at the M.C.R.D as Plan No. 1776.
15.) City of Concord Sewer Separation Sheets 2, 3, 4, 17, 18 & 19.
16.) Plat entitled, "Right-Of-Way and Track Map Boston and Maine Railroad Station 1735+40 to Station 1788+20," by B & M Railroad.
17.) Plat entitled, "Supplement Plan to Plan entitled Land in Concord, NH Boston and Maine Railroad to B & M Realty Corporation," by Gordon E. Ainsworth & Associates, recorded at the M.C.R.D as Plan No. 1878.
18.) Plat entitled, "Right-Of-Way Plan for South Main St. Interceptor Plan No. 1777," by the City of Concord Public Works Department, Engineering Division.

NOTES

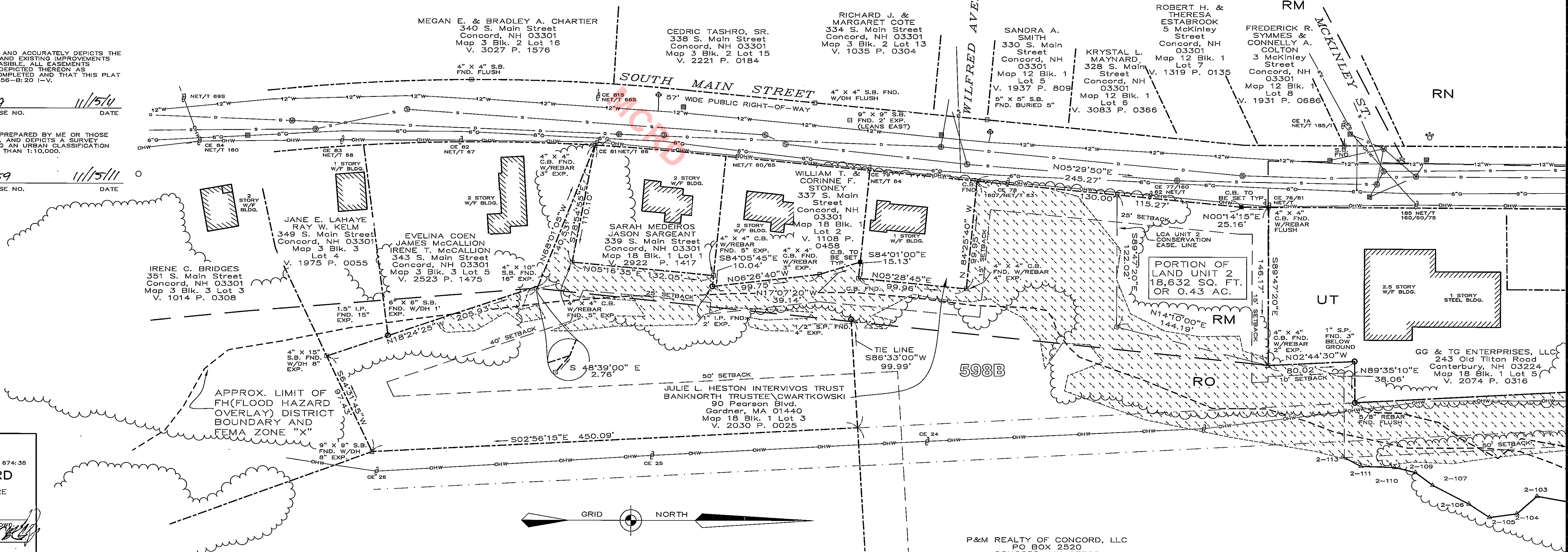
- 1. Survey by total station between the dates of December 11, 1998 and January 7, 1999. Control traverse error of closure less than 1:15,000. The site was revisited on January 17, 2011 to review major site features only due to heavy snow cover.
2. Horizontal datum based on the N.H. State Plane Coordinate System.
3. Vertical datum based on NGVD 1929.
4. Owner of record: P&M Realty of Concord LLC, PO Box 2520, Concord N.H. 03302 Map 25B Block 1 Lot 1 V. 3015 P. 0951.
5. The subject premises are zoned RO-Open Space Residential Building setbacks: front 50'; rear 50'; side 40'; the maximum building height is 35' and maximum lot coverage is 10%. Portions also lie within the RM-Medium Density Residential; building setbacks: front 25', rear 25' and side 15', maximum building height is 35' and maximum lot coverage is 40%, also within the OCP-Opportunity Corridor Performance; building setbacks: front 15', rear 15', side 15', maximum building height is 45' and maximum lot coverage is 85%, also within the UT-Urban Transitional; building setbacks: front 15', rear 25', side 10', maximum building height is 35', and maximum lot coverage is 75%. The premises is also subject to the provisions of the Shoreland Protection-SP District and the Flood Hazard FH District.
6. The subject premises lies within Zone X, areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood, as depicted on the Flood Insurance rate Maps 33013C0533E, 33013C0534E, 33013C0541E, & 33013C0542E effective date April 19, 2010.
7. 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.
8. The intent of this plat is to create a condominium with two land units.
9. The required minimum finished floor elevation is 235.0'(NGVD 1929-NAVD 1988 =234.39') per the City of Concord Engineering Dept. on April 16, 2001
10. Wetlands were delineated by Christopher K. Danforth, Wetland Scientist #77, of 41 Peter King Road, Franconstown, New Hampshire 03043, performed the wetland mapping in Fall 2007 according to the technical criteria of the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1, January 1987)

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Signature: Dan J. Wall License No: 959 Date: 11/15/11

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.

Signature: Dan J. Wall License No: 859 Date: 11/15/11



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: April 20, 2011

RICHARD D. BARTLETT & ASSOCIATES, LLC 214 North State Street Concord, N.H. 03301 Tel.: (603) 225-6770 Fax.: (603) 224-6261 E-mail: info@richardbartlett.com World Wide Web Page: www.richardbartlett.com LICENSED LAND SURVEYORS

CONDOMINIUM PLAT PREPARED FOR THE STEAM POWER BUSINESS CENTER CONDOMINIUM - LAND OF: P & M REALTY OF CONCORD, LLC P.O. BOX 2520 - CONCORD N.H. 03302-2520 PROJECT MAP 25B, BLOCK 1 LOT 1 LOCATION LANGDON AVE. & SOUTH MAIN ST. CONCORD, N.H. DATE: JAN. 14, 2011 JOB NO.: 111.104 SHEET 2 OF 3

CITY OF CONCORD 41 Green Street Concord, NH 03301 Map 25A Blk. 1 Lot 4 V. 1123 P. 0391

LIMITED COMMON AREA FOR LAND UNIT 2 (CONSERVATION EASEMENT) 589,907 SQ. FT. OR 13.54 AC.

SOUTH END MARSH

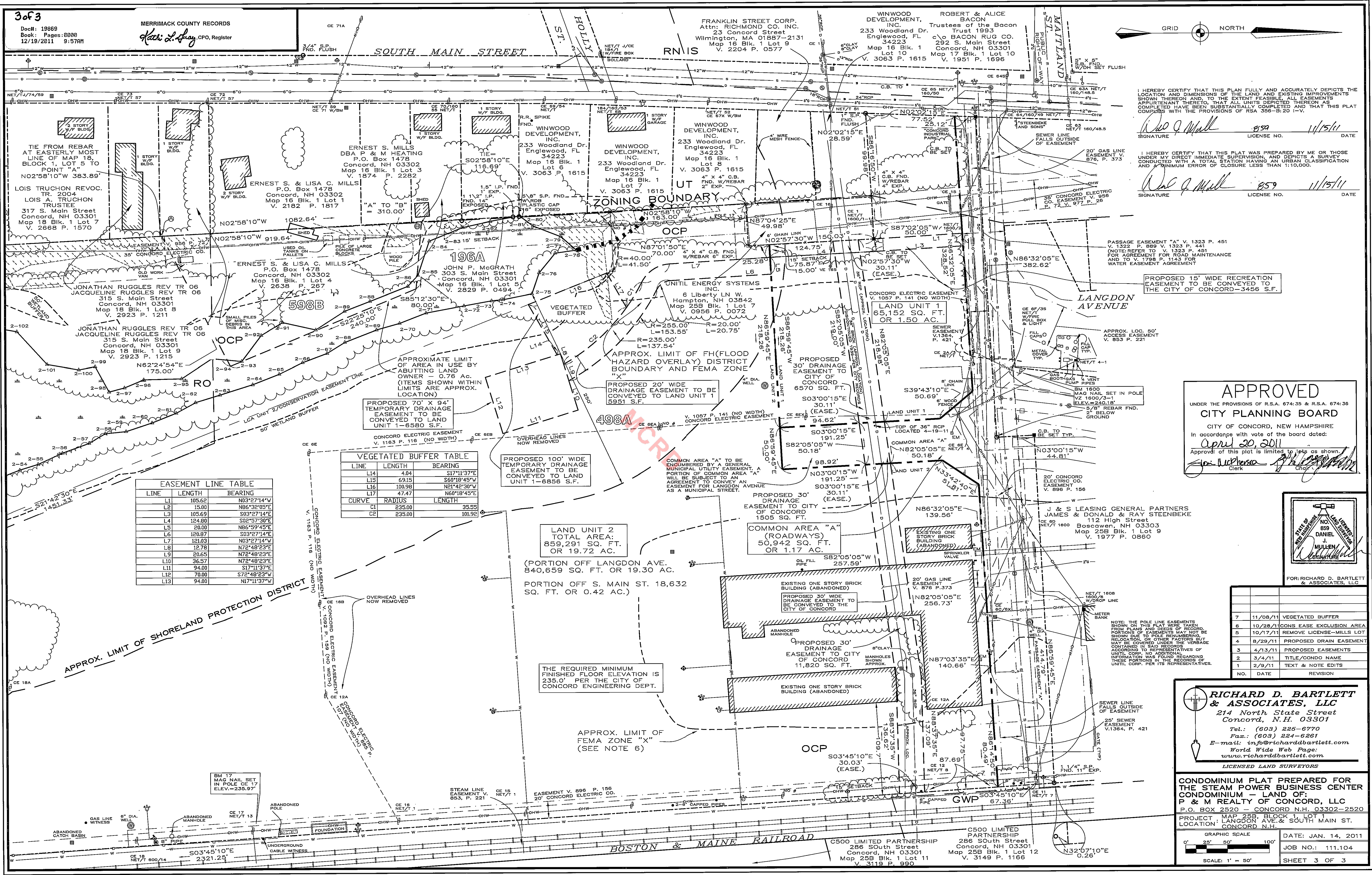
196A

MATCH SHEET 3

MATCH SHEET 1

MATCH SHEET 2

MATCH SHEET 1



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Richard D. Bartlett 859 11/15/11
 SIGNATURE LICENSE NO. DATE

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Richard D. Bartlett 859 11/15/11
 SIGNATURE LICENSE NO. DATE

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	105.62	N03°27'14"E
L2	15.00	N86°32'05"E
L3	105.69	S03°27'14"E
L4	124.80	S02°57'30"E
L5	20.00	N86°59'45"E
L6	120.87	S03°27'14"E
L7	121.03	N03°27'14"E
L8	12.78	N72°48'23"E
L9	20.65	N72°48'23"E
L10	36.57	N72°48'23"E
L11	94.00	S17°11'37"E
L12	70.00	S72°48'23"E
L13	94.00	N17°11'37"E

VEGETATED BUFFER TABLE

LINE	LENGTH	BEARING
L14	4.04	S17°11'37"E
L15	69.15	S60°18'45"W
L16	100.98	N01°42'39"W
L17	47.47	N60°18'45"E

CURVE

CURVE	RADIUS	LENGTH
C1	235.00	35.55
C2	235.00	101.92

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:
 April 20, 2011
 Approval of this plan is limited to jobs as shown.

Richard D. Bartlett
 Clerk

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 P.O. BOX 2520 - CONCORD N.H. 03302-2520
 PROJECT: MAP 25B, BLOCK 1, LOT 1, LANGDON AVE. & SOUTH MAIN ST. LOCATION: CONCORD, N.H.

GRAPHIC SCALE: 0' 25' 50' 100'
 DATE: JAN. 14, 2011
 JOB NO.: 111.104
 SCALE: 1" = 50'
 SHEET 3 OF 3

NO.	DATE	REVISION
7	11/08/11	VEGETATED BUFFER
6	10/28/11	CONS EASE EXCLUSION AREA
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4	8/29/11	PROPOSED DRAIN EASEMENT
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