

Return to:

Stebbins, Lazos & Van Der Beken PLLC  
602B Riverway Place  
Bedford, NH 03110  
Attn: Robert A. Previti, Esq.

### **QUITCLAIM DEED**

For real property in Dover, New Hampshire:

**The City of Dover, New Hampshire**, a New Hampshire corporate and body politic, and political subdivision of the State of New Hampshire, having a mailing address of 288 Central Avenue, Dover, New Hampshire 03820 (the “Grantor”), for consideration paid, grants on this \_\_\_\_\_ day of May, 2024 (the “Effective Date”) to **Cochecho I Owner LLC**, a Delaware limited liability company, with an address of 11 Portwalk Place, Portsmouth, New Hampshire 03801, **WITH QUITCLAIM COVENANTS**, the following parcels of land in Dover, New Hampshire:

Those certain parcels of land in Dover, New Hampshire shown as Proposed Development Lot 1-4, Proposed Development Lot 1-5, and Proposed Development Lot 1-6 on that certain subdivision plan entitled “Cochecho Development Subdivision Plan for the City of Dover of Tax Map 22 Lot 1-4 River Street and Washington Street, Dover, New Hampshire, Dover City Planning File Number P21-81” prepared by Doucet Survey LLC dated May 19, 2022 and revised through June 17, 2022 and recorded in the Strafford County Registry of Deeds at Plan #12706 and Plan #12707 (collectively “the Plan”), which parcels are more specifically described on Exhibit A hereto.

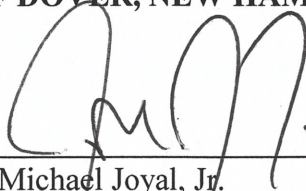
This conveyance is made subject to matters shown on the Plan.

This is not homestead property of the Grantor.

The Grantor is exempt from New Hampshire state transfer tax pursuant to NH RSA 78-B:2, I and N.H. Admin. Code, Rev 802.03.

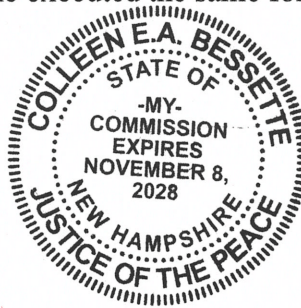
EXECUTED as of the Effective Date.

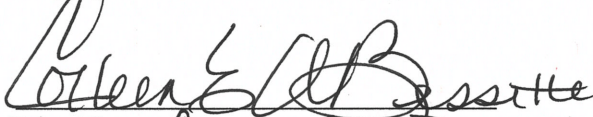
**CITY OF DOVER, NEW HAMPSHIRE**

By:   
Name: J. Michael Joyal, Jr.  
Title: City Manager, duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD, ss.

On this the 28 day of May, 2024, personally appeared the above-named J. Michael Joyal, Jr., as City Manager, on behalf of the City of Dover, New Hampshire, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, before me.



  
Print Name: Colleen E.A. Besette  
Notary Public/Justice of the Peace  
My Commission Expires: 11/8/2028

## **Exhibit A**

### **LOT 1-4**

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT AN INTERSECTING CORNER OF RIVER STREET AND SEAPORT WAY AS SHOWN HEREON; THENCE RUNNING ALONG SAID RIVER STREET THE FOLLOWING;  
N 01° 33' 32" W, A DISTANCE OF 153.40';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 472.01', AN ARC LENGTH OF 180.53', A CHORD BEARING OF N 09° 20' 02" E AND A CHORD LENGTH OF 179.43';  
THENCE N 20° 17' 27" E, A DISTANCE OF 68.21';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 224.00', AN ARC LENGTH OF 265.17'; A CHORD BEARING OF N 54° 12' 13" E AND A CHORD LENGTH OF 249.95';  
THENCE N 88° 04' 14" E, A DISTANCE OF 6.05';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 222.99', AN ARC LENGTH OF 133.80', A CHORD BEARING OF S 74° 23' 07" E AND A CHORD LENGTH OF 131.81';  
THENCE S 57° 45' 04" E, A DISTANCE OF 60.31';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 47.06', AN ARC LENGTH OF 23.49', A CHORD BEARING OF S 36° 34' 44" E AND A CHORD LENGTH OF 23.24';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 25.00', AN ARC LENGTH OF 7.17', A CHORD BEARING OF S 14° 15' 42" E AND A CHORD LENGTH OF 7.14';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 76.06', AN ARC LENGTH OF 36.85', A CHORD BEARING OF S 07° 49' 41" W AND A CHORD LENGTH OF 36.49';  
THENCE S 28° 33' 24" W, A DISTANCE OF 64.17';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00', AN ARC LENGTH OF 43.08', A CHORD BEARING OF S 23° 04' 17" W AND A CHORD LENGTH OF 43.02';  
THENCE N 57° 45' 58" W, A DISTANCE OF 71.71';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 161.50', AN ARC LENGTH OF 23.47', A CHORD BEARING OF S 27° 24' 50" W AND A CHORD LENGTH OF 23.45';  
THENCE S 23° 15' 00" W, A DISTANCE OF 281.07';  
THENCE S 01° 00' 34" E, A DISTANCE OF 57.38';  
THENCE S 22° 20' 58" W, A DISTANCE OF 62.65' TO SAID SEAPORT WAY;  
THENCE ALONG SAID SEAPORT WAY WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 595.00', AN ARC LENGTH OF 198.35', A CHORD BEARING OF N 78° 06' 31" W AND A CHORD LENGTH OF 78.40', TO THE POINT OF BEGINNING.

### **LOT 1-5**

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT THE NORTHERLY SIDE OF SEAPORT WAY AS SHOWN HEREON;  
THENCE RUNNING N 22° 20' 58" E, A DISTANCE OF 62.65';  
THENCE N 01° 00' 34" W, A DISTANCE OF 57.38';  
THENCE N 23° 15' 00" E, A DISTANCE OF 281.07';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 161.50', AN ARC LENGTH OF 23.45', A CHORD BEARING OF N 27° 24' 50" E AND A CHORD LENGTH OF 23.45';  
THENCE S 57° 45' 58" E, A DISTANCE OF 71.71' TO RIVER STREET;  
THENCE ALONG SAID RIVER STREET THE FOLLOWING;  
ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00', AN ARC LENGTH OF 27.54', A CHORD BEARING OF S 14° 04' 45" W AND A CHORD LENGTH OF 27.52';  
THENCE S 10° 34' 21" W, A DISTANCE OF 11.08';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 175.00', AN ARC LENGTH OF 43.37', A CHORD BEARING OF S 16° 19' 01" W AND A CHORD LENGTH OF 43.26';  
THENCE S 23° 15' 00" W, A DISTANCE OF 157.70';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 123.00', AN ARC LENGTH OF 31.25', A CHORD BEARING OF S 15° 58' 19" W AND A CHORD LENGTH OF 31.16';  
THENCE S 08° 41' 38" W, A DISTANCE OF 34.57';

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 97.00', AN ARC LENGTH OF 21.83', A CHORD BEARING OF S 15° 08' 29" W AND A CHORD LENGTH OF 21.79'  
THENCE S 21° 35' 21" W, A DISTANCE OF 86.39' TO SAID SEAPORT WAY;  
THENCE ALONG SAID SEAPORT WAY WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 595.00', AN ARC LENGTH OF 78.46', A CHORD BEARING OF N 64° 46' 51" W AND CHORD LENGTH OF 78.40', TO THE POINT OF BEGINNING.

#### **LOT 1-6**

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT AN INTERSECTING CORNER OF RIVER STREET AND SEAPORT WAY AS SHOWN HEREON;  
THENCE RUNNING ALONG SAID RIVER STREET THE FOLLOWING;  
N 21° 35' 21" E, A DISTANCE OF 95.08';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 147.00', AN ARC LENGTH OF 33.08', A CHORD BEARING OF N 15° 08' 29" E AND A CHORD LENGTH OF 33.01';  
THENCE N 08° 41' 38" E, A DISTANCE OF 34.57';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 73.00', AN ARC LENGTH OF 18.55', A CHORD BEARING OF N 15° 58' 19" E AND A CHORD LENGTH OF 18.50';  
THENCE N 23° 15' 00" E, A DISTANCE OF 157.70';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00', AN ARC LENGTH OF 31.83, A CHORD BEARING OF N 19° 11' 48" E AND A CHORD LENGTH OF 31.81';  
THENCE S 44° 58' 05" E, A DISTANCE OF 200.73';  
THENCE S 43° 08' 38" W, A DISTANCE OF 319.72' TO AN ANGLE POINT IN SAID SEAPORT WAY;  
THENCE ALONG SAID SEAPORT WAY, S 43° 08' 38" W, A DISTANCE OF 7.17';  
THENCE CONTINUING ALONG SAID SEAPORT WAY WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 595.00', AN ARC LENGTH OF 56.00', A CHORD BEARING OF N 53° 25' 08" W AND A CHORD LENGTH OF 55.98', TO THE POINT OF BEGINNING.

NOTES:

- REFERENCE: TAX MAP 22, LOT 1-4
1. TOTAL PARCEL AREA: EXISTING LOT 1-4: 355,658 SQ. FT. OR 8.16 AC.  
PROPOSED LOT 1-4: 157,336 SQ. FT. OR 3.61 AC.  
PROPOSED LOT 1-5: 34,915 SQ. FT. OR 0.79 AC.  
PROPOSED LOT 1-6: 43,374 SQ. FT. OR 1.00 AC.  
PROPOSED LOT 1-7: 43,339 SQ. FT. OR 0.99 AC.  
PROPOSED REVISED CITY R.O.W. 151/1984: SQ. FT. OR 3.55 AC.

2. OWNER OF RECORD: CITY OF DOVER  
288 CENTRAL AVE.  
DOVER, NH 03820  
S.C.R.D. BOOK 225, PAGE 493 (LOT 1)

3. ZONE: COCHECHO WATERFRONT DISTRICT (CWD)  
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA N/A  
MAX. BUILDING COVERAGE[2] 75%  
MIN. FRONTAGE N/A  
MIN. FRONT SETBACK 0 FT.  
MIN. SIDE SETBACK 0 FT.  
MIN. REAR SETBACK 0 FT.  
ABUT A STREET SETBACK 0 FT.  
MAX. BUILDING HEIGHT: 55 FT.  
PRINCIPAL BUILDING 55 FT.  
OUTBUILDING 55 FT.

[2] LOTS LOCATED IN THE COCHECHO WATERFRONT DISTRICT (CWD) AND LOCATED SOUTH OF THE COCHECHO RIVER MAY HAVE A MAXIMUM LOT COVERAGE OF 100% (ADDED 1-22-2003 BY ORD. NO. 35).

ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE DATED DECEMBER 2009, CWD AMENDED 7/22/2020 AS AVAILABLE ON THE CITY WEBSITE. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

THIS PARCEL IS EXEMPT FROM THE STATE OF NH SHORELAND PROTECTION DISTRICT PER RSA 483-B:12, MARCH 4, 2009.

4. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING TAX MAP 22 LOT 1-4 INTO FOUR SEPARATE PARCELS AND DEFINE A CITY RIGHT OF WAY ADJACENT TO THE PARCELS.

5. THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.

6. THE PROPOSED USE FOR THE SITE IS MIXED-USE DEVELOPMENT.

7. A CONDITIONAL USE PERMIT (P17-43) WAS APPROVED BY THE PLANNING BOARD ON 6/12/17. CONDITIONAL USE PERMIT (P20-01) AND SITE PLAN (P21-80) FOR THIS PARCEL HAVE BEEN APPROVED.

8. THE FOLLOWING STATE AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

NHDES WETLANDS PERMIT 2019-03464 (PENDING APPROVAL)  
NHDES WETLANDS PERMIT 2016-03464 - APPROVED 6/9/17  
NHDES WETLANDS PERMIT 2016-03428 - APPROVED 6/14/18  
NHDES ALTERATION OF TERRAIN PERMIT A01-1264 - APPROVED 9/1/17  
NHDES ALTERATION OF TERRAIN PERMIT A01-190301-033 (PENDING APPROVAL)  
US ARMY CORPS OF ENGINEERS PERMIT NAE-2017-01586 - APPROVED 8/18/17  
US ARMY CORPS OF ENGINEERS PERMIT NAE-2017-00131 - APPROVED 11/6/17  
US ARMY CORPS OF ENGINEERS PERMIT NAE-2018-01586 - APPROVED 9/11/17

9. LOT LINE INFORMATION HAS BEEN OBTAINED BY A FIELD SURVEY PERFORMED BY DOUCET SURVEY, INC. DURING SEPTEMBER 2016, SPRING OF 2017 AND ADDITIONALLY DURING JANUARY OF 2019. EQUIPMENT USED INCLUDES A TRIMBLE S6 TOTAL STATION, TRIMBLE R8 SURVEY GRADE GPS AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

10. FLOOD HAZARD ZONE: "X", "AE", 0.2% ANNUAL CHANCE FLOOD HAZARD & REGULATORY FLOODWAY", PER FIRM MAP 330170335E, DATED 9/30/15.

11. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE JENNET GPS IRS NETWORK.

12. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

13. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENTS OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRATFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY CLERK'S OFFICE.

NO INFORMATION WAS FOUND RELATIVE TO THE CREATION OR WIDTH OF RIVER STREET OR WASHINGTON STREET IN THE VICINITY OF THE SUBJECT PARCEL. THE EXISTING LOT LINE AS SHOWN HEREON IN THE VICINITY OF RIVER STREET IS PER REFERENCE PLAN 4, MONUMENTS SHOWN ON SAID PLAN ALONG RIVER STREET WERE NOT FOUND AND PRESUMABLY DESTROYED DURING ROAD CONSTRUCTION.

14. JURISDICTIONAL WETLANDS, ORDINARY HIGH WATER AND HIGHEST OBSERVABLE TIDE LINE DELINEATED BY GZA GEOMORPHOMETAL, INC. DURING AUGUST 2016 IN ACCORDANCE TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS. SAID FEATURES ARE SHOWN ON REFERENCE PLAN 8.

15. NO ACCESS EASEMENT WAS FOUND BENEFITING MAP 22, LOT 2.

16. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SUBDIVISION PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

17. BUILDING ADDRESSES (INCLUDING APT./UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

18. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

19. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

20. WAIVER TO SUBDIVISION REGULATIONS 157-276 AND 157-27H WERE GRANTED FOR THE REASONS STATED BY THE APPLICANT AND THE BOARD FOUND THE CRITERIA OF 157-51 HAD BEEN MET.



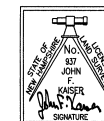
KEY MAP

REFERENCE PLANS:

1. "SITE PLAN, DOVER BLUFF CONDOMINIUMS, HENRY LAW AVENUE, DOVER, NH, HAMPTON MANAGEMENT CORP." DATED MAY 20, 1985 BY NOLDESIGN, INC. S.C.R.D. PLAN 27-47.
2. "PLAN OF LAND FOR ELEANOR M. MCCOOLE NEAR RIVER STREET, DOVER, NEW HAMPSHIRE" DATED MAY 1991 BY K.E. MOORE, LAND SURVEYOR S.C.R.D. PLAN 32A-49.
3. PLAN OF LAND, LOT 22-1 & 22-42, HENRY LAW AVENUE, DOVER, NH PREPARED FOR CITY OF DOVER, COMMUNITY DEVELOPMENT - 288 CENTRAL AVE. - DOVER, NH DATED MAY 15, 1991 BY CUOCO & CORMIER, INC. S.C.R.D. PLAN 40-53.
4. "PLAN OF GROUNDWATER MANAGEMENT ZONE, PREPARED FOR CITY OF DOVER, TAX MAP 22 LOT NO. 1, RIVER STREET, CITY OF DOVER, COUNTY OF STRATFORD, STATE OF NEW HAMPSHIRE" DATED DECEMBER 2001 BY MCNEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 65-16.
5. "WALLINGFORD HEIGHTS SURVEYED FOR ARTHUR J. GRIMES" DATED MARCH 1929 BY W.S. WHEELER, C.E. DOVER, N.H. S.C.R.D. PK. 7 F. 4 PL. 16.
6. "FINAL SUBDIVISION PLAN MAP 22/LOT 41, LAND IN DOVER, NEW HAMPSHIRE, NANTUCKET COURT SUBDIV. 138 HENRY LAW AVENUE" DATED JANUARY 19, 2004 WITH A FINAL REVISION DATE OF 6/11/04 BY CUOCO & CORMIER, S.C.R.D. PLAN 76-41.
7. "LOT LINE REVISION PLAN FOR THE CITY OF DOVER OF TAX MAP 22, LOTS 1 & 42, RIVER STREET & WASHINGTON STREET, DOVER, NEW HAMPSHIRE" DATED FEBRUARY 15, 2019 WITH A REVISION DATE OF 3/18/19 BY DOUCET SURVEY, LLC. S.C.R.D. PLAN 118-49 THROUGH 118-51.
8. "EXISTING CONDITIONS PLAN FOR HORSLEY WITTEN GROUP OF TAX MAP 22, LOT 1, 31 RIVER STREET, DOVER, NEW HAMPSHIRE" DATED AUGUST 2017 WITH A REVISION DATE OF 12/14/17, BY DOUCET SURVEY, INC. PLAN IS NOT RECORDED AT THE S.C.R.D.
9. "COCHECHO DEVELOPMENT SUBDIVISION PLAN FOR THE CITY OF DOVER OF TAX MAP 22 LOT 1 RIVER STREET & WASHINGTON STREET DOVER, NEW HAMPSHIRE DOVER CITY PLANNING FILE NUMBER P20-14" DATED JANUARY 28, 2020 WITH A REVISION DATE OF 9/25/20 BY DOUCET SURVEY, LLC. S.C.R.D. PLANS 12247-12248.

ABUTTERS LIST:

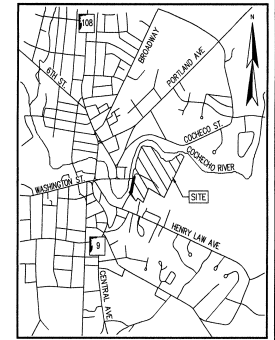
- TAX MAP 22, LOT 1  
CITY OF DOVER  
288 CENTRAL AVE  
DOVER, NH 03820
- TAX MAP 22, LOT 1-3  
CITY OF DOVER  
288 CENTRAL AVE  
DOVER, NH 03820
- TAX MAP 22, LOT 1-1  
CITY OF DOVER  
288 CENTRAL AVE  
DOVER, NH 03820
- TAX MAP 22, LOT 1-2  
CITY OF DOVER  
288 CENTRAL AVE  
DOVER, NH 03820
- TAX MAP 22, LOT 42  
CITY OF DOVER  
288 CENTRAL AVE  
DOVER, NH 03820  
S.C.R.D. BOOK 1758 PAGE 223
- TAX MAP 22, LOT 42  
CITY OF DOVER  
288 CENTRAL AVE  
DOVER, NH 03820  
S.C.R.D. BOOK 613 PAGE 241



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

*Catherine A. Burube* L.L.S. #937  
6/20/22 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



LOCATION MAP (n.t.s.)

LEGEND

- EXISTING LOT LINE  
- - - PROPOSED LOT LINE  
- - - APPROXIMATE ABUTTERS LOT LINE  
- - - EXISTING RIGHT-OF-WAY LINE  
- - - PROPOSED RIGHT-OF-WAY LINE

APPROVED

DATE 6/28/22

City of Dover, N.H.

PLANNING BOARD

*Jim Luckman*

CHAIRMAN/DIRECTOR

*[Signature]*  
SIGNATURE OF OWNER(S)

200 0 200 400  
SCALE: 1 INCH = 200 FT.

COCHECHO DEVELOPMENT  
SUBDIVISION PLAN  
FOR  
THE CITY OF DOVER  
OF  
TAX MAP 22 LOT 1-4  
RIVER STREET & WASHINGTON STREET  
DOVER, NEW HAMPSHIRE

DOVER CITY PLANNING FILE NUMBER P21-81

NO.	DATE	DESCRIPTION	BY
1	6/17/22	REV. PLAN NOTE 7 & ADD NOTE 20	J.F.K.
PER N.O.D. DATED 6/15/22			
NO.	DATE	DESCRIPTION	BY
DRAWN BY:	W.D.C.	DATE:	MAY 19, 2022
CHECKED BY:	J.F.K.	DRAWING NO.	49666
JOB NO.	4966	SHEET	1 OF 2



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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4080  
10 Stoner Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
http://www.doucetsurvey.com



LEGEND

- EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - APPROXIMATE ADJUTERS LOT LINE
- BOUND FOUND
- IRON PIPE/ROD FOUND
- SUITABLE MONUMENT TO BE SET (TYPE AND LOCATIONS TO BE DETERMINED BY CITY PLANNING DEPARTMENT)
- BOUND FOUND
- IRON PIPE FOUND
- GRANITE
- 22-1 TAX MAP-LOT NUMBER

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	180.53'	472.01'	21°54'48"	N09°20'02"E	179.43'
C2	265.17'	224.00'	67°49'32"	N54°12'13"E	249.95'
C3	133.80'	222.99'	34°22'50"	S74°23'07"E	131.81'
C4	23.49'	47.06'	28°35'55"	S36°34'44"E	23.24'
C5	7.17'	25.00'	16°25'29"	S14°15'42"E	7.14'
C6	36.85'	76.06'	27°45'18"	S07°49'41"W	36.49'
C7	43.08'	225.00'	10°58'14"	S23°04'17"W	43.02'
C8	27.54'	225.00'	7°00'48"	S14°04'45"W	27.50'
C9	43.37'	175.00'	14°11'58"	S16°08'01"W	43.26'
C10	31.25'	123.00'	14°33'22"	S15°58'19"W	31.16'
C11	21.83'	97.00'	12°53'43"	S15°08'29"W	21.79'
C12	23.47'	161.50'	8°19'41"	N27°24'50"E	23.45'
C13	33.08'	147.00'	12°53'43"	N15°08'29"E	33.01'
C14	18.58'	73.00'	14°33'22"	N15°58'19"E	18.50'
C15	31.83'	225.00'	8°06'22"	N19°11'48"E	31.81'
C16	23.22'	225.00'	5°54'48"	N12°11'13"E	23.21'
C17	54.93'	175.00'	17°59'02"	N19°33'53"E	54.70'
C18	5.98'	50.00'	6°51'04"	N25°07'52"E	5.98'
C19	52.63'	126.16'	23°54'12"	N09°44'55"E	52.25'
C20	50.66'	95.71'	30°19'38"	N30°37'55"W	50.07'
C21	6.10'	95.71'	3°39'02"	N47°37'15"W	6.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°05'34"E	14.11'
L2	N42°22'59"E	22.98'
L3	S47°37'22"E	32.05'
L4	S43°31'47"W	11.47'
L5	S43°08'36"W	7.17'
L6	N88°04'14"E	6.05'
L7	S10°34'21"W	11.08'
L8	S08°41'38"W	34.57'
L9	N08°41'38"E	34.57'
L10	N10°34'21"E	10.45'
L11	N04°32'33"W	19.25'

APPROVED  
 DATE 6/18/22  
 City of Dover, N.H.  
 PLANNING BOARD  
 [Signature]  
 CHAIRMAN/DIRECTOR

SIGNATURE OF OWNER(S)  
 [Signature]  
 SCALE: 1 INCH = 60 FT.

COACHECHO DEVELOPMENT  
 SUBDIVISION PLAN  
 FOR  
 THE CITY OF DOVER  
 OF  
 TAX MAP 22 LOT 14  
 RIVER STREET & WASHINGTON STREET  
 DOVER, NEW HAMPSHIRE

DOVER CITY PLANNING FILE NUMBER P21-81

NO.	DATE	DESCRIPTION	BY
1	6/17/22	REV. PLAN NOTE 7 & ADD NOTE 20	J.F.K.
		PER N.O.D. DATED 6/15/22	

DRAWN BY:	W.D.C.	DATE:	MAY 19, 2022
CHECKED BY:	J.F.K.	DRAWING NO.	4966G
JOB NO.	4966	SHEET	2 OF 2

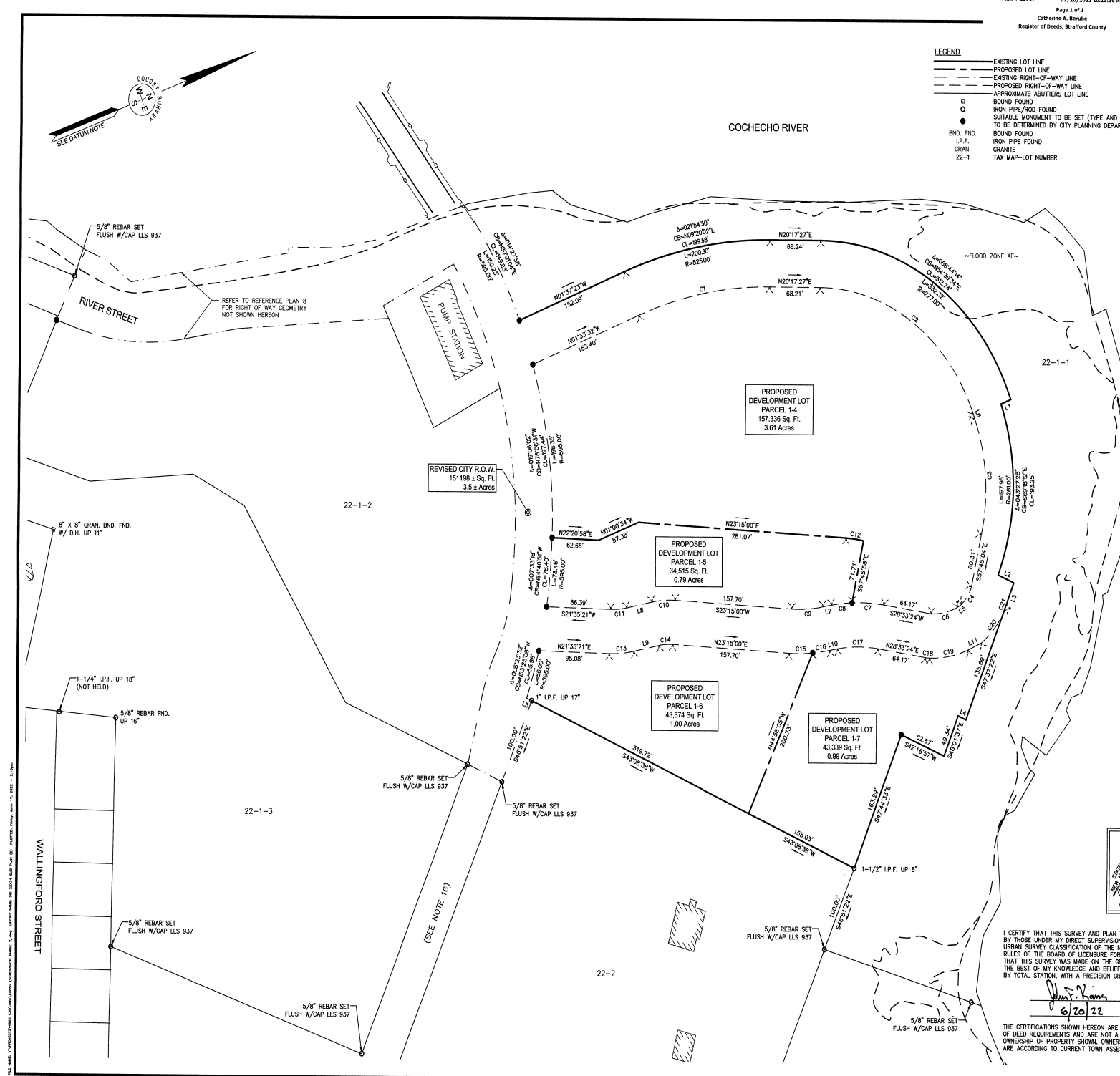


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<http://www.doucetsurvey.com>

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

[Signature] L.L.S. #937  
 6/20/22 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



FILED: 6/20/22 10:15:16 AM PLAN # 12707 CATHY A. BERUBE REGISTER OF DEEDS, STRAFFORD COUNTY