022649 88 DEC 28 AM 11:17

STRAFFORD COUNTY

plan 35 - 98

TRUE NORTH

I-2H
LOUISE M. SWEATT
988/212

I-3 JENNIE E. LEATHERS 729/129

I-3B W/F JOHN GAVIN 1142/616

IRON PIPE FOUND

STEEL STAKE FOUND

CONCRETE POST FOUND

PHASE VIII
1.70 ACRES
74,052 SQ. FT.
(COMPLETE)

PHASE VII
1.96 ACRES
85,377 SQ. FT.
(COMPLETE)

PHASE VI
1.44 ACRES
62,726 SQ. FT.
(COMPLETE)

PHASE V
11.4 ACRES
496,584 SQ. FT.
(COMPLETE)

PHASE IX
1.41 ACRES
61,419 SQ. FT.
(COMPLETE)

PHASE II
.59 ACRES
25,700 SQ. FT.
(COMPLETE)

PHASE III
1.70 ACRES
74,052 SQ. FT.
(COMPLETE)

PHASE X
1.07 ACRES
46,609 SQ. FT.
(COMPLETE)

PHASE XI
3.39 ACRES
147,668 SQ. FT.
(COMPLETE)

PHASE IV
1.44 ACRES
62,726 SQ. FT.
(COMPLETE)

PHASE I
1.77 ACRES
77,101 SQ. FT.
(COMPLETE)

F.F. ELEV. 88.04
F.F. ELEV. 76.42
F.F. ELEV. 64.22
F.F. ELEV. 54.36
F.F. ELEV. 92.35
F.F. ELEV. 84.04
F.F. ELEV. 71.35
F.F. ELEV. 94.02
F.F. ELEV. 85.10
F.F. ELEV. 80.22
F.F. ELEV. 76.38
F.F. ELEV. 98.28
F.F. ELEV. 91.71
F.F. ELEV. 81.92
F.F. ELEV. 73.06
F.F. ELEV. 67.39
F.F. ELEV. 91.76
F.F. ELEV. 81.10
F.F. ELEV. 80.24

8" RETAINING WALL POURED CONC.

POURED CONC. 8' RETAINING WALL

RAIL FENCE

TRANS. PADS

ELEC. BOXES

TELE BOX

GAS FILL-UP

LIFT STATION

HYDRANT

TBM - TOP SPIGOT OF HYDRANT ELEV. 64.02

CERTIFICATION
I HEREBY CERTIFY THAT THE WITHIN PLAN IS ACCURATE; THAT IT COMPLIES WITH THE PROVISION OF RSA 356-B:20(1) AND ALL UNITS DEPICTED HEREIN, AS COMPLETED, HAVE IN FACT BEEN SUBSTANTIALLY COMPLETED

LICENSED LAND SURVEYOR

VARIANCE:
VARIANCE GRANTED BY THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT, NOVEMBER 20, 1988, CASE NO. H88-62, TO MAINTAIN A SIDE SETBACK OF 74.05 FEET WHERE 75 FEET IS REQUIRED.

AP. RCVD
DATE 12/9/88
City of Dover Zoning & Planning Board
Harold Preston

LOCUS
NO SCALE

50' ROW. FOR LOUISE M. SWEATT 988/212

I-2A PAUL E. & LILLIAN B. FISHER, JR. 675/198

I-2B WILLIAM C. & BARBARA A. STURROCK 1327/75

I-2J VINCENT E. SABALICK & DIANE M. WEGRZYN 1338/678

A = 80°17'00"
R = 73.00
ARC = 102.29

EXISTING R.O.W. TO BE ABANDONED

NOTE:
SEE INSERT SHEET 2 FOR PAVEMENT & PROPOSED R.O.W.

50' ROW
1305/417-434

LEGEND

PHASE III — PHASE NUMBER

(SEE NOTE 3) LIMITED COMMON 8'-9'x18' PARKING SLOTS PER UNIT (TYPICAL)

BUILDING LINE

UNIT LINE

SET BACK LINE

(SEE NOTE 3) LIMITED COMMON 6'x12' PATIO (TYPICAL) (NO FOUNDATION)

WATER SHUT-OFF (TYP)

(SEE NOTE 3) LIMITED COMMON 3'-3"x4'-0" ENTRANCE PAD (TYPICAL)

(SEE NOTE 3) LIMITED COMMON 8'-6"x8'-0" STOCKADE FENCE (TYPICAL)

GAS METER (TYP)

75' MIN. (TYP.)

PROPERTY LINE

MATCH LINE

15' SEWER EASEMENT TO PAUL E. & LILLIAN B. FISHER

40 0 40 80 120 160 FEET
20 0 20 40 METERS

"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

12/9/88
DATE

FRANCIS J. DURGIN, L.L.S.

THE CERTIFICATION SHOWN HEREON IS LIMITED TO MERE DELINEATION OF METES BOUNDMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN OR OWNERS OF ADJOINING PROPERTIES.

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SCHOFIELD BROTHERS, INC.

NOTES:

1. UTILITY LINES & UTILITY DETAIL SHOWN HEREON ARE FROM INFORMATION SUPPLIED BY THE DEVELOPER, JADE REALTY CORP. NO LOCATION OF THESE SERVICES WERE MADE BY FIELD SURVEYS.
2. "LIMITED COMMON", SEE LEGEND, APPLIES TO ALL PHASES.
3. PHASE LINES METES & BOUNDS ARE DELINEATED CONSTRUCTION PHASES ONLY AND ARE NOT TO BE CONSTRUED AS SUBDIVISION OR BOUNDARY LINES.
4. WE DO NOT CERTIFY TO THE COMPLETENESS OR ACCURACY OF THE UTILITY INFORMATION SHOWN.
5. THIS IS NOT A SUBDIVISION OF LAND. PHASING LINES SHOWN HEREON DENOTE CONSTRUCTION STAGES ONLY. ANY CONVEYANCE OF WITHDRAWABLE LANDS OR ANY OTHER PORTION OF THE ENTIRE PARCEL SHOWN WILL REQUIRE A SUBDIVISION PLAN WITH THE APPROPRIATE APPROVALS. (CON'T ON SHEET 2)

REV. NO.	DATE	APPR'D	DESCRIPTION	BY
4	8-22-88	J.E.M.	PHASES IX - THRU II COMPLETE - REVISED TO DATE	G.A.C.
3	7-22-88	J.E.M.	PHASE VIII COMPLETE - REVISED TO DATE	G.A.C.
2	7-5-88	J.E.M.	PHASES V & VI COMPLETE - ADDED NOTE 5 - REVISED TO DATE	G.A.C.
1	4-8-88	J.E.M.	PHASE IV COMPLETE - REVISED TO DATE	G.A.C.

AS-BUILT SITE PLAN
TIDEVIEW ESTATES, A CONDOMINIUM
DOVER, N.H.
FOR JADE REALTY CORPORATION
AMHERST, N.H.

DURGIN-SCHOFIELD ASSOCIATES
ENGINEERING · SURVEYING · PLANNING
A Division of Schofield Brothers, Inc.
442 U.S. ROUTE 1 BY-PASS, PORTSMOUTH, N.H. 03801 (603) 436-2887
1 OLD DOVER RD - SUITE 8, ROCHESTER, N.H. 03867 (603) 330-6933

DATE: MAR. 10, 1988
SCALE: 1" = 40'
JOB NO. P-01023
PROJ. MGR. JEM
CHECKED BY JEM
APPROVED BY FJG
DRAWN BY
PLAN NO. 7511
SHEET 1 OF 2

022650 88 DEC 28 AM 11: 18

STRAFFORD COUNTY

plan 35 - 99

S 78°52'15" E 200.00 — CONCRETE POST FOUND — 280.50 — IRON PIPE FOUND — S 78°30'00"E 245.60 — IRON PIPE FOUND — IRON PIPE FOUND — 82±

(COMPLETE)
PHASE VI
1.44 ACRES
62,726 SQ. FT.

N 16°09'22" E 304.70 — 110.45 — 95.55 — 104.73 — 87.52 — 121.77 — 146.60 — N 14°08'16" E 305.92 — 98.34 — 87.99 — 36.84 — 67.99 — 43.87 — 48.07 — 98.34

F.F. ELEV. 63.02 — F.F. ELEV. 54.36 — 98 — 100 — 102 — 104 — 106 — 108 — 110 — 112 — 114 — 116 — 118 — 120 — 13 — 12 — 11

E.L.E.U.V. — E.L.E.U.V. — E.L.E.U.V.

TRANS. PAPS — TELE. BOX — ELEC. BOX — C.B. — LIGHT POST — SEWAGE LIFT STATION — SEWER MANHOLE — CLEANOUT

PHASE V
(COMPLETE)
1.14 ACRES
49,584 SQ. FT.
(TO TIE LINES)

DRAIN MANHOLE — DRAIN MANHOLE — DRAIN MANHOLE — 10' WIDE PAVED ROAD — 18" R.C.P. — 24" R.C.P. — 36" R.C.P. — 18' — 8' — RIP RAP — GAS FILL-UP

5'x5' CONCRETE B.A.S.Q. PITS — GRAVEL AREA — CONCRETE DOCK — S 23°10'30" E 398.73 (TIE) — LIMIT OF 100-YEAR FLOOD LINE — IRON PIPE FOUND — 725±

Bellamy River

S 8°55'40"E ADD 43 (TIE) — APPROX. HIGH WATER LINE

S 78°20'07"E 180.65 — 210.05 — TBM - TOP SPINDLE OF HYDRANT ELEV. 64.02'

GAS STORAGE TANK

TOTAL AREA: 28.50 ACRES

S 5°13'40"E 342.53

PHASE IV

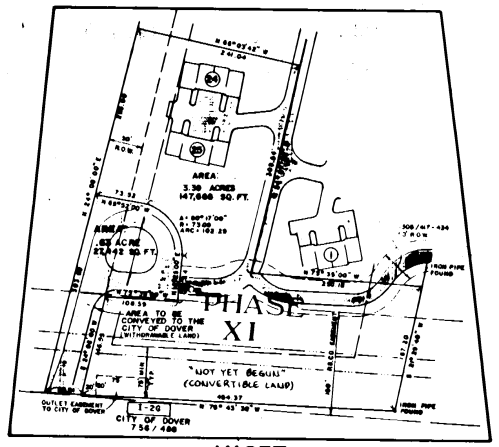
DECLARATION OF CONDOMINIUM - STRAFFORD COUNTY REGISTRY OF DEEDS 1375 - 752, PHASE 1, 2, 3 - 3/30/88
1 ST AMENDMENT - S.C.R.D. 1379-572 PHASE 4 - 4/20/88
2 ND AMENDMENT - S.C.R.D. 1397-44 PHASE 5 & 6 - 7/15/88
3 RD AMENDMENT - S.C.R.D. 1403-360 PHASE 7 - 8/15/88
4 TH AMENDMENT - S.C.R.D. 1412-585 PHASE 9 & 10 - 9/30/88
5 TH AMENDMENT - S.C.R.D. 1423-388 PHASE 8 - 11/30/88

55.00 — IRON RE-BAR FOUND — I-2J — VINCENT E. SREBNICK & DIANE M. WEGRZYN 1338/678 — 296.30 N 76° 33' 55" W — 652.47 N 78° 10' 00" W — GRANITE POST FOUND — GRANITE POST FOUND — IRON PIPE FOUND — 10±

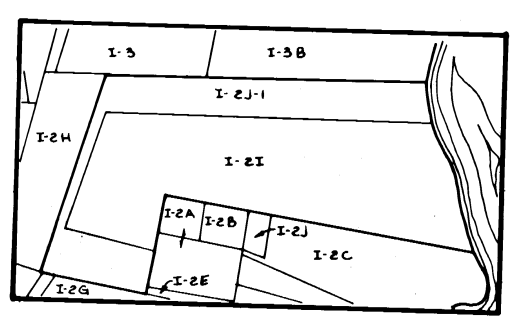
MATCH LINE

I-2C
N/F WILLIAM K. SHAW, JR. & RUBY E. SHAW
923/120

OWNERS OF RECORD:
I-2I JADE REALTY CORP.
I-2J-1 JADE REALTY CORP.



INSET
NOT TO SCALE



ABUTTER'S SKETCH

ABUTTERS LIST
FOR: JADE REALTY CORPORATION

MAP/LOT
I/2A PAUL E. & LILLIAN A. FISHER, JR.; OFF GARRISON RD., DOVER, NH 03820
I/2B WILLIAM C. & BARBARA A. STURROCK; GARRISON RD., DOVER, NH 03820
I/2C GERALD AVERY C/O ARTHUR WINGO; 85 PINEHURST RD, PORTSMOUTH, NH 03801
I/2G CITY OF DOVER; DOVER, NH 03820
I/2H LOUISE M. SWEATT; 54 BACE RIVER RD., DOVER, NH 03820
I/2J VINCENT E. SREBNICK & DIANE M. WEGRZYN; OLD GARRISON RD., DOVER, NH 03820
I/3 JENNIE E. LEATHERS; 250 MAST RD., DOVER, NH 03820
I/3B "FORDS LANDING"; MAST RD, DOVER, NH 03820

APPROVED
DATE 12/9/88
City of Dover, N.H.
PLANNING BOARD
Harold P. Preston

"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

12/9/88
DATE
Francis J. Gannon
FRANCIS J. GANNON, L.L.S.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN OR OWNERS OF ADJOINING PROPERTIES.

(NOTES CON'T FROM SHEET 1)

6. CABLE TELEVISION MULTI-UNIT AGREEMENT BETWEEN CONTINENTAL CABLEVISION OF NEW ENGLAND, INC. & JADE REALTY - AT STRAFFORD COUNTY REGISTRY OF DEEDS - 1357-433
7. UTILITY EASEMENT TO JED PROPANE, INC. - STRAFFORD COUNTY REGISTRY OF DEEDS 1375-749 (GAS)
8. SUBJECT TO EASEMENTS:
   S.C.R.D. 924-8
   S.C.R.D. 924-11
   S.C.R.D. 1361-246

REFERENCE PLANS:

1. "BUILDING PHASING - TIDEVIEW ESTATES, A CONDOMINIUM, "DOVER, N.H. FOR JADE REALTY CORPORATION, BY DURGIN/SCHOFIELD ASSOCIATES, 7/10/87, PLAN # 7509.
2. "PLAN OF SUBDIVISION - EDWARD & RUTH PAINE" DOVER, N.H. BY K.E. MOORE & B.G. STAPLES, 4/1975.
3. "PLAN & PROFILE PROPOSED IMPROVEMENTS OF SHAWS LANE, TIDEVIEW ESTATES, DOVER, N.H." BY DURGIN/SCHOFIELD ASSOC., 5-2-86, REVISED 12-18-86.
4. "PLAN OF SUBDIVISION AND COMBINING OF LOTS LAND OF PAUL & LILLIAN FISHER, DOVER, N.H.," BY RICHARD P. TOWLE, LAND SURVEYOR, 8-29-85.

CERTIFICATION:
I HEREBY CERTIFY THAT THE WITHIN PLAN IS ACCURATE; THAT IT COMPLIES WITH THE PROVISION OF RSA 356-B:20(I) AND ALL UNITS DEPICTED HEREIN, AS COMPLETED, HAVE IN FACT BEEN SUBSTANTIALLY COMPLETED

Francis J. Gannon
LICENSED LAND SURVEYOR

40 0 40 80 120 160 FEET
20 0 20 40 METERS

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Francis J. Gannon

REV. NO.	DATE	APPR'D	DESCRIPTION	BY
3	7-22-88	J.E.M.	PHASE VII COMPLETE - REVISED TO DATE	G.A.C.
2	7-5-88	J.E.M.	PHASES V & VI COMPLETE - ADDED NOTE 5 - REVISED TO DATE	G.A.C.
1	4-8-88	J.E.M.	PHASE IV COMPLETE - REVISED TO DATE	G.A.C.

AS-BUILT SITE PLAN
TIDEVIEW ESTATES, A CONDOMINIUM
DOVER, N.H.
FOR JADE REALTY CORPORATION
AMHERST, N.H.

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1 OLD DOVER RD - SUITE 4, ROCHESTER, N.H. 03867 (603) 335-6033

DATE: MAR. 10, 1988
SCALE: 1" = 40'
JOB NO. P-01023
PLAN NO. 7511
SHEET 2 OF 2

PROJ. MGR. JEM — CHECKED BY JEM
APPROVED BY FJG — DRAWN BY Lisa A. DeSpirito