

296 138
N/F
ROBERT M. MEANEY
P.O. BOX 214
BURLINGTON, MA 01803
BK. 5730 PG. 1650

NOTES:

- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0443 E EFFECTIVE DATE MAY 17, 2005.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29.

296 149
N/F
CROWLEY REALTY TRUST
C/O CATHERINE J. CROWLEY,
TRUSTEE
19 DOVER AVENUE
HAMPTON, NH 03842
BK. 3129 PG. 1876

PLAN REFERENCE

"SECTION 1 PLAN OF LEASED LOTS FOR THE TOWN OF HAMPTON IN HAMPTON, N.H."
SCALE: 1"=40' DATE: APRIL 1983
REVISED MAR. 1984 BY: PARKER SURVEY ASSOC., INC.
D-12566

ELEVATION TABLE

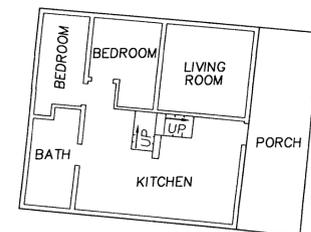
UNITS A & B

SECOND FLOOR	ELEV.= 26.5
FIRST FLOOR	ELEV.= 17.6
ENTRY	ELEV.= 8.7
GARAGE	ELEV.= 8.1

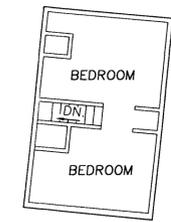
UNIT C

SECOND FLOOR	ELEV.= 19.1
FIRST FLOOR	ELEV.= 10.9

ELEVATIONS ARE BASED ON NGVD29



UNIT C
498 S.F.
FIRST FLOOR



UNIT C
283 S.F.
SECOND FLOOR

296 157
RECORD OWNER
NANA BEACH REALTY LLC C/O
ANDREW GUTHRIE
268 MAIN STREET PMB
NORTH READING, MA 01864
BK. 4957 PG. 1814
3,415 S.F.
0.08 ACRES

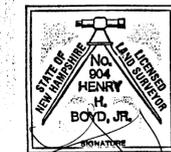
LCA UNIT A
572 S.F.
LCA UNIT B
460 S.F.
DECKS ARE L.C.A.
LCA UNIT C
638 S.F.
PORCH AND STEPS ARE L.C.A.

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JULY AND AUGUST OF 2020.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY AND PLANS CONFORM TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20, (I) AND (II) AND THAT UNITS A, B & C ARE SUBSTANTIALLY COMPLETE.



09-01-2020
DATE
HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN DATE

CONDOMINIUM PLAN
IN
HAMPTON, NH

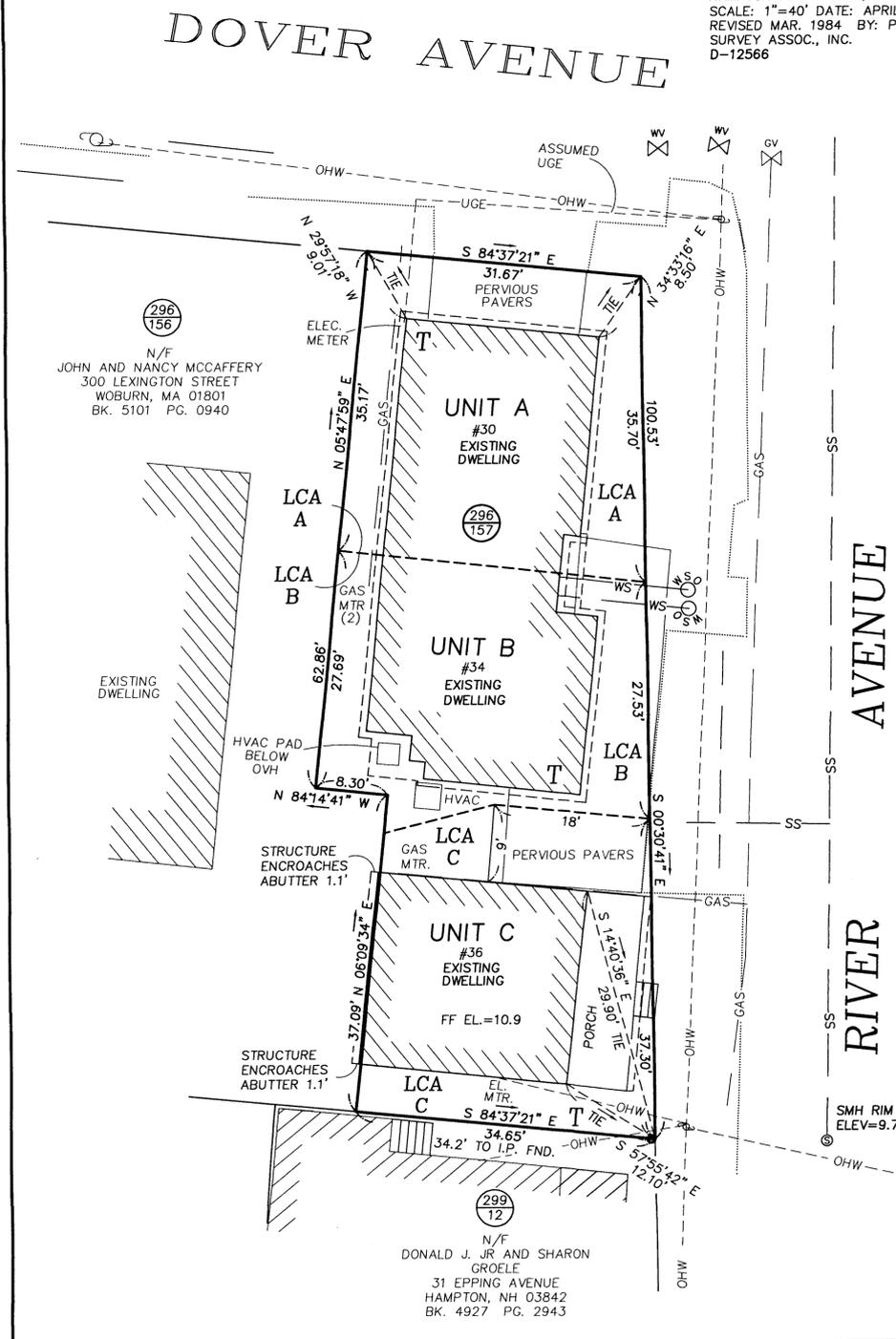
SHOWING
36 RIVER AVENUE
HAMPTON, NH 03842
(ASSESSORS MAP 293 LOT 157)

RECORD OWNERS
NANA BEACH REALTY
ANDREW AND DAVID GUTHRIE
153 MAIN STREET NORTH READING, MA 01864

MILLENNIUM ENGINEERING, INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833

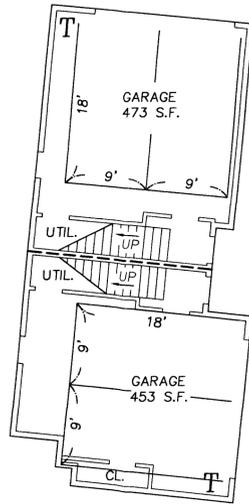
SCALE: 1"=10'
DATE: SEP. 01, 2020
CALC. BY: K.I.R.
CHKD. BY: H.H.B.
PROJECT: E202495

NO.	DATE	DESCRIPTION	BY

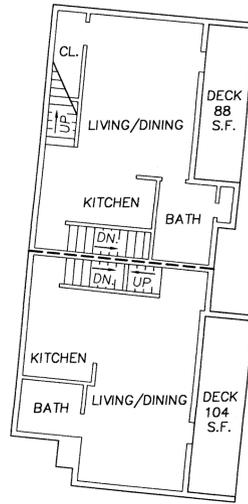


CATCH BASIN
RIM ELEV=7.50

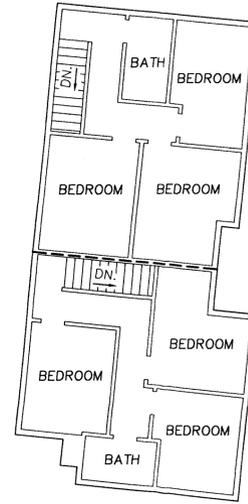
UNIT A
558 S.F.
INCLUDES GARAGE
LOWER LEVEL



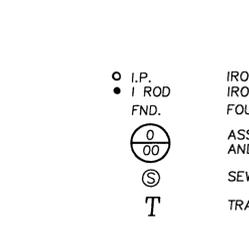
UNIT A
556 S.F.
INCLUDES GARAGE
FIRST FLOOR



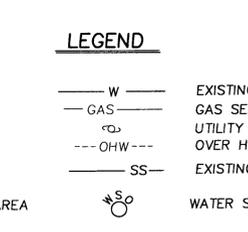
UNIT A
563 S.F.
SECOND FLOOR



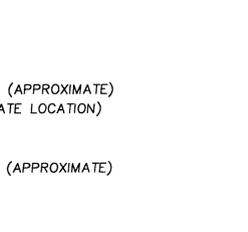
UNIT B
536 S.F.
INCLUDES GARAGE
LOWER LEVEL



UNIT B
532 S.F.
INCLUDES GARAGE
FIRST FLOOR

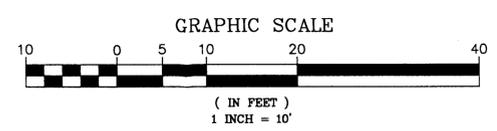


UNIT B
530 S.F.
SECOND FLOOR



LEGEND

- I.P. IRON PIPE FOUND
- I ROD FND.
- 00 ASSESSORS MAP AND PARCEL
- S SEWER MANHOLE
- T TRASH STORAGE AREA
- W — EXISTING WATER SERVICE (APPROXIMATE)
- GAS — GAS SERVICE (APPROXIMATE LOCATION)
- UTILITY POLE
- OHW --- OVER HEAD WIRE
- SS — EXISTING SEWER SERVICE (APPROXIMATE)
- ⊗ WATER SHUT OFF



299 12
N/F
DONALD J. JR AND SHARON GROELE
31 EPPING AVENUE
HAMPTON, NH 03842
BK. 4927 PG. 2943

299 13
N/F
MARCIA KLINGBIEL
131 HEDGEROSE LANE
HOPKINGTON, NH 03229
BK. 3551 PG. 2837

296 158
N/F
MICHAEL & JANET ROCHE
17 HELEN DRIVE
HOOKSET, NH 03106
BK. 4010 PG. 1321

296 156
N/F
JOHN AND NANCY MCCAFFERY
300 LEXINGTON STREET
WOBBURN, MA 01801
BK. 5101 PG. 0940