UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

PLAN REFERENCES:

1.) "PLAN OF LAND OF AMBUS PROPERTIES, INC C/O CURTIS WOOD, OLD DOVER ROAD-ROUTE 108 ROCHESTER, NH" DATED: 1988 BY: BERRY SURVEYING & ENGINEERING FILE # 88-13

2.) "BOUNDARY LINE REVISION LAND OF CITY OF ROCHESTER AND CURTIS TRANSROG, INC. OLD DOVER ROAD-ROUTE 108 ROCHESTER, NH." DATED: OCTOBER 17, 1997 BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN # 50-94

3.) "LAND IN ROCHESTER, NH BOSTON & MAINE CORPORATION TO RAYMOND CHARRON" DATED: FEBRUARY 20, 1986 BY: BERRY SURVEYING & ENGINEERING FILE # DB 1986-21

4.) "ALTA/ACSM TITLE SURVEY (URBAN) 28 OLD DOVER ROAD" DATED: JULY 9, 1963 BY: CHOOD & DORMER ENGINEERING ASSOCIATES, INC S.C.R.D. PLAN # 43-61

5.) "SITE REVIEW PLAN FOR PLAN OF LAND ROCHESTER, NH, OLD DOVER ROAD ASSOCIATES" DATED: MARCH 1987 BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. FILE # 108

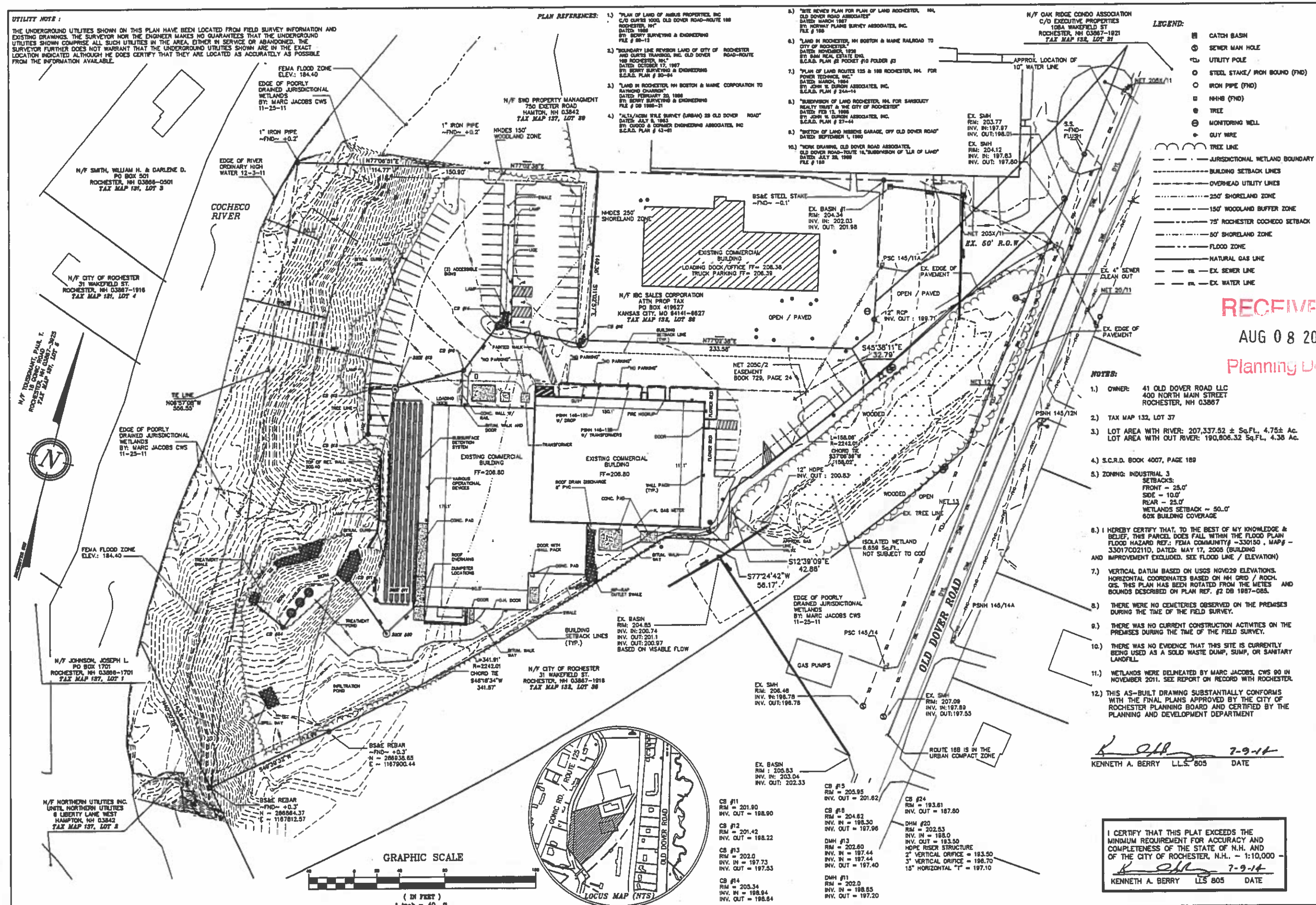
6.) "LAND IN ROCHESTER, NH BOSTON & MAINE RAILROAD TO CITY OF ROCHESTER." DATED: NOVEMBER, 1938 BY: BAIN REAL ESTATE ENG. S.C.R.D. PLAN #2 POCKET #10 FOLDER #3

7.) "PLAN OF LAND ROUTES 125 & 108 ROCHESTER, NH. FOR POWER TECHNICS, INC." DATED: MARCH, 1984 BY: JOHN W. DURGIN ASSOCIATES, INC. S.C.R.D. PLAN # 244-14

8.) "SUBDIVISION OF LAND ROCHESTER, NH. FOR SANSCUCY REALTY TRUST & "THE CITY OF ROCHESTER" DATED: FEB 12, 1986 BY: JOHN W. DURGIN ASSOCIATES, INC. S.C.R.D. PLAN # 27-44

9.) "SKETCH OF LAND NISSENS GARAGE, OFF OLD DOVER ROAD" DATED: SEPTEMBER 1, 1980

10.) "WORK DRAWING, OLD DOVER ROAD ASSOCIATES, OLD DOVER ROAD-ROUTE 16,"SUBDIVISION OF "LLR OF LAND" DATED: JULY 28, 1989 FILE # 108



LEGEND:

- CATCH BASIN
- SEWER MAN HOLE
- UTILITY POLE
- STEEL STAKE/ IRON BOUND (FND)
- IRON PIPE (FND)
- NHHB (FND)
- TREE
- MONITORING WELL
- GUY WIRE
- TREE LINE
- JURISDICTIONAL WETLAND BOUNDARY
- BUILDING SETBACK LINES
- OVERHEAD UTILITY LINES
- 250' SHORELAND ZONE
- 150' WOODLAND BUFFER ZONE
- 75' ROCHESTER COCHECO SETBACK
- 50' SHORELAND ZONE
- FLOOD ZONE
- NATURAL GAS LINE
- EX. SEWER LINE
- EX. WATER LINE

NOTES:

1.) OWNER: 41 OLD DOVER ROAD LLC
400 NORTH MAIN STREET
ROCHESTER, NH 03867

2.) TAX MAP 132, LOT 37

3.) LOT AREA WITH RIVER: 207,337.52 ± Sq.Ft., 4.75± Ac.
LOT AREA WITH OUT RIVER: 190,806.32 Sq.Ft., 4.38 Ac.

4.) S.C.R.D. BOOK 4007, PAGE 189

5.) ZONING: INDUSTRIAL 3
SETBACKS:
FRONT – 25.0'
SIDE – 10.0'
REAR – 25.0'
WETLANDS SETBACK – 50..0'
60% BUILDING COVERAGE

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330150 , MAP# – 33017C0211D, DATED: MAY 17, 2005 (BUILDING AND IMPROVEMENT EXCLUDED. SEE FLOOD LINE / ELEVATION)

7.) VERTICAL DATUM BASED ON USGS NGVD29 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NH GRID / ROCH. GIS. THIS PLAN HAS BEEN ROTATED FROM THE METES AND BOUNDS DESCRIBED ON PLAN REF. #2 DB 1987-085.

8.) THERE WERE NO CEMETERIES OBSERVED ON THE PREMISES DURING THE TIME OF THE FIELD SURVEY.

9.) THERE WAS NO CURRENT CONSTRUCTION ACTIVITIES ON THE PREMISES DURING THE TIME OF THE FIELD SURVEY.

10.) THERE WAS NO EVIDENCE THAT THIS SITE IS CURRENTLY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

11.) WETLANDS WERE DELINEATED BY MARC JACOBS, CWS 90 IN NOVEMBER 2011. SEE REPORT ON RECORD WITH ROCHESTER.

12.) THIS AS-BUILT DRAWING SUBSTANTIALLY CONFORMS WITH THE FINAL PLANS APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD AND CERTIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

7-9-14
KENNETH A. BERRY L.L.S. 805 DATE

RECEIVED
AUG 08 2014
Planning Dep

CB #11 RIM = 201.90 INV. OUT = 198.90
CB #12 RIM = 201.42 INV. OUT = 198.22
CB #13 RIM = 202.0 INV. IN = 197.73 INV. OUT = 197.53
CB #14 RIM = 203.34 INV. IN = 198.94 INV. OUT = 198.64
CB #15 RIM = 205.95 INV. OUT = 201.62
CB #16 RIM = 204.62 INV. IN = 198.30 INV. OUT = 197.96
DMH #13 RIM = 202.60 INV. IN = 197.44 INV. IN = 197.44 INV. OUT = 197.40
DMH #11 RIM = 202.0 INV. IN = 198.85 INV. OUT = 197.20
CB #24 RIM = 193.81 INV. OUT = 187.80
DHM #20 RIM = 202.53 INV. IN = 198.0 INV. OUT = 193.50
HOPE RISER STRUCTURE
2" VERTICAL ORIFICE = 193.50
3" VERTICAL ORIFICE = 198.70
15" HORIZONTAL "I" = 197.10

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H.. – 1:10,000 –

7-9-14
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

AS-BUILT
FOR
41 OLD DOVER ROAD, LLC
41 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 132, LOT 37

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : NOVEMBER 20, 2012
FILE NO. : DB 2011-147

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A. BERRY