

LOCUS MAP  
(1"=1,000')


#### PLAN REFERENCES

- "PLAN OF LAND IN ROCHESTER, NH - PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC." PREPARED BY RICHARD F. KAMINSKI AND ASSOCIATES, INC., DATED JUNE 12, 1991, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 39-30.
- "LAND IN ROCHESTER, NH. BOSTON AND MAINE CORPORATION TO SUMNER R. & DEBORAH A. WATSON." PREPARED BY BERRY SURVEYING AND ENGINEERING, DATED MAY 9, 1986, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 29A-71.
- "RIGHT OF WAY AND TRACK MAP - BOSTON AND MAINE R.R. - OPERATED BY THE BOSTON AND MAINE R.R. STATION 264+00 TO STATION 316+00." DATED JUNE 30, 1914. VAL. SEC 4.2 MAP 6.
- "CONSERVATION EASEMENT PLAN. ENGLAND ROAD, ROCHESTER, NEW HAMPSHIRE (MAP 263 LOT 63). PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC." PREPARED BY CHAS. H. SELLS, INC., DATED SEPTEMBER 14, 2006, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 87-94.
- "SUBDIVISION OF LAND FOR RALPH MCPHETERS, TAX MAP 263, LOT NO. 59, 457 PICKERING ROAD, ROCHESTER, NEW HAMPSHIRE." PREPARED BY KEM LAND SURVEY, INC., DATED JUNE 2005, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 82-50.
- "PLAN OF LOTS A & B - MARTEL MCPHETERS, ROCHESTER, NEW HAMPSHIRE." PREPARED BY G.L. DAVIS AND ASSOCIATES, DATED DECEMBER 1973, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 49, POCKET B, FOLDER 3.
- "PLAN OF LOTS 3 & 4 - NANCY & GEORGE PARSONS, ROCHESTER, NEW HAMPSHIRE." PREPARED BY G.L. DAVIS AND ASSOCIATES, DATED JULY 1977, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 18-60.
- "PLAN OF LOTS, 569 & 571 PICKERING ROAD, TAX MAP 265, LOTS 10 & 11, ROCHESTER, N.H., PREPARED FOR THE CATHERINE J. JENNESS TRUST NO. ONE." PREPARED BY NORWAY PLAINS ASSOCIATES, DATED FEBRUARY 2012, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 103-64.
- "CONSERVATION EASEMENT PLAN, ENGLAND ROAD, ROCHESTER, NEW HAMPSHIRE (MAP 263, LOT 62). PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC." DATED MARCH 2, 2016. PREPARED BY WSP AND ON RECORD AT THE OFFICE OF WSP.

#### SUBDIVISION APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL. GRANTED WAIVERS: NONE

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867 (603) 335-1338.

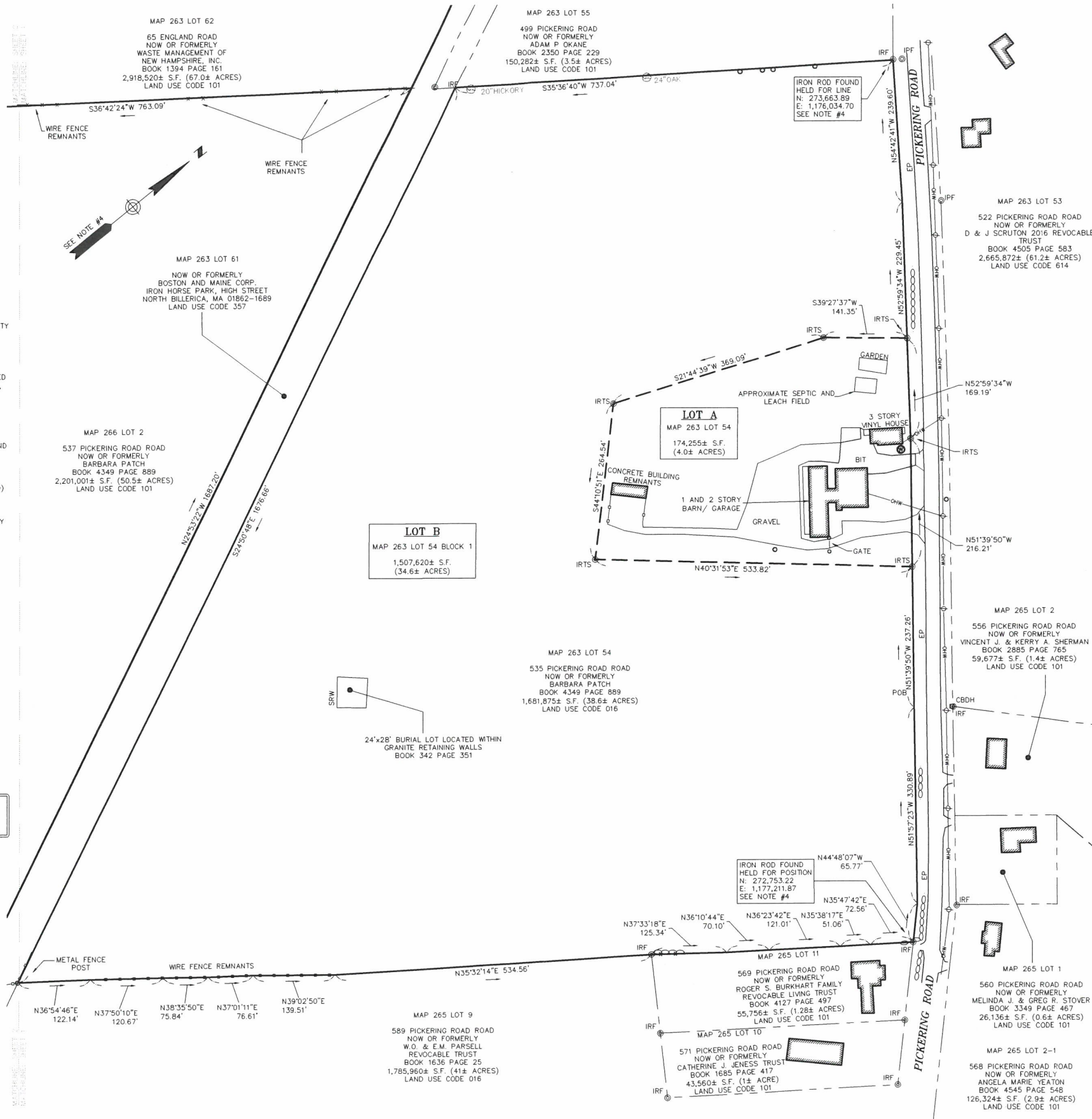
ROCHESTER PLANNING BOARD  
APPROVAL CERTIFIED BY: 

DATE: 11/16/18

#### LEGEND

- |                          |                                 |
|--------------------------|---------------------------------|
| WELL                     | POB POINT OF BEGINNING          |
| DECIDUOUS TREE           | IRTS IRON ROD TO BE SET         |
| CONIFEROUS TREE          | IPF IRON PIPE FOUND             |
| SRW STONE RETAINING WALL | IRF IRON ROD FOUND              |
| EP EDGE OF PAVEMENT      | CBDH CONCRETE BOUND DRILL HOLE  |
|                          | FENCE POST                      |
|                          | PROPERTY LINE                   |
|                          | NEW LOT LINE                    |
|                          | ABUTTERS LOT LINE               |
|                          | PROPERTY TIE LINE               |
|                          | APPROXIMATE CENTERLINE OF RIVER |
|                          | APPROXIMATE RIVER BANK          |
|                          | OVERHEAD WIRES                  |
|                          | WIRE FENCE                      |
|                          | METAL FENCE                     |
|                          | STONE WALL                      |

FOR USE OF REGISTER OF DEEDS



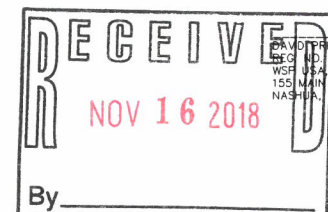
#### NOTES

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL (MAP 263, LOT 54) INTO 2 LOTS AS SHOWN.  
  
CURRENT OWNER:  
BARBARA PATCH  
40 PATCH RD  
LEBANON, NH 03766  
  
DEVELOPER:  
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.  
P.O. BOX 1450  
CHICAGO, IL 60690-1450
- THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY WSP DURING JANUARY OF 2016 AND AUGUST OF 2018.
- TRAVERSE ERROR OF CLOSURE: 1:25,000.
- THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83/ 2011 AND WAS ESTABLISHED BY RTK GPS SURVEY TECHNIQUES UTILIZING THE LEICA SMARTNET SYSTEM.
- ZONING DISTRICT IS "AGRICULTURAL" WITH A VARIANCE GRANTED TO BE USED AS A BUSINESS (CASE No. 263-54-A-97).  
  
MINIMUM LOT AREA= 20,000sq. ft.  
MINIMUM LOT FRONTAGE= 150ft  
MINIMUM FRONT YARD= 20ft  
MINIMUM SIDE YARD= 10ft  
MINIMUM REAR YARD= 20ft
- NO WETLANDS WERE DELINEATED FOR THIS SURVEY.
- WSP FOUND NO DEFINITIVE LAYOUT FOR PICKERING ROAD. WSP USED THE MONUMENTS FOUND ON BOTH SIDES OF SAID ROAD TO AID IN THE POSITIONING OF PICKERING ROAD.
- THE AREAS SHOWN FOR THE ABUTTING PARCELS OF LAND WERE TAKEN FROM THE ROCHESTER GIS AND NOT THE RESULT OF AN ACTUAL FIELD SURVEY.
- THE BUILDINGS SHOWN ON THE ABUTTING PARCELS WERE TRACED FROM GOOGLE EARTH AND THEREFORE ARE FOR GRAPHIC PURPOSES ONLY.

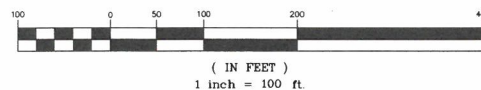
#### CERTIFICATION:

- CERTIFY THAT THE STREET LINES AND PHYSICAL FEATURES SHOWN HEREON ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE.

DATE: SEPTEMBER 18, 2018



GRAPHIC SCALE



REVISION

DATE DESCRIPTION

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MINOR SUBDIVISION  
LAND OF BARBARA PATCH  
535 PICKERING ROAD  
ROCHESTER, NEW HAMPSHIRE  
(MAP 263, LOT 54)

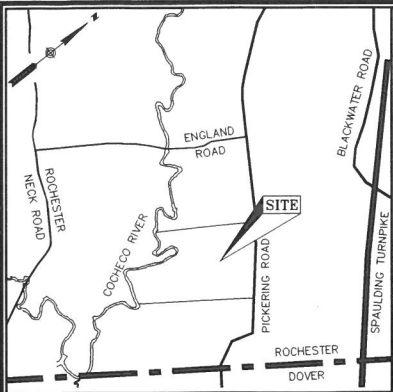
PREPARED FOR  
WASTE MANAGEMENT OF  
NEW HAMPSHIRE, INC



WSP USA Inc  
155 Main Dunstable Rd, Suites 120 & 125  
Nashua, NH 03060  
603.595.7900

Drawn By	CG	Date	August 31, 2018	Job No.	190058C
Surveyed By	JL, BC & JT	Scale	1" = 100'	Sheet No.	1 OF 2
Checked By	DPP				
Book No.	N-280				

190058C-1 PATCH



LOCUS MAP  
(1"=1,000')

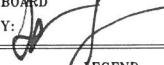
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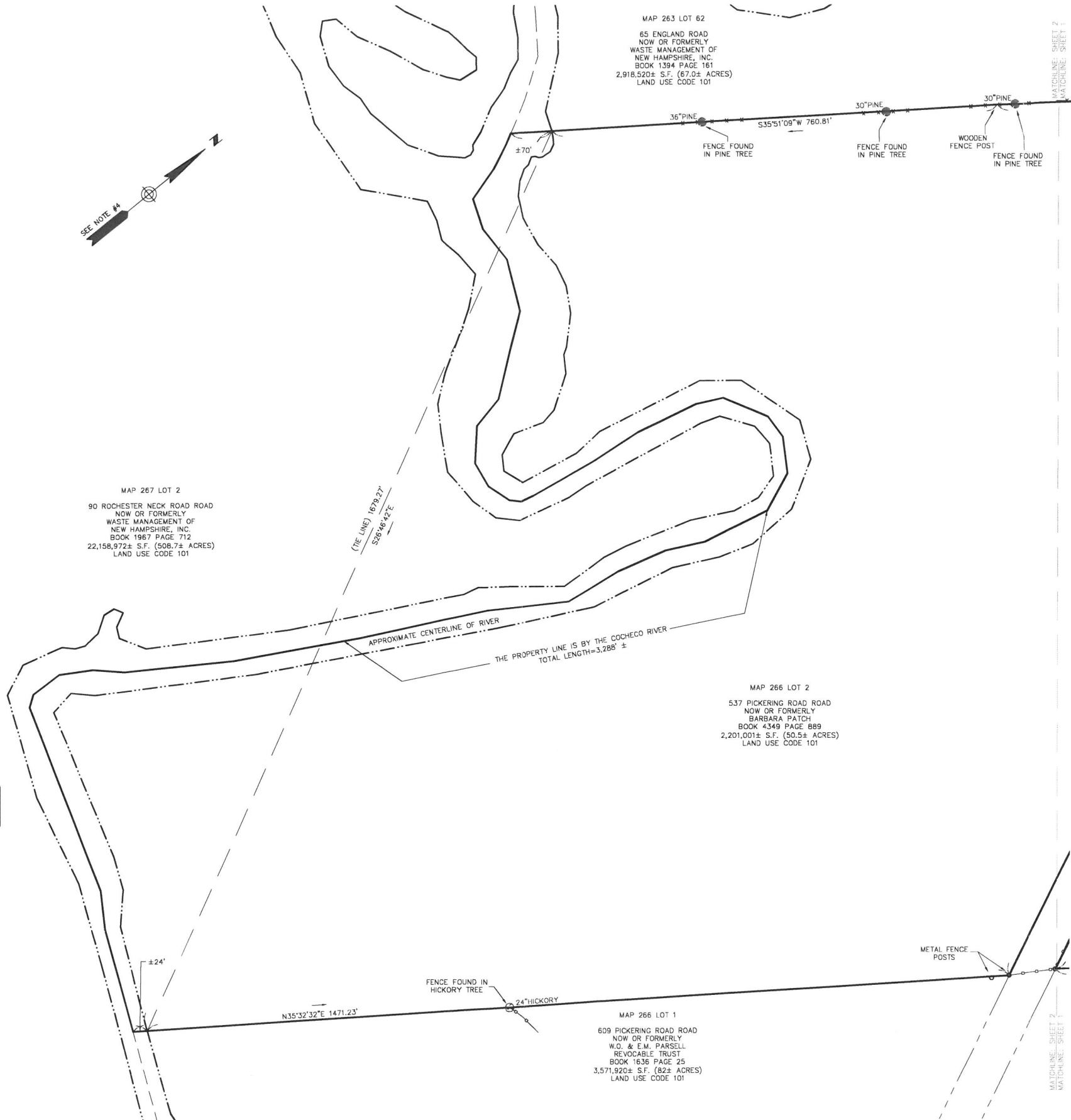
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APPROVAL CERTIFIED BY: 

DATE: 11/16/18

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| W WELL                   | POB POINT OF BEGINNING          |
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| CT CONIFEROUS TREE       | IPF IRON PIPE FOUND             |
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|                          | FENCE POST                      |
|                          | PROPERTY LINE                   |
|                          | NEW LOT LINE                    |
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|                          | OVERHEAD WIRES                  |
|                          | WIRE FENCE                      |
|                          | METAL FENCE                     |
|                          | STONE WALL                      |

FOR USE OF REGISTER OF DEEDS



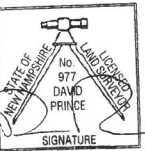
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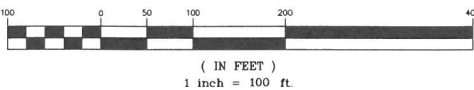
#### CERTIFICATION:

"I CERTIFY THAT THE STREET LINES AND PHYSICAL FEATURES SHOWN HEREON ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE."



DAVID PRINCE, LLS  
REG. NO. 977  
WSP USA, Inc.  
155 MAIN DUNSTABLE ROAD  
NASHUA, NEW HAMPSHIRE

#### GRAPHIC SCALE



#### REVISION

DATE	DESCRIPTION
--/--/--	---

MINOR SUBDIVISION  
LAND OF BARBARA PATCH  
535 PICKERING ROAD  
ROCHESTER, NEW HAMPSHIRE  
(MAP 263, LOT 54)

PREPARED FOR  
WASTE MANAGEMENT OF  
NEW HAMPSHIRE, INC



WSP USA Inc.  
155 Main Dunstable Rd, Suites 120 & 125  
Nashua, NH 03060  
603.595.7900

Drawn By	CG	Date	AUGUST 31, 2018	Job No.	190058C
Surveyed By	JL, BC & JT	Scale	1" = 100'	Sheet No.	2 OF 2
Checked By	DPP				
Book No.	N-280				

190058C-1 PATCH