

PLAN REFERENCES

"PLAN OF LAND IN ROCHESTER, NH — PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC. PREPARED BY RICHARD F. KAMINSKII AND ASSOCIATES, INC., DATED JUNE 12, 1991. ON RECORD AT THE STRAFFORD COUNTY RECISTRY OF DEEDS (SCRO) AS PLAN 39—30.

2. "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 (SCRO) AS PLAN 29A-71.

3. "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.

4. "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 PSHIRE." PREPARED BY KEM LAND SURVEY, INC., DATED JUNE 2005, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 82-50.

6. "PLAN OF LOTS A & B - MARTEL McPHETERS, ROCHESTER, NEW HAMPSHIRE." PREPARED BY GL. DAVIS AND ASSOCIATES, DATED DECEMBER 1973, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 49, POCKET 8, FOLDER 3. "PLAN OF LOTS 3 & 4 - NANCY & GEORGE PARSONS, ROCHESTER, NEW HAMPSHIRE." PREPARED BY G.L.
DAMS AND ASSOCIATES, DATED JULY 1977, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD)
AS PLAN 18-60.

8. "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.

9. "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.

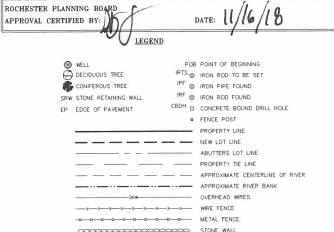
SUBDIVISION APPROVAL

ROCHESTER PLANNING BOARD

FOR USE OF REGISTER OF DEEDS

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON TAITHFUL AND BUILDENT ADHERENCE BY THE OWNER/ SUBDIVIDER/ DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REQULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OF EXPECT INSOFAR AS EXPRESSLY WAIVED, IN APPROVAL, EARLY, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL, ANY PAROLICIA FROM THE APPROVAD 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.



MAP 263 LOT 55 MAP 263 LOT 62 65 ENGLAND ROAD NOW OR FORMERLY WASTE MANAGEMENT OF NEW HAMPSHIRE, INC. BOOK 1394 PAGE 161 ADAM P OKANE BOOK 2350 PAGE 229 150,282± S.F. (3.5± ACRES) LAND USE CODE 101 2,918,520± S.F. (67.0± ACRES) LAND USE CODE 101 S35'36'40"W 737.04 MAP 263 LOT 53 522 PICKERING ROAD ROAD NOW OR FORMERLY D & J SCRUTON 2016 REVOCABLE TRUST BOOK 4505 PAGE 583 2.665,872± (61.2± ACRES) LAND USE CODE 614 MAP 263 LOT 61 NOW OR FORMERLY BOSTON AND MAINE CORP. IRON HORSE PARK, HIGH STREET NORTH BILLERICA, MA 01862–1689 LAND USE CODE 357 S21:44:39"W 369.09' LOT A MAP 263 LOT 5 MAP 266 LOT 2 174.255± S.F 537 PICKERING ROAD ROAD (4.0± ACRES) - IRTS NOW OR FORMERLY
BARBARA PATCH
BOOK 4349 PAGE 889
2,201,001± S.F. (50.5± ACRES)
LAND USE CODE 101 CONCRETE BUILDING LOT B MAP 263 LOT 54 BLOCK GATE N40'31'53"E 533.82' MAP 265 LOT 2 556 PICKERING ROAD ROAD NOW OR FORMERLY VINCENT J. & KERRY A. SHERMAN BOOK 2885 PAGE 765 MAP 263 LOT 54 59,677± S.F. (1.4± ACRES) LAND USE CODE 101 535 PICKERING ROAD ROAD 535 PICKERING ROAD ROAD NOW OR FORMERLY BARBARA PATCH BOOK 4349 PAGE 889 1,681,875± S.F. (38.6± ACRES) LAND USE CODE 016 • 24'x28' BURIAL LOT LOCATED WITHIN GRANITE RETAINING WALLS BOOK 342 PAGE 351 IRON ROD FOUND HELD FOR POSITIO N35*47'42"E N36°23'42"E _ N35°38'17"E 121.01' 51.06' N36'10'44"E N37°33'18"E 125.34" - METAL FENCE POST WIRE FENCE REMNANTS MAP 265 LOT 1 N35'32'14"E 534.56 560 PICKERING ROAD ROAD NOW OR FORMERLY MELINDA J. & GREG R. STOVER BOOK 3349 PAGE 467 N38'35'50"E N37'01'11"E MAP 265 LOT 9 26,136± S.F. (0.6± ACRES) LAND USE CODE 101 589 PICKERING ROAD ROAD MAP 265 LOT 10 NOW OR FORMERLY
W.O. & E.M. PARSELL
REVOCABLE TRUST
BOOK 1636 PAGE 25 571 PICKERING ROAD ROAD NOW OR FORMERLY CATHERINE J. JENESS TRUST BOOK 1685 PAGE 417 43,560± S.F. (1± ACRE) LAND USE CODE 101 MAP 265 LOT 2-1 568 PICKERING ROAD ROAD 1,785,960± S.F. (41± ACRES) LAND USE CODE 016 NOW OR FORMERLY ANGELA MARIE YEATON BOOK 4545 PAGE 548 126,324± S.F. (2.9± ACRES) LAND USE CODE 101

FOR USE OF REGISTER OF DEEDS

NOTES

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL (MAP 263, LOT 54) INTO 2 LOTS AS SHOWN.

40 PATCH RD LEBANON, NH 03766

DEVELOPER: WASTE MANAGEMENT OF NEW HAMPSHIRE, INC. P.O. BOX 1450 CHICAGO, IL 60690-1450

2. THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY WSP DUIRING JANUARY OF 2016 AND AUGUST OF 2018.

3. TRAVERSE ERROR OF CLOSURE: 1:25,000.

4. 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.

5. ZONING DISTRICT IS "AGRICULTURAL" WITH A VARIANCE GRANTED TO BE USED AS A BUSINESS (CASE No. 263-54-A-97.

MINIMUM LOT AREA=
MINIMUM LOT FRONTAGE=
MINIMUM FRONT YARD=
MINIMUM SIDE YARD= 20,000sq.ft. 150ft 20ft 10ft 20ft MINIMUM SIDE YARD=

6. NO WETLANDS WERE DELINEATED FOR THIS SURVEY.

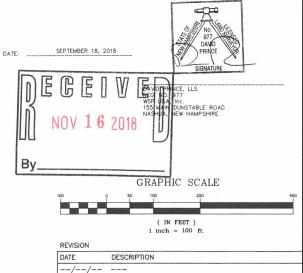
7. WSP FOUND NO DEFINITIVE LAYOUT FOR PICKERING ROAD. WSP USED THE MONUMENTS FOUND ON BOTH SIDES OF SAID ROAD TO AID IN THE POSITIONING OF PICKERING ROAD.

8. THE AREAS SHOWN FOR THE ABUTTING PARCELS OF LAND WERE TAKEN FROM THE ROCHESTER GIS AND NOT THE RESULT OF AN ACTUAL FIELD SURVEY.

9. THE BUILDINGS SHOWN ON THE ABUTTING PARCELS WERE TRACED FROM GOOGLE EARTH AND THEREFORE ARE FOR GRAPHIC PURPOSES ONLY.

CERTIFICATION:

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



MINOR SUBDIVISION

LAND OF BARBARA PATCH

535 PICKERING ROAD ROCHESTER, NEW HAMPSHIRE (MAP 263, LOT 54)

PREPARED FOR

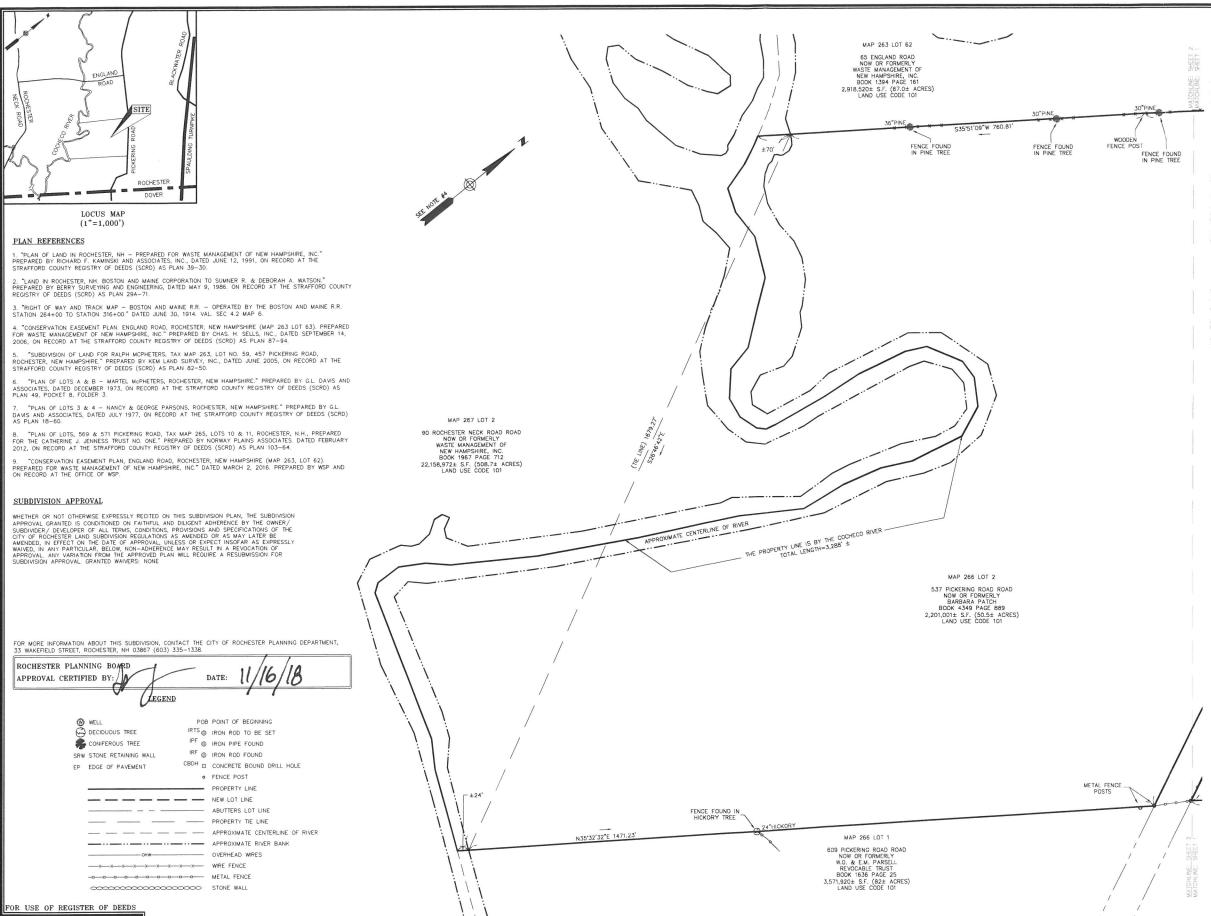
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC



190058C-1 PATCH

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

Drawn By CG Date Job No. AUGUST 31, 2018 1900580 Surveyed By JL, BC & JT Checked By DPP Scale Sheet No. Book No. N-280 1" = 100 1 OF 2



FOR USE OF REGISTER OF DEEDS

NOTES

1. 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

2. THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY WSP DUIRING JANUARY OF 2016 AND AUGUST OF 2018.

3. TRAVERSE ERROR OF CLOSURE: 1:25,000.

4. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE CODERNIATE SYSTEM HADB3/2011 AND WAS ESTABLISHED BY RTK GPS SURVEY TECHNIQUES UTILIZING THE LEICA SMARTNET SYSTEM.

5. 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

 MINIMUM LOT FRONTAGE=
 150ft

 MINIMUM FRONT YARD=
 20ft

 MINIMUM SIDE YARD=
 10ft

 MINIMUM REAR YARD=
 20ft

6. NO WETLANDS WERE DELINEATED FOR THIS SURVEY.

7. 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.

8. THE AREAS SHOWN FOR THE ABUTTING PARCELS OF LAND WERE TAKEN FROM THE ROCHESTER GIS AND NOT THE RESULT OF AN ACTUAL FIELD SURVEY.

9. THE BUILDINGS SHOWN ON THE ABUTTING PARCELS WERE TRACED FROM GOOGLE EARTH AND THEREFORE ARE FOR GRAPHIC PURPOSES ONLY.

CERTIFICATION:

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

DATE: SEPTEMBER 18, 2018



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

GRAPHIC SCALE



REVISION

190058C-1 PATCH

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
 Job No.

 Surveyed By
 JL, BC & JT
 AUGUST 31, 2018
 190058C

 Checked By
 DPP
 Scale
 Sheet No.

 Book No.
 N-280
 1" = 100'
 2 0F 2