

SUBDIVISION PLAN
FOR
WATERSTONE ROCHESTER, LLC
(TAX MAP 216, LOT 11)
AND
THE CITY OF ROCHESTER
AT
THE RIDGE MARKETPLACE
92 FARMINGTON ROAD (ROUTE 11)
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	01/23/19	REVISED PROPOSED PARCEL LAYOUT	J.A.G.

DRAWN BY:	J.A.G.	DATE:	AUGUST 28, 2018
CHECKED BY:	J.F.K.	DRAWING NO.:	4168M
JOB NO.:	4168	SHEET	2 OF 2

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10 Storrs Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

MAP 217, LOT 54
ROBERT T. WILLIAMS 1998 FAMILY TRUST
C/O ROBERT T. WILLIAMS
84 CONDER STREET
EAST BOSTON, MA 02128-1368
S.C.R.D. BOOK 4540, PAGE 633

MAP 217, LOT 55
DANIEL & RUTH CARON
135 TEN ROAD ROAD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 1072, PAGE 699

MAP 217, LOT 59
ANDREA L. MANK & SCOTT D. LAFFEY
125 TEN ROAD RD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 4395, PAGE 477

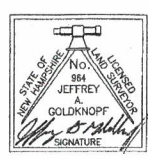
MAP 208, LOT 1
ADAMIAN CONSTRUCTION & DEV CORP
29 MILL ST
ARLINGTON, MA 02478-4733
S.C.R.D. BOOK 1361, PAGE 185

MAP 216, LOT 19
PUBLIC SERVICE CO OF NH
d/b/a EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT 06141-270
S.C.R.D. BOOK 851, PAGE 488

CONSERVATION EASEMENT
(SEE NOTE 9A)
2,011,972 Sq. Ft.
46.19 Acres

EXISTING TAX MAP 216 LOT 11
3,741,678 Sq. Ft.
85.90 Acres

PROPOSED TAX MAP 216 LOT 11
3,183,279 Sq. Ft.
73.08 Acres



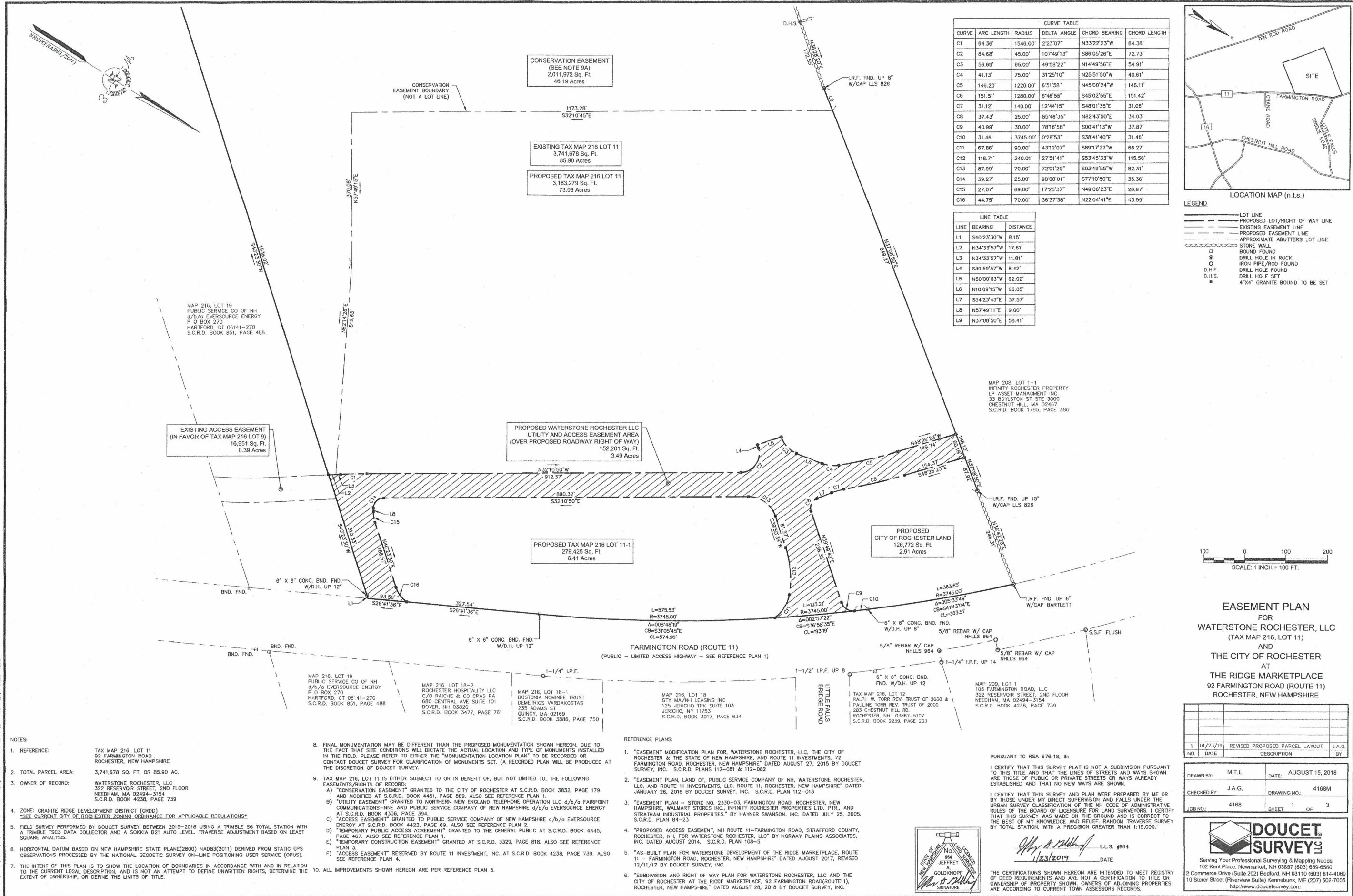
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

Jeffrey Goldknopf
L.L.S. #964
1/23/2019 DATE

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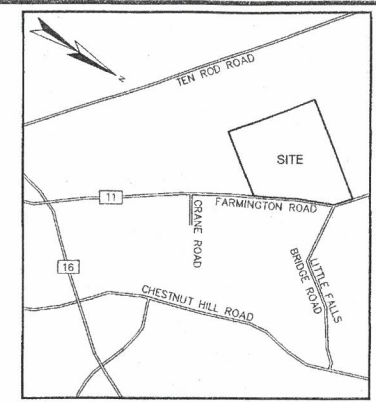
APPROVED BY THE ROCHESTER PLANNING BOARD ON 2/4/19 DATE
SIGNED BY *Chris Plumer* NAME Chris Plumer POSITION

ROD # 119-49

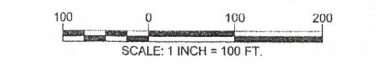


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.36'	1546.00'	2°23'07"	N33°22'23"W	64.36'
C2	84.68'	45.00'	107°49'13"	S86°05'26"E	72.73'
C3	56.69'	85.00'	49°58'22"	N14°49'56"E	54.91'
C4	41.13'	75.00'	31°25'10"	N25°51'50"W	40.61'
C5	146.20'	1220.00'	6°51'58"	N45°00'24"W	146.11'
C6	151.51'	1280.00'	6°46'55"	S45°02'55"E	151.42'
C7	31.12'	140.00'	12°44'15"	S48°01'35"E	31.06'
C8	37.43'	25.00'	85°46'35"	N82°43'00"E	34.03'
C9	40.99'	30.00'	78°16'58"	S00°41'13"W	37.87'
C10	31.46'	3745.00'	0°28'53"	S38°41'40"E	31.46'
C11	67.86'	90.00'	43°12'07"	S89°17'27"W	66.27'
C12	116.71'	240.01'	27°51'41"	S53°45'33"W	115.56'
C13	87.99'	70.00'	72°01'29"	S03°49'55"W	82.31'
C14	39.27'	25.00'	90°00'01"	S77°10'50"E	35.36'
C15	27.07'	89.00'	17°25'37"	N49°06'23"E	26.97'
C16	44.75'	70.00'	36°37'38"	N22°04'41"E	43.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°23'30"W	8.15'
L2	N34°33'57"W	17.61'
L3	N34°33'57"W	11.81'
L4	S38°59'57"W	8.42'
L5	N50°00'03"W	62.02'
L6	N10°09'15"W	66.05'
L7	S54°23'43"E	37.57'
L8	N57°49'11"E	9.00'
L9	N37°08'50"E	58.41'



- LEGEND
- LOT LINE
 - PROPOSED LOT/RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - APPROXIMATE ADJUTERS LOT LINE
 - STONE WALL
 - BOUND FOUND
 - DRILL HOLE IN ROCK
 - IRON PIPE/ROD FOUND
 - D.H.F.
 - D.H.F.
 - D.H.F.
 - 4"x4" GRANITE BOUND TO BE SET



EASEMENT PLAN
FOR
WATERSTONE ROCHESTER, LLC
(TAX MAP 216, LOT 11)
AND
THE CITY OF ROCHESTER
AT
THE RIDGE MARKETPLACE
92 FARMINGTON ROAD (ROUTE 11)
ROCHESTER, NEW HAMPSHIRE

- NOTES:
- REFERENCE: TAX MAP 216, LOT 11, 92 FARMINGTON ROAD, ROCHESTER, NEW HAMPSHIRE
 - TOTAL PARCEL AREA: 3,741,678 SQ. FT. OR 85.90 AC.
 - OWNER OF RECORD: WATERSTONE ROCHESTER, LLC, 322 RESERVOIR STREET, 2ND FLOOR, NEEDHAM, MA 02464-3154, S.C.R.D. BOOK 4238, PAGE 739
 - ZONE: GRANITE RIDGE DEVELOPMENT DISTRICT (GRDD) *SEE CURRENT CITY OF ROCHESTER ZONING ORDINANCE FOR APPLICABLE REGULATIONS*
 - FIELD SURVEY PERFORMED BY DOUCET SURVEY BETWEEN 2015-2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

- FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY.)
- TAX MAP 216, LOT 11 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - "CONSERVATION EASEMENT" GRANTED TO THE CITY OF ROCHESTER AT S.C.R.D. BOOK 3832, PAGE 179 AND MODIFIED AT S.C.R.D. BOOK 4451, PAGE 869. ALSO SEE REFERENCE PLAN 1.
 - "UTILITY EASEMENT" GRANTED TO NORTHERN NEW ENGLAND TELEPHONE OPERATION LLC d/b/o FAIRPOINT COMMUNICATIONS-NNE AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE d/b/o EVERSOURCE ENERGY AT S.C.R.D. BOOK 4308, PAGE 394.
 - "ACCESS EASEMENT" GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE d/b/o EVERSOURCE ENERGY AT S.C.R.D. BOOK 4422, PAGE 69. ALSO SEE REFERENCE PLAN 2.
 - "TEMPORARY PUBLIC ACCESS AGREEMENT" GRANTED TO THE GENERAL PUBLIC AT S.C.R.D. BOOK 4445, PAGE 467. ALSO SEE REFERENCE PLAN 1.
 - "TEMPORARY CONSTRUCTION EASEMENT" GRANTED AT S.C.R.D. 3329, PAGE 818. ALSO SEE REFERENCE PLAN 3.
 - "ACCESS EASEMENT" RESERVED BY ROUTE 11 INVESTMENT, INC. AT S.C.R.D. BOOK 4238, PAGE 739. ALSO SEE REFERENCE PLAN 4.
- ALL IMPROVEMENTS SHOWN HEREON ARE PER REFERENCE PLAN 5.

- REFERENCE PLANS:
- "EASEMENT MODIFICATION PLAN FOR, WATERSTONE ROCHESTER, LLC, THE CITY OF ROCHESTER & THE STATE OF NEW HAMPSHIRE, AND ROUTE 11 INVESTMENTS, 72 FARMINGTON ROAD, ROCHESTER, NEW HAMPSHIRE" DATED AUGUST 27, 2015 BY DOUCET SURVEY, INC. S.C.R.D. PLANS 112-081 & 112-082
 - "EASEMENT PLAN, LAND OF, PUBLIC SERVICE COMPANY OF NH, WATERSTONE ROCHESTER, LLC, AND ROUTE 11 INVESTMENTS, LLC, ROUTE 11, ROCHESTER, NEW HAMPSHIRE" DATED JANUARY 26, 2016 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 112-013
 - "EASEMENT PLAN - STORE NO. 2330-03, FARMINGTON ROAD, ROCHESTER, NEW HAMPSHIRE, WALMART STORES INC., INFINITY ROCHESTER PROPERTIES LTD. PTL., AND STRATHAM INDUSTRIAL PROPERTIES" BY HAYNER SWANSON, INC. DATED JULY 25, 2005. S.C.R.D. PLAN 84-23
 - "PROPOSED ACCESS EASEMENT, NH ROUTE 11-FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH, FOR WATERSTONE ROCHESTER, LLC" BY NORWAY PLAINS ASSOCIATES, INC. DATED AUGUST 2014. S.C.R.D. PLAN 108-5
 - "AS-BUILT PLAN FOR WATERSTONE DEVELOPMENT OF THE RIDGE MARKETPLACE, ROUTE 11 - FARMINGTON ROAD, ROCHESTER, NEW HAMPSHIRE" DATED AUGUST 2017, REVISED 12/11/17 BY DOUCET SURVEY, INC.
 - "SUBDIVISION AND RIGHT OF WAY PLAN FOR WATERSTONE ROCHESTER, LLC AND THE CITY OF ROCHESTER AT THE RIDGE MARKETPLACE, 92 FARMINGTON ROAD(ROUTE11), ROCHESTER, NEW HAMPSHIRE" DATED AUGUST 28, 2018 BY DOUCET SURVEY, INC.

PURSUANT TO RSA 676:18, III:
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

[Signature] L.L.S. #964
1/23/2019 DATE

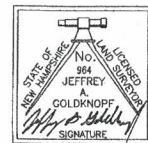
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1	01/23/19	REVISED PROPOSED PARCEL LAYOUT	J.A.G.
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	AUGUST 15, 2018
CHECKED BY:	J.A.G.	DRAWING NO.:	4168M
JOB NO.:	4168	SHEET	1 OF 3

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ROD# 119-50



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LEGEND

- LOT LINE
- PROPOSED LOT/RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED UTILITY/MAINTENANCE EASEMENT (10' OFFSET ON ALL SIDES OF PIPE/STRUCTURE)
- DRAINAGE LINE MAINTENANCE TO BE THE RESPONSIBILITY OF WATERSTONE ROCHESTER, LLC
- DRAINAGE LINE MAINTENANCE TO BE THE RESPONSIBILITY OF THE CITY OF ROCHESTER
- SEWER LINE MAINTENANCE TO BE THE RESPONSIBILITY OF WATERSTONE ROCHESTER, LLC
- THE CITY OF ROCHESTER TO HAVE RIGHTS TO CONDUCT INSPECTIONS & PERFORM MAINTENANCE ON THIS SYSTEM (INFILTRATION BASIN MAINTENANCE TO BE THE RESPONSIBILITY OF WATERSTONE ROCHESTER, LLC)
- "THE LANDSCAPED AREA" MAINTENANCE OF ALL LANDSCAPED AREAS WITHIN "THE ROCHESTER LOT" TO BE THE RESPONSIBILITY OF WATERSTONE ROCHESTER, LLC
- APPROXIMATE ADJUTERS LOT LINE
- STONE WALL

40 0 40 80
SCALE: 1 INCH = 40 FT.

EASEMENT PLAN FOR WATERSTONE ROCHESTER, LLC (TAX MAP 216, LOT 11) AND THE CITY OF ROCHESTER AT THE RIDGE MARKETPLACE 92 FARMINGTON ROAD (ROUTE 11) ROCHESTER, NEW HAMPSHIRE

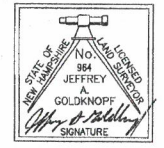
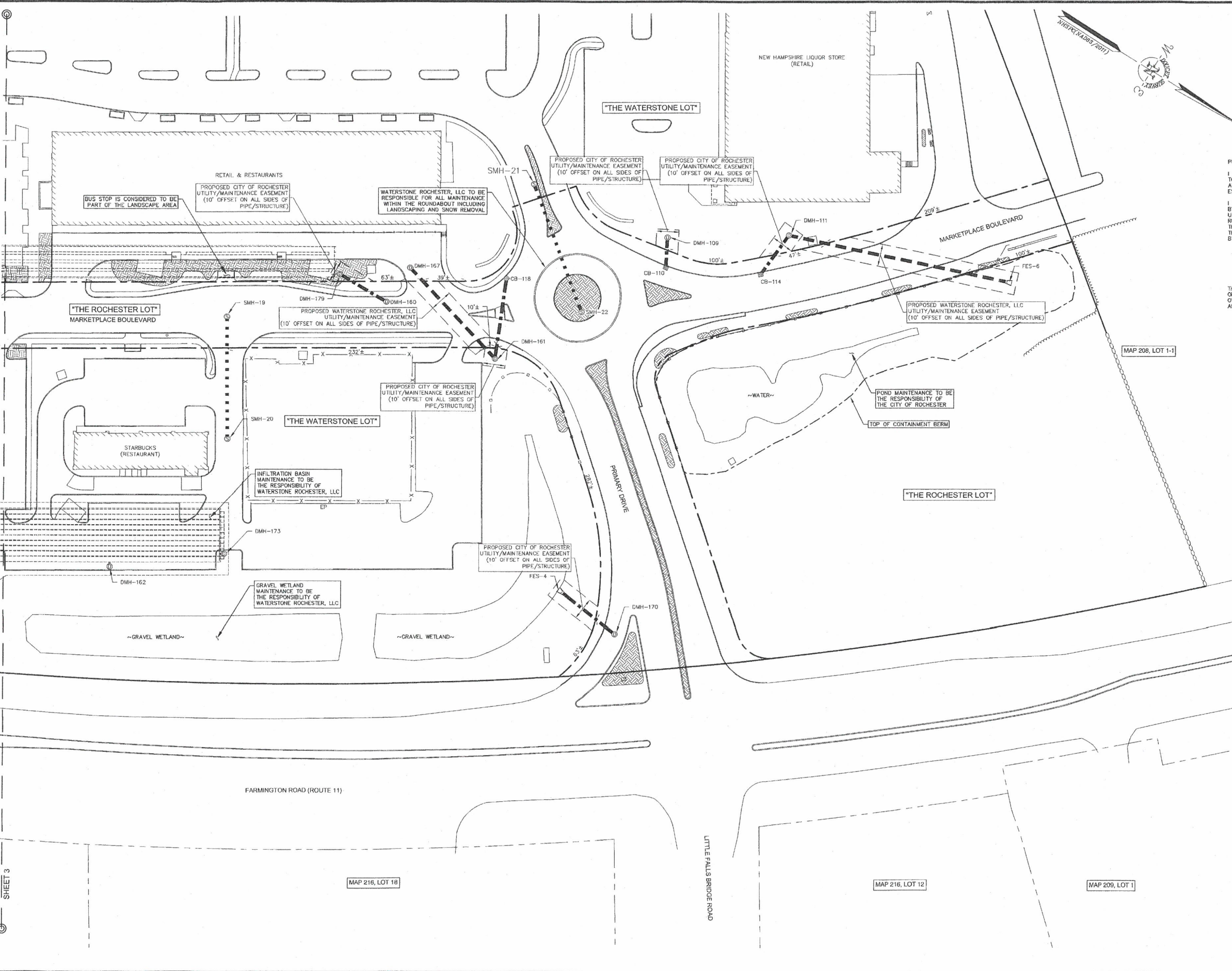
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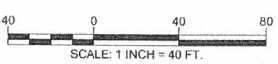
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ROD# 119-51



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