

FOR USE OF REGISTER OF DEEDS

APPROVED BY THE ROCHESTER PLANNING BOARD ON

SIGNED BY

NAME

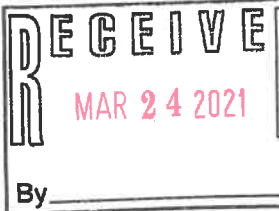
DATE

POSITION

CERTIFICATION:

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

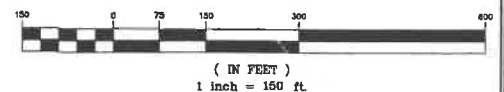
DATE: FEBRUARY 1, 2021



LEGEND

- POB POINT OF BEGINNING
- IRTS IRON ROD TO BE SET
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CBDH CONCRETE BOUND DRILL HOLE
- FENCE POST
- PROPERTY LINE
- REVISED LOT LINE
- ABUTTERS LOT LINE
- PROPERTY TO BE REVISED
- WIRE FENCE
- METAL FENCE
- STONE WALL

GRAPHIC SCALE



REVISION

DATE	DESCRIPTION
---	---

LOT LINE REVISION

589 PICKERING ROAD AND
609 PICKERING ROAD
ROCHESTER, NEW HAMPSHIRE
(MAP 265, LOT 9 AND
MAP 263, LOT 54-1)

PREPARED FOR
WASTE MANAGEMENT OF
NEW HAMPSHIRE, INC AND W.O. & E.M.
PARSELL REVOCABLE TRUSTS



WSP USA Inc.
9 Executive Park Drive
Merrimack, NH 03054
603.324.0894

Drawn By	CG & BH	Date	FEBRUARY 1, 2021	Job No.	30900206.007
Surveyed By	JL AT	Scale	1" = 100'	Sheet No.	1 OF 1
Checked By	DPP				
Book No.	N-292				

30900206-007-1-Parsell.dwg

Certified 3/24/2021

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, 2008, 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 6, 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.

NOTES

- THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINE OF SUBJECT PARCEL (MAP 263, LOT 54-1) WITH THE ABUTTERS PARCEL (MAP 265, LOT 9)
- CURRENT OWNERS:
MAP 263, LOT 54-1
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.
P.O. BOX 1450
CHICAGO, IL 60690-1450
MAP 265, LOT 9
W.O. & E.M. PARSELL
REVOCABLE TRUST
- THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY WSP DURING OCTOBER OF 2020 AND NOVEMBER OF 2020.
- TRAVERSE ERROR OF CLOSURE: 1:58,000.
- 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.
- 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 BUILDINGS SHOWN ON THE PARCEL WERE TRACED FROM GOOGLE EARTH AND THEREFORE ARE FOR GRAPHIC PURPOSES ONLY.

FOR USE OF REGISTER OF DEEDS