



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 9/27/23 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 209 & 216 ; lot #'s): 1 & 12 ; zoning district: Granite Ridge District

Property address/location: 105 Farmington Road & 4 Little Falls Bridge Road

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): 105 Farmington Rd LLC, Attn. Scott Haley

Mailing address: 250 First Ave, Ste. 202, Needham, MA 02494

Telephone #: 781-675-2048 Email: shaley@waterstonepg.com

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): Waterstone Little Falls LLC, Attn. Scott Haley

Mailing address: 250 First Ave, Ste. 202, Needham, MA 02494

Telephone #: 781-675-2048 Email: shaley@waterstonepg.com

Surveyor

Name (include name of individual): John Kaiser, Doucet Survey LLC

Mailing address: 102 Kent Place, Nemarket, NH 03857

Telephone #: 603-659-6560 Fax #: _____

Email address: jack@doucetsurvey.com Professional license #: 937

Proposed project

What is the purpose of the lot line revision? Commercial development of both parcels

Will any encroachments result? No

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

I(we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)



Date: 10-18-23

Signature of property owner:
(Parcel B)



Date: 10-18-23

Signature of agent:



Date: 10-18-23

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 27, 2023

Rochester Planning Board
Attn. Mark Collopy, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Lot Line Adjustment Application
105 Farmington Road & 4 Little Bridge Road, Rochester, NH
Tax Map 209, Lot 1
Tax Map 216, Lot 12
JBE Project No. 21298**

Dear Mr. Collopy,

Jones & Beach Engineers, Inc., respectfully submits a Lot Line Adjustment Application for the above-referenced parcel on behalf of the owners, 105 Farmington Rd LLC & Waterstone Little Falls LLC. The intent of this application is to adjust the lot line between Tax Map 206, Lot 1 and Tax Map 216, Lot 12.

The following are provided in support of this application with the following items:

1. Lot Line Adjustment Application with Checklist.
2. Current Deed.
3. Signed Letter of Authorization.
4. Abutters List with Three (3) Sets of Mailing Labels.
5. Three (3) Full Size Plan Sets.
6. Four (4) 11x17 Plan Sets (Folded).
7. Fee Check in the Amount of \$229.78.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Wayne Morrill
President

cc: Scott Haley, 105 Farmington Rd LLC & Waterstone Little Falls LLC (application & plans via email)

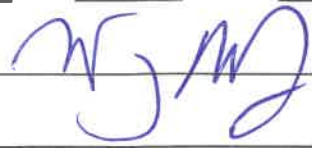
Lot Line Revision Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: _____ Map: 209 & 216 Lot: 1 & 12 Date: 9/27/23

Applicant/agent: Waterstone Little Falls LLC/105 Farmington Rd LLC Signature:  _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• owner name					<hr/>
• owner address					<hr/>
• tax map and lot #					<hr/>
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>

Platting

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• existing and proposed bearings					<hr/>
• existing and proposed distances					<hr/>
• monuments					<hr/>
• benchmarks					<hr/>
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Telephone/cable TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

Letter of Authorization

I, Scott Haley, 105 Farmington Rd LLC, 250 First Avenue, Suite 202, Needham, MA 02494, owner of property located in Rochester, NH, known as Tax Map 209, Lot 1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 105 Farmington Road in Rochester, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness



Scott Haley
105 Farmington Rd LLC

10/12/2023

Date

Letter of Authorization

I, Scott Haley, Waterstone Little Falls LLC, 250 First Avenue, Suite 202, Needham, MA 02494, owner of property located in Rochester, NH, known as Tax Map 216, Lot 12, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 4 Little Bridge Road in Rochester, NH.

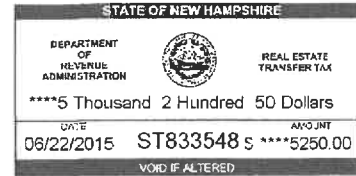
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness



Scott Haley
Waterstone Little Falls LLC

10/12/2023
Date



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Rudolph A. Tetreault, of 105 Farmington Rd., Rochester, County of Stratford and state of New Hampshire, a single person, for consideration the receipt of which is hereby acknowledged, grant to 105 Farmington Rd. LLC, a Delaware limited liability company having a mailing address of 322 Reservoir St., Needham, MA 02494 with warranty covenants the following:

A certain tract or parcel of land with building thereon situate in Rochester, County of Strafford and State of New Hampshire, more particularly bounded and described as follows:


Beginning at an iron pipe in the ground on the easterly side line of relocated Route 11 at the southwesterly corner of the premises herein conveyed land at of one Page; then running northerly three hundred sixty (360) feet, more or less, along Route 11 to an iron pipe at other land now or formerly of Rudolph and Julie Tetreault; then turning and running easterly (crossing the now abandoned portion of the old Farmington Road) and continuing one hundred twenty-one (121) feet, more or less, by land of said Tetreault to land of the Boston and Maine railroad; then turning and running southerly three hundred fifty-five (355) feet, more or less, by land of said railroad to a stone wall at land of said Page; then turning and running westerly two hundred forty-one (241) feet, more or less, by land of said Page along a stone wall to its end and then continuing westerly to relocated Route 11 and the point of beginning.

Meaning and intending to convey the premises described in the deed of Joseph E LaMontagne and Dorothy M LaMontagne to Rudolph A. Tetreault and Julie Tetreault dated November 10, 1978 and recorded in the Strafford County Registry of Deeds at Book 1025 Page 848. Rudolph Tetreault is the survivor of himself and Julie Tetreault who died on March 15, 1988 and whose death certificate is recorded in the Strafford County Registry of Deeds at book 1494, Pag256.

Grantor hereby releases his homestead rights.

Witness my hand this 22nd day of June 2015


Witness


Rudolph A. Tetreault

State of New Hampshire
Strafford, ss

Personally appeared Rudolph A. Tetreault, known to me or satisfactorily proven to me, and acknowledged the foregoing deed to be his voluntarily act and deed this day of June, 2015.



Notary Public/ Justice of the Peace



Return to:
Chisholm, Persson & Ball, P.C.
P.O. Box 712
Laconia, NH 03247-0712
Transfer tax - \$13,500.00

E-Doc # 230000578 01/13/2023 12:15:25 PM
Book 5089 Page 537 Page 1 of 3
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA205363 25.00
TRANS TAX ST860176 13,500.00

**WARRANTY DEED
WITH CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS THAT,

Ralph W. Torr, Trustee of The Ralph W. Torr Revocable Trust of 2000 with an address of 283 Chestnut Hill Road, Rochester, County of Strafford, State of New Hampshire 03867-5107,

for due consideration paid, grants to Waterstone Little Falls LLC a duly existing Delaware Limited Liability Company with a place of business at 4 Little Falls Bridge Road, Rochester, New Hampshire with a mailing address of 250 First Avenue, Suite 202, Needham, MA, 02494;

WITH WARRANTY COVENANTS;

4 Little Falls Bridge Road, Rochester

A certain tract of land with the building thereon situate on New Hampshire Route 11, Farmington Road and Little Falls Bridge Road in said Rochester, County of Strafford and State of New Hampshire, bounded and described as follows, to-wit:

Commencing at the Southerly corner of said lot on the Little Falls Bridge Road formerly known as Cross Road leading from the New Durham or Farmington Road to the Chestnut Hills Road and running in an Easterly direction by said Cross Road to the land formerly occupied by the Cocheco Railroad and the Boston and Maine Railroad; thence turning and running Northerly by said Railroad land to land formerly of William J. Roberts; thence turning and running in a Westerly direction by said Roberts land to the said Farmington Road ; thence turning and running Southerly by said Road to the bounds begun at.

Being the same premises conveyed to Ralph W. Torr by deed of Joseph S. Sanford and Mary C. Sanford dated December 28, 1988 and recorded at the of Strafford County Registry of Deeds, in Book 1428, Page 0159. Said parcel was referred to as "Parcel 14, Route 11," then conveyed to Ralph W. Torr, Trustee of The Ralph W. Torr Revocable Trust of 2000 and Pauline Torr, Trustee of The Pauline Torr Revocable Trust of 2000 as tenants in common each holding a 50% interest by deed dated September 15, 2000 and recorded at the of Strafford County Registry of Deeds, in Book 2239, Page 203 on October 6, 2000. The 50% interest held by Pauline Torr, Trustee of The Pauline Torr Revocable Trust of 2000 was conveyed to the Grantor by deed of Ralph W. Torr, Successor Trustee of The Pauline Torr Revocable Trust dated July 17, 2020 and recorded in the Strafford County Registry of Deeds at Book 4784, Page 903 on July 21, 2020.

No portion of the above described property is homestead property and Ralph W. Torr is a single widower.

Ralph W. Torr, Trustee of The Ralph W. Torr Revocable Trust of 2000, under Declaration of Trust dated September 15, 2000, of 283 Chestnut Hill Road, Rochester, New Hampshire, 03867 hereby certifies and declares as follows:

1. Ralph W. Torr established a revocable living trust named The Ralph W. Torr Revocable Trust of 2000, pursuant to a Trust Agreement dated September 15, 2000 ("Trust Agreement").
2. The Trust Agreement provides that Ralph W. Torr is the Trustee of the Trust and is the trustee as of this date.
3. That at the time of delivery and recording of any deed, mortgage, or other instrument affecting the Trust premises or any portion thereof, this Trust was in full force and effect and unmodified; and
4. That the Trustee executing said deed, mortgage, or other instrument was duly authorized to execute and deliver the same and that the execution and delivery of the same was in every respect binding upon the Trust premises in accordance with all of the terms thereof.
5. The undersigned has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

No person dealing with said Trustee shall be under any obligation to inquire as to the application of any monies, checks or other payments provided that the instruments be made payable to said named Trustee.

Dated at Somersworth, New Hampshire this 10th day of January, 2023

The Ralph W. Torr Revocable Trust of 2000



Witness

by: 

Ralph W. Torr, Sole Trustee

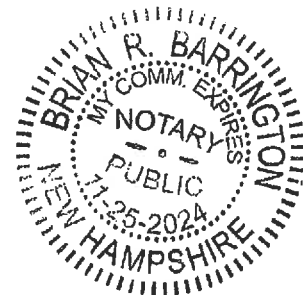
State of New Hampshire
County of Strafford

On the 10th day of January, 2023, before me, Brian R. Barrington, the undersigned officer, personally appeared Ralph W. Torr as trustee of The Ralph W. Torr Revocable Trust of 2000, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained and all facts herein are true and correct under penalty of perjury.

In witness whereof, I hereunto set my hand and official seal.



Notary Public
Name:
My Commission Expires:



**ABUTTERS LIST (DIRECT)
AS OF
SEPTMEBER 27, 2023
FOR
4 LITTLE FALLS BRIDGE ROAD & FARMINGTON ROAD (NH RT. 11)
ROCHESTER, NH
JBE PROJECT No. 21298**

OWNERS OF RECORD/APPLICANTS:

TAX MAP 209/LOT 1
105 FARMINGTON RD LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494
BK 4302/PG 330 (06/21/15)

TAX MAP 216/LOT 12
WATERSTONE LITTLE FALLS LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494
BK 5089/PG 537 (01/11/23)

ABUTTERS:

208/1-1
INFINITY ROCHESTER PROP LP
% WS ASSET MGMT INC
33 BOYLSTON ST, STE 3000
CHESTNUT HILL, MA 02467
1795/380 (03/29/95)

208/19-1
HERMITAGE PLACE LIMITED PARTNERSHIP
PO BOX 648
CONCORD, NC 28025
2967/160 (02/10/04)

216/11-1
WATERSTONE ROCHESTER LLC
% WATERSTONE RETAIL DEVELOP
250 1ST AVE, STE 202
NEEDHAM HEIGHTS, MA 02494-2886
4238/739 (08/28/14)

216/11-2
CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1916
4709/1013 (11/05/19)

216/13
STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03302

216/14
BRETT & SHANNON LANE
10 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867
4390/74 (06/12/16)

216/14-1
MERRICK & DOLORES LANE
12 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867
4371/1030 (04/05/16)

216/18
GTY MA/NH LEASING INC
% NOURIA ENERGY
326 CLARK ST
WORCESTER, MA 01606-1214
3917/634 (03/29/11)

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

105 FARMINGTON RD LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494

105 FARMINGTON RD LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494

105 FARMINGTON RD LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494

WATERSTONE LITTLE FALLS LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494

WATERSTONE LITTLE FALLS LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494

WATERSTONE LITTLE FALLS LLC
250 FIRST AVE., STE. 202
NEEDHAM, MA 02494

INFINITY ROCHESTER PROP LP
% WS ASSET MGMT INC
33 BOYLSTON ST, STE 3000
CHESTNUT HILL, MA 02467

INFINITY ROCHESTER PROP LP
% WS ASSET MGMT INC
33 BOYLSTON ST, STE 3000
CHESTNUT HILL, MA 02467

INFINITY ROCHESTER PROP LP
% WS ASSET MGMT INC
33 BOYLSTON ST, STE 3000
CHESTNUT HILL, MA 02467

HERMITAGE PLACE LIMITED PARTNERSHIP
PO BOX 648
CONCORD, NC 28025

HERMITAGE PLACE LIMITED PARTNERSHIP
PO BOX 648
CONCORD, NC 28025

HERMITAGE PLACE LIMITED PARTNERSHIP
PO BOX 648
CONCORD, NC 28025

WATERSTONE ROCHESTER LLC
% WATERSTONE RETAIL DEVELOP
250 1ST AVE, STE 202
NEEDHAM HEIGHTS, MA 02494-2886

WATERSTONE ROCHESTER LLC
% WATERSTONE RETAIL DEVELOP
250 1ST AVE, STE 202
NEEDHAM HEIGHTS, MA 02494-2886

WATERSTONE ROCHESTER LLC
% WATERSTONE RETAIL DEVELOP
250 1ST AVE, STE 202
NEEDHAM HEIGHTS, MA 02494-2886

CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1916

CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1916

CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1916

STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03302

STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03302

STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03302

BRETT & SHANNON LANE
10 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867

BRETT & SHANNON LANE
10 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867

BRETT & SHANNON LANE
10 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867

MERRICK & DOLORES LANE
12 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867

MERRICK & DOLORES LANE
12 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867

MERRICK & DOLORES LANE
12 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867

GTY MA/NH LEASING INC
% NOURIA ENERGY
326 CLARK ST
WORCESTER, MA 01606-1214

GTY MA/NH LEASING INC
% NOURIA ENERGY
326 CLARK ST
WORCESTER, MA 01606-1214

GTY MA/NH LEASING INC
% NOURIA ENERGY
326 CLARK ST
WORCESTER, MA 01606-1214

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

Étiquettes d'adresse Easy Peel[®]
Repliez à la hachure afin de révéler le rebord Pop-up

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

Pat: avery.com/patents

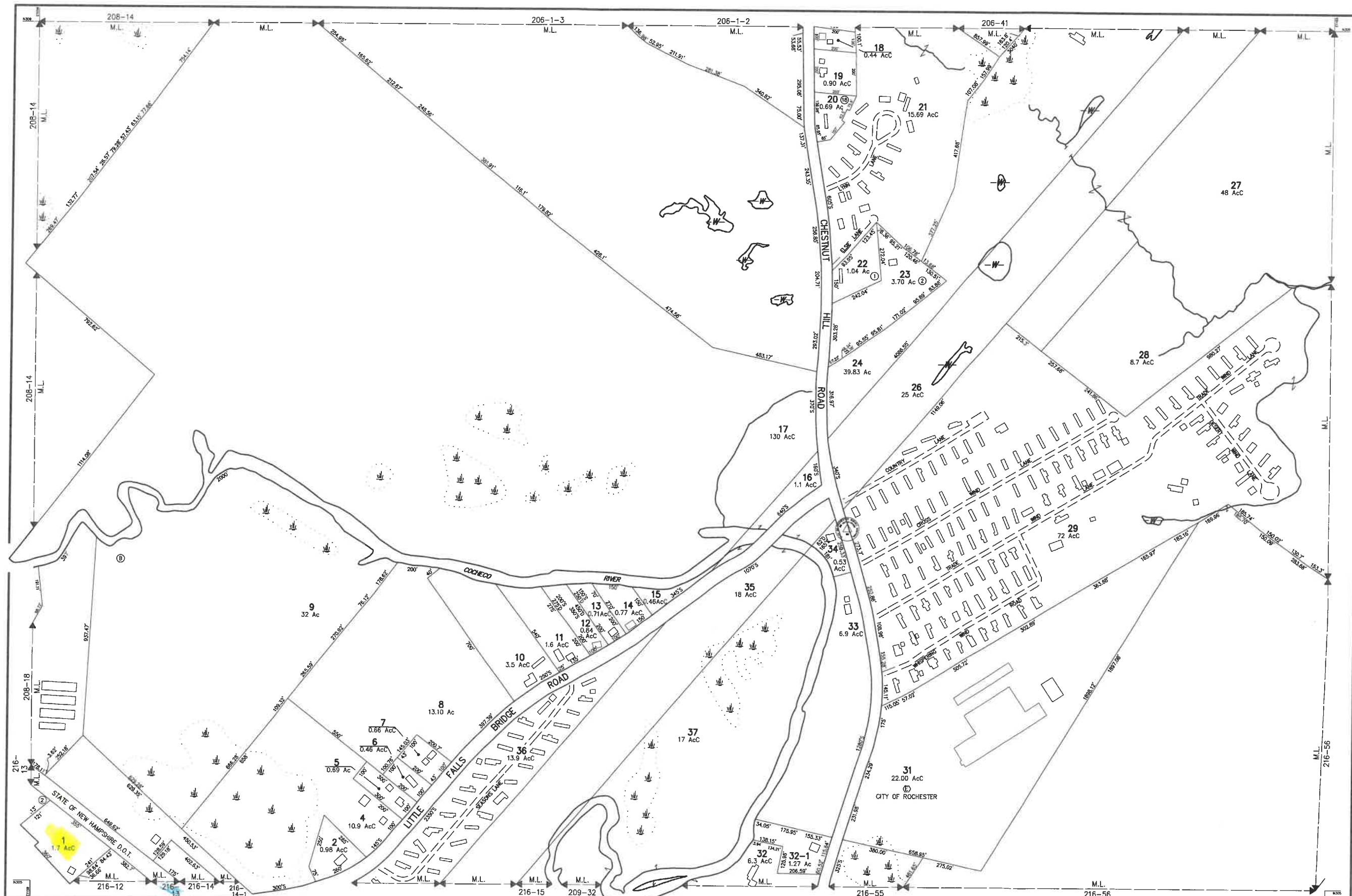
JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

Go to avery.com/templates
Use Avery Template 5160

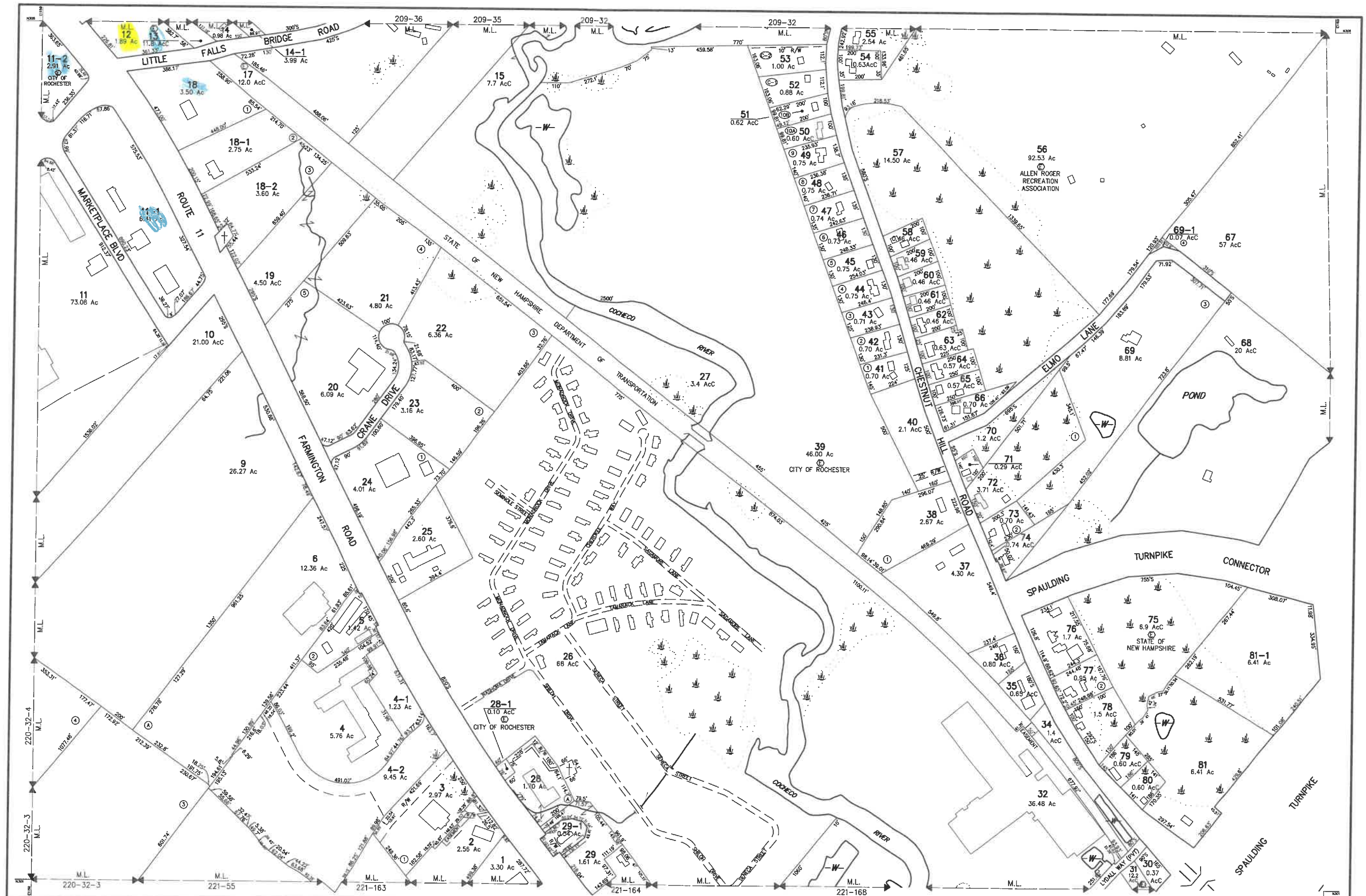
Easy Peel[®] Address Labels
Bend along line to expose Pop-up Edge

8460

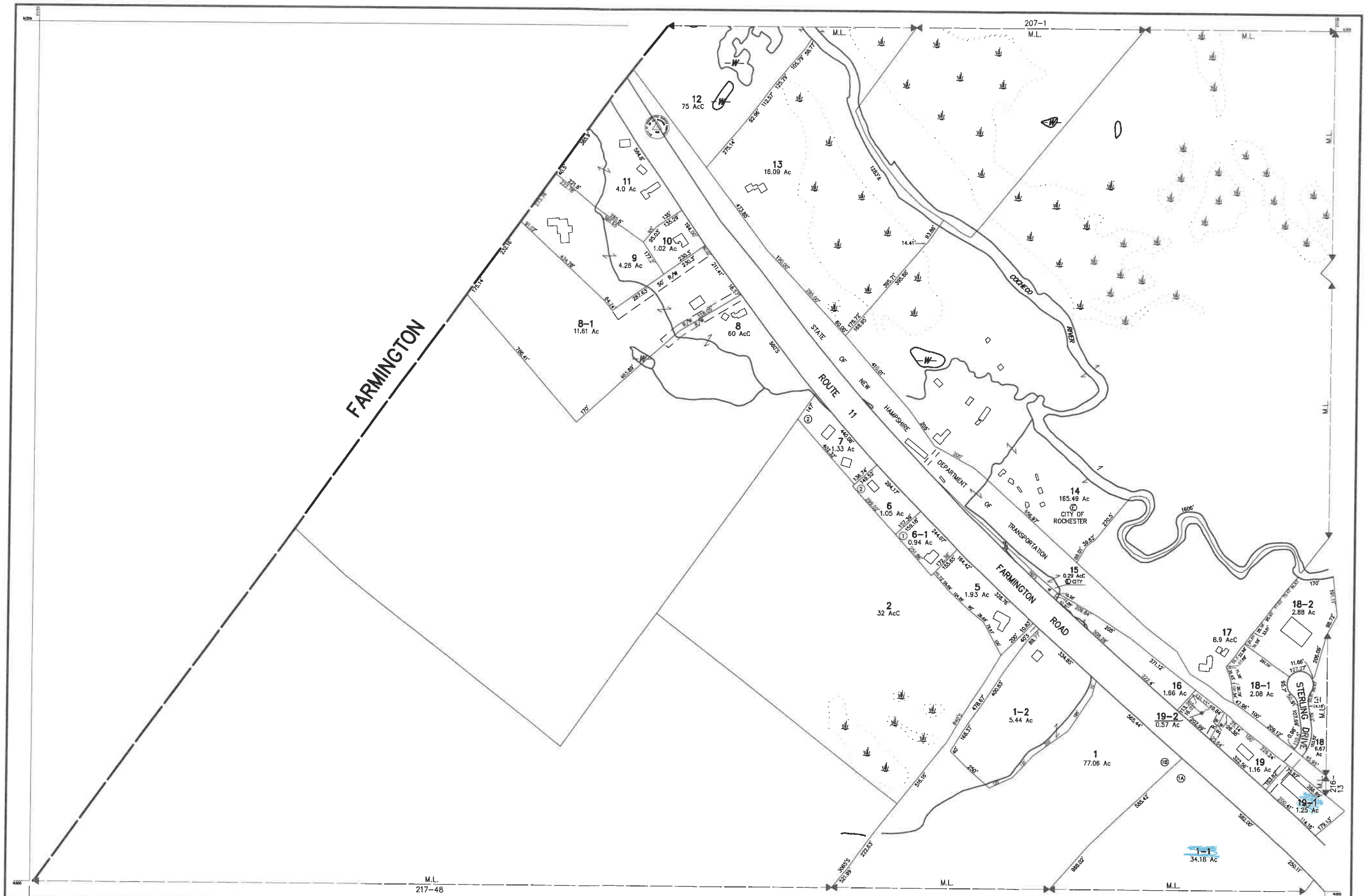
EVERY[®]



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>	<p>PRODUCED IN 1992 BY</p> <p>CAI Technologies</p> <p><small>11 PLEASANT STREET, LITTLETON, NH 03561 800 372 4540 - WWW.CAI-TECH.COM</small></p>	<p>AREA SURVEYED Ac</p> <p>AREA CALCULATED Ac</p> <p>RECORD DIMENSION 100'</p> <p>SCALED DIMENSION 100'S</p> <p>MATCH LINE M.L.</p> <p>WATER W</p>	<p>LEGEND</p> <p>EXEMPT PROPERTY</p> <p>SUBDIVISION LOT NO.</p> <p>BUILDING</p> <p>RIGHT OF WAY</p> <p>COMMON OWNERSHIP</p> <p>WETLANDS</p>	<p>SCALE 1" = 200'</p> <p>FEET 0 100 200 400 600</p> <p>METERS 0 50 100 150</p> <p>REVISED TO : APRIL 1, 2023</p>	<p>PROPERTY MAPS</p> <p>ROCHESTER</p> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <p>207 206 205</p> <p>208 210</p> <p>217 216 215</p>	<p>MAP NO.</p> <p>209</p>



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>		<p>PRODUCED IN 1992 BY</p> <p>CAI Technologies</p> <p><small>11 PLEASANT STREET, LITTLETON, NH 03561 800.327.4540 • WWW.CAI-TECH.COM</small></p>		<p>LEGEND</p> <p>AREA SURVEYED Ac</p> <p>AREA CALCULATED Ac</p> <p>RECORD DIMENSION 100'</p> <p>SCALED DIMENSION 100'S</p> <p>MATCH LINE</p> <p>WATER</p> <p>EXEMPT PROPERTY</p> <p>SUBDIVISION LOT NO.</p> <p>BUILDING</p> <p>RIGHT OF WAY</p> <p>COMMON OWNERSHIP</p> <p>WETLANDS</p>		<p>SCALE 1" = 200'</p> <p>FEET 0 100 200 400 600</p> <p>METERS 0 50 100 150</p> <p>REVISED TO : APRIL 1, 2023</p>		<p>PROPERTY MAPS</p> <p>ROCHESTER</p> <p>NEW HAMPSHIRE</p>		<p>INDEX DIAGRAM</p> <p>208 209 210</p> <p>217 218 219</p> <p>220 221 222</p>		<p>MAP NO.</p> <p>216</p>	
--	--	---	--	---	--	---	--	---	--	---	--	----------------------------------	--



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>		<p>PRODUCED IN 1992 BY</p> <p>CAI Technologies</p> <p>Procastro Mapping Geospatial Solutions</p> <p>11 PLEASANT STREET, LITTLETON, NH 03561 603.322.4543 - WWW.CAI-TECH.COM</p>		<p>LEGEND</p> <p>EXEMPT PROPERTY.</p> <p>SUBDIVISION LOT NO.</p> <p>BUILDING.</p> <p>RIGHT OF WAY.</p> <p>COMMON OWNERSHIP.</p> <p>WETLANDS.</p>		<p>AREA SURVEYED</p> <p>AREA CALCULATED</p> <p>RECORD DIMENSION</p> <p>SCALED DIMENSION</p> <p>WATCH LINE</p> <p>WATER</p>		<p>SCALE 1" = 200'</p> <p>FEET 0 100 200 300 400 500</p> <p>METERS 0 50 100 150</p> <p>REVISED TO : APRIL 1, 2023</p>		<p>PROPERTY MAPS</p> <p>ROCHESTER</p> <p>NEW HAMPSHIRE</p>		<p>INDEX DIAGRAM</p> <p>207 206</p> <p>218 217 216</p>		<p>MAP NO.</p> <p>208</p>	
--	--	--	--	---	--	--	--	---	--	---	--	--	--	----------------------------------	--

LEGEND

- EXISTING LOT LINE
APPROXIMATE ABUTTERS LOT LINE
EXISTING EASEMENT LINE
-260- MAJOR CONTOUR LINE
-258- MINOR CONTOUR LINE
STONE WALL
REMAINT STONE WALL
CHAIN LINK FENCE
WIRE FENCE
OVERHEAD WIRE
DRAIN LINE
SEWER LINE
ELECTRIC LINE
CABLE/INTERNET LINE
TREE LINE
SHRUB LINE
EDGE OF DELINEATED WETLAND
WETLAND AREA
CONCRETE
RIP RAP
PILE
- BOUND FOUND (BND. FND.)
PIPE/ROD FOUND (D.H.F.)
UTILITY POLE
UTILITY POLE & GUY WIRE
GUY POLE
LIGHT POST
DRAIN MANHOLE
CATCH BASIN
FLARED END SECTION
SEWER MANHOLE
FIRE HYDRANT
WATER GATE VALVE
SUPPLY WELL
HAND HOLE
UNIDENTIFIED UTILITY BOX
SIGN
SIGN (TWO POSTS)
POST
MAST ARM
ROCK/BOULDER
- MAIL BOX
DECIDUOUS TREE
CONIFEROUS SHRUB
BOUND FOUND
CONCRETE
CONDUIT
DUCTILE IRON PIPE
DASHED SINGLE WHITE LINE
DOUBLE YELLOW LINE
EDGE OF GRAVEL
ELECTRIC METER
EDGE OF PAVEMENT
FINISHED FLOOR ELEVATION
GRANITE
HIGH DENSITY POLYETHYLENE PIPE
HEADWALL
NEW HAMPSHIRE HIGHWAY BOUND
OUTFALL
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
SLOPED BITUMINOUS BERM
- SGC
S.S.F.
SWL
SYL
TYP.
(X)
- SLOPED GRANITE CURB
STEEL STAKE FOUND
SINGLE WHITE LINE
SINGLE YELLOW LINE
TYPICAL
INVERT I.D. CONNECTION UNKNOWN

SHEET 4

TAX MAP 216 LOT 14

TAX MAP 219 LOT 36

FARMINGTON RECREATIONAL RAIL TRAIL

TAX MAP 216 LOT 17

TAX MAP 216 LOT 13

TAX MAP 216 LOT 14-1

SHEET 2

SHEET 3

SHEET 5

FARMINGTON RECREATIONAL RAIL TRAIL

TAX MAP 209 LOT 1
73,882 Sq. Ft.
1.70 Acres

TAX MAP 216 LOT 12
83,411 Sq. Ft.
1.91 Acres

TAX MAP 216 LOT 18

TAX MAP 208 LOT 1-1

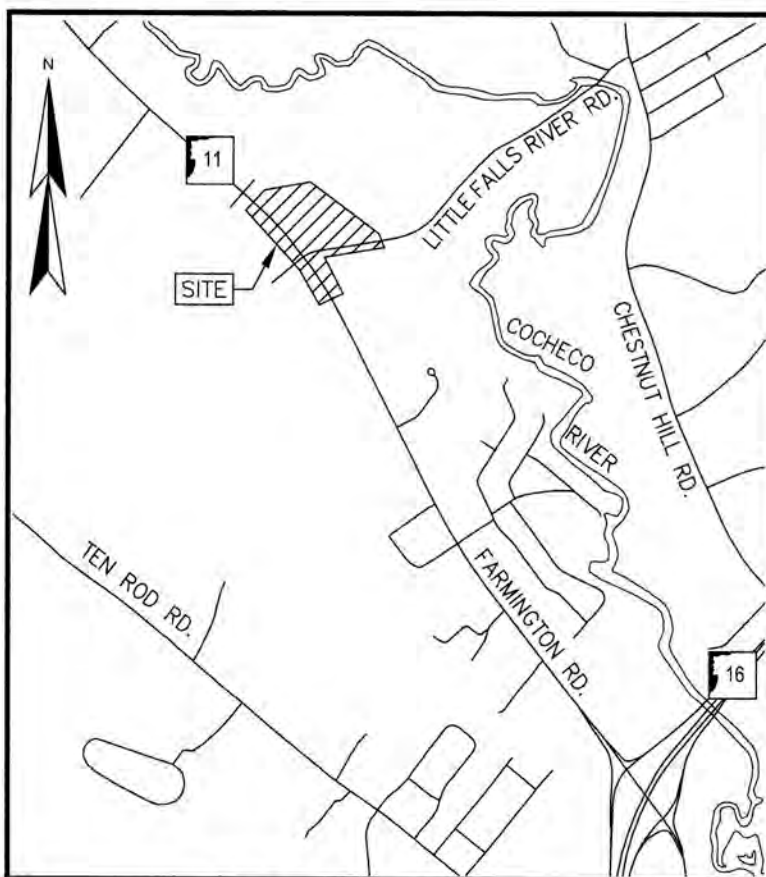
TAX MAP 216 LOT 11-2

TAX MAP 216 LOT 11-1

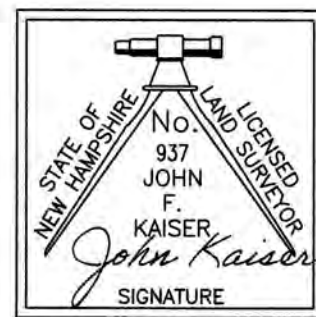
NH ROUTE 11 FARMINGTON ROAD

NH ROUTE 11 FARMINGTON ROAD

PRIMARY DRIVE



LOCATION MAP (n.t.s.)



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 SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR 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.

John Kaiser L.L.S. #937
4/12/2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

60 0 60 120
SCALE: 1 INCH = 60 FT.

EXISTING CONDITIONS PLAN
FOR
WATERSTONE PROPERTIES
OF
TAX MAP 209 LOT 1
TAX MAP 216 LOT 12
FARMINGTON ROAD - NH ROUTE 11
LITTLE FALL BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: M.T.L.	DATE: APRIL 11, 2023
CHECKED BY: J.F.K.	DRAWING NO. 7904A
JOB NO. 7904	SHEET 1 OF 5



Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

NOTES:

- REFERENCE:
TAX MAP 209 LOT 1
TAX MAP 216 LOT 12
NH ROUTE 11 - FARMINGTON ROAD
LITTLE FALLS BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE
- OWNERS OF RECORD:
TAX MAP 209 LOT 1
105 FARMINGTON RD LLC
250 FIRST AVE SITE 202
NEEDHAM, MA 02494
S.C.R.D. BOOK 4302 PAGE 330
TAX MAP 216 LOT 12
WATERSTONE, LITTLE FALLS LLC
250 FIRST AVE SITE 202
NEEDHAM, MA 02494
S.C.R.D. BOOK 5089 PAGE 537
- TOTAL PARCEL AREA:
MAP 209 LOT 1: 73,882 SQ. FT. OR 1.70 AC.
MAP 216 LOT 12: 83,411 SQ. FT. OR 1.91 AC.
- ZONE: GRANITE RIDGE DISTRICT
- FIELD SURVEY PERFORMED BY J.M.L. & D.D.L. (DOUCET SURVEY) DURING MARCH 2023 USING A TOTAL STATION WITH A DATA COLLECTOR, AND AN AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON NAVD88 PER DISK X-4-1933, PUBLISHED ELEVATION OF 234.93'.
- FLOOD HAZARD ZONE:"X", PER FIRM MAP #33017C0184D DATED MAY 17, 2005.
- 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.

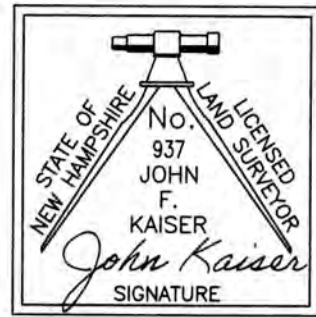
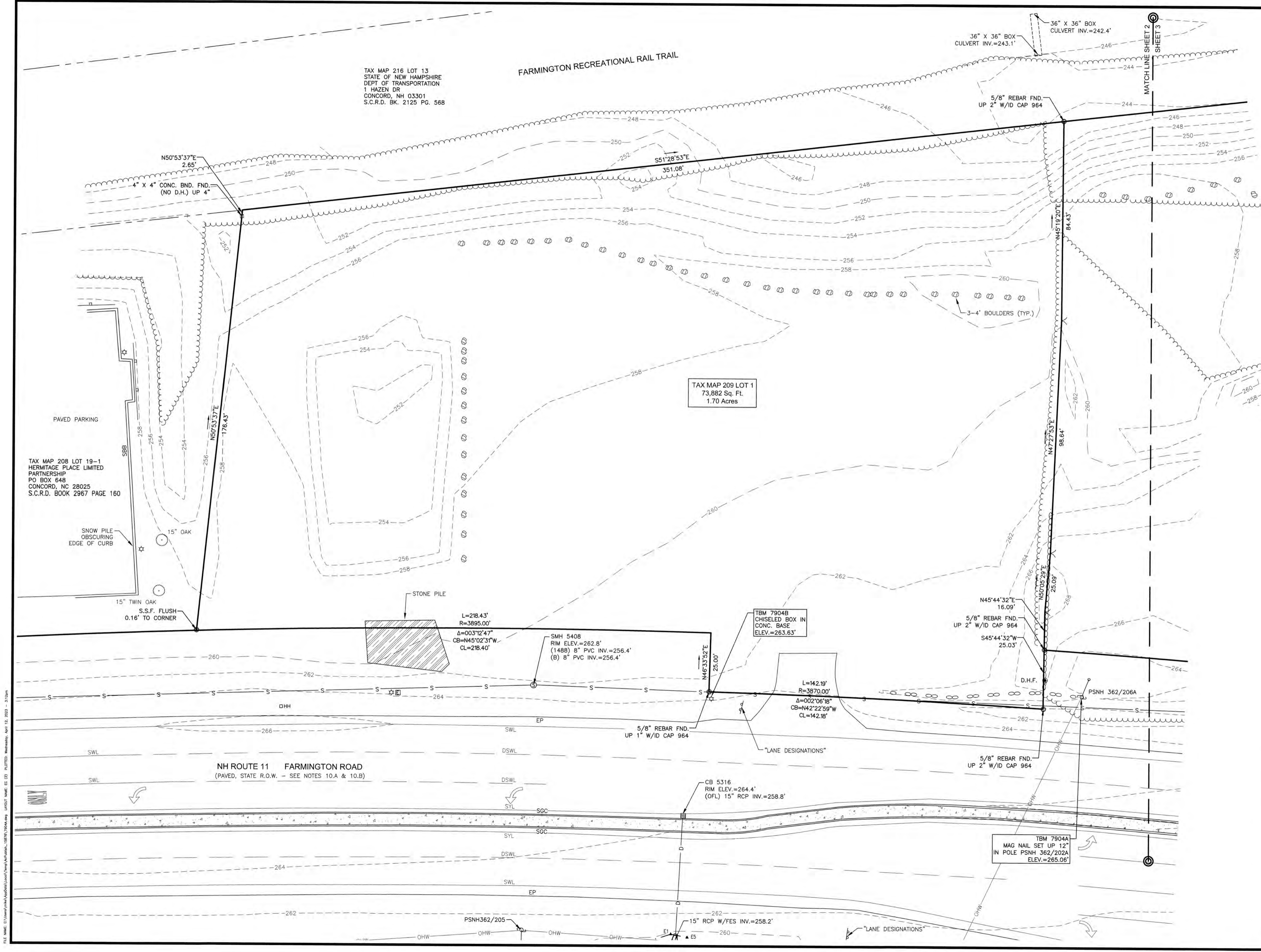
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF ROUTE 11 (FARMINGTON ROAD) AND LITTLE FALLS BRIDGE ROAD AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, ROCHESTER CITY HALL AND NHDOT DIVISION VI OFFICE.
10.A. SEE RETURN OF LAYOUT AT S.C.R.D. BOOK 681, PAGE 134, INDIVIDUAL TAKING AT BOOK 681, PAGE 291, AND REFERENCE PLAN 4.
10.B. ROUTE 11 (FARMINGTON ROAD A.K.A. FARMINGTON DOCK ROAD) IS AN ANCIENT ROADWAY WHICH HAS BEEN LAID OUT AND/OR STRAIGHTENED & WIDENED NUMEROUS TIME THROUGHOUT HISTORY. THE STATE OF NEW HAMPSHIRE HAS ISSUED A NOTICE OF DISCONTINUANCE DATED JANUARY 26, 2016 FOR ALL PORTIONS OF THE FORMER ROADWAY LYING OUTSIDE OF THOSE BOUNDS DESCRIBED IN S.C.R.D. BOOK 681, PAGE 134, BOOK 681, PAGE 287, AND REFERENCE PLAN #1. THE CITY OF ROCHESTER'S ATTORNEY IS OF THE OPINION THAT AS RESULT OF SAID DISCONTINUANCE BY THE STATE AND A DECEMBER 5, 1995 CITY COUNCIL OF ROCHESTER RESOLUTION ENTITLED "RESOLUTION TO DISCONTINUANCE OF A PORTION OF THE OLD ROAD FROM ROCHESTER TO FARMINGTON(ADJACENT TO N.H. ROUTE 11)" THE CITY HAS ALSO DISCONTINUED ALL PORTIONS OF THE FORMER RIGHT OF WAY LYING OUTSIDE OF THAT WHICH THE STATE CURRENTLY HOLDS.
10.C. LITTLE FALLS BRIDGE ROAD WAS LAID OUT AS FOUR RODS (66') WIDE PER CITY OF ROCHESTER HIGHWAY BOOK 1, PAGE 84.

- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND MARKINGS FOUND ON-SITE. THE BELOW UTILITY OWNERS HAVE BEEN CONTACTED.
 - EVSOURCE (ELECTRIC): INDICATED UNDERGROUND LINES ARE PRESENT IN THE VICINITY OF THE INTERSECTION, EXACT LOCATIONS NOT PROVIDED.
 - CONSOLIDATED COMMUNICATIONS (COMMUNICATION): INDICATED OVERHEAD ONLY.
 - UNITIL (GAS/ELECTRIC): INDICATED THEY HAVE NEITHER PRESENT IN THE VICINITY.

- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING MARCH 2023 IN ACCORDING TO THE:
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
 - CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NHESTC (MAY 2017).

REFERENCE PLANS:

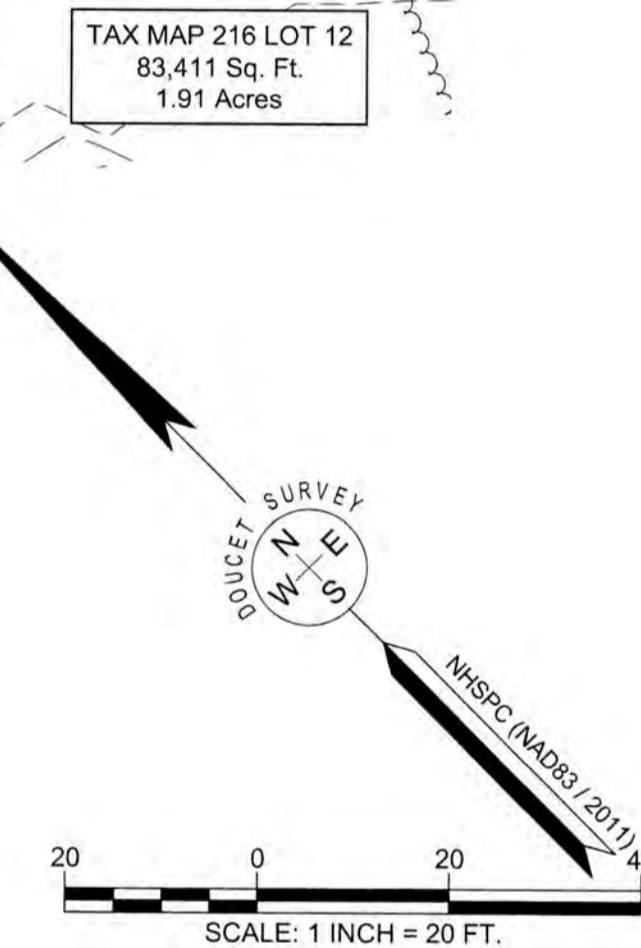
- "EXISTING CONDITIONS FOR COOPER CREEK CAPITAL PARTNERS LAND OF 105 FARMINGTON ROAD LLC, TAX MAP 209, LOT 1, 105 FARMINGTON ROAD (A.K.A. NH ROUTE 11) ROCHESTER, NEW HAMPSHIRE" DATED MAY 2015 BY DOUCET SURVEY, INC.
- "PLAN OF LAND FOR WATERSTONE ROCHESTER, LLC LAND OF RALPH W. TORR REV. TRUST OF 2000 AND THE PAULINE TORR REV. TRUST OF 2000 (TAX MAP 216, LOT 12) 4 LITTLE FALLS BRIDGE ROAD, ROCHESTER, NEW HAMPSHIRE" DATED JULY 2017 BY DOUCET SURVEY, INC.
- "ALTA/NSPS LAND TITLE SURVEY FOR WATERSTONE PROPERTIES LAND OF RALPH W. TORR REVOCABLE TRUST OF 2000 (TAX MAP 216, LOT 12) 4 LITTLE FALLS BRIDGE ROAD, ROCHESTER, NEW HAMPSHIRE" DATED SEPTEMBER 27, 2022 BY DOUCET SURVEY, LLC.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT F-022-(11)", N.H. PROJECT NO. P-3346, N.H. ROUTE 11-HENRY WILSON HIGHWAY", DATED 1957, ON FILE WITH NHDOT.
- "SUBDIVISION PLAN NH LITTLE FALLS BRIDGE RD. STRAFFORD COUNTY, ROCHESTER, NH FOR MERRICK E. LANE", BY NORWAY PLAINS ASSOCIATES, INC. DATED MAY 2009, S.C.R.D. PLAN 97-22.
- "REVISED SUBDIVISION PLAN FOR WATERSTONE ROCHESTER, LLC AND THE CITY OF ROCHESTER AT THE RIDGE MARKETPLACE, 92 FARMINGTON ROAD (ROUTE 11) ROCHESTER, NEW HAMPSHIRE" FINAL REVISION DATE OF 10/07/19 BY DOUCET SURVEY, LLC. S.C.R.D. PLAN 11990.

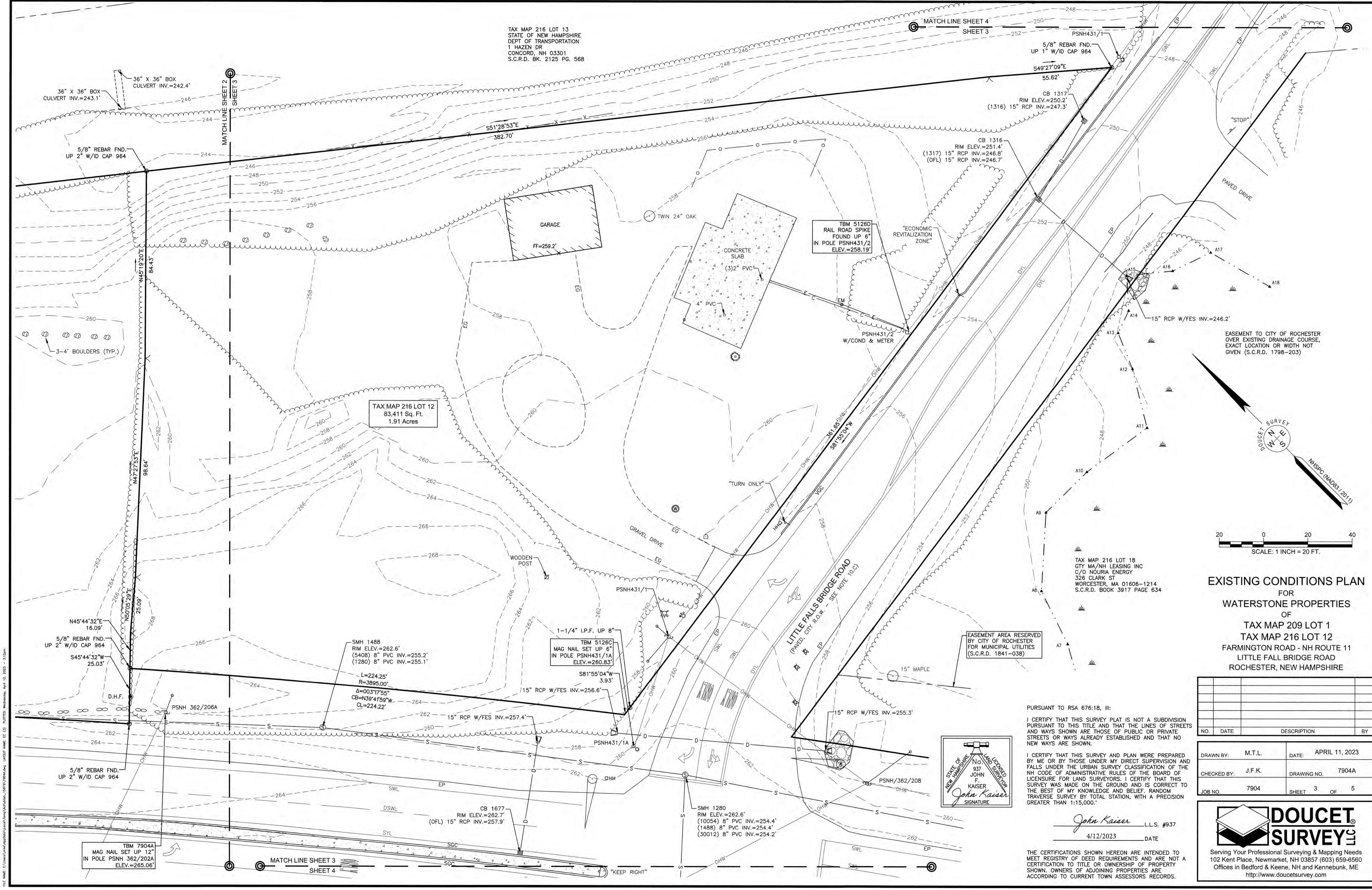


PURSUANT TO RSA 676:18, III:
I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY 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.

John Kaiser L.L.S. #937
4/12/2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.





TAX MAP 216 LOT 13
STATE OF NEW HAMPSHIRE
DEPT. OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03301
S.C.R.D. BK. 2125 PG. 568

TAX MAP 216 LOT 12
83,411 Sq. Ft.
1.91 Acres

TAX MAP 216 LOT 18
GTY MA/NH LEASING INC
C/O NOURIA ENERGY
328 CLARK ST
WORCESTER, MA 01606-1214
S.C.R.D. BOOK 3917 PAGE 634

EXISTING CONDITIONS PLAN
FOR
WATERSTONE PROPERTIES
OF
TAX MAP 209 LOT 1
TAX MAP 216 LOT 12
FARMINGTON ROAD - NH ROUTE 11
LITTLE FALL BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	APRIL 11, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7904A
JOB NO.	7904	SHEET	3 OF 5



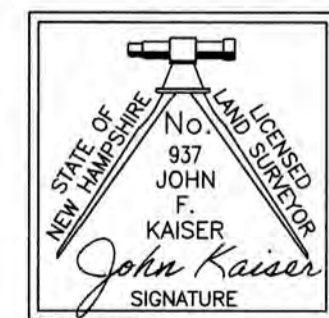
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>

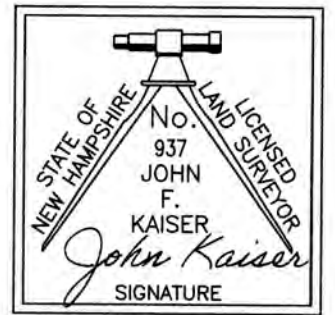
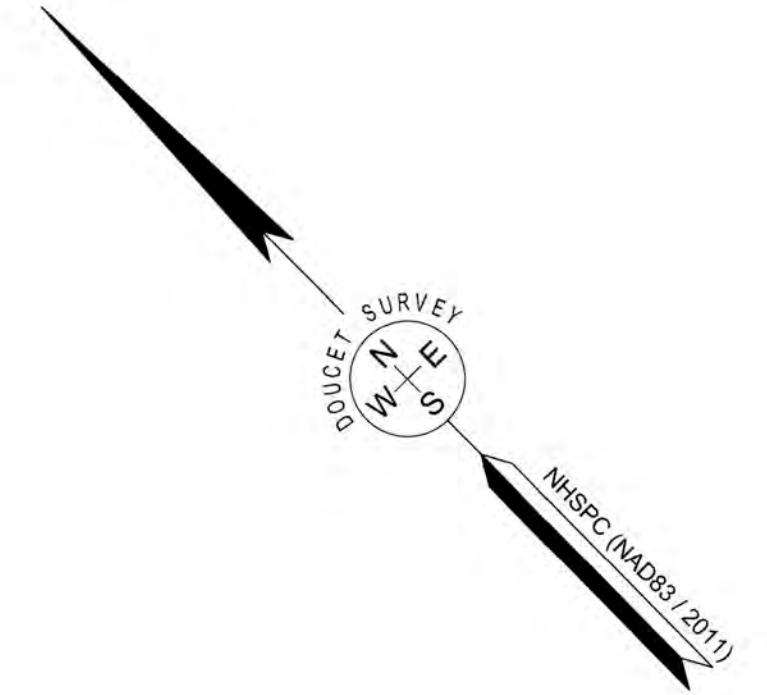
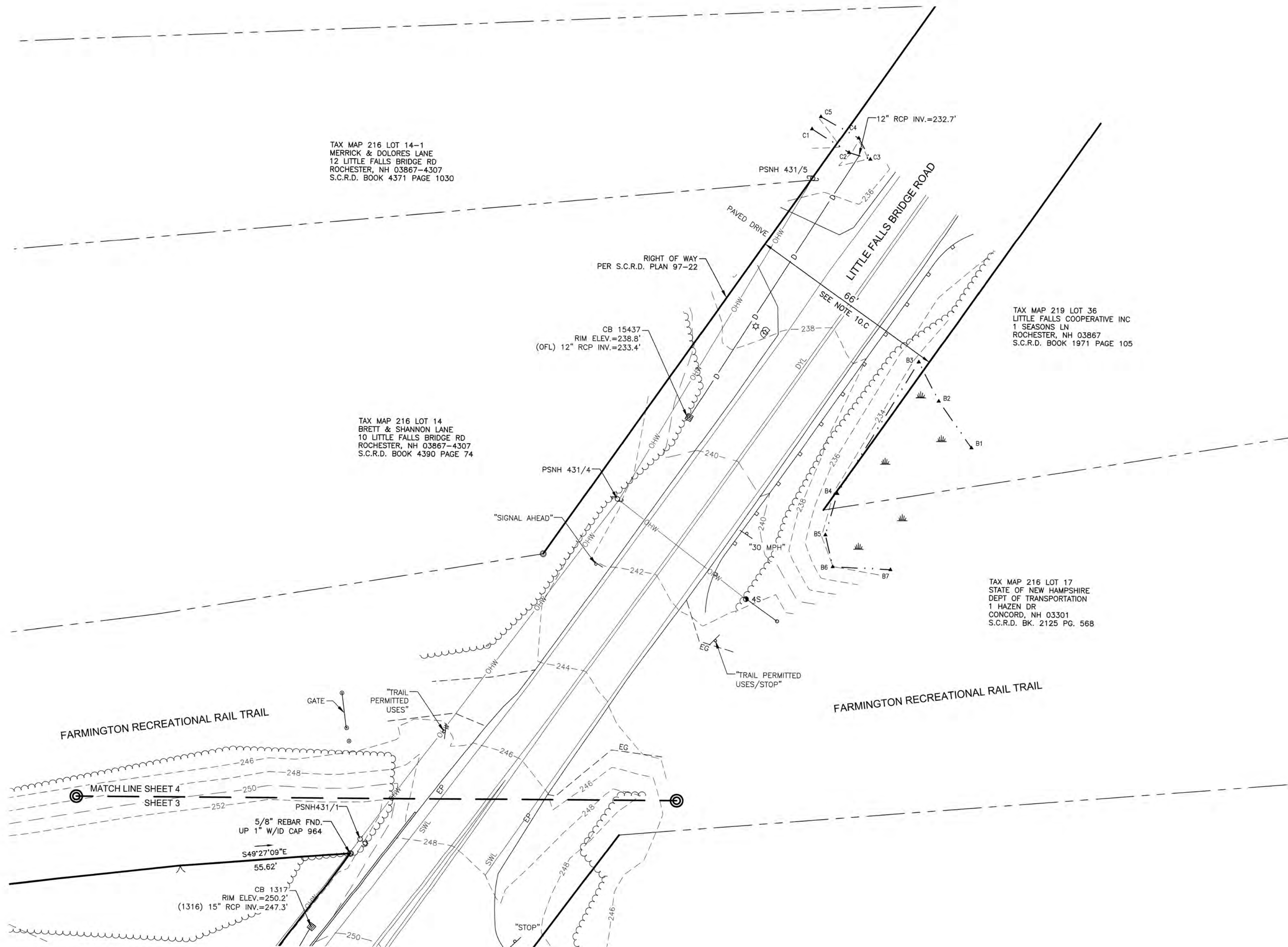
PURSUANT TO RSA 676:18, III:
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO
NEW WAYS ARE SHOWN.

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
LICENSES 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.

John Kaiser L.L.S. #937
4/12/2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO
MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A
CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY
SHOWN. OWNERS OF ADJOINING PROPERTIES ARE
ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.





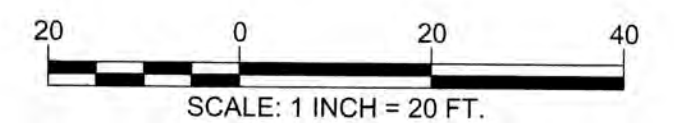
PURSUANT TO RSA 676:18, III:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR 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."

John Kaiser L.L.S. #937
4/12/2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



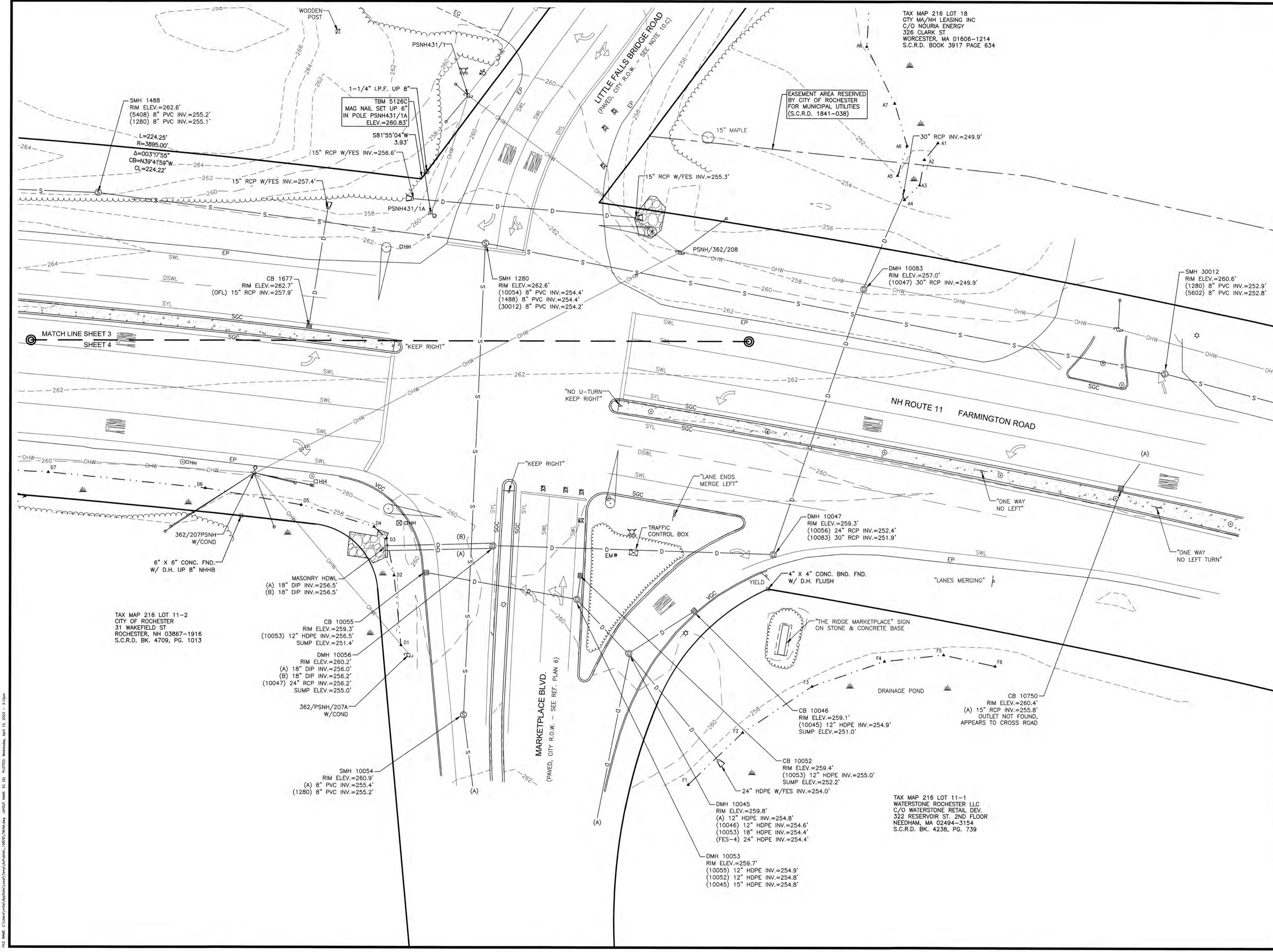
EXISTING CONDITIONS PLAN
FOR
WATERSTONE PROPERTIES
OF
TAX MAP 209 LOT 1
TAX MAP 216 LOT 12
FARMINGTON ROAD - NH ROUTE 11
LITTLE FALL BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	APRIL 11, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7904A
JOB NO.	7904	SHEET	4 OF 5



Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>



DOUCET SURVEY
N E
W S

NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE
No. 337
JOHN F. KAISER
LAND SURVEYOR
Signature: John Kaiser

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 SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR 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.

John Kaiser L.L.S. #937
4/12/2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

20 0 20 40
SCALE: 1 INCH = 20 FT.

**EXISTING CONDITIONS PLAN
FOR
WATERSTONE PROPERTIES
OF
TAX MAP 209 LOT 1
TAX MAP 216 LOT 12
FARMINGTON ROAD - NH ROUTE 11
LITTLE FALLS BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE**

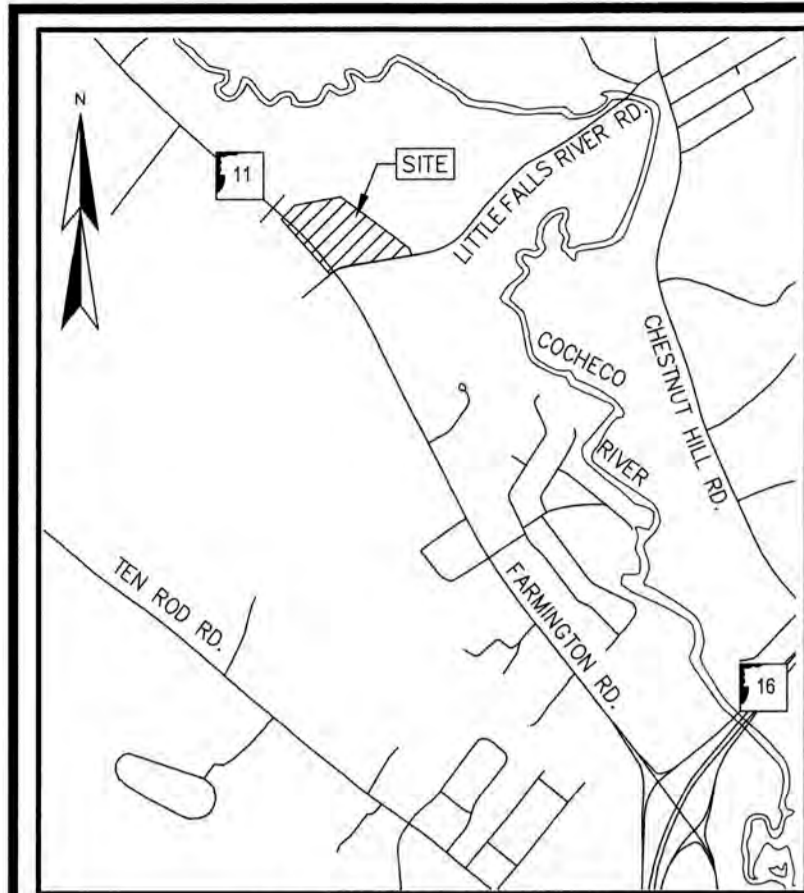
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	APRIL 11, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7904A
JOB NO.	7904	SHEET	5 OF 5

DOUCET SURVEY

Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>

FILE NAME: C:\Users\jkaiser\Documents\Survey\Projects\2023\7904\7904.dwg PLOTTED: Wednesday, April 12, 2023 3:12pm



LEGEND

- EXISTING LOT LINE
- EXISTING LOT LINE TO BE REMOVED
- PROPOSED LOT LINE
- APPROXIMATE ABUTTERS LOT LINE
- 5/8" REBAR W/ID CAP OR OTHER SUITABLE MONUMENT TO BE SET
- BOUND FOUND (BND. FND.)
- PIPE/ROD FOUND
- CONC.
- I.P.F.
- NH-HB
- S.S.F.
- CONCRETE
- IRON PIPE FOUND
- NEW HAMPSHIRE HIGHWAY BOUND
- STEEL STAKE FOUND

TAX MAP 216 LOT 13
STATE OF NEW HAMPSHIRE
DEPT OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03301
S.C.R.D. BK. 2125 PG. 568

TAX MAP 208 LOT 19-1
HERMITAGE PLACE
LIMITED PARTNERSHIP
PO BOX 648
CONCORD, NC 28025
S.C.R.D. BOOK 2967 PAGE 160

EXISTING
TAX MAP 209 LOT 1
73,882 Sq. Ft.
1.70 Acres

PROPOSED
TAX MAP 209 LOT 1
67,993 Sq. Ft.
1.56 Acres

TAX MAP 216 LOT 14-1
MERRICK & DOLORES LANE
12 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867-4307
S.C.R.D. BOOK 4371 PAGE 1030

TAX MAP 216 LOT 14
BRETT & SHANNON LANE
10 LITTLE FALLS BRIDGE RD
ROCHESTER, NH 03867-4307
S.C.R.D. BOOK 4390 PAGE 74

TAX MAP 216 LOT 17
STATE OF NEW HAMPSHIRE
DEPT OF TRANSPORTATION
1 HAZEN DR
CONCORD, NH 03301
S.C.R.D. BK. 2125 PG. 568

TAX MAP 216 LOT 18
GTJ MA/NH LEASING INC
C/O NOURIA ENERGY
326 CLARK ST
WORCESTER, MA 01606-1214
S.C.R.D. BOOK 3917 PAGE 634

PAVED PARKING

S.S.F. FLUSH
0.16' TO CORNER

NH ROUTE 11 FARMINGTON ROAD
(PAVED, PUBLIC STATE R.O.W.)

FARMINGTON RECREATIONAL RAIL TRAIL

LITTLE FALLS BRIDGE ROAD (PAVED, PUBLIC CITY R.O.W.)

PAVED DRIVE



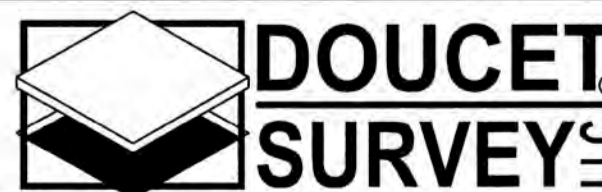
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°44'32"W	25.03'
L2	N46°33'52"E	25.00'
L3	N45°44'32"E	16.09'
L4	N50°05'29"E	25.09'
L5	N45°19'20"E	84.43'

SCALE: 1 INCH = 40 FT.

LOT LINE ADJUSTMENT PLAN LANDS OF WATERSTONE LITTLE FALLS LLC (TAX MAP 216 LOT 12) AND 105 FARMINGTON RD LLC (TAX MAP 209 LOT 1) FARMINGTON ROAD - NH ROUTE 11 LITTLE FALL BRIDGE ROAD ROCHESTER, NEW HAMPSHIRE

THIS DRAWING IS NOT FOR RECORDING			
2	10/03/23	REVISED/ADD NOTES	J.F.K.
1	09/08/23	REVISED PROPOSED LOT LINE	M.T.L.
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	APRIL 11, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7904B
JOB NO.	7904	SHEET	1 OF 1



Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

NOTES:

- REFERENCE:
TAX MAP 209 LOT 1
TAX MAP 216 LOT 12
NH ROUTE 11 - FARMINGTON ROAD
LITTLE FALLS BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE
- OWNERS OF RECORD:
TAX MAP 209 LOT 1
105 FARMINGTON RD LLC
250 FIRST AVE. STE 202
NEEDHAM, MA 02494
S.C.R.D. BOOK 4302 PAGE 330
TAX MAP 216 LOT 12
WATERSTONE LITTLE FALLS LLC
250 FIRST AVE. STE 202
NEEDHAM, MA 02494
S.C.R.D. BOOK 5089 PAGE 537
- EXISTING PARCEL AREAS:
TAX MAP 209 LOT 1
73,882 SQ. FT. OR 1.70 AC.
PROPOSED PARCEL AREAS:
TAX MAP 209 LOT 1
67,993 SQ. FT. OR 1.56 AC.
TAX MAP 216 LOT 12
83,411 SQ. FT. OR 1.91 AC.
TAX MAP 216 LOT 12
89,300 SQ. FT. OR 2.05 AC.
- ZONE: GRANITE RIDGE DISTRICT
DIMENSIONAL REQUIREMENTS NONRESIDENTIAL/MIXED-USE BUILDINGS:
MIN. FRONTAGE: 50 ft. MIN. LOT AREA: NA
MIN. FRONT SETBACK: 300 ft. MIN. SIDE SETBACK: 50 ft.
MAX. BUILDING HEIGHT: 75 ft. MIN. REAR SETBACK: 100 ft.
ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF ROCHESTER
ZONING ORDINANCE SECTION 275-8.5(10)(a) DATED 7-5-2022 AS AVAILABLE ON
THE CITY WEB-SITE ON OCTOBER 3, 2023. ADDITIONAL REGULATIONS APPLY, AND
REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND
OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE
AND FEDERAL REGULATIONS.
- BASED ON EXISTING SITE CONDITIONS, NO ENCROACHMENTS WILL RESULT FROM
THIS PROPOSED LOT LINE ADJUSTMENT.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #3301700184D DATED MAY 17, 2005.

- FIELD SURVEY PERFORMED BY J.M.L. & D.D.L. (DOUCET SURVEY) DURING MARCH
2023 USING A TOTAL STATION WITH A DATA COLLECTOR, AND AN AUTO LEVEL.
TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE
COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING
THE KEYNET GPS VRS NETWORK.
- 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.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF
INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS,
THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE
THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENTS OF THE
ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE
STRAFFORD COUNTY REGISTRY OF DEEDS, ROCHESTER CITY CLERK'S OFFICE AND
NEW HAMPSHIRE DOT.
- NO WETLANDS WERE FOUND PRESENT ON THE SITE DURING A FIELD INVESTIGATION
PERFORMED BY GOVE ENVIRONMENTAL DURING MARCH 2023.
- THE TWO PARCELS SHOWN WILL BE SUBJECT TO RECIPROCAL ACCESS EASEMENTS,
UTILITIES AND DRAINAGE. SAID EASEMENTS ARE TO BE SHOWN ON A SEPARATE
EASEMENT PLAN TO BE RECORDED.
- FOR MORE INFORMATION ABOUT THIS SURVEY CONTACT DOUCET SURVEY, LLC.
- 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.

REFERENCE PLANS:

- "EXISTING CONDITIONS FOR COOPER CREEK CAPITAL PARTNERS LAND OF 105
FARMINGTON ROAD LLC, TAX MAP 209, LOT 1, 105 FARMINGTON ROAD (A.K.A.
NH ROUTE 11) ROCHESTER, NEW HAMPSHIRE" DATED MAY 2015 BY DOUCET
SURVEY, INC.
- "PLAN OF LAND FOR WATERSTONE ROCHESTER, LLC LAND OF RALPH W. TORR
REV. TRUST OF 2000 AND THE PAULINE TORR REV. TRUST OF 2000 (TAX MAP
216, LOT 12) 4 LITTLE FALLS BRIDGE ROAD, ROCHESTER, NEW HAMPSHIRE"
DATED JULY 2017 BY DOUCET SURVEY, INC.
- "ALTA/NSPS LAND TITLE SURVEY FOR WATERSTONE PROPERTIES LAND OF
RALPH W. TORR REVOCABLE TRUST OF 2000 (TAX MAP 216, LOT 12) 4 LITTLE
FALLS BRIDGE ROAD, ROCHESTER, NEW HAMPSHIRE" DATED SEPTEMBER 27,
2022 BY DOUCET SURVEY, LLC.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PLANS OF PROPOSED FEDERAL AID PROJECT F-022-1(1)", N.H. PROJECT NO.
P-3346, N.H. ROUTE 11-HENRY WILSON HIGHWAY, DATED 1957, ON FILE WITH
NHDOT.
- "SUBDIVISION PLAN NH LITTLE FALLS BRIDGE RD. STRAFFORD COUNTY,
ROCHESTER, NH FOR MERRICK E. LANE", BY NORWAY PLAINS ASSOCIATES, INC.
DATED MAY 2009, S.C.R.D. PLAN 97-22.

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.

John Kaiser L.L.S. #937
10/03/23 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY
OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR
OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES
ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ Date _____
SIGNED BY _____ Name _____ Position _____