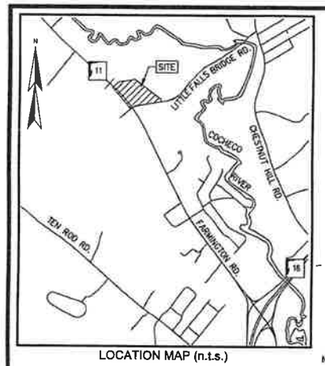

LOCATION MAP (n.t.s.)

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. CONCRETE
- I.P.F. IRON PIPE FOUND
- NHHB NEW HAMPSHIRE HIGHWAY BOUND
- S.S.F. STEEL STAKE FOUND

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

FARMINGTON RECREATIONAL RAIL TRAIL

5/8" REBAR FND. UP 2" W/ID CAP 964

5/8" REBAR FND. UP 1" W/ID CAP 964

S49°27'09"E 55.62'

S51°28'53"E 382.70'

S51°28'53"E 351.08'

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

~SEE NOTE 11~

N50°53'37"E 2.65'

4" X 4" CONC. BND. FND. (NO D.H.) UP 4"

PROPOSED LOT LINE

N19°27'50"E 115.11'

N49°13'23"E 16.86'

N22°28'04"E 132.25'

N47°27'53"E 98.84'

AREA A
TO BE CONVEYED FROM
TAX MAP 209 LOT 1 TO
TAX MAP 216 LOT 12
5,883 Sq. Ft. 0.14 Acres

EXISTING LOT LINE TO BE REMOVED

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

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

PROPOSED
TAX MAP 216 LOT 12
88,300 Sq. Ft.
2.05 Acres

TAX MAP 208 LOT 19-1
HERMITAGE PLACE
LIMITED PARTNERSHIP
PO BOX 646
CONCORD, NC 28025
S.C.R.D. BOOK 2967 PAGE 180

PAVED PARKING

N50°53'37"E 178.43'

L=218.43'
R=3695.00'
Δ=003°23'47"
CB=N45°02'31"W
CL=218.40'

S.S.F. FLUSH 0.16' TO CORNER

L=224.25'
R=3895.00'
Δ=003°17'55"
CB=N39°41'59"W
CL=224.22'

1-1/4" I.P.F. UP 8"

S81°55'04"W 3.93'

5/8" REBAR FND. UP 2" W/ID CAP 964

5/8" REBAR FND. UP 2" W/ID CAP 964

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

5/8" REBAR FND. UP 1" W/ID CAP 964

L=142.19'
R=3870.00'
Δ=002°05'18"
CB=N42°22'39"W
CL=142.18'

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

PAVED DRIVE

361.65' S81°55'04"W

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

DOUCET SURVEY

NHSPCS (NAD83 (2011))

TAX MAP 208 LOT 1-1
INFINITY ROCHESTER PROP LP
C/O WS ASSET MGMT INC
33 BOYLSTON ST STE 3000
CHESTNUT HILL, MA 02467
S.C.R.D. BOOK 1795 PAGE 380

5/8" REBAR FND. UP 4" W/ID CAP RICHARD BARTLETT

TAX MAP 216 LOT 11-2
CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1916
S.C.R.D. BK. 4709, PG. 1013

6" X 6" CONC. FND. W/ D.H. UP 8" NHHB

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°44'32"W	25.03'
L2	N48°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'

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

NOTES:

1. REFERENCE:
   TAX MAP 209 LOT 1
   TAX MAP 216 LOT 12
   NH ROUTE 11 - FARMINGTON ROAD
   LITTLE FALLS BRIDGE ROAD
   ROCHESTER, NEW HAMPSHIRE
2. 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
3. EXISTING PARCEL AREAS:
   TAX MAP 209 LOT 1
   73,882 SQ. FT. OR 1.70 AC.
   TAX MAP 216 LOT 12
   83,411 SQ. FT. OR 1.91 AC.
   PROPOSED PARCEL AREAS:
   TAX MAP 209 LOT 1
   67,993 SQ. FT. OR 1.56 AC.
   TAX MAP 216 LOT 12
   89,300 SQ. FT. OR 2.05 AC.
4. 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.
5. BASED ON EXISTING SITE CONDITIONS, NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE ADJUSTMENT.
6. FLOOD HAZARD ZONE:"X", PER FIRM MAP #33017C0184D DATED MAY 17, 2005.
7. 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
8. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
9. 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.
10. 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.
11. NO WETLANDS WERE FOUND PRESENT ON THE SITE DURING A FIELD INVESTIGATION PERFORMED BY GOVE ENVIRONMENTAL DURING MARCH 2023.
12. 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.
13. FOR MORE INFORMATION ABOUT THIS SURVEY CONTACT DOUCET SURVEY, LLC.
14. 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:

1. "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.
2. "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.
3. "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.
4. "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.
5. "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 F. Kaiser L.L.S. #937
12/12/23 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 3/1/24 (Date)

SIGNED BY _____ (Name) _____ Planning Dir (Position) 12-11-23

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 937 JOHN F. KAISER SIGNATURE

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 FALLS BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	12/12/23	EDIT AREA A LABEL	J.F.K.
2	10/03/23	REVISED/ADD NOTES	J.F.K.
1	09/08/23	REVISED PROPOSED LOT LINE	M.T.L.

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

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 859-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

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