

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE DATE 12/15/23
Michael J. ... DATE 12/15/23
FIRE DATE 12/21/23
PUBLIC WORKS DATE 12/15/23
CODE ENFORCEMENT DATE 12/15/23
CONSERVATION COMMISSION DATE 12/15/23

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 11 LOT 58 & MAP 11-58-8, CONSOLIDATE MAP 11 LOT 58 AND MAP 14 LOTS 13 WITH MAP 14 LOT 15, AND TO ADJUST THE LOT LINES OF MAP 11 LOTS 58-B, 58-9, 58-10, 58-11, & 58-12.
2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN JULY OF 2023.
3) THESE PARCELS OF LAND (MAP 11 LOTS 58-B, 58-9, 58-10, 58-11 & 58-12, MAP 14 LOTS 13 & 15) DO NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP), TOWN OF DERRY, FLOOD HAZARD BOUNDARY MAP #3301500337E; EFFECTIVE DATE 05/17/2005. THE FLOOD PLAIN LINE IS DEPICTED FOR MAP 11 LOT 58.
4) SURVEY MONUMENTS DEPICTED 'TO BE SET' SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V., SECTION 170-25.G. OF THE DERRY LCDR.
5) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
6) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.

DATUM:

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHMA (MANCHESTER, NH - LEICA GR30) ALL GPS CONTROL POINTS HAD A "PHASE FIX" SOLUTION AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:95,308.
HORIZONTAL DATUM: NAD83/2011.
VERTICAL DATUM: NAVD83 GEOID 18.

WETLAND NOTE:

WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 ACOE FEDERAL TECHNICAL REPORT (Y-87-1). WETLAND DELINEATION WAS PREPARED ON JUNE 27, 2023 BY BAG LAND CONSULTANTS; 43 ROCKINGHAM STREET; CONCORD, NH.

PLANS OF REFERENCE:

- 1) "PLAN OF LAND IN DERRY, NH," PREPARED FOR: STONINGTON DEVELOPERS CO.; PREPARED BY: THOMAS F. MORAN; SEE RCRD PLAN No. D-5907.
2) "ADDITION TO WILDWOOD ESTATES," PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6858.
3) "ADDITION TO WILDWOOD ESTATES," PREPARED FOR: STONINGTON DEVELOPMENT CO.; PREPARED BY: THOMAS F. MORAN; DATED: JANUARY 28, 1977; RCRD PLAN No. D-6857.
4) "TOWN OF DERRY MAP 11 PARCEL 42," PREPARED FOR: ROBERT FOSS; PREPARED BY: EDWARD N. HERBERT; DATED: NOVEMBER, 1980; SEE RCRD PLAN No. D-11069.
5) "SUBDIVISION PLAN LOTS 104, 40-45 & 51-85 OVERLEDGE"; PREPARED BY: THOMAS F. MORAN, INC.; DATED: FEBRUARY 06, 1987; SEE RCRD PLAN No. D-18002.
6) "AS-BUILT CONDOMINIUM FLOOR & SITE PLAN," FOR: THERESA STEELE; BY: TIM J. WINNINGS; DATED: MARCH 3, 1989; SEE RCRD PLAN No. D-18154.
7) "SUBDIVISION PLAN," PREPARED FOR: STONEMARK INVESTMENTS, INC.; PREPARED BY: BENCHMARK ENGINEERING, INC.; DATED: FEBRUARY, 1990; SEE RCRD PLAN No. D-20428.
8) "CONDOMINIUM SITE PLAN 10 & 12 AL STREET, DERRY, NH," PREPARED FOR: THERESA STEELE; PREPARED BY: MEISNER BREM CORP.; DATED: AUGUST 15, 2005; SEE RCRD PLAN No. D-32948.
9) "CONDOMINIUM SITE PLAN EIGHT AL STREET CONDOMINIUM," PREPARED FOR: MARGARET MORGAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: JULY 27, 2006; SEE RCRD PLAN No. D-34143.
10) "DENALI ESTATES, PHASE II"; PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: DECEMBER 10, 2020; SEE RCRD PLAN No. D-43000.
11) "SUBDIVISION & LOT LINE ADJUSTMENT PLAT"; PREPARED FOR: JAL, LLC & CATHLEEN A. & RICHARD L. BROTHERS; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: APRIL 26, 2022; SEE RCRD PLAN No. D-43556.
12) "DENALI ESTATES, PHASE II"; PREPARED FOR: JAL, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: OCTOBER 20, 2021; SEE RCRD PLAN No. D-43557.
13) "DENALI ESTATES" LOT LINE ADJUSTMENT PLAT; PREPARED FOR: JAL, LLC & DENALI BUILDERS, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: APRIL 13, 2023; SEE RCRD PLAN No. D-43938.
14) "LOT LINE ADJUSTMENT PLAT"; PREPARED FOR: JAL, LLC & DENALI BUILDERS, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: JUNE 20, 2023; SEE RCRD PLAN No. D-40421.

STATE:

- 1) NHDES SUBDIVISION APPROVAL: PENDING
2) NHDES AOT PERMIT APPROVAL: PENDING
3) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

WAIVER REQUEST:

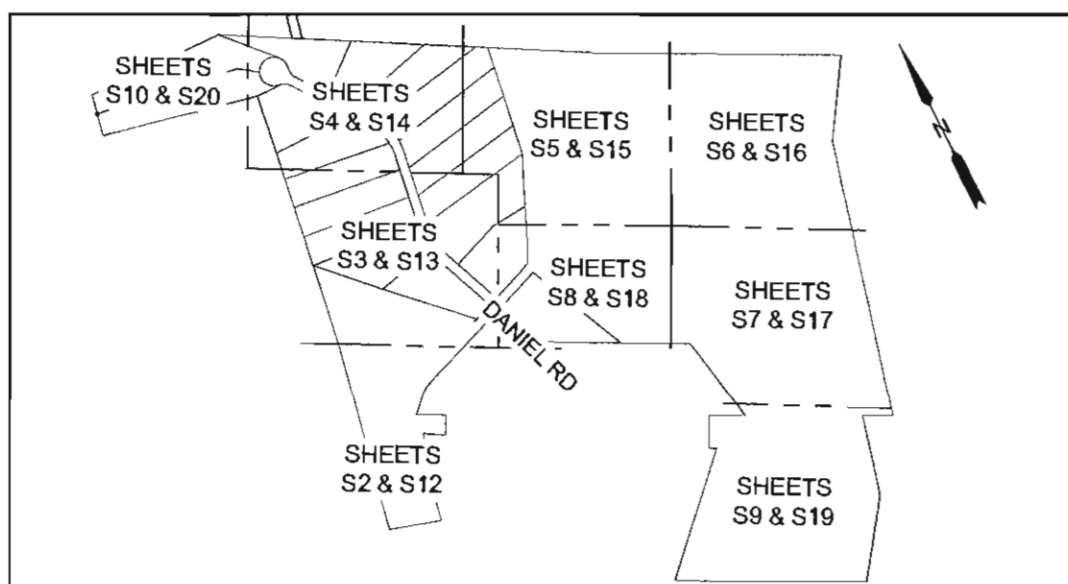
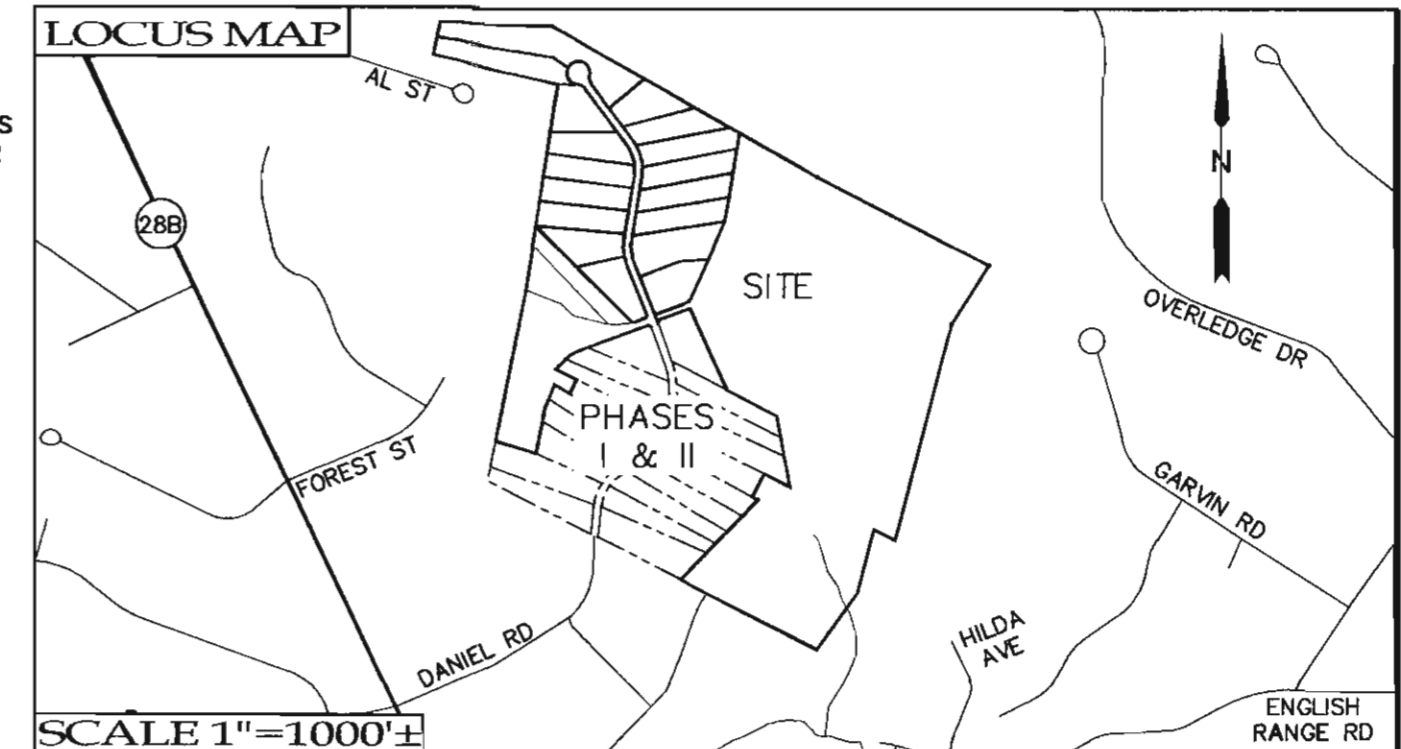
THE FOLLOWING WAIVER IS REQUESTED FROM THE LAND CONTROL DEVELOPMENT REGULATIONS: SECTION 170-24.A12 - HIGH INTENSITY SOILS

ZONING:

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.00 ACRES (BY SOILS)
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

WETLAND BUFFER:

A 25' NO CUT/NO DISTURBANCE BUFFER IS TO BE ESTABLISHED ALONG WETLAND AREAS AS SHOWN, THIS BUFFER SHALL BE IDENTIFIED WITH ALUMINUM TAGS PLACED IN TREES AT APPROXIMATELY 75' INTERVALS.

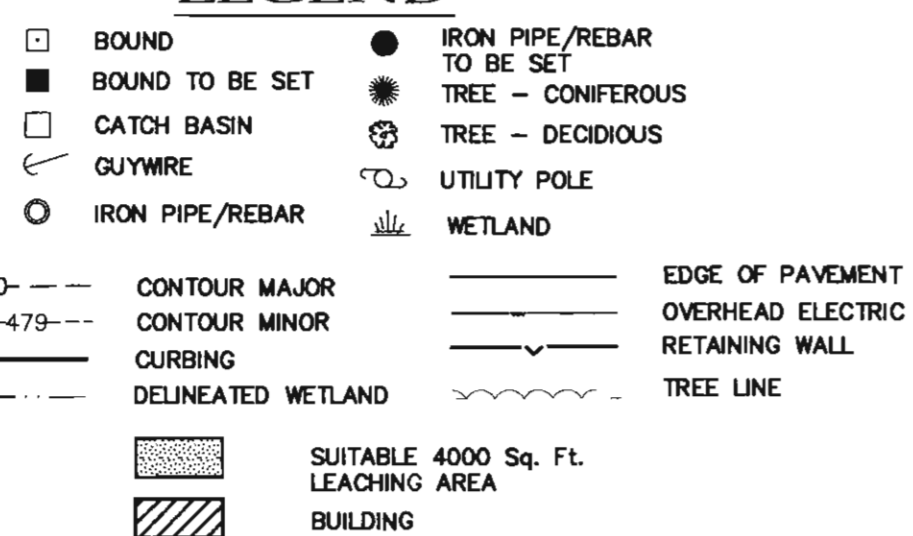


PLS SHEET KEY 1"=1,000'

SHEET INDEX

Table with 2 columns: DESCRIPTION and SHEET NO.
COVER SHEET S1
TOPOGRAPHIC SUBDIVISION PLAN S2-S10
TEST PITS INFORMATION S11
SUBDIVISION PLAT S12-S20
ROADWAY PLAN & PROFILE C6-C9
GRADING, DRAINAGE, EROSION CONTROL & REMOVALS PLAN C7-C10
PROFILES C11
DETAILS C12-C16

LEGEND



NOTE: SHEETS S1 AND S12-S20 OF THE PLAN SET SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

ABUTTERS

Table listing adjacent property owners and their addresses. Includes names like N/F ROBERT E. & GINA M. MAGEE, N/F FERNANDO L. COLON, N/F ACARA 173 BYPASS 28, N/F THOMAS E. GOUCHER, N/F THOMAS J. & SUSAN M. KEEFE, N/F RYAN & BRIANA LANNAN, N/F THOMAS JOHN BEAUMIER, GINA CELESTINA MATAROZZO, N/F KEITH T. & ELIZABETH M. MCLAUGHLIN, N/F WILLIAM M. JURCSAK, N/F SARAH L. PETERS, N/F GUILLEMO MELENDEZ, N/F THOMAS E. GOUCHER, N/F THOMAS J. & SUSAN M. KEEFE, N/F RYAN & BRIANA LANNAN, N/F THOMAS JOHN BEAUMIER, GINA CELESTINA MATAROZZO, N/F KEITH T. & ELIZABETH M. MCLAUGHLIN, N/F WILLIAM M. JURCSAK, N/F SARAH L. PETERS, N/F GUILLEMO MELENDEZ, N/F THOMAS E. GOUCHER, N/F THOMAS J. & SUSAN M. KEEFE, N/F RYAN & BRIANA LANNAN, N/F THOMAS JOHN BEAUMIER, GINA CELESTINA MATAROZZO, N/F KEITH T. & ELIZABETH M. MCLAUGHLIN, N/F WILLIAM M. JURCSAK, N/F SARAH L. PETERS, N/F GUILLEMO MELENDEZ.

LAND SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.
TIMOTHY A. PELOQUIN, LLS DATE 01-02-2024

LAND OWNER OF RECORD
JAL, LLC
5 MADDEN RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
JAL, LLC DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
CERTIFIED BY:
CHAIRMAN DATE
SECRETARY DATE

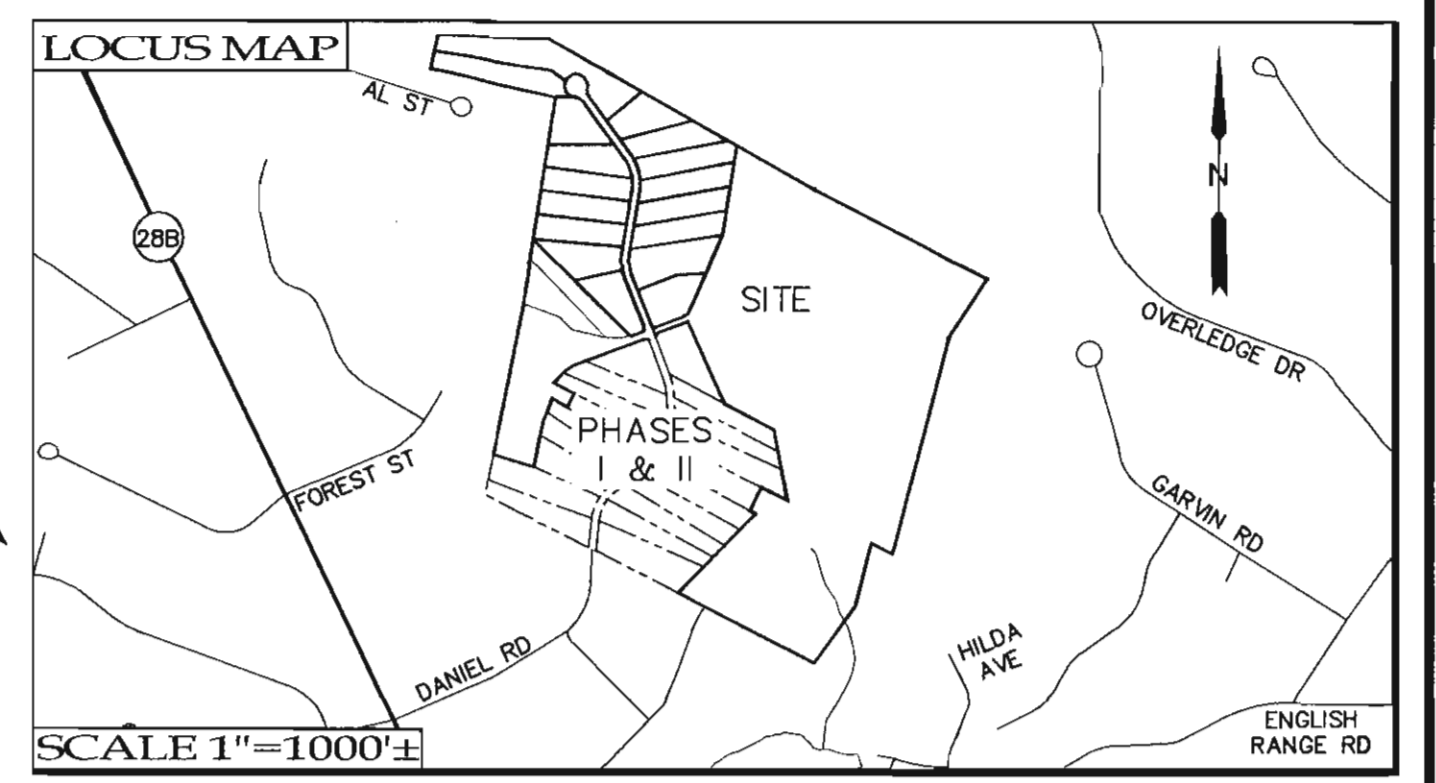
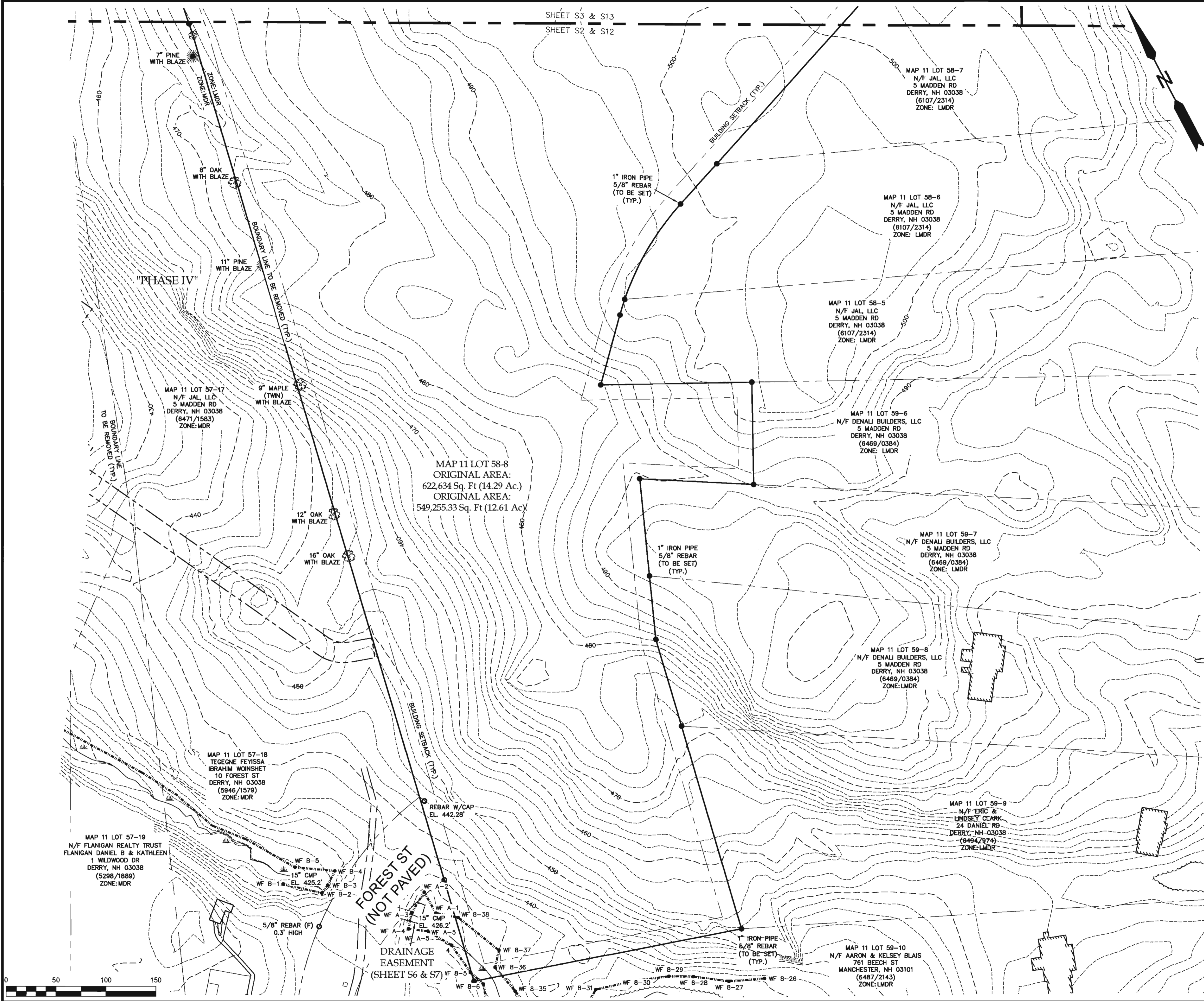
COVER SHEET
"DENALI ESTATES PHASE III"
MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
MAP 14 LOTS 13 & 15
DERRY, NEW HAMPSHIRE
OCTOBER 24, 2023
LAND OWNER OF RECORD: JAL, LLC
5 MADDEN RD
DERRY, NH 03038
SCALE: 1"=300' SHEET S1 OF S20

ENGINEERED BY:
GRANITE ENGINEERING
150 Dow St, Suite 421
Manchester, NH 03101
Tel: (603) 432-8030
www.GraniteEng.com
Civil Engineering • Land Planning • Municipal services

SURVEYED BY:
Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS table with columns: NO., DATE, REVISED PER TRC COMMENTS ON 11/17/2023, NMM BY.

N:\CARLSON\2020\2802\DWG\d2802s2-current



NOTES:

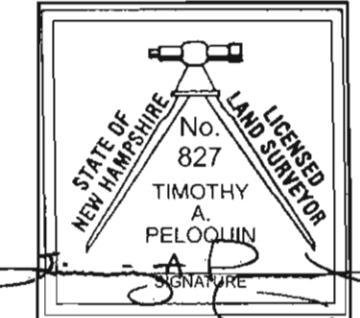
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 HORIZONTAL DATUM: NAD83/2011.
 VERTICAL DATUM: NAVD88 GEOID 18.

WETLAND NOTE:
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TOPOGRAPHY NOTE:
 TOPOGRAPHY AS DEPICTED IS BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS AND INFORMATION OBTAINED FROM TOWN GIS FILES.

ZONING:
 LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
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TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023

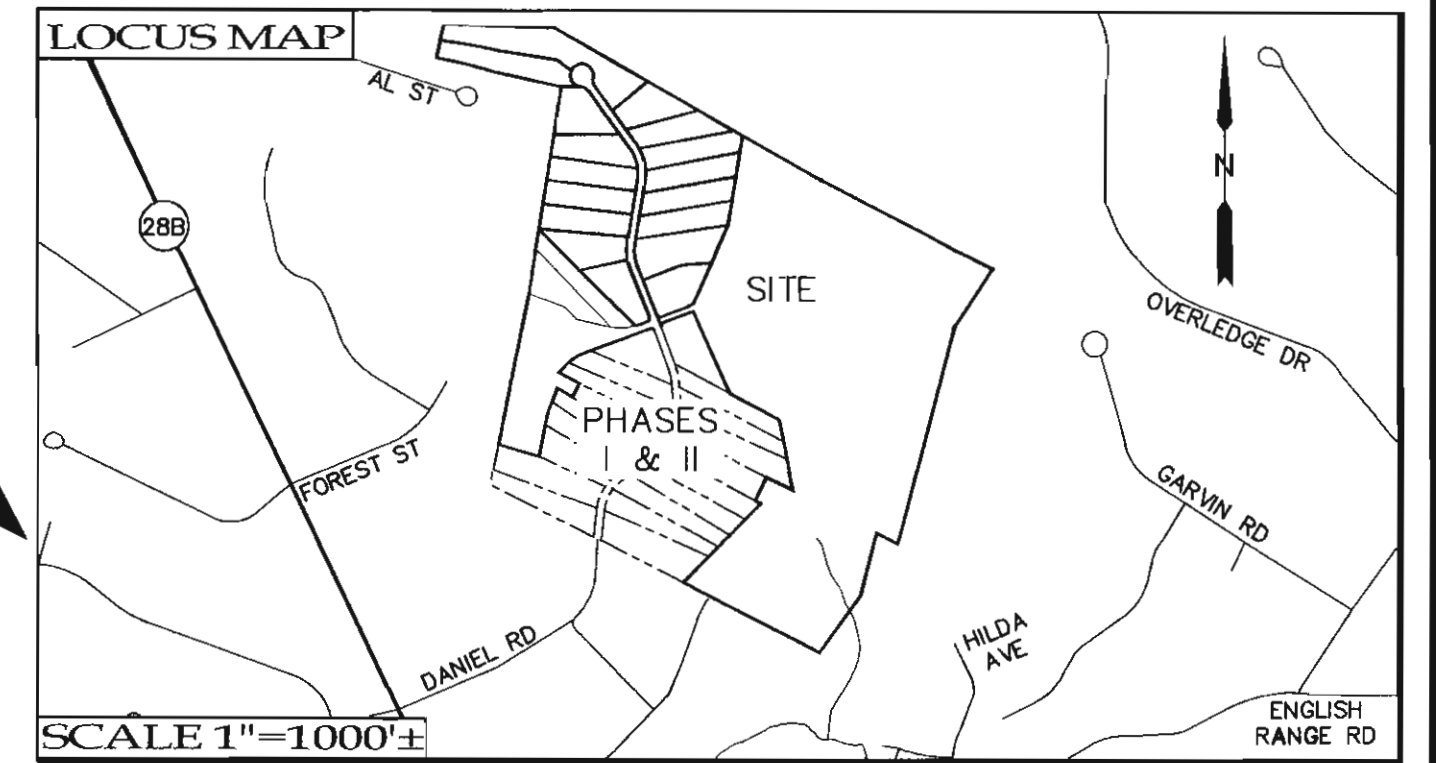
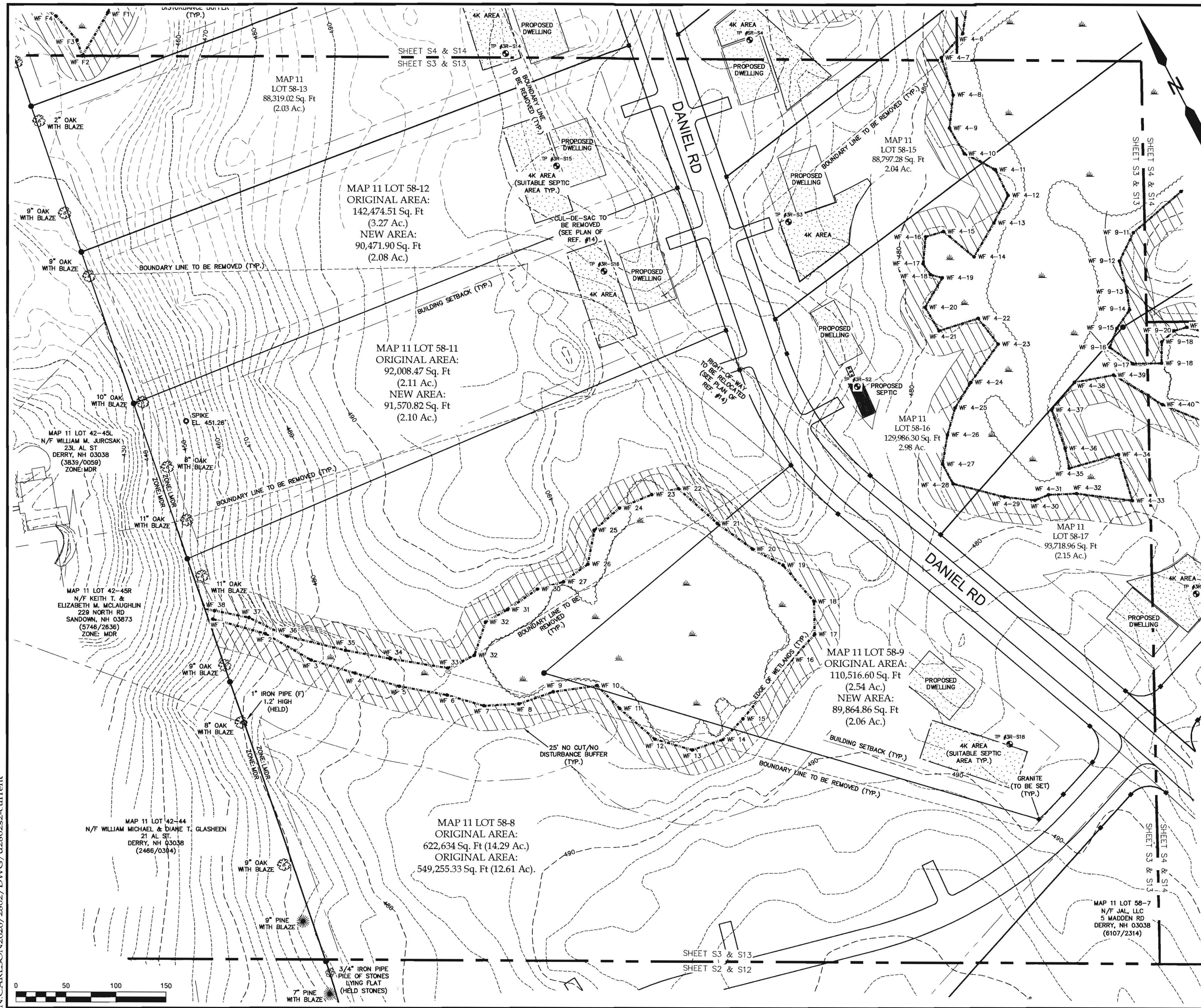
LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S2 OF S20

SURVEYED BY:
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NO.	DATE	REVISION	BY
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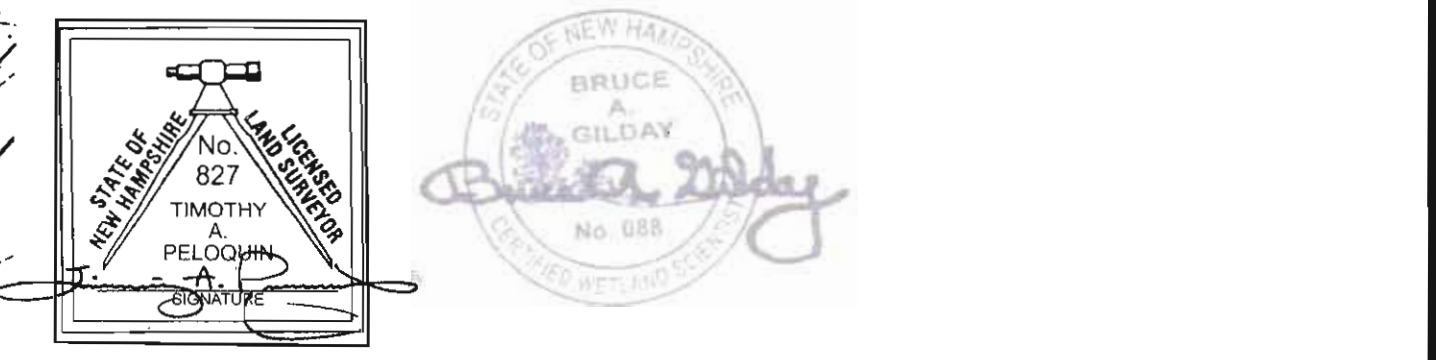
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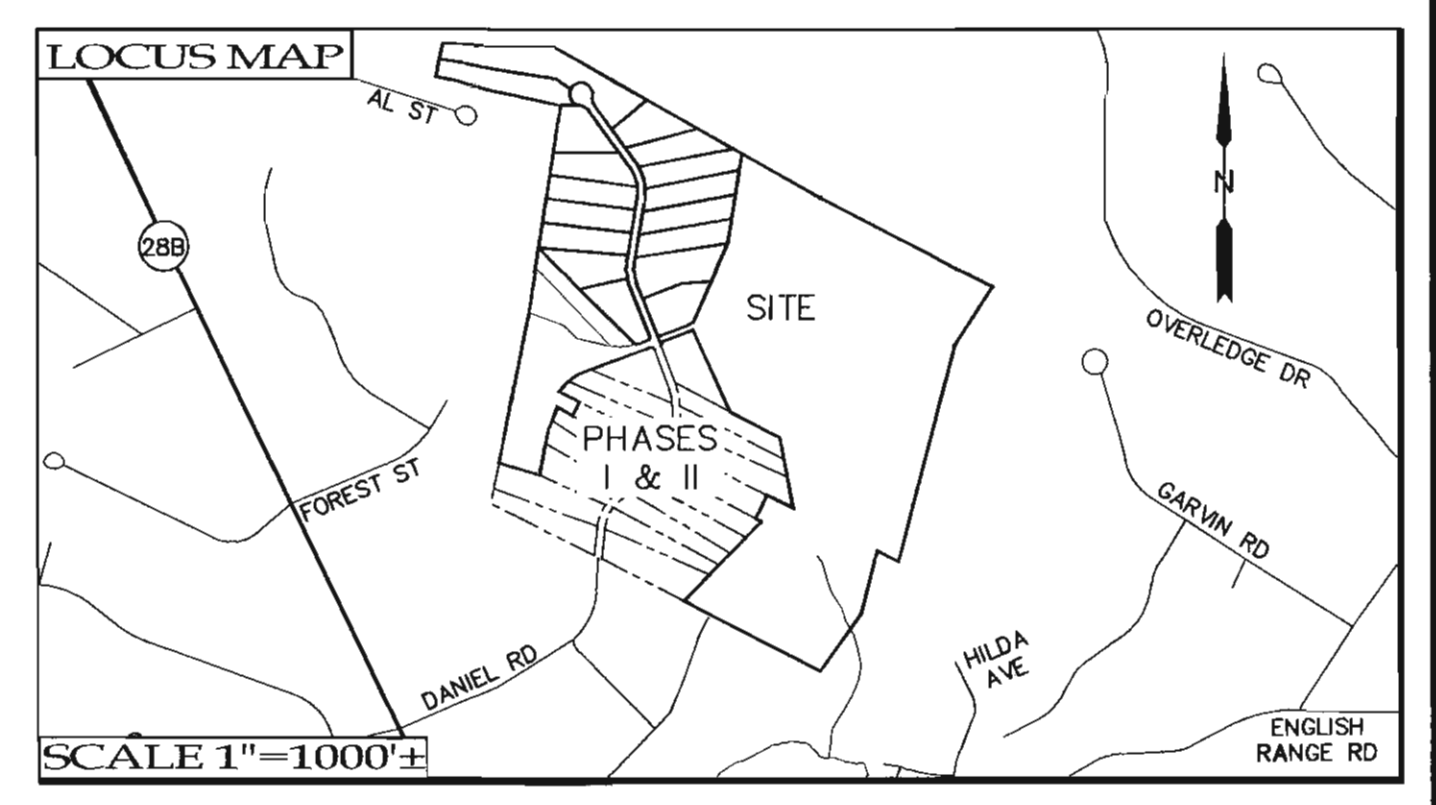
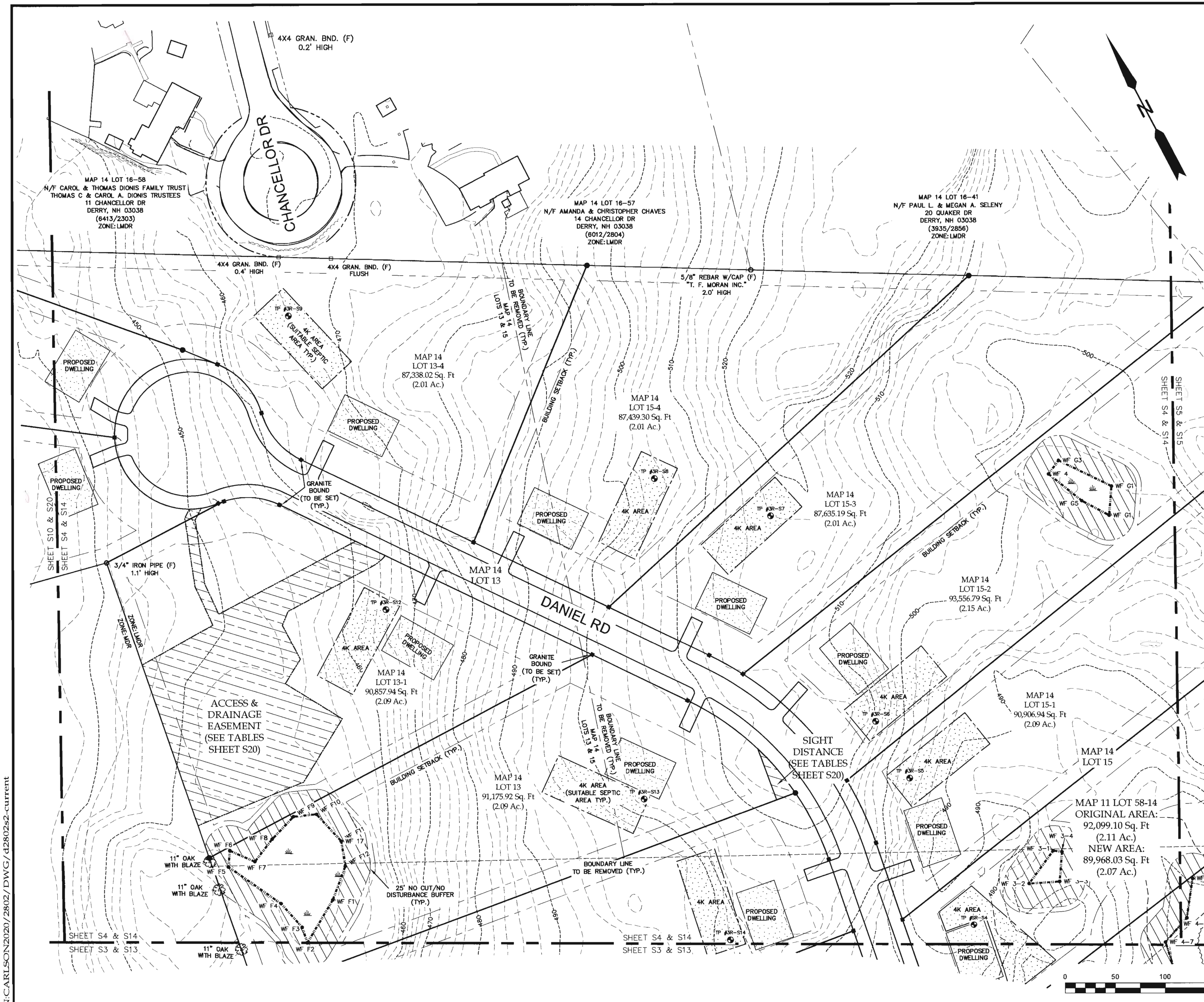
LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S3 OF S20

SURVEYED BY:

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NO.	DATE	REVISION	BY
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N:CARLSON2020/2802/DWG/d2802s2-current



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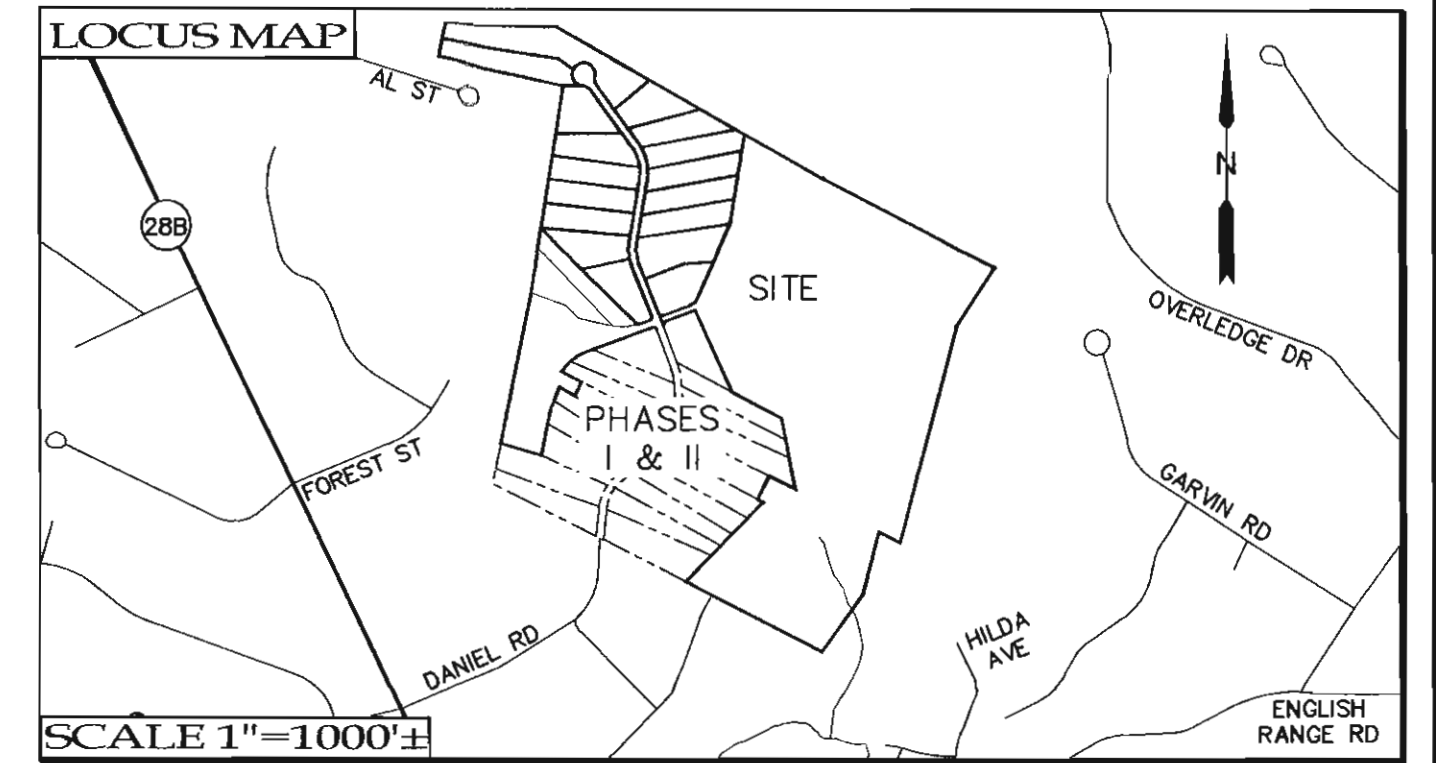
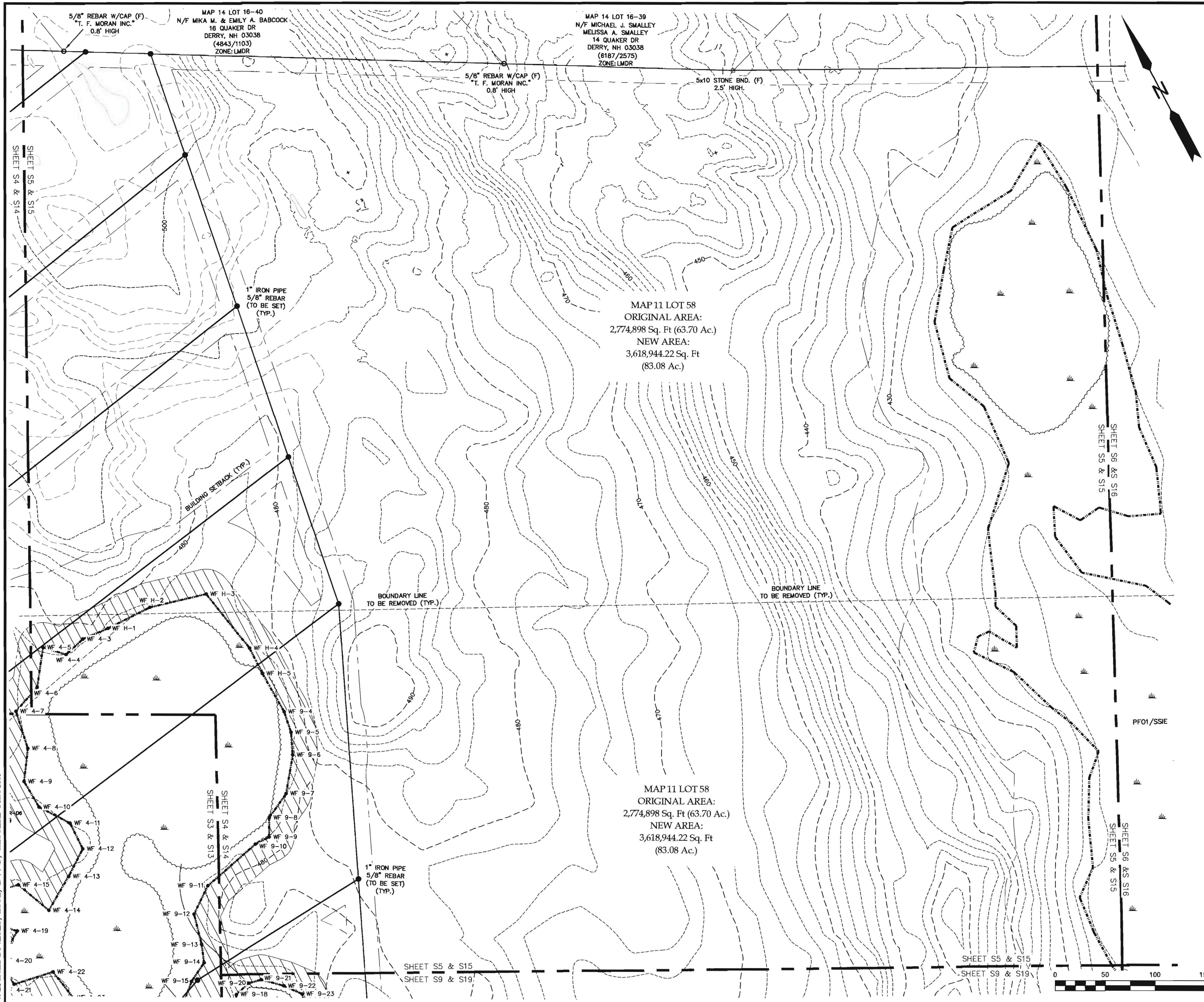
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N:\CARLSON\2020\2802\DWG\d2802s2-current



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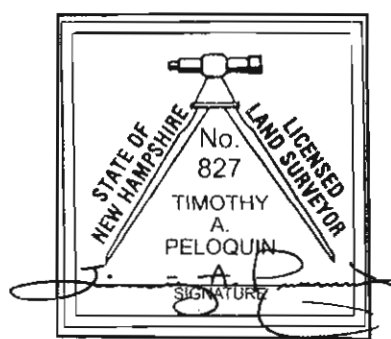
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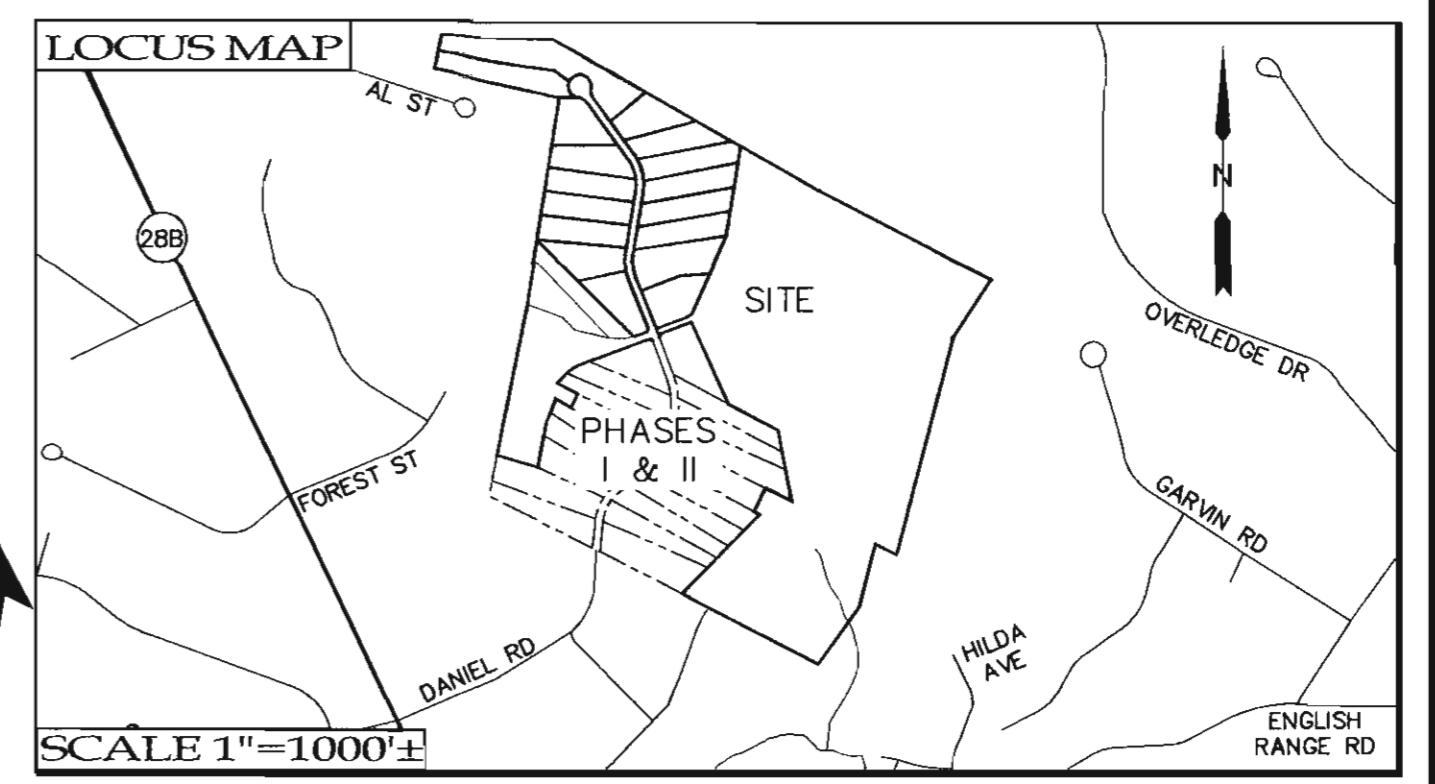
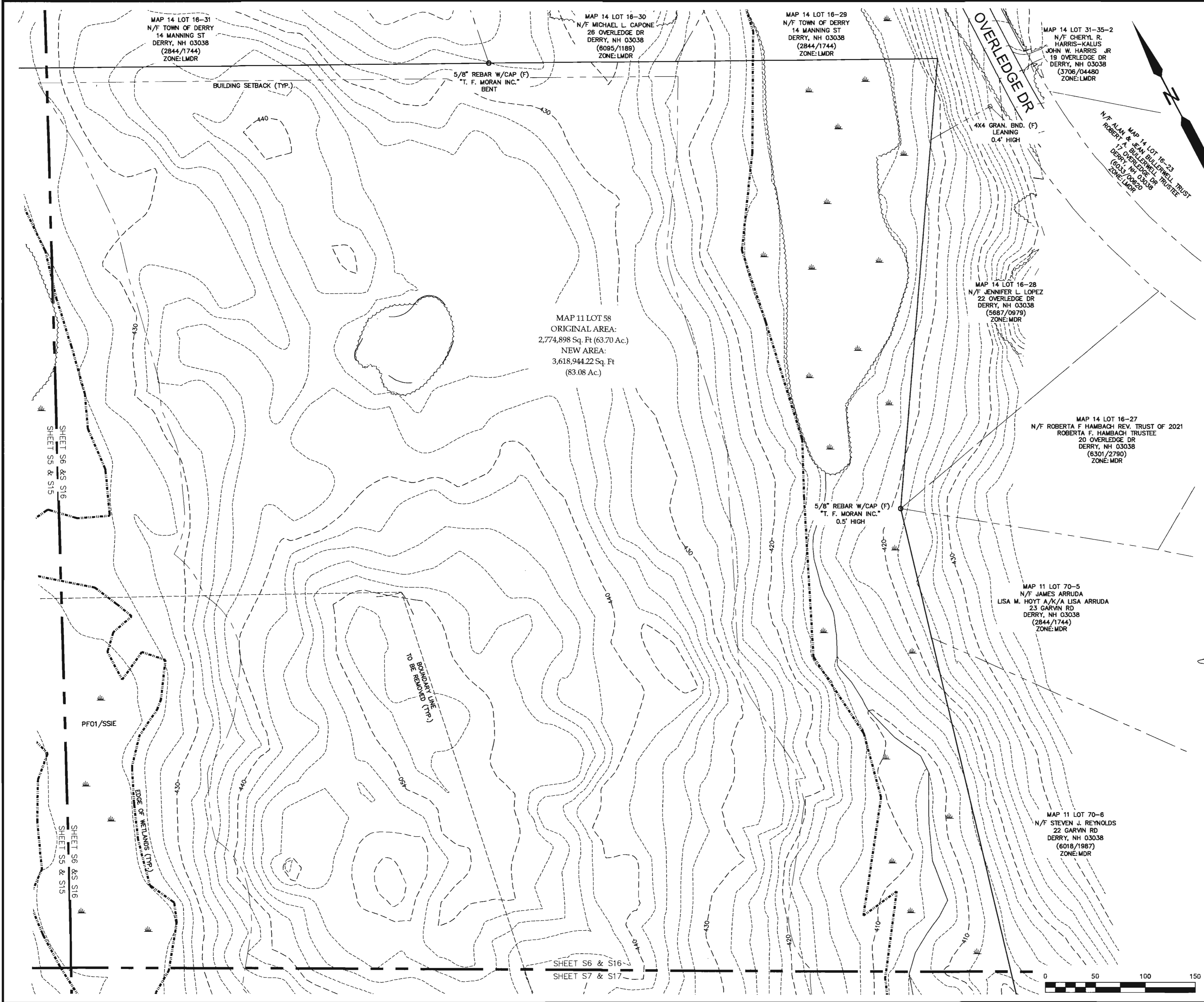


TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023
 LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S5 OF S20

SURVEYED BY:

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STATE OF NEW HAMPSHIRE
 JAMES M. COOK, JR.
 Notary Public
 No. 827
 TIMOTHY A. PELOQUIN
 Surveyor
 No. 055

BRUCE A. GILDAY
 Surveyor
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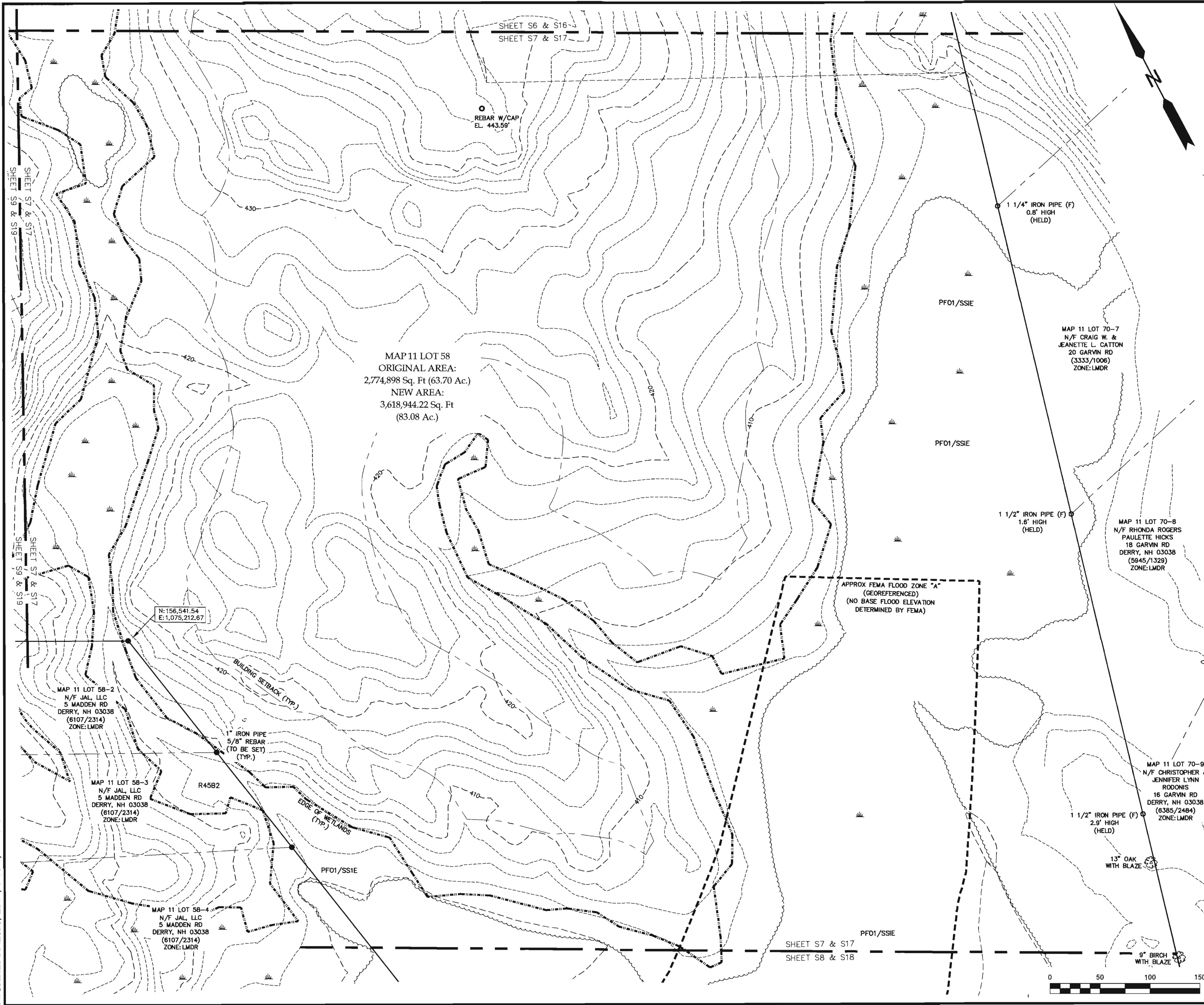
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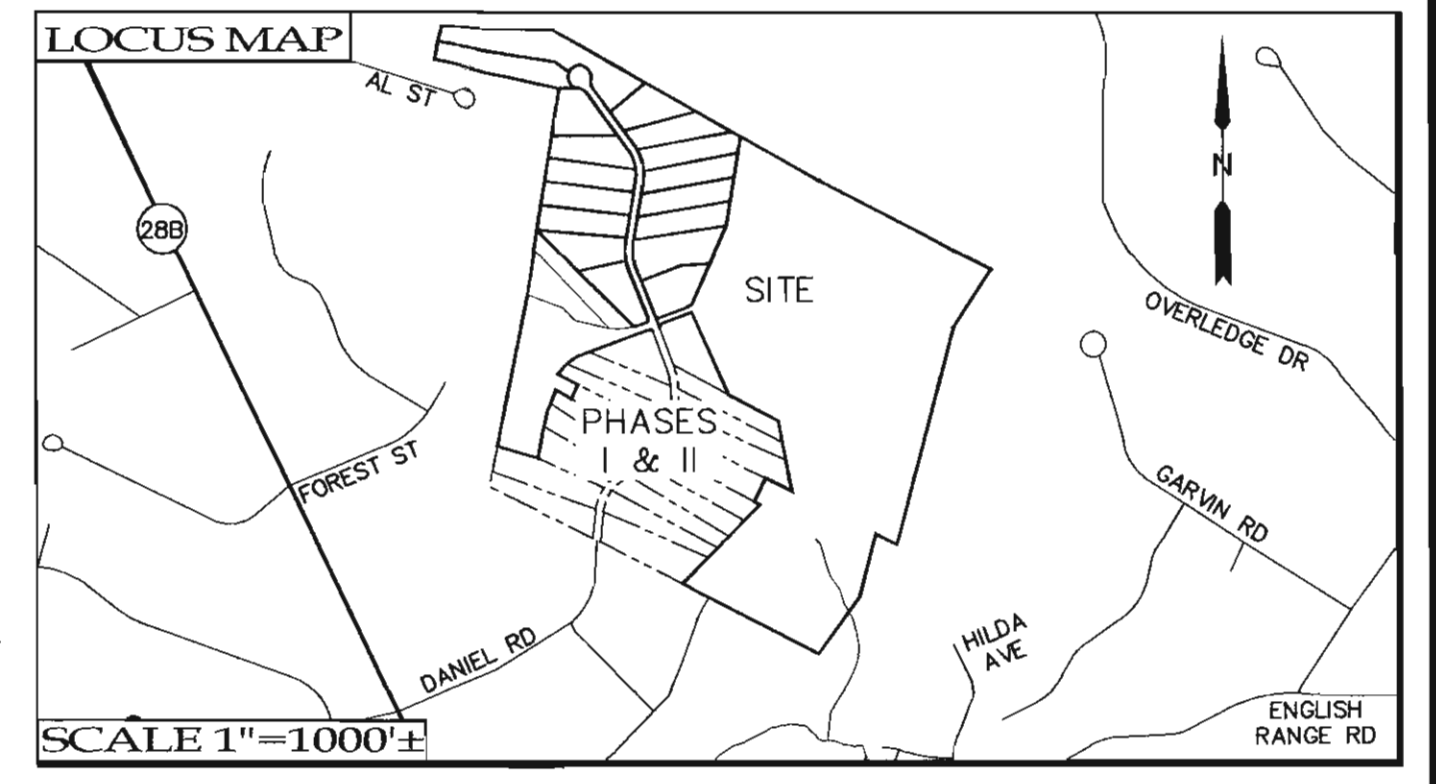
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MAP 11 LOT 58
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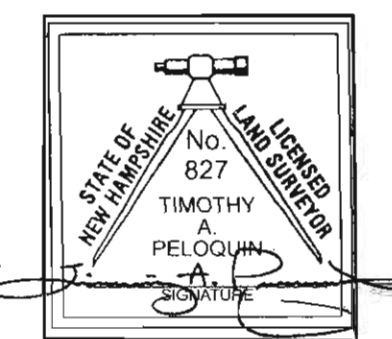
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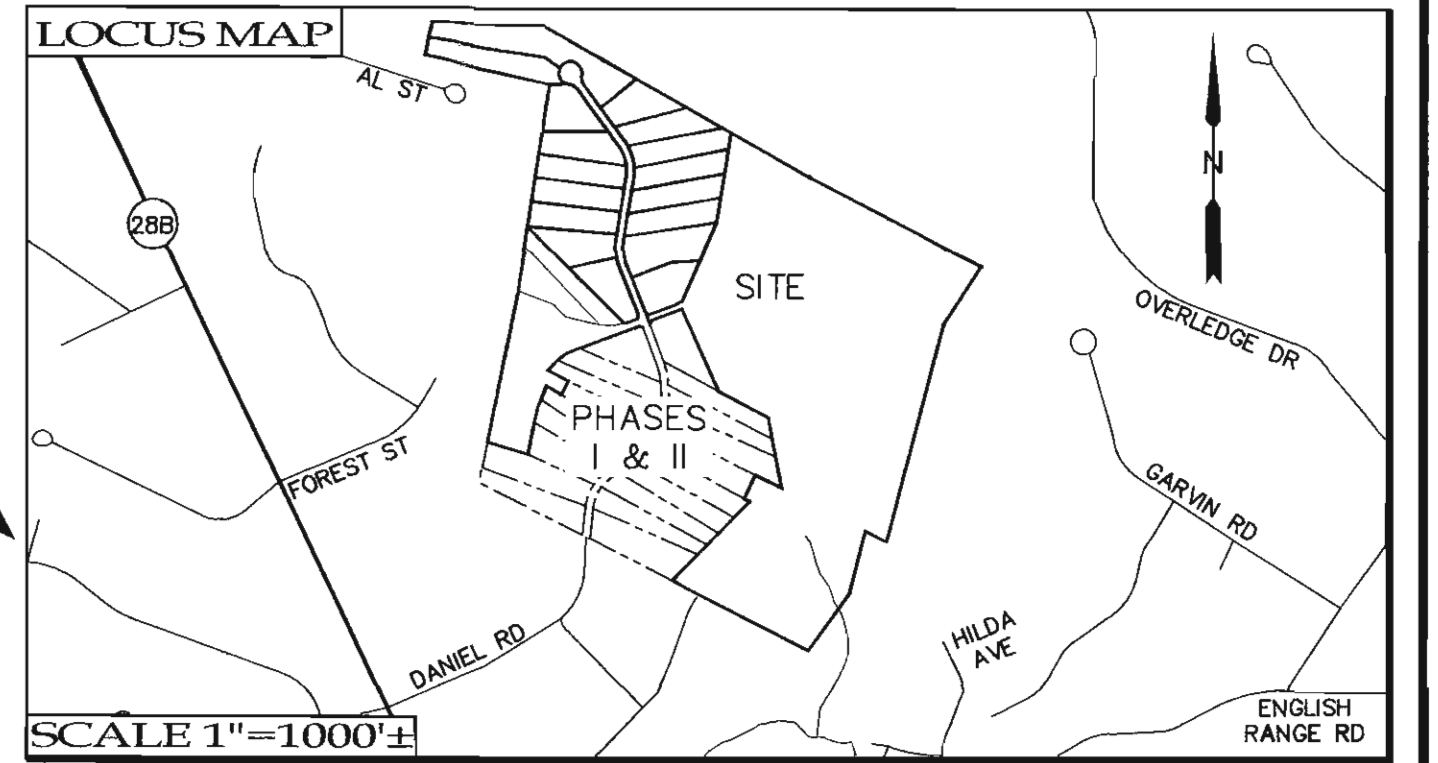
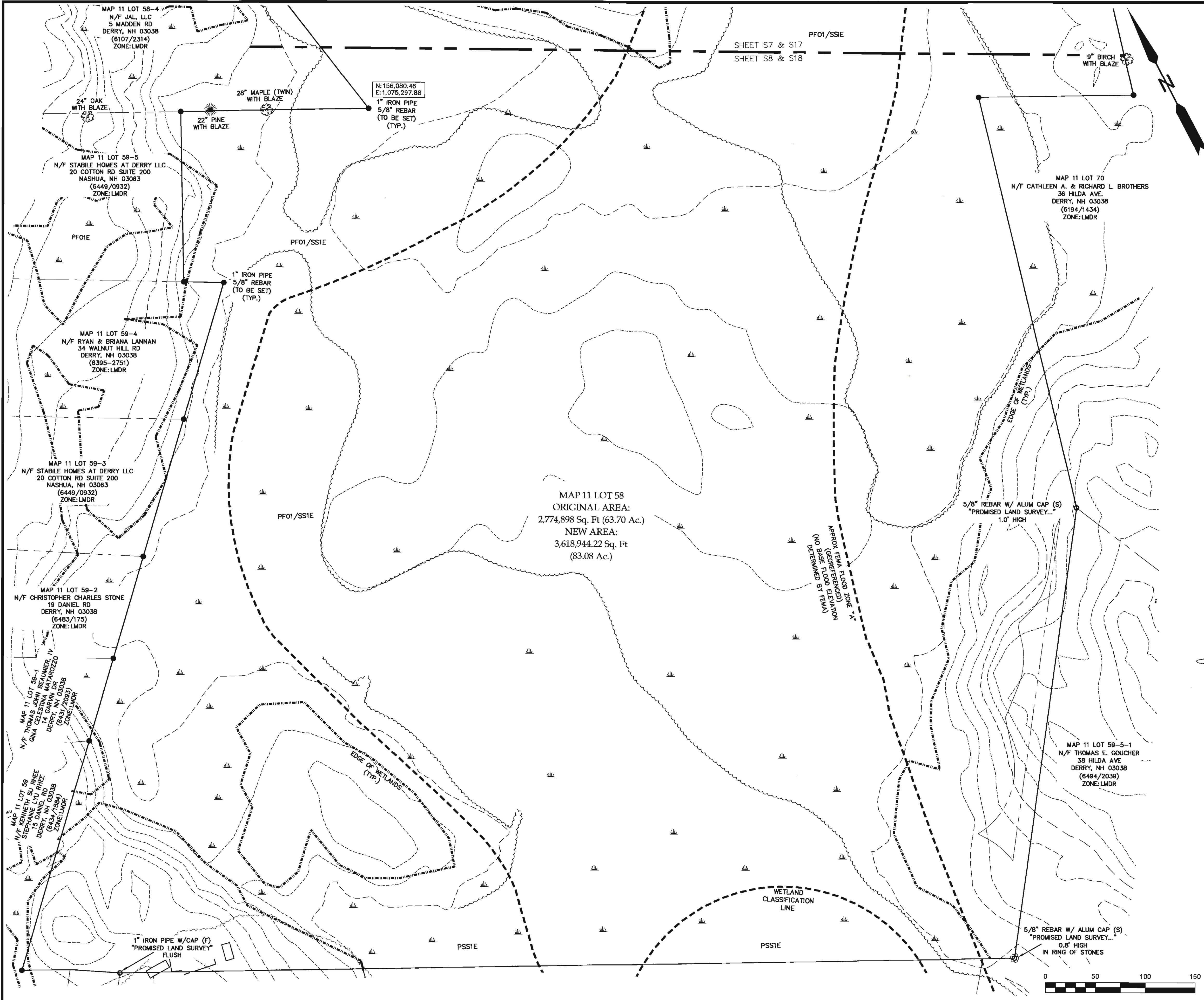
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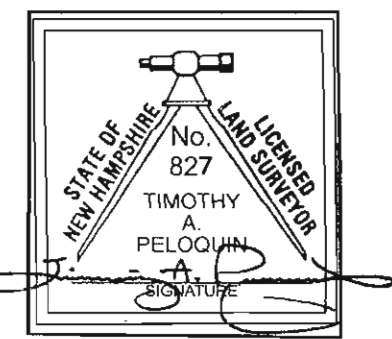
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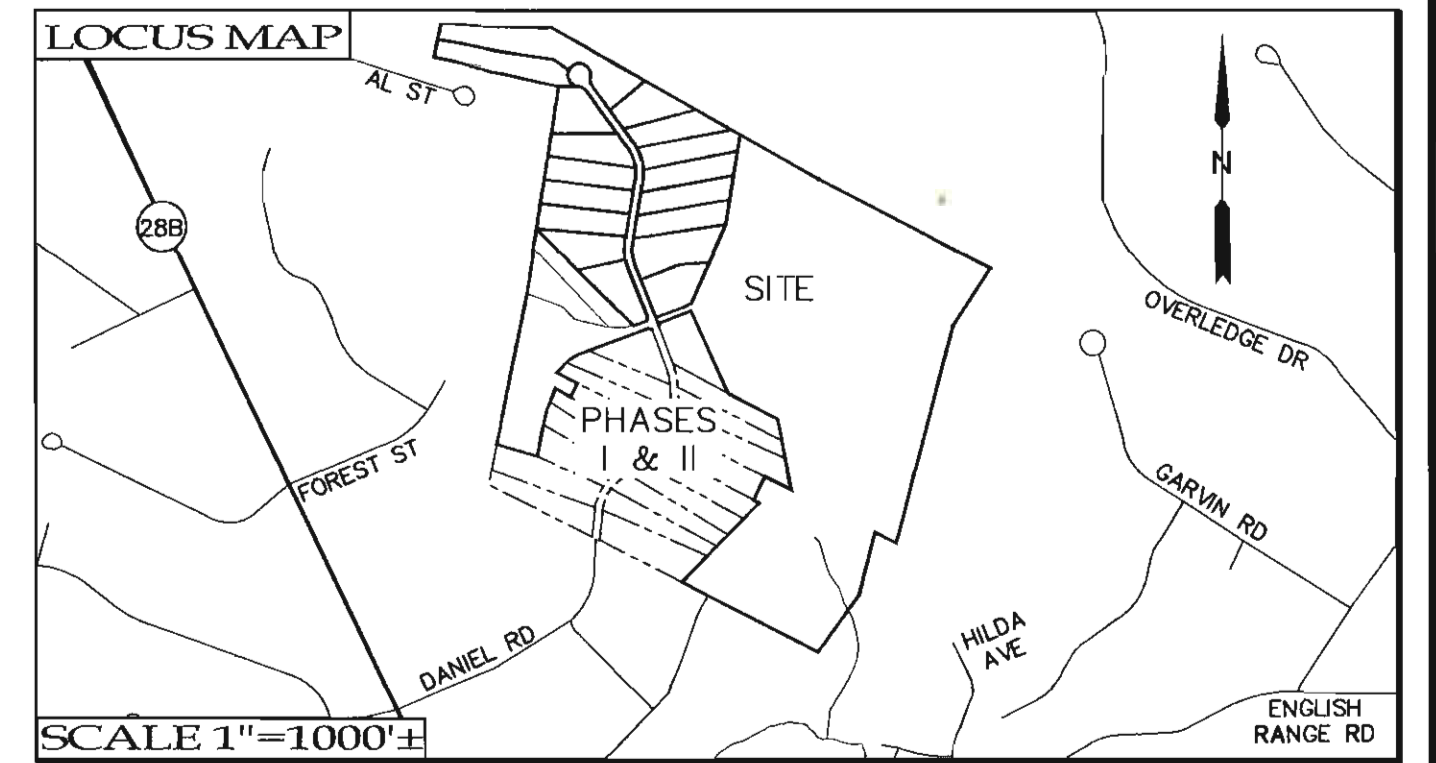
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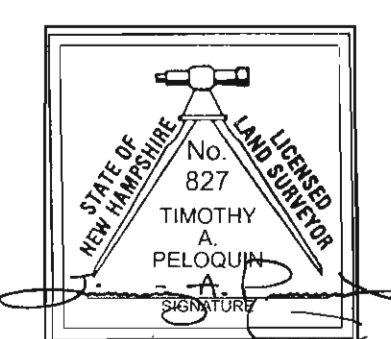
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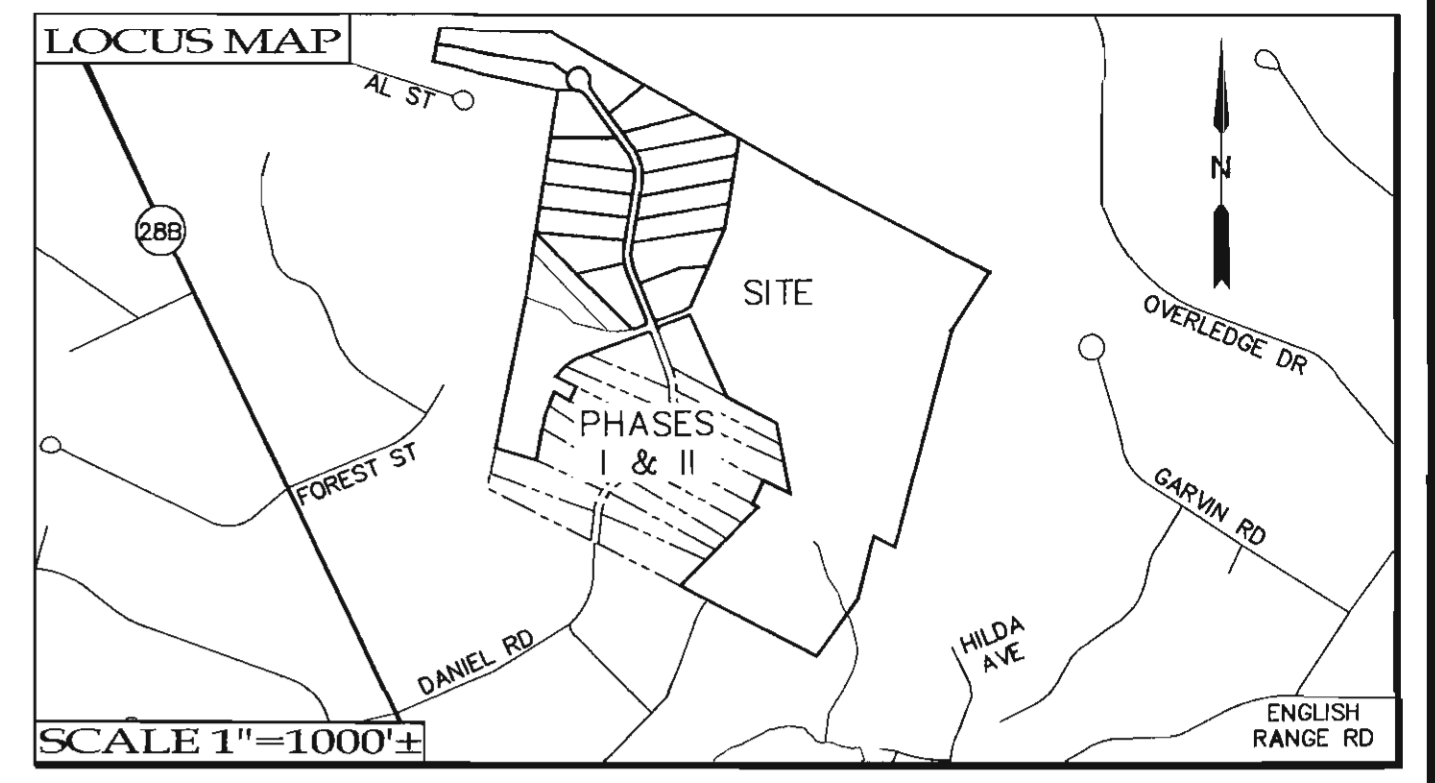
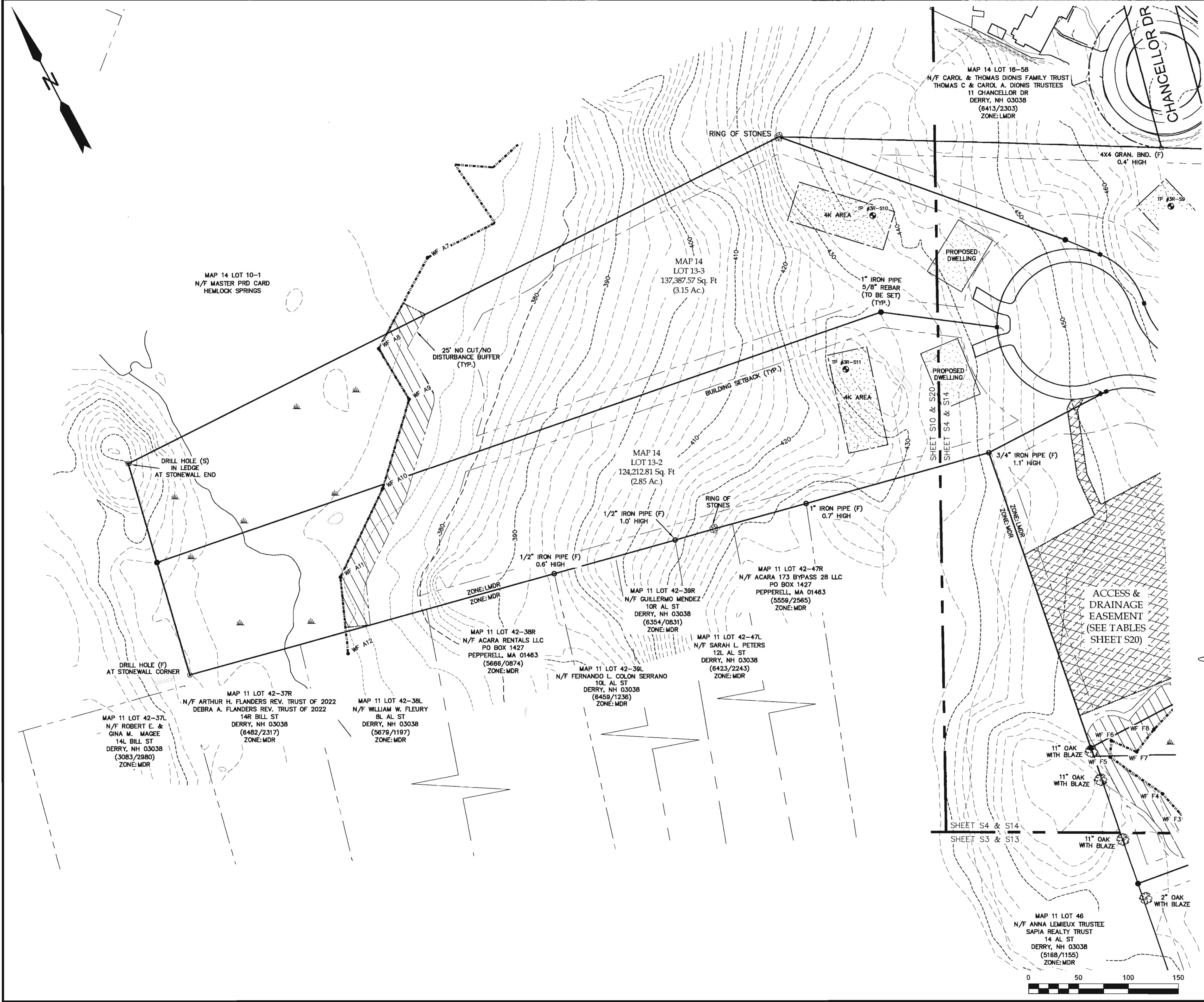
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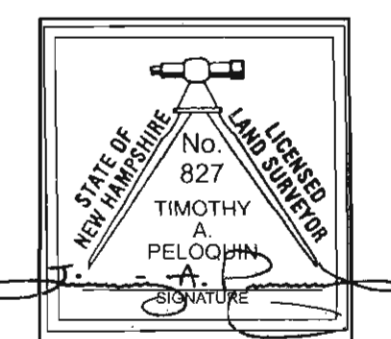
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 LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
 AREA: 2.00 ACRES (BY SOILS)
 FRONTAGE: 150'
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'



TOPOGRAPHIC SUBDIVISION PLAN
"DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023

LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

SCALE: 1"=50' SHEET S10 OF S20

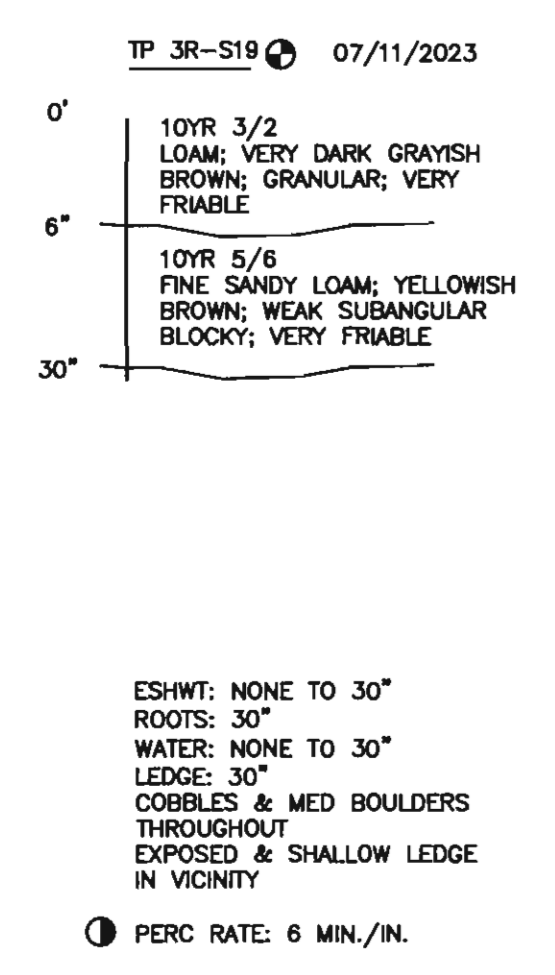
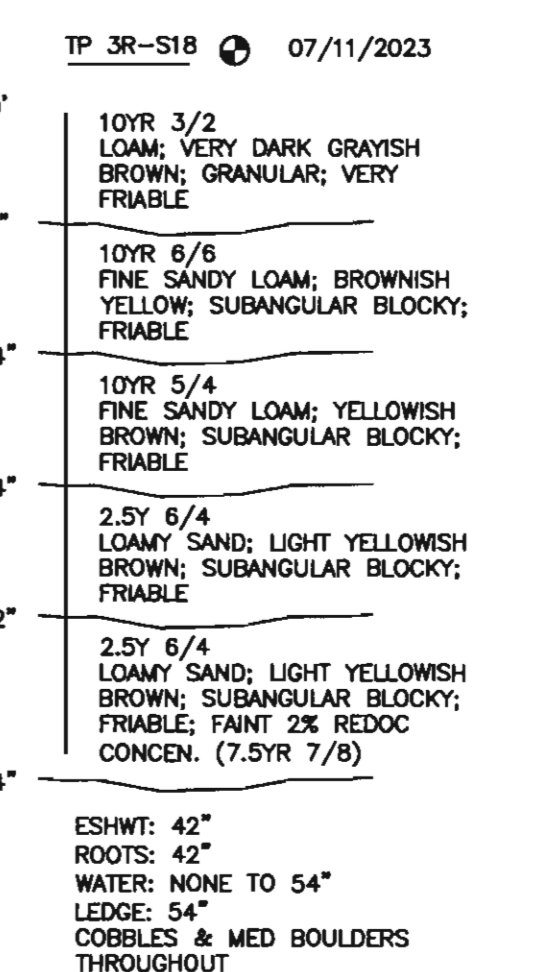
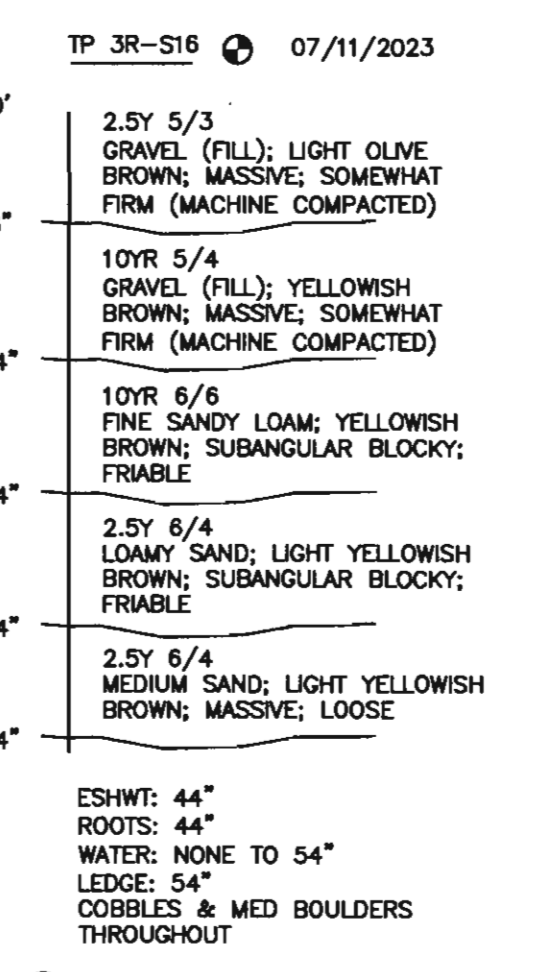
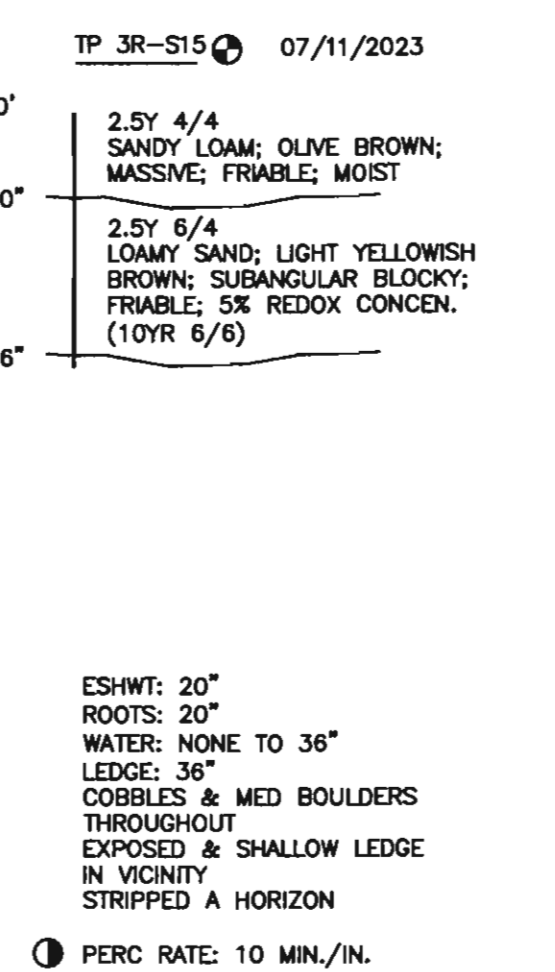
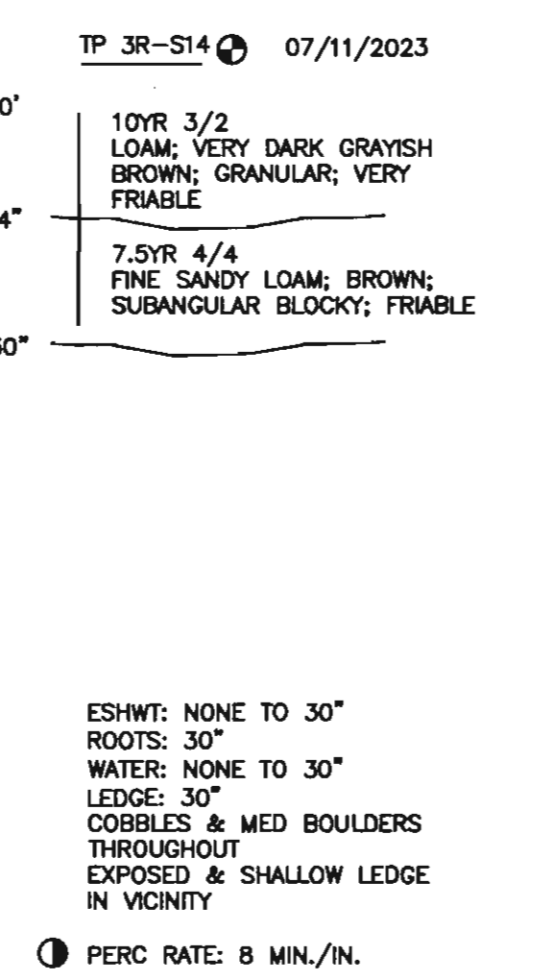
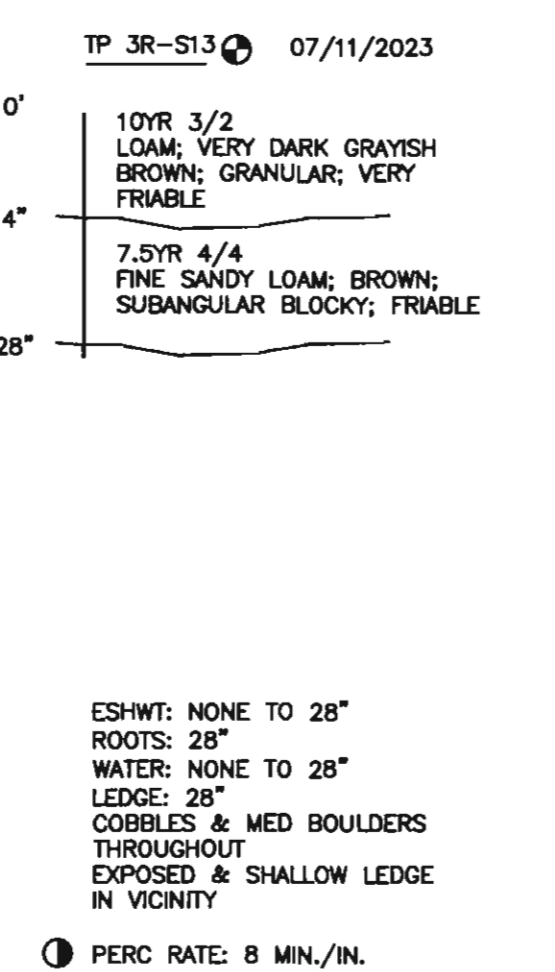
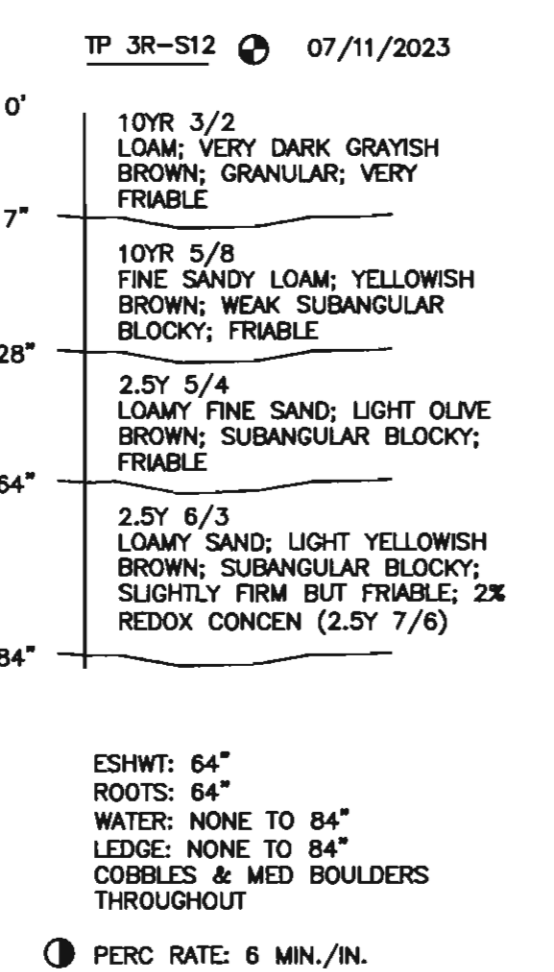
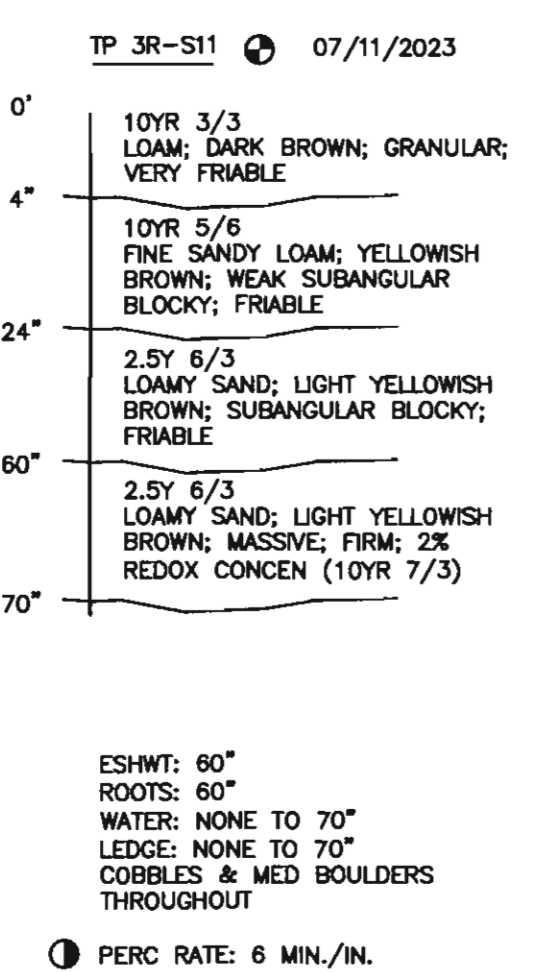
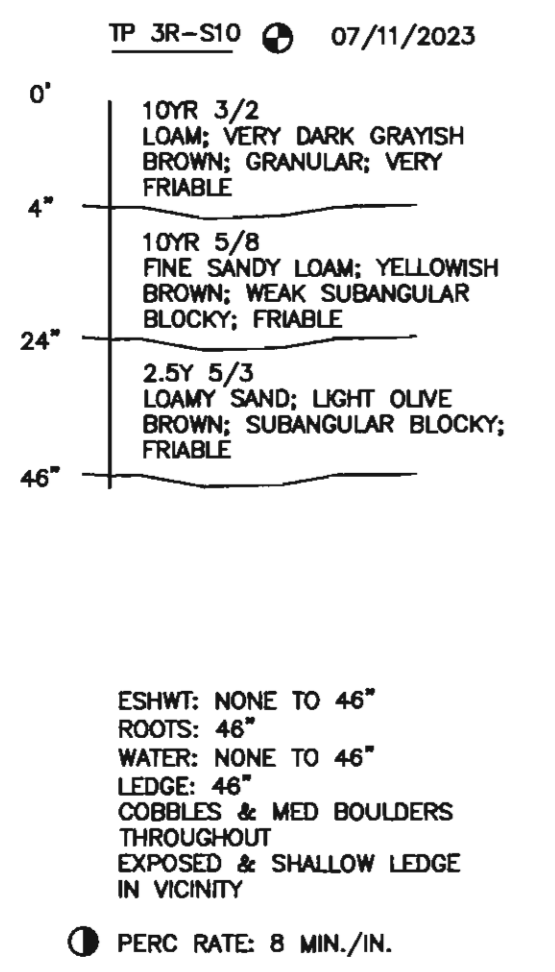
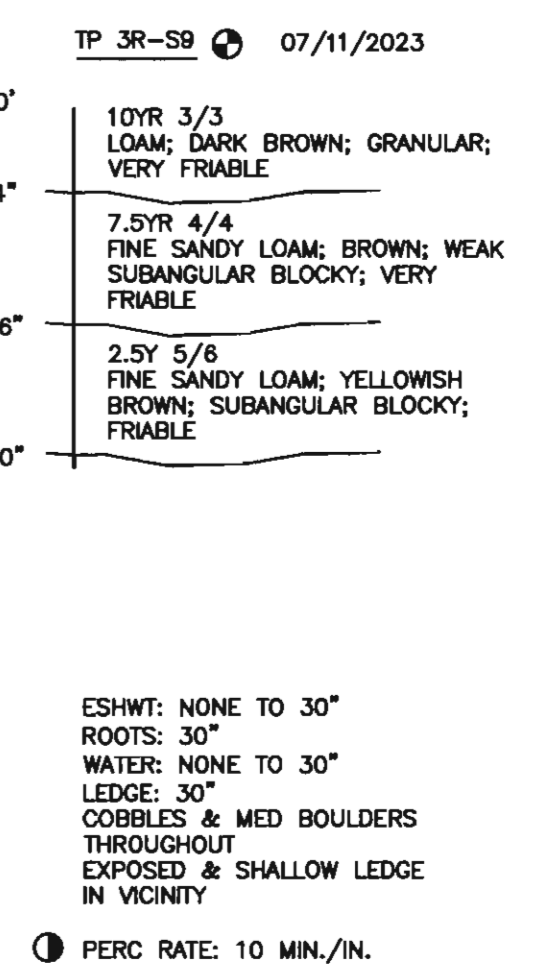
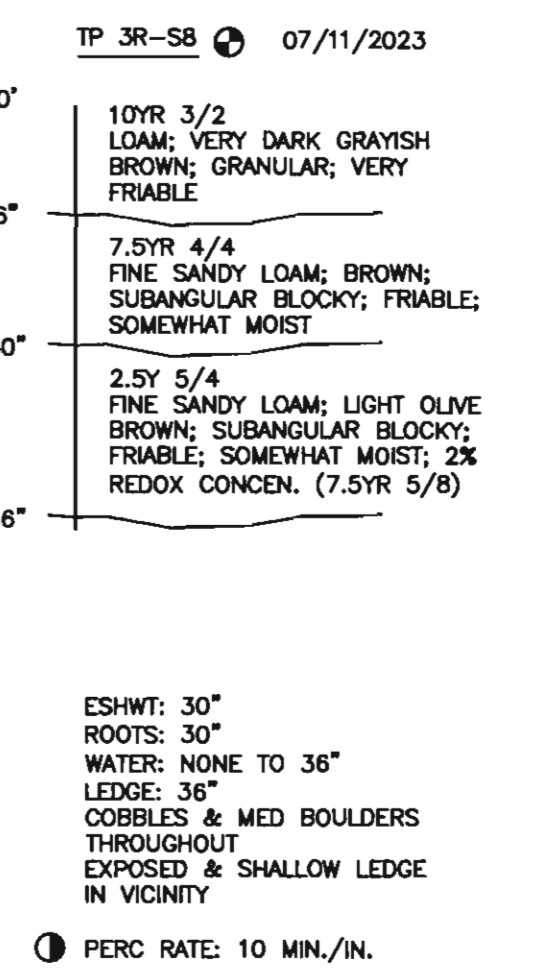
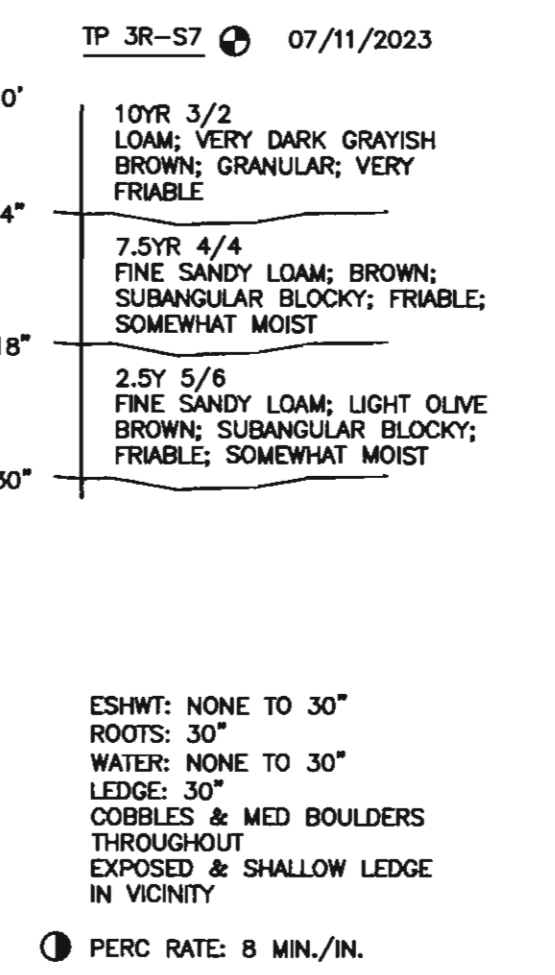
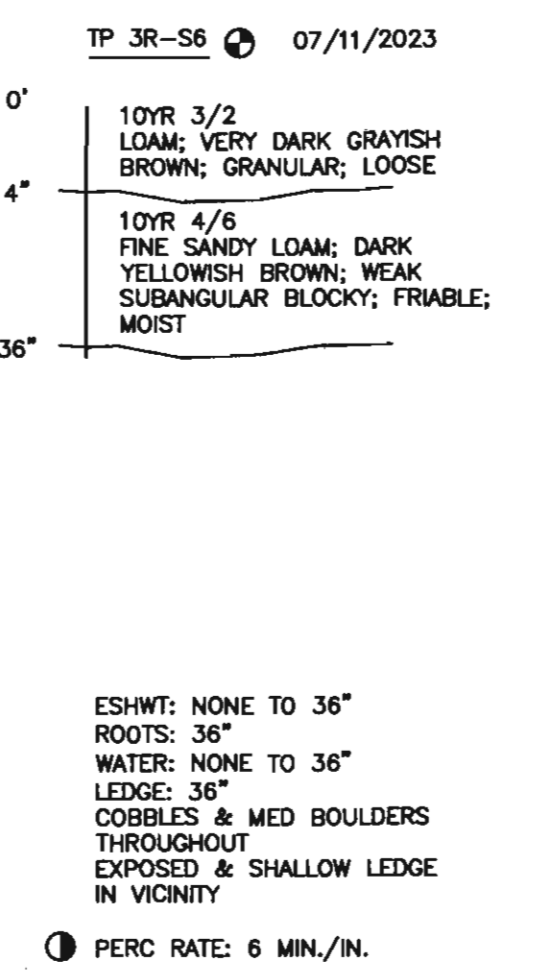
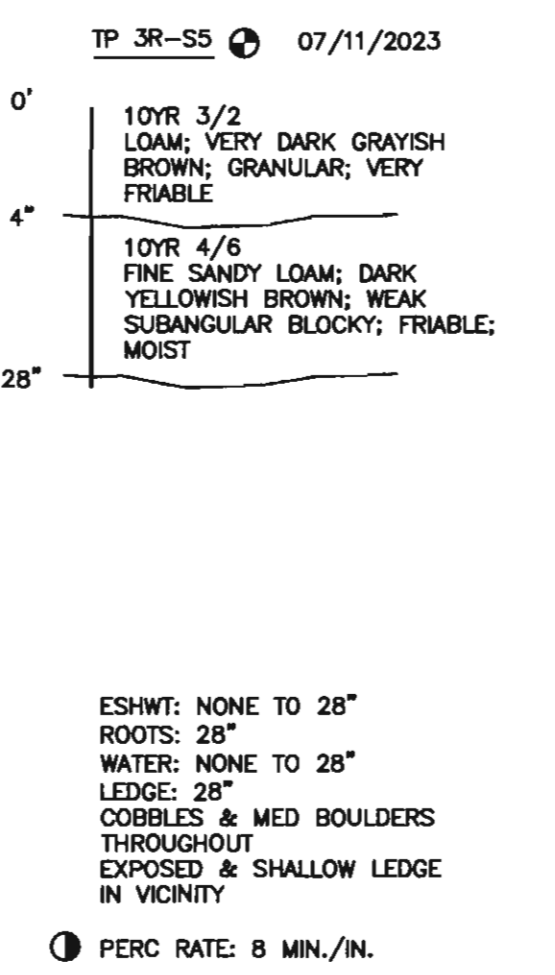
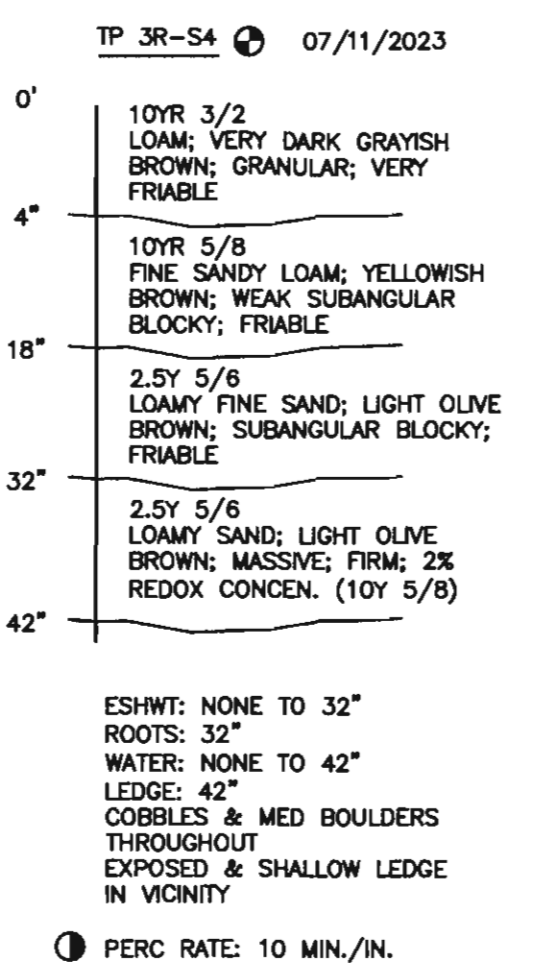
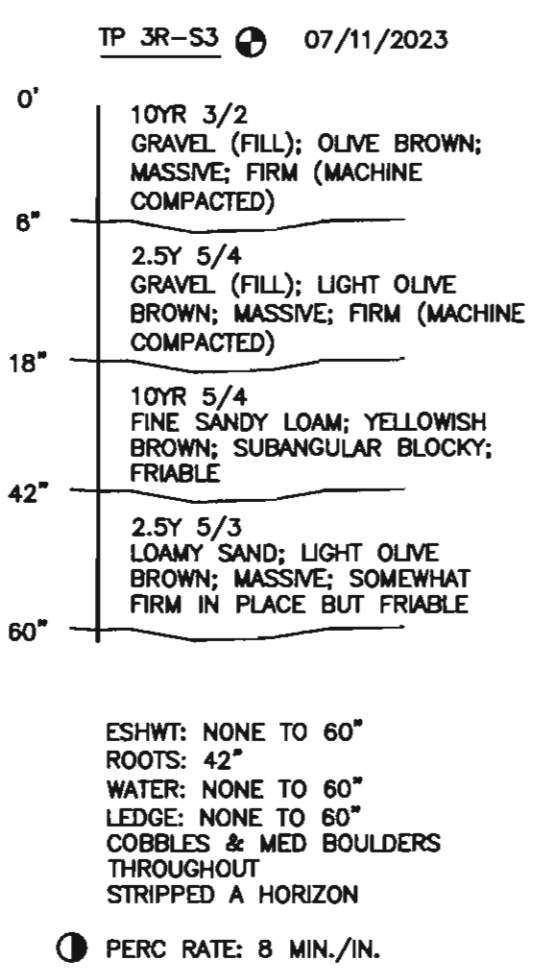
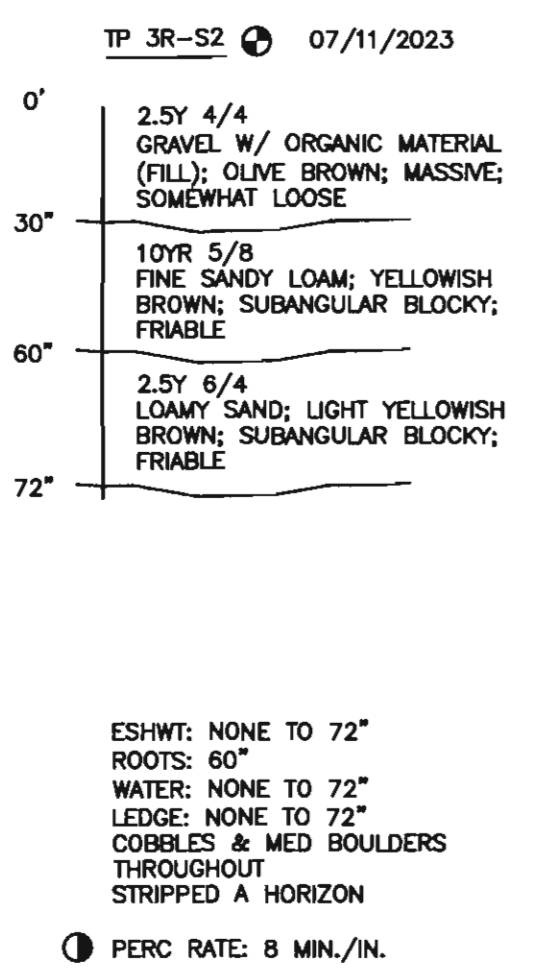
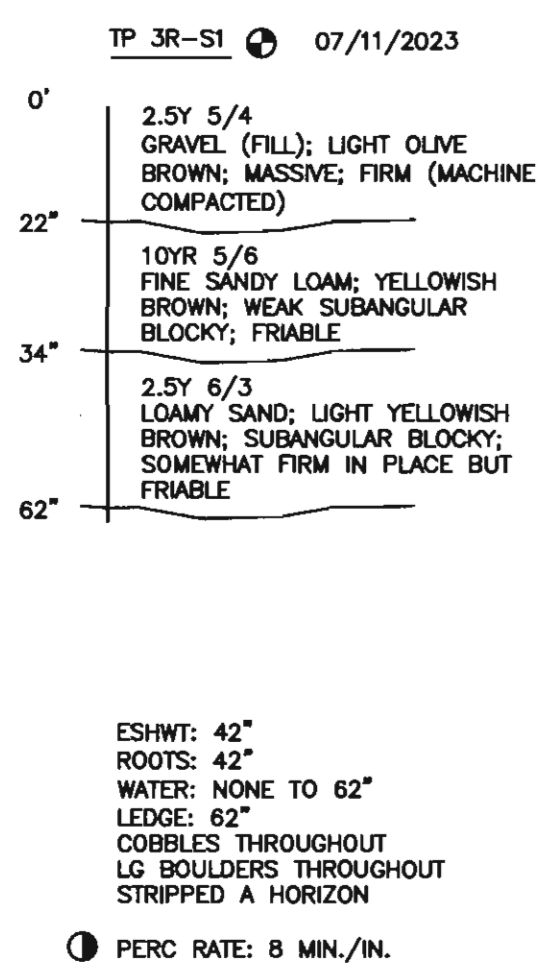
SURVEYED BY:

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 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
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NO.	DATE	REVISION	BY
1	12/07/2023	REVISED PER TRC COMMENTS ON 11/17/2023	NMM

N:CARLSON2020/2802/DWG/d2802s2-current

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TEST PIT INFORMATION
 "DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023
 PREPARED FOR:
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038

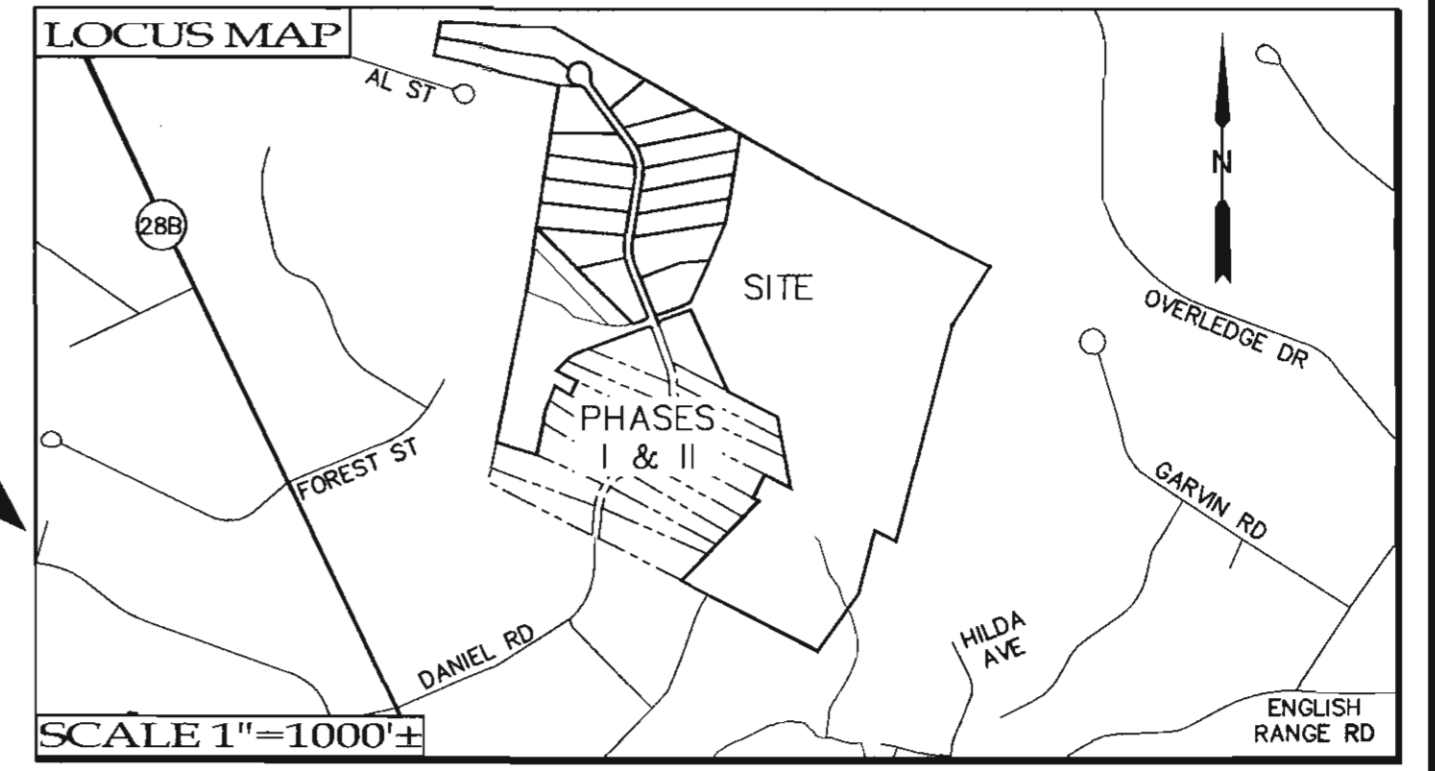
SCALE: N/A SHEET S11 OF S20

PREPARED BY:

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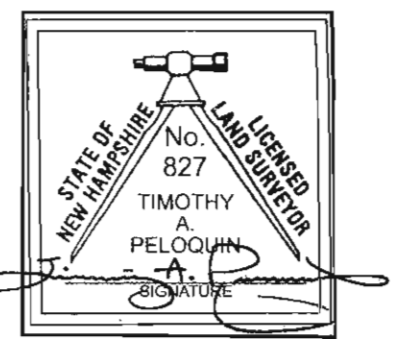
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SHEET S3 & S13
SHEET S2 & S12



SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER REQUEST, PLANS OF REFERENCE, AND ZONING INFORMATION.

LAND SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.


TIMOTHY A. PELOQUIN, LLS
01-02-2024
DATE

LAND OWNER OF RECORD
JAL, LLC
5 MADDEN RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
JAL, LLC
DATE

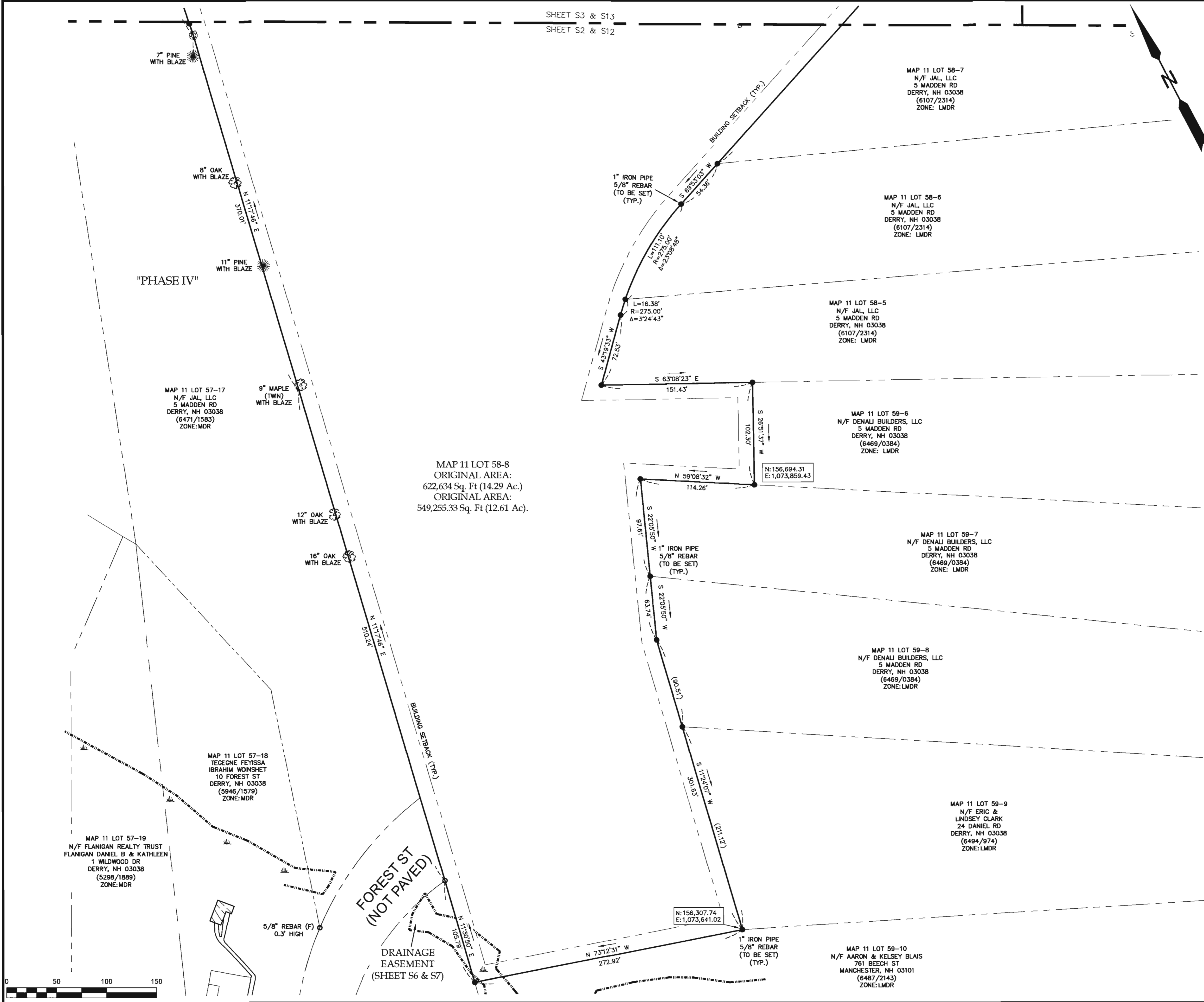
APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

SUBDIVISION PLAT
"DENALI ESTATES PHASE III"
MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
MAP 14 LOT 13 & 15
DERRY, NEW HAMPSHIRE
OCTOBER 24, 2023
LAND OWNER OF RECORD: JAL, LLC
5 MADDEN RD
DERRY, NH 03038
SCALE: 1"=50' SHEET S12 OF S20

SURVEYED BY:

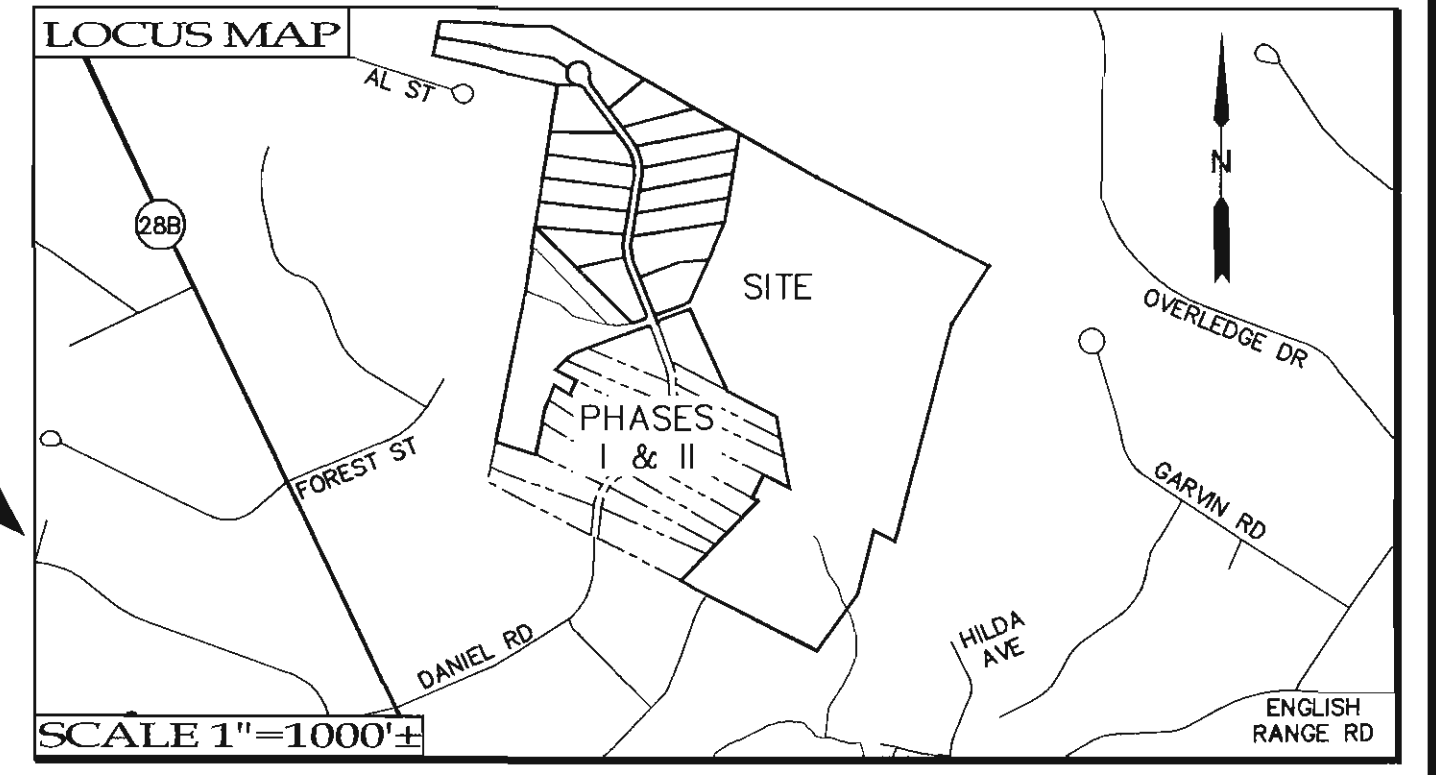
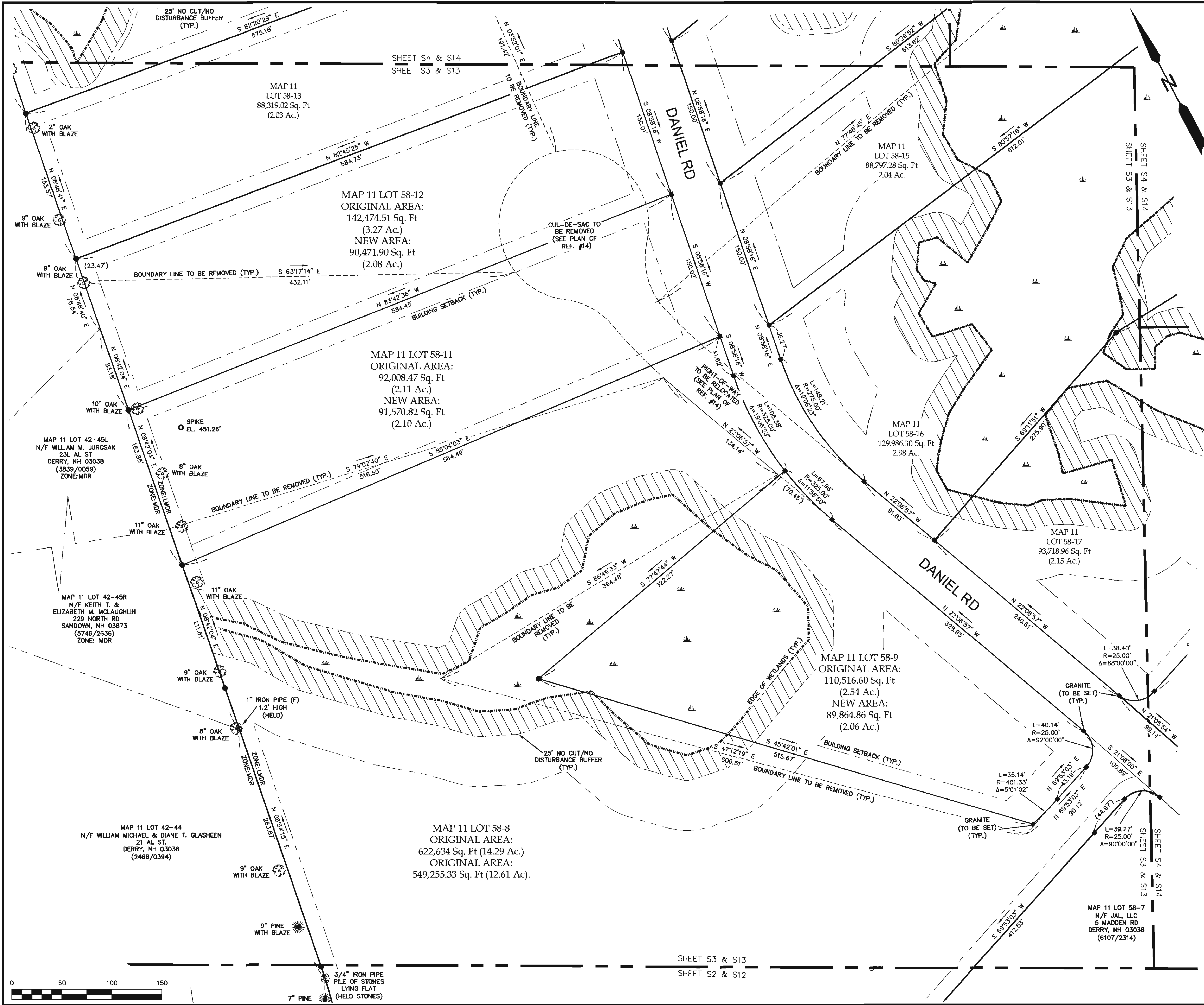
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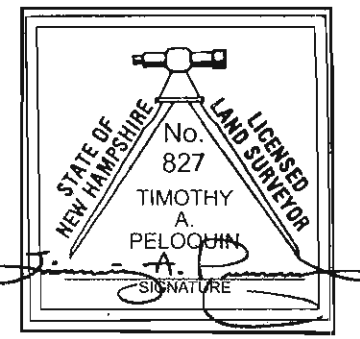
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 TIMOTHY A. PELOQUIN, LLS
 01-02-2024
 DATE

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
 JAL, LLC
 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
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 CHAIRMAN _____ DATE _____
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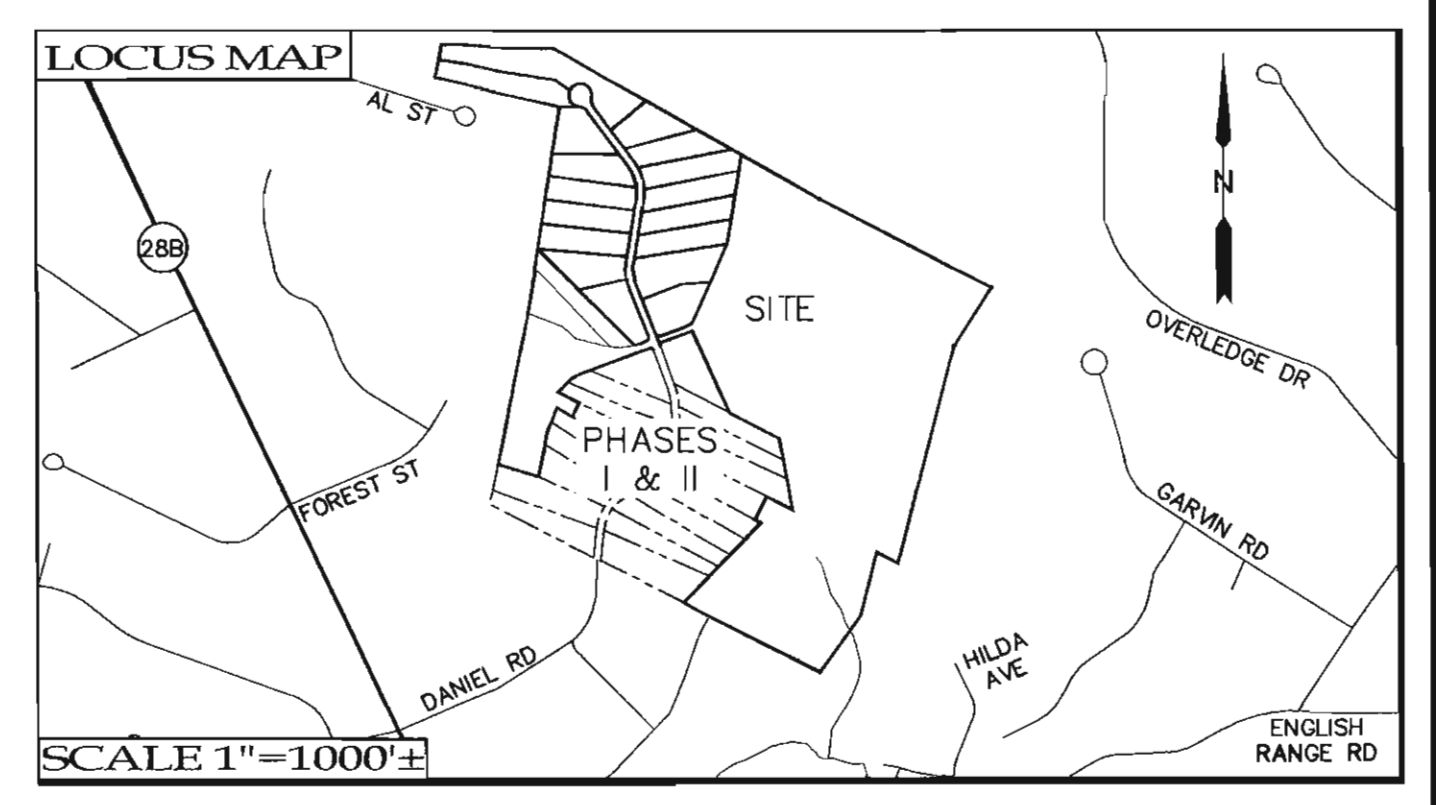
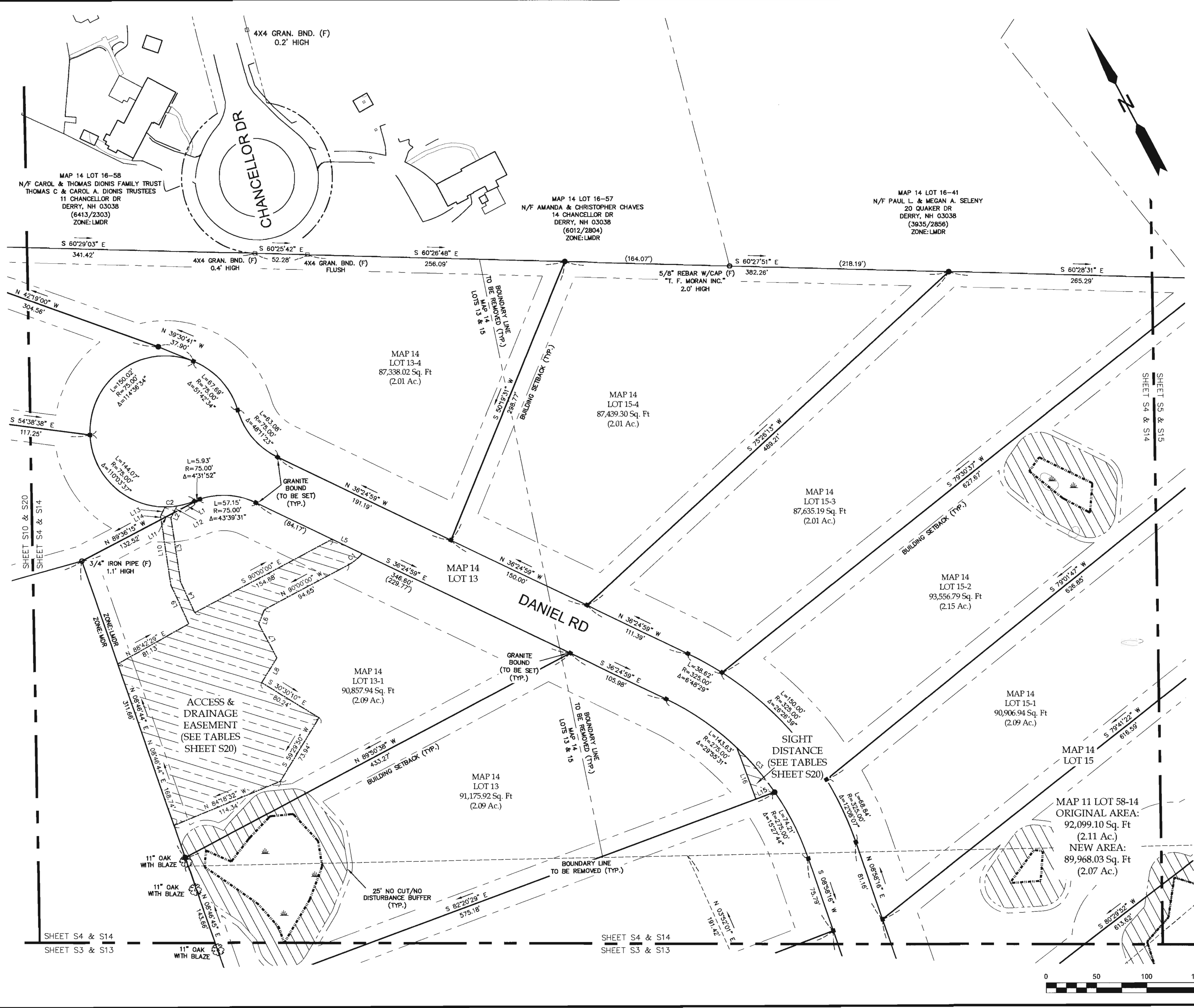
SUBDIVISION PLAT
"DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023
 LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S13 OF S20

SURVEYED BY:
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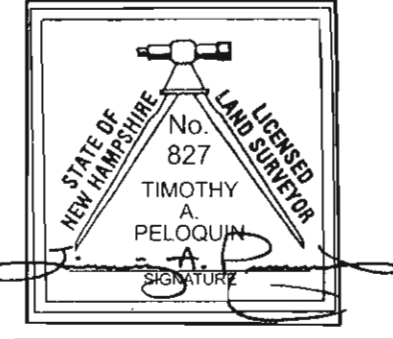
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TIMOTHY A. PELOQUIN, LLS
DATE 01-02-2024

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JAL, LLC
5 MADDEN RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
JAL, LLC
DATE


APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

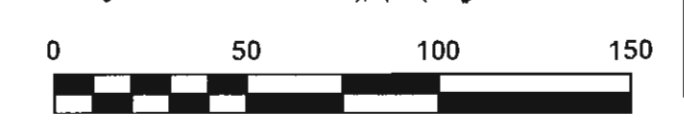
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DERRY, NEW HAMPSHIRE
OCTOBER 24, 2023

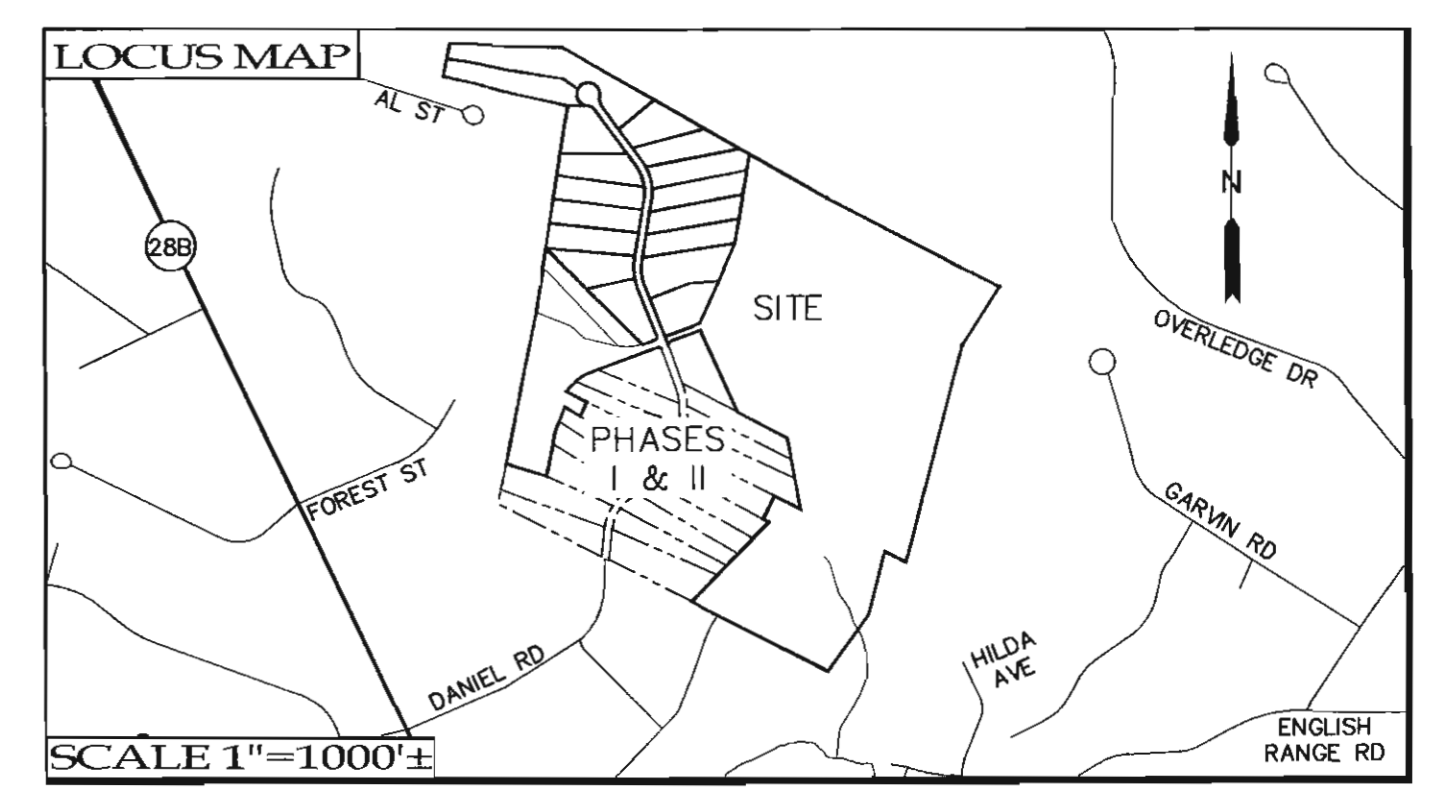
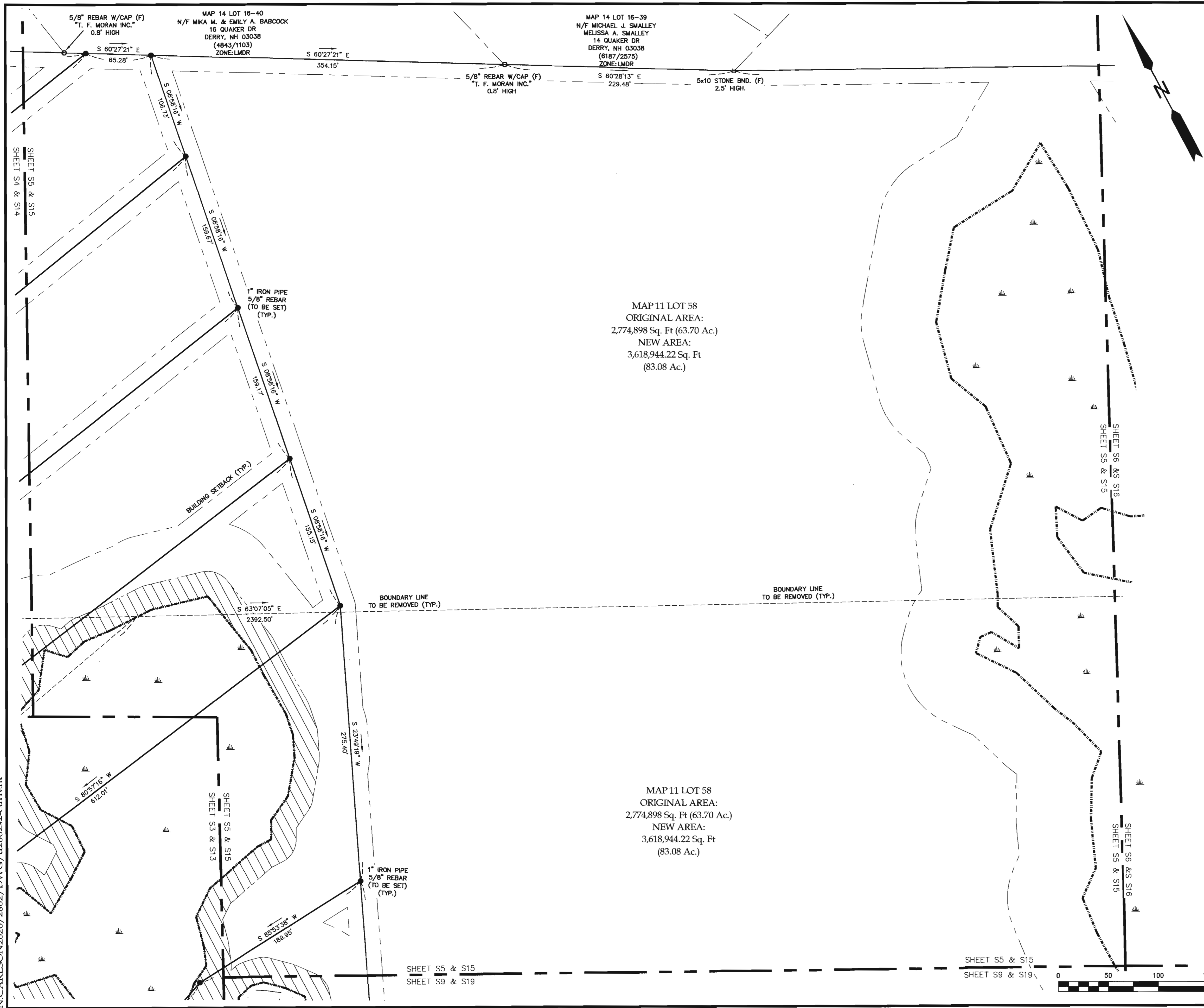
LAND OWNER OF RECORD: JAL, LLC
5 MADDEN RD
DERRY, NH 03038

SCALE: 1"=50' SHEET S14 OF S20

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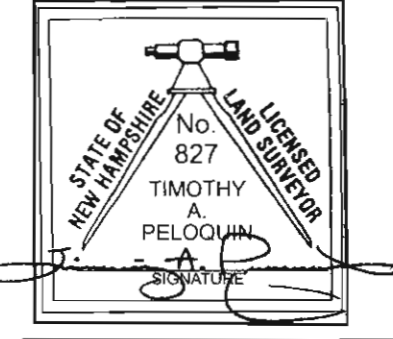
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 TIMOTHY A. PELOQUIN, L.L.S. 01-02-2024
 DATE

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
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 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
 JAL, LLC DATE

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 SECRETARY DATE

SUBDIVISION PLAT
"DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023
 LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S15 OF S20

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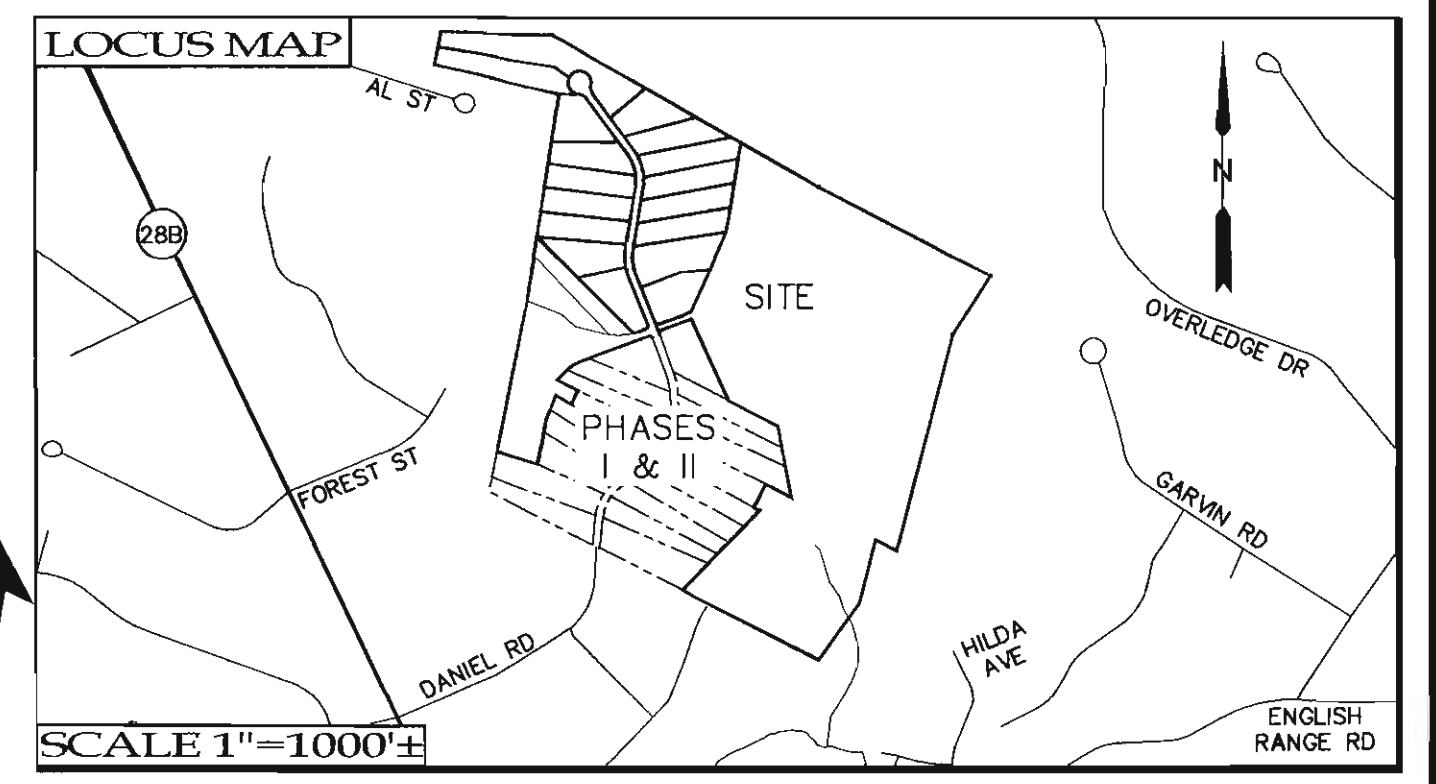
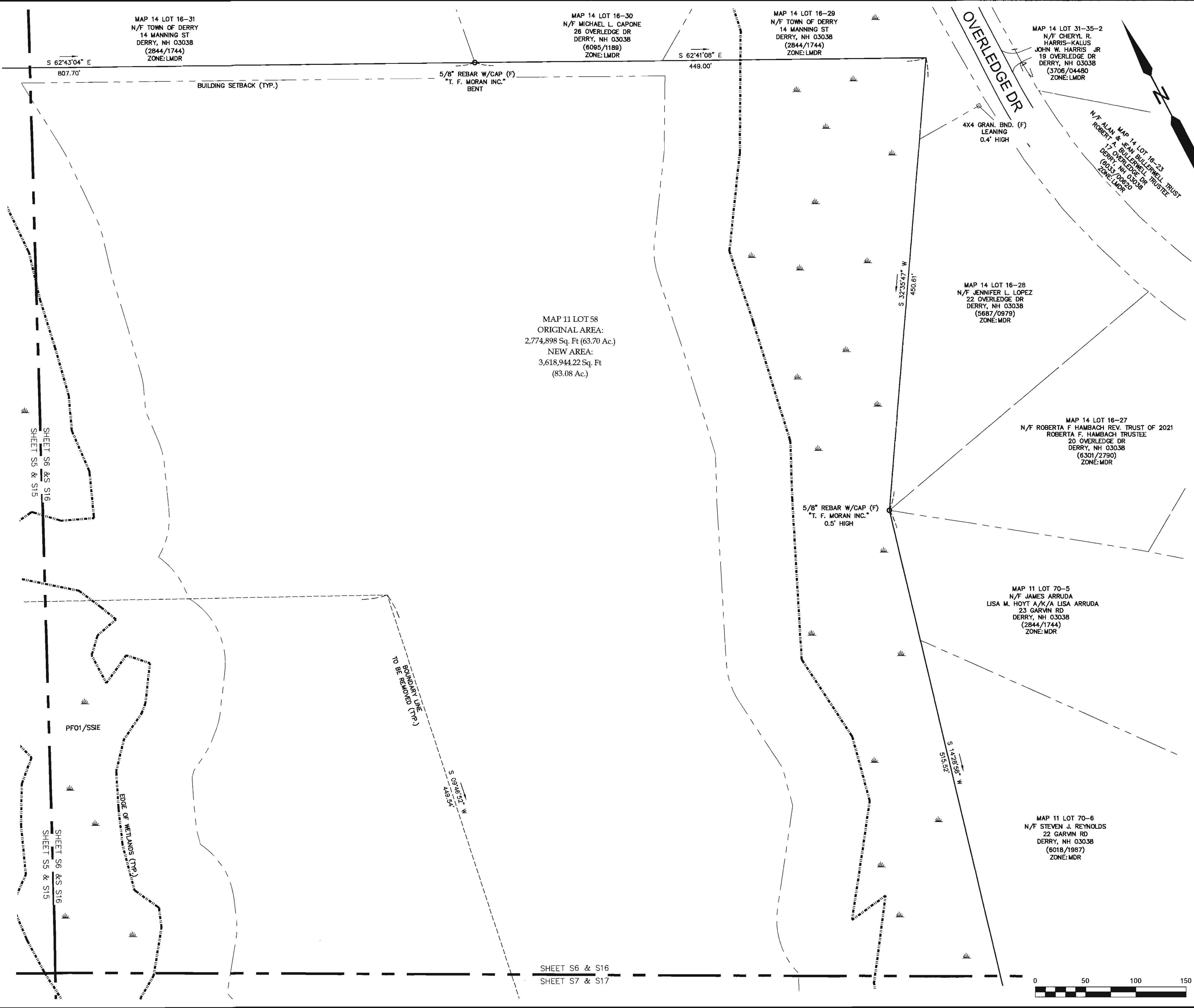
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MAP 11 LOT 58
 ORIGINAL AREA:
 2,774,898 Sq. Ft (63.70 Ac.)
 NEW AREA:
 3,618,944.22 Sq. Ft
 (83.08 Ac.)

MAP 11 LOT 58
 ORIGINAL AREA:
 2,774,898 Sq. Ft (63.70 Ac.)
 NEW AREA:
 3,618,944.22 Sq. Ft
 (83.08 Ac.)

N:CARLSON2020/2802/DWG/d2802s2-current

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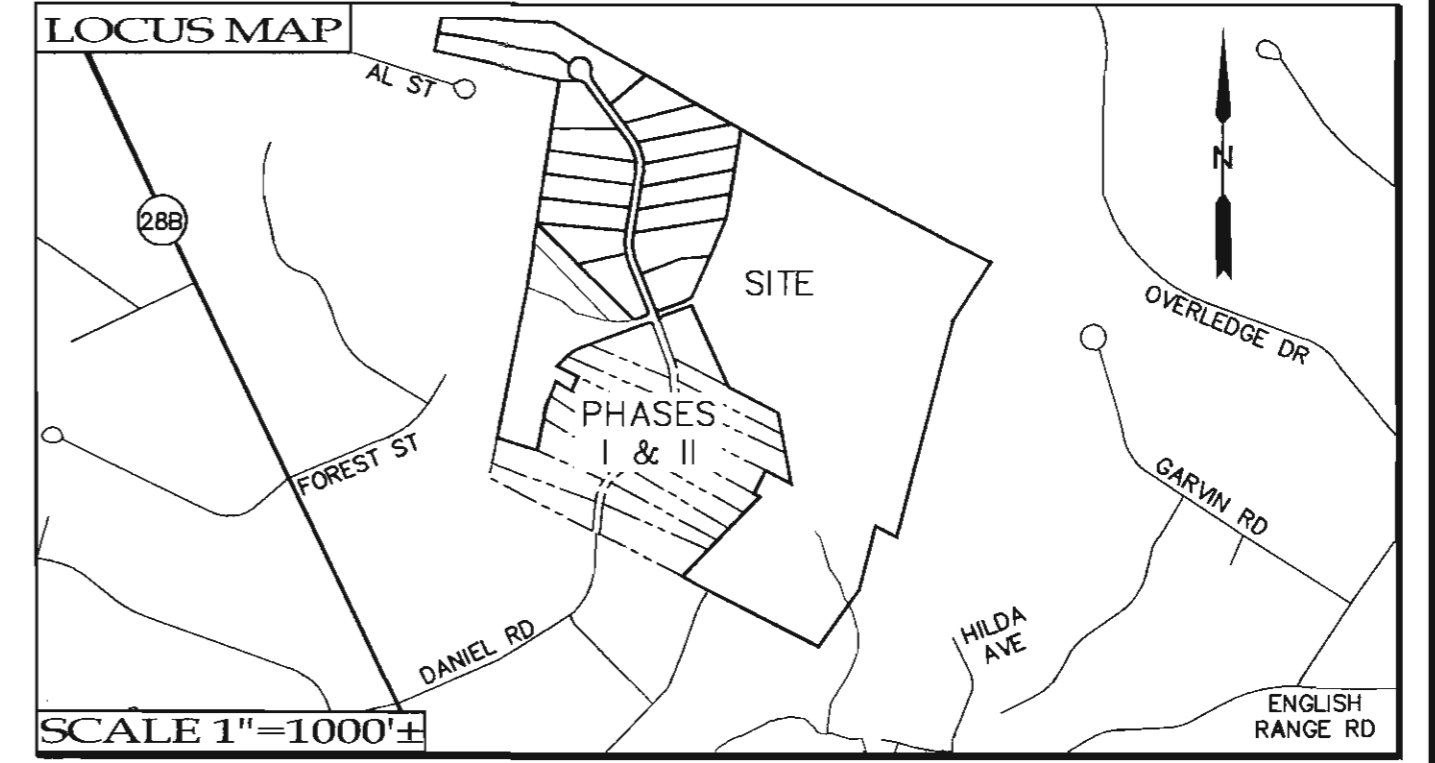
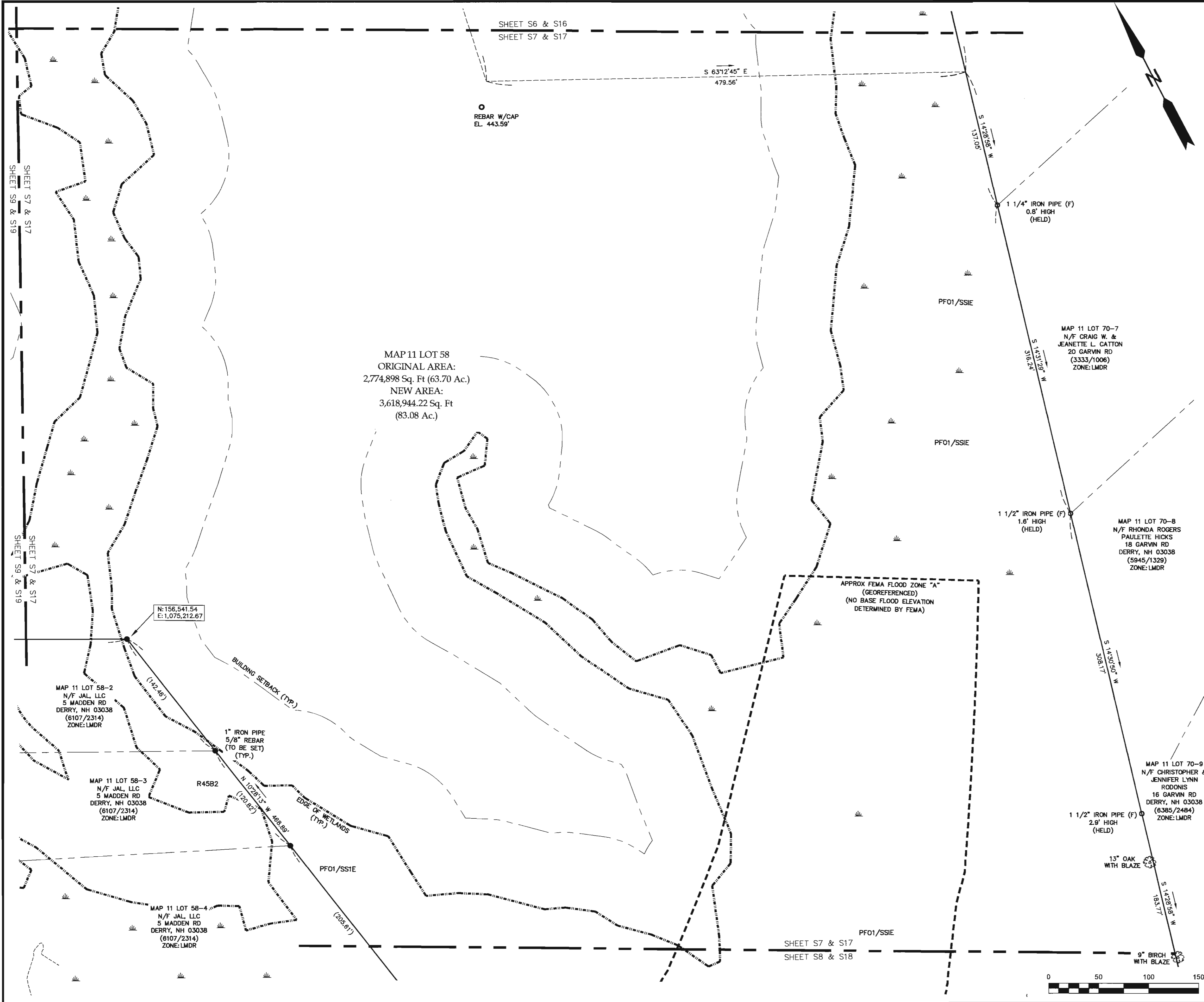
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 OCTOBER 24, 2023
 LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S16 OF S20

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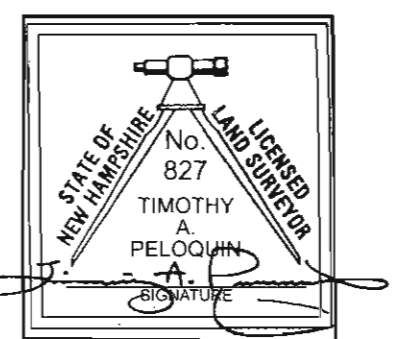
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 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
 JAL, LLC
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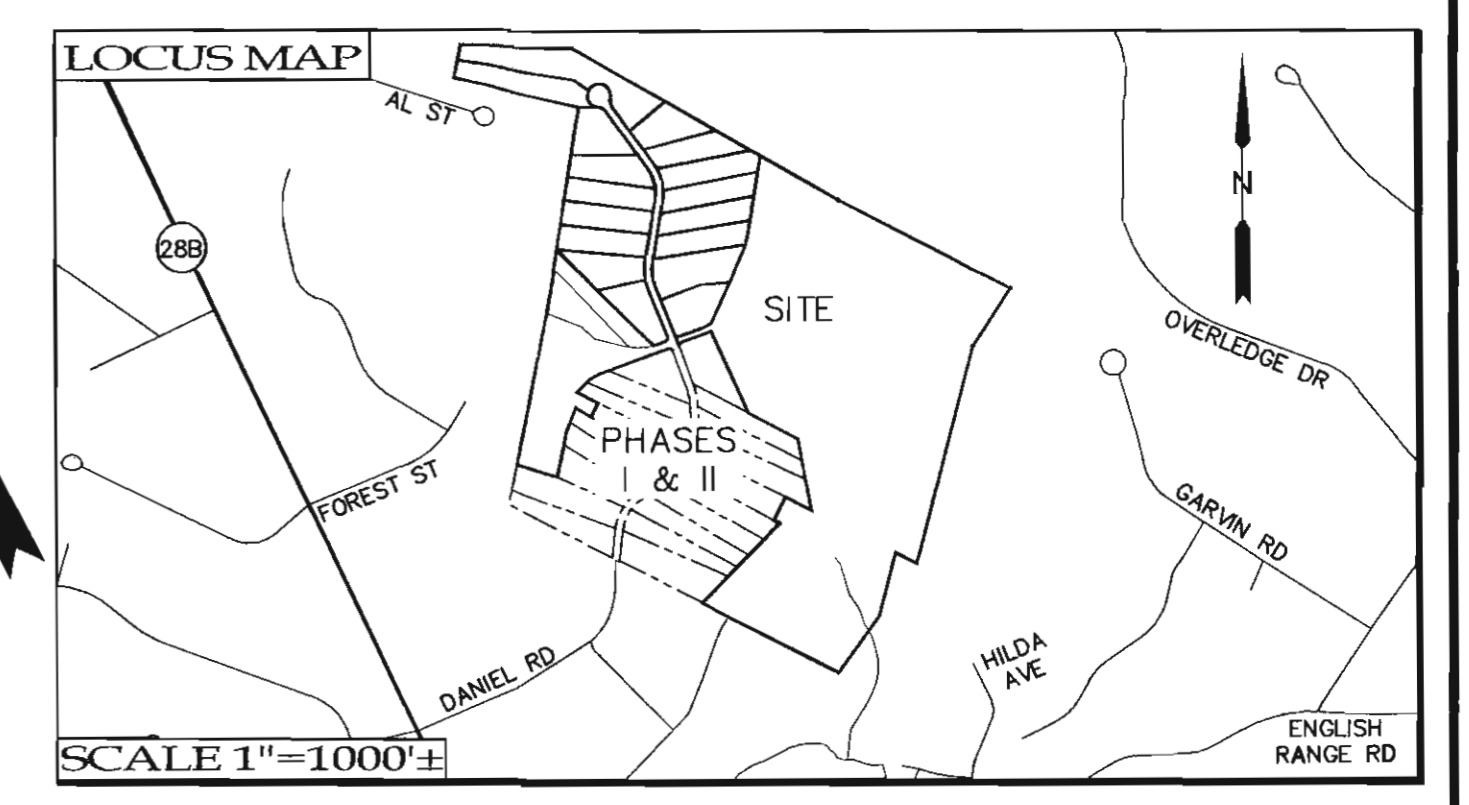
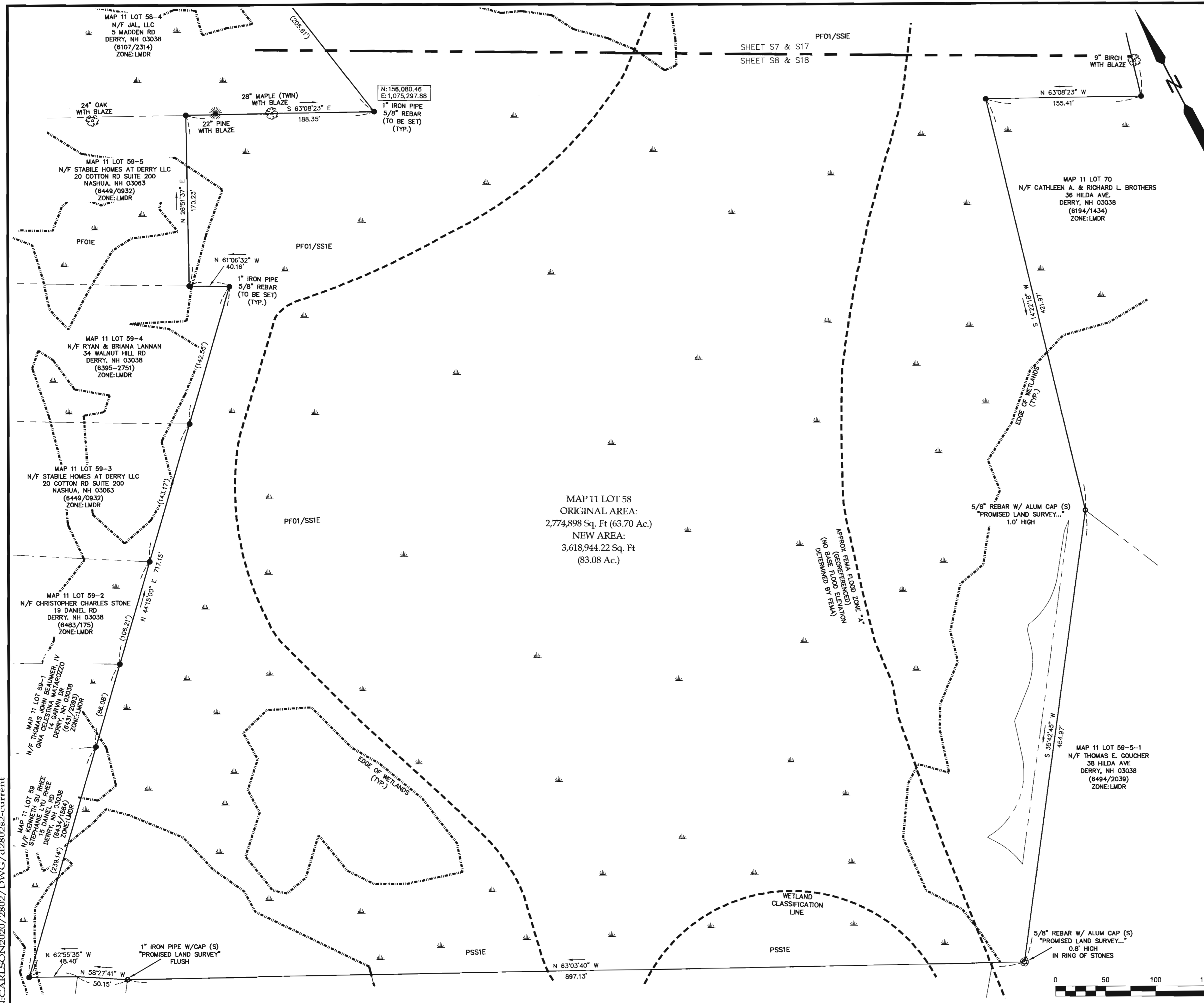
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 OCTOBER 24, 2023
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 DERRY, NH 03038
 SCALE: 1"=50'
 SHEET S17 OF S20

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 OCTOBER 20, 2023

LAND OWNER OF RECORD: JAL, LLC
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SCALE: 1"=50' SHEET S18 OF S20

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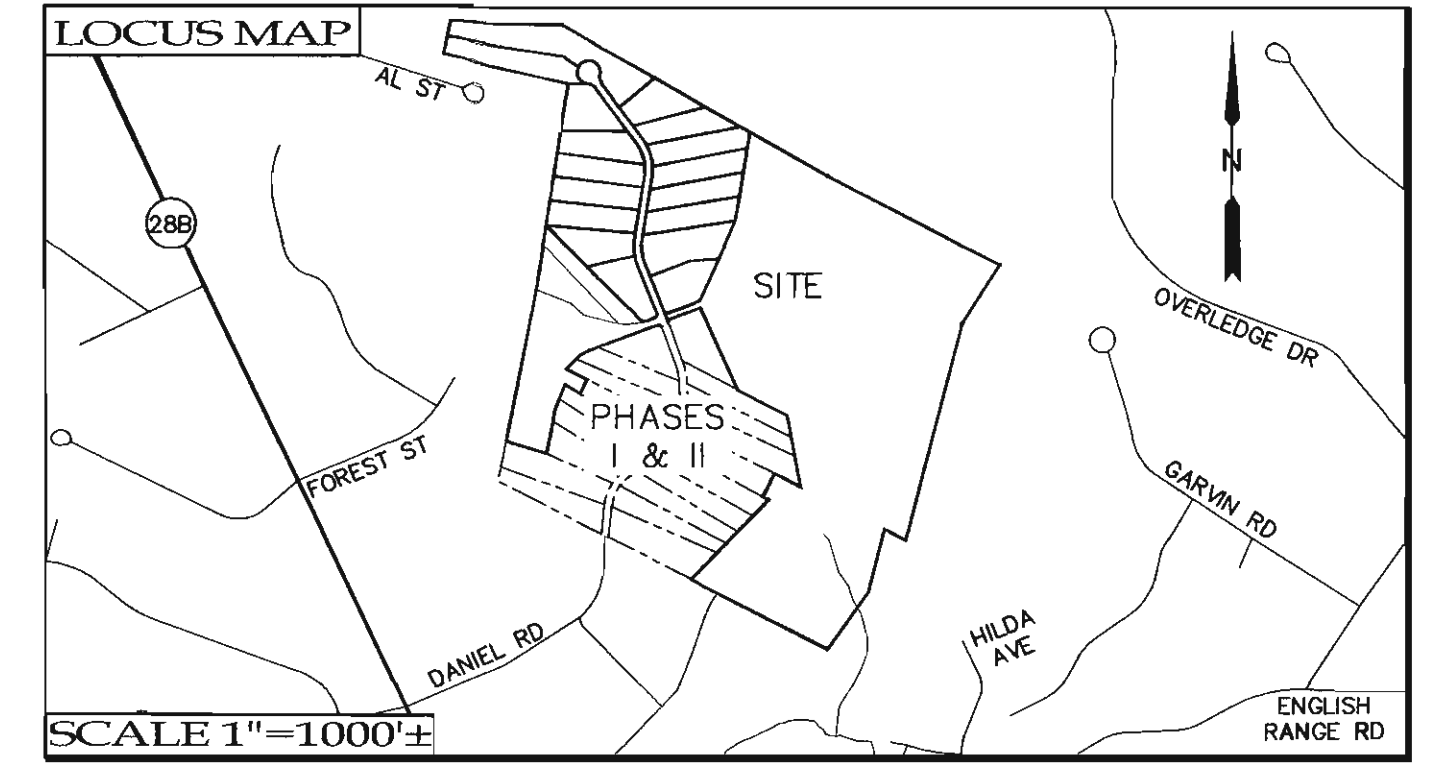
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1	12/07/2023	REVISED PER TRC COMMENTS ON 11/17/2023	NMM



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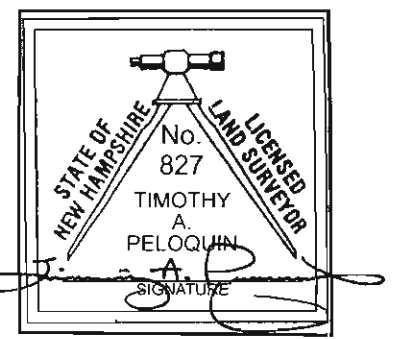
MAP 11 LOT 58
 ORIGINAL AREA:
 2,774,898 Sq. Ft (63.70 Ac.)
 NEW AREA:
 3,618,944.22 Sq. Ft
 (83.08 Ac.)

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 ORIGINAL AREA:
 2,774,898 Sq. Ft (63.70 Ac.)
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SEE SHEET S1 FOR NOTES, DATUM INFORMATION, STATE NOTES, WETLAND NOTES, WAIVER REQUEST, PLANS OF REFERENCE, AND ZONING INFORMATION.

LAND SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
 I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.


 TIMOTHY A. PELOQUIN, LLS
 DATE: 01-02-2024

LAND OWNER OF RECORD
 JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6228 / PAGE 817
 JAL, LLC
 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:
 CERTIFIED BY: _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

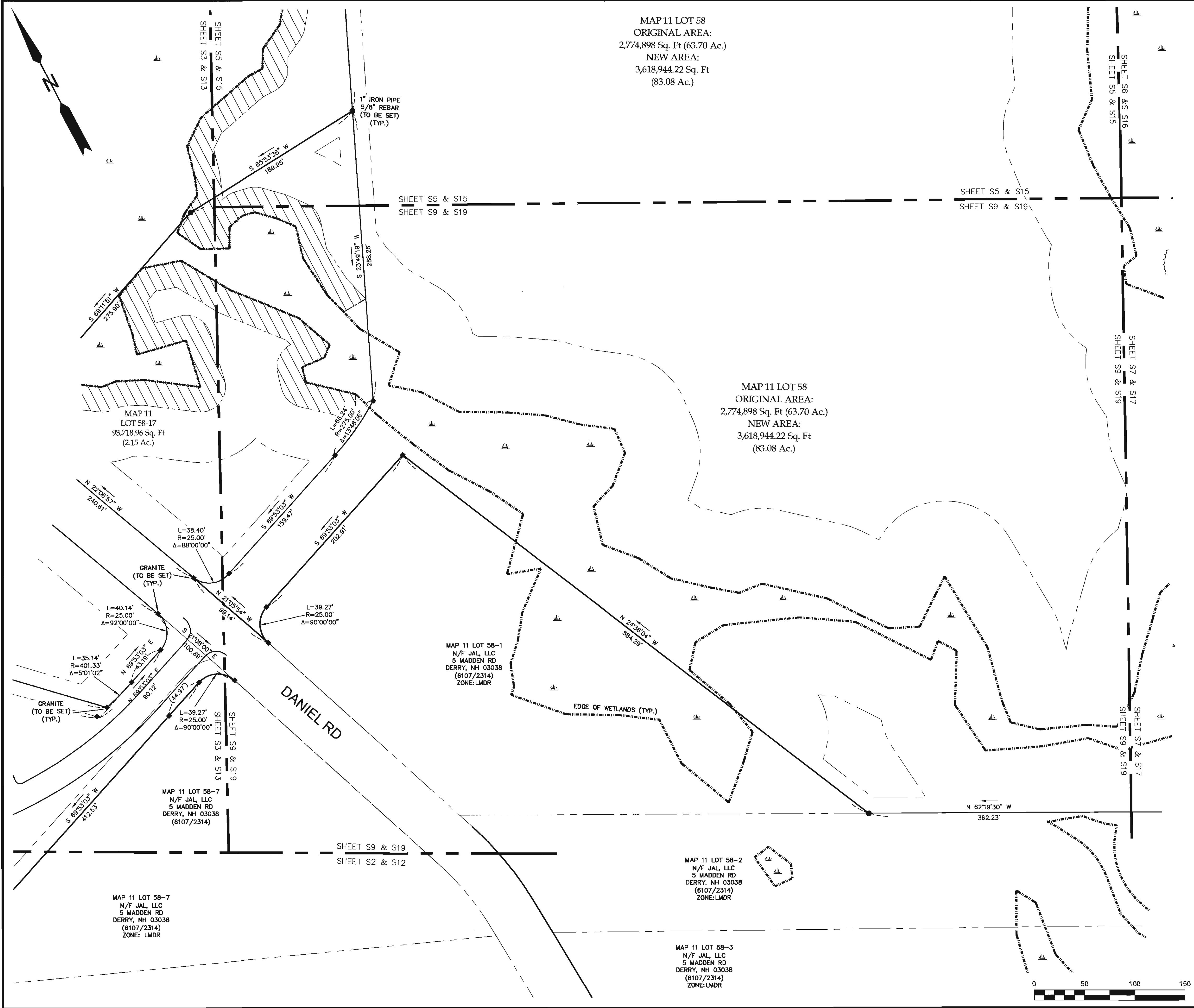
SUBDIVISION PLAT
"DENALI ESTATES PHASE III"
 MAP 11 LOTS 58, 58-8, 58-9, 58-10, 58-11, & 58-12
 MAP 14 LOTS 13 & 15
 DERRY, NEW HAMPSHIRE
 OCTOBER 24, 2023
 LAND OWNER OF RECORD: JAL, LLC
 5 MADDEN RD
 DERRY, NH 03038
 SCALE: 1"=50' SHEET S19 OF S20

SURVEYED BY:

Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout

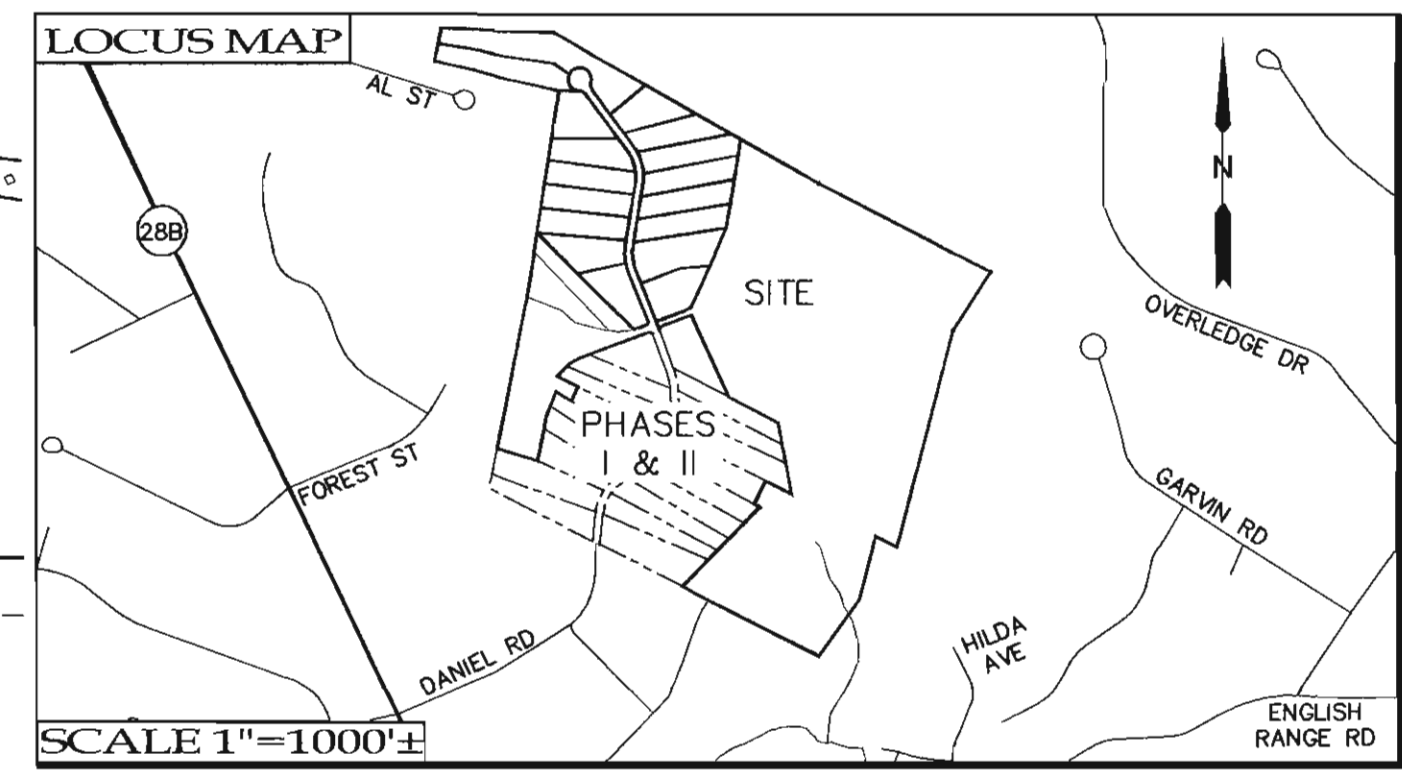
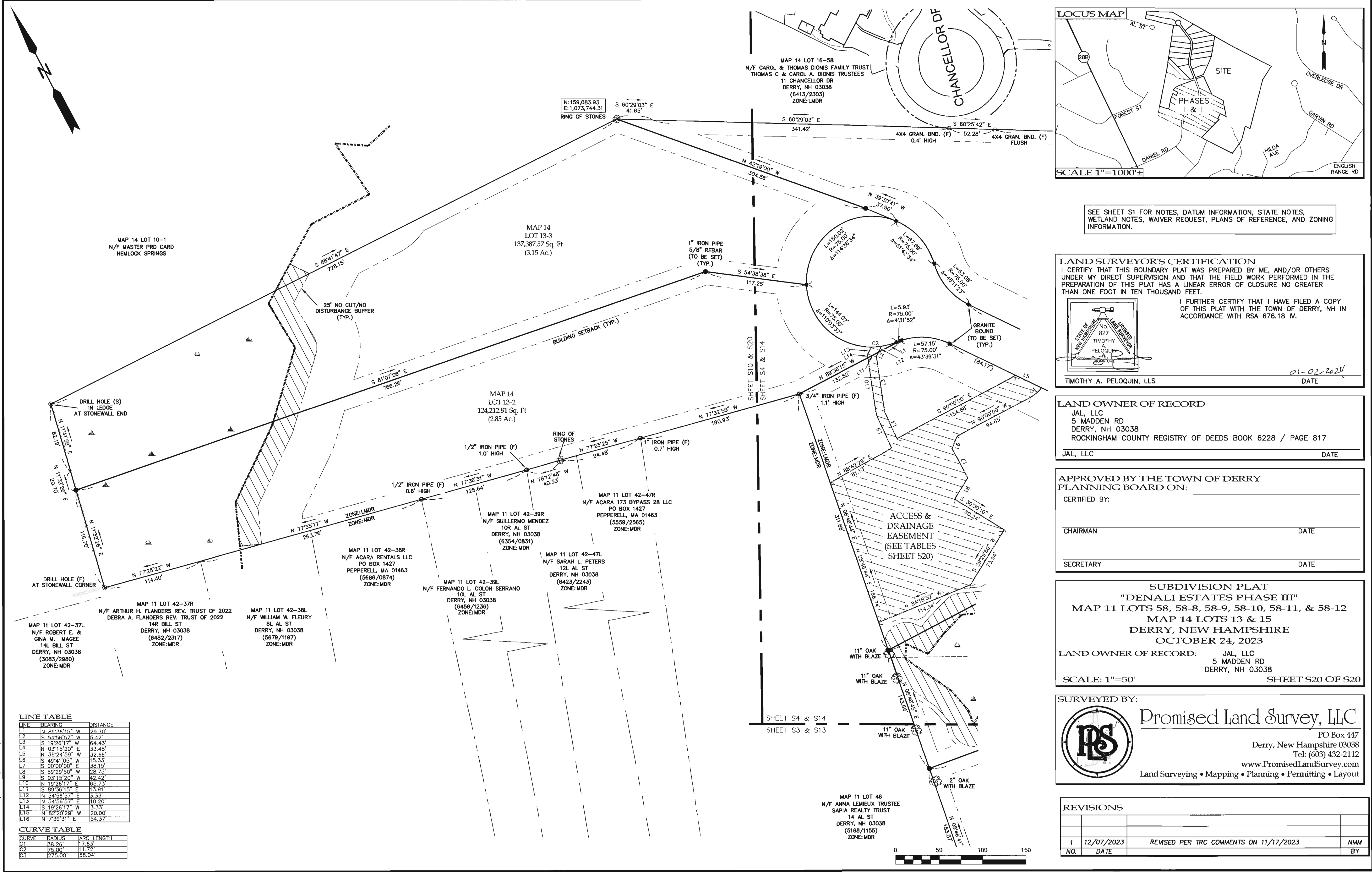
REVISIONS

NO.	DATE	REVISION	BY
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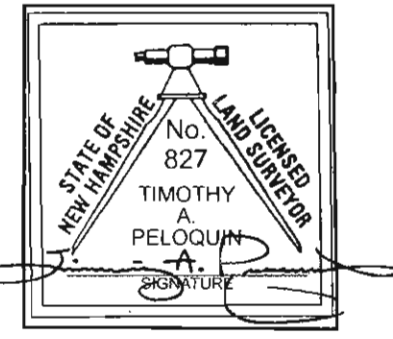
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°36'15" W	29.70'
L2	S 54°56'57" W	5.42'
L3	S 19°26'17" W	64.43'
L4	N 03°15'20" E	33.48'
L5	N 38°24'59" W	32.68'
L6	S 48°41'05" W	15.33'
L7	S 00°00'00" E	38.15'
L8	S 59°29'50" W	28.75'
L9	S 03°15'20" W	42.42'
L10	N 19°26'17" E	65.73'
L11	S 89°36'15" E	13.91'
L12	N 54°56'57" E	3.33'
L13	N 54°56'57" E	10.20'
L14	S 19°26'17" W	3.33'
L15	N 82°20'29" W	20.00'
L16	N 7°39'31" E	54.37'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	38.26'	17.63'
C2	75.00'	11.72'
C3	275.00'	58.04'

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