

**Planning Department August 17, 2022**

APPLICANT: JAL, LLC  
Cathleen & Richard Brothers

DEVELOPER: JAL, LLC

PROJECT: Denali Estates

LOCATION: Parcel ID 11058, 19 Forest Street  
11059-005, 25 Daniel Road  
11070, 36 Hilda Ave.

PURPOSE: The purpose of this plan is for a two-lot subdivision and lot-line adjustment located in the Low-Medium Residential District (2-acre minimum). One new single-family house lot is being created.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: LDCR-Article V- Section 170-24.A.12.J.-High Intensity Soil Survey. See letter dated August 2, 2022, from Promised Land Survey.

STATE PERMITS: NHDES state subdivision approval has been obtained. (Copy in file).

RECOMMENDATION: Staff would recommend approval of both the waiver request and subdivision & lot line adjustment plan.

BY:





DEPARTMENT HEAD SIGNATURE BLOCK:	DATE
POLICE DEPARTMENT	7/27/22
FIRE DEPARTMENT	7/27/22
PUBLIC WORKS	7/27/22
CODE ENFORCEMENT	7/27/22
CONSERVATION COMMISSION	7/27/22



**LEGEND**

- BOUND TO BE SET
- BOUND TO BE SET
- CATCH BASIN
- GUTTER
- IRON PIPE/REBAR
- CONTOUR MAJOR
- CONTOUR MINOR
- DEGRADED WETLAND
- EDGE OF FOREST
- OVERHEAD ELECTRIC
- RETAINING WALL
- TREE LINE
- STRIP 4000 Sq. Ft. ELEVATION AREA
- BUILDING
- IRON PIPE/REBAR
- TO BE SET
- CONCRETS
- TREE - DECIDUOUS
- UTILITY POLE
- WETLAND

**NOTE:**  
SHEETS 1 AND 5-8 OF THIS 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.

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1
TOPOGRAPHIC SUBDIVISION PLAN	2-4
SUBDIVISION & LOT LINE ADJUSTMENT PLAT	5-7
DRIVEWAY DETAILS	8

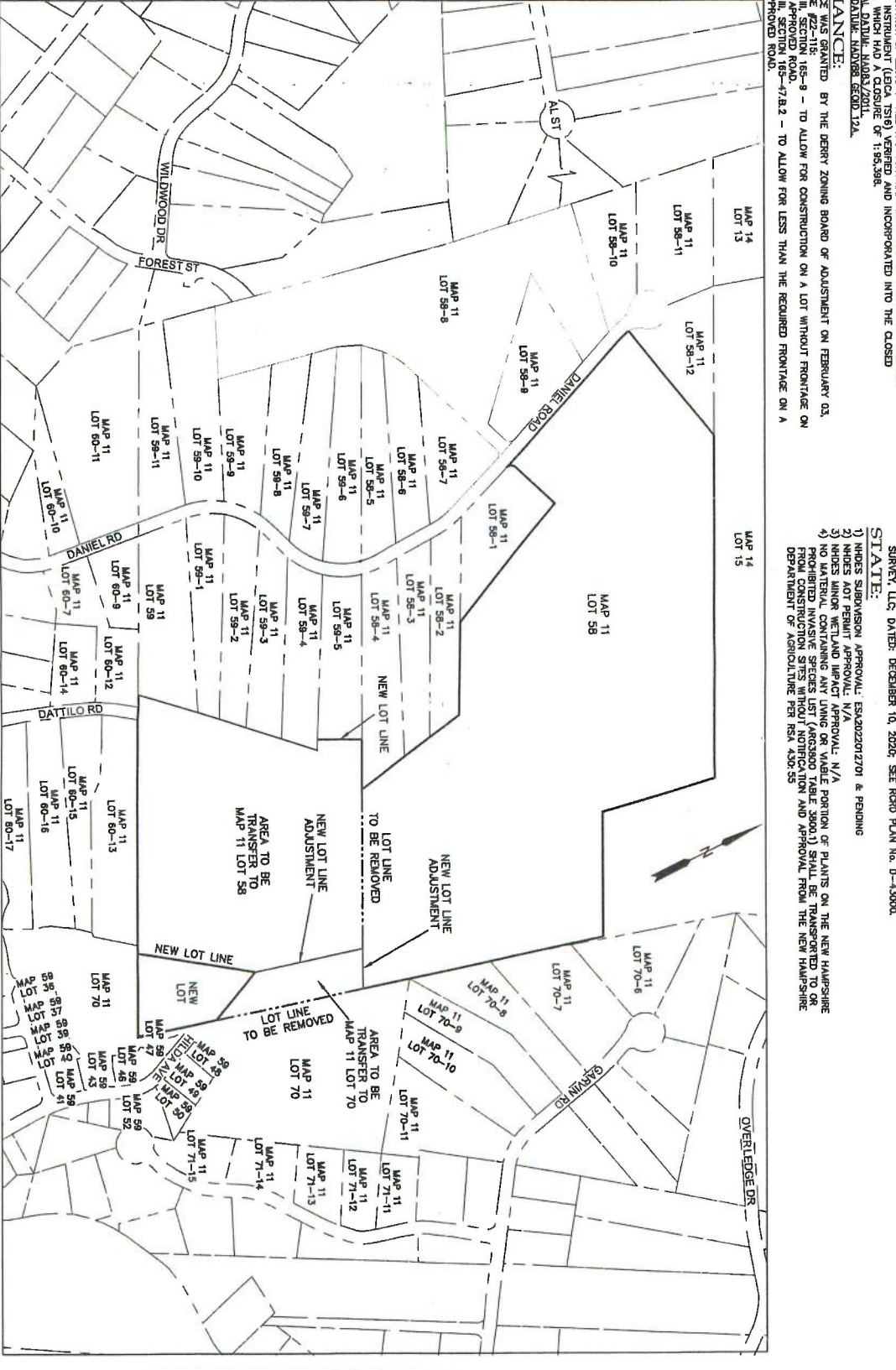
**NOTES:**

- THE SUBDIVISION OF THIS PLAN IS TO BE SUBJECT TO A SUPERVISION OF MAP 11 LOT 58-5 AND A LOT LINE SURVEY OF MAP 11 LOT 58-5, MAP 11 LOT 58, MAP 11 LOT 70.
- THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER OF 2021.
- A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58-5) LIES IN A 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD HAZARD ZONING MAP FOR THE TOWN OF DERRY, NEW HAMPSHIRE, DATED 07/17/2005. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA, AS SHOWN.
- SURVEY MONUMENTS DEPICTED TO BE SET SHALL BE SET PER THE DERRY PLANNING BOARD SIGNING OF THIS PLAT OR BOUND. ALL MARKERS SHALL CONFORM TO ARTICLE V, SECTION 9 OF THE DERRY ZONING ORDINANCE.
- THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE/S WHEN PLOTTED ON 24x36 (ANSI D) SIZE PAPER.
- ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- THE SUBJECT PARCEL LIES WITHIN THE CONSERVATION CORRIDOR OVERLAY DISTRICT & THE WETLANDS CONSERVATION OVERLAY DISTRICT.
- THE PROPOSED RESIDENTIAL LOT SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM AS SHOWN ON THE SUBJECT PARCEL.
- NEW LOT TO BE SERVED BY UNDERGROUND UTILITIES. LOCATION TO BE DETERMINED BY ENGINEER.

**WETLAND NOTE:**  
THE FORESTED, CERTIFIED WETLAND SCIENTIST PART OF POND VIEW CONSULTANTS, LLC OF CENTER BARRISTOWN, NH PERFORMED THE WETLAND MAPPING ON MARCH 20, 2020 ACCORDING TO THE FEDERAL REGULATIONS (40 CFR 401 AND 404) AND THE NEW HAMPSHIRE WETLANDS AND NONWETLANDS REGULATIONS (RSA 405:201, 405:202, 405:203, 405:204, 405:205, 405:206, 405:207, 405:208, 405:209, 405:210, 405:211, 405:212, 405:213, 405:214, 405:215, 405:216, 405:217, 405:218, 405:219, 405:220, 405:221, 405:222, 405:223, 405:224, 405:225, 405:226, 405:227, 405:228, 405:229, 405:230, 405:231, 405:232, 405:233, 405:234, 405:235, 405:236, 405:237, 405:238, 405:239, 405:240, 405:241, 405:242, 405:243, 405:244, 405:245, 405:246, 405:247, 405:248, 405:249, 405:250, 405:251, 405:252, 405:253, 405:254, 405:255, 405:256, 405:257, 405:258, 405:259, 405:260, 405:261, 405:262, 405:263, 405:264, 405:265, 405:266, 405:267, 405:268, 405:269, 405:270, 405:271, 405:272, 405:273, 405:274, 405:275, 405:276, 405:277, 405:278, 405:279, 405:280, 405:281, 405:282, 405:283, 405:284, 405:285, 405:286, 405:287, 405:288, 405:289, 405:290, 405:291, 405:292, 405:293, 405:294, 405:295, 405:296, 405:297, 405:298, 405:299, 405:300).

**ZONING:**  
LUMP (LOW-DENSITY RESIDENTIAL) MINIMUM:  
AREA: 2.0 ACRES (BY SQUARE)  
FRONTAGE: 150'  
WIDTH: 150' AT RIGHT 35' SETBACK  
SETBACK:  
SIDE - 35'  
REAR - 35'  
WETLANDS > 1 AC IN SIZE - 75'  
WETLANDS < 1 AC IN SIZE - 30'

**WAIVER REQUEST:**  
THE FOLLOWING WAIVER IS REQUESTED FROM THE LAND CONTROL COMMISSION:  
SECTION 170-B:2-A(2) - HIGH INTENSITY SALS



**ABUTTERS**

MAP 11 LOT 58 TO 59 TO N/F DENALI BUILDERS, LLC 23 DALLID RD DERRY, NH 03038 (603/251-244)	MAP 60 LOT 13 N/F RIGBY C. & JEANNE L 23 DALLID RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 60-17 N/F MATTHEW D. GUZZETTA 23 DALLID RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-8 N/F RICHARD ROBERTS 16 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-10 N/F SCHULTZ FRESHMOUTH 16 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-14 N/F STEVEN A. WILTON 16 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 59 LOT 37 N/F SCOTT & STEPHANIE 24 HILDA AVE DERRY, NH 03038 (603/251-244)	MAP 59 LOT 43 N/F BRAM A. THOMAS 24 HILDA AVE DERRY, NH 03038 (603/251-244)
MAP 11 LOT 58-4 N/F RYAN & BRUNA LYNNE 34 WALWUT HILL RD DERRY, NH 03038 (603/251-244)	MAP 60 LOT 14 N/F ROBERT L. DEWILLER 23 DALLID RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70 N/F CHARLES A. RICHARDSON 6 GARDNER LN DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-9 N/F CHRISTOPHER ROOMS 16 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-11 N/F ASHLEY MARIE & JOHN ROCK LENOIRE 71 BOSTON RD #121 DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-15 N/F GENE & MARIE 13 JOHNSON DERRY, NH 03038 (603/251-244)	MAP 59 LOT 39 N/F DONNA M. SWANSON 5 LAVER AVE DERRY, NH 03038 (603/251-244)	MAP 59 LOT 45 N/F MONICA FAMILY TRUST RALPH D. & DIANA L WILSON TRUSTEES (603/251-244)
MAP 11 LOTS 58-1 TO 58-3 N/F JAL, LLC 5 MADDEN RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 60-15 N/F ANDREW P. ROY CHES C. & KRISTIN A. DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-6 N/F STEVEN L. RENOLDS 16 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-10 N/F THOMAS & TERESA 4 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-12 N/F ERIN & JOSEPH K. 7 VISA AVE DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-13 & 15 N/F THOMAS & TERESA 14 LANNING ST DERRY, NH 03038 (603/251-244)	MAP 59 LOT 40 N/F CHRISTOPHER WEBB 3 MARK AVE DERRY, NH 03038 (603/251-244)	MAP 59 LOT 47 N/F WILLIAM E. SR BETH (3408/2882)
MAP 11 LOT 60-12 N/F THOMAS L. & ERICA 20 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-7 N/F GRAIG W. & EMMETT L. CATTON 20 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-11 N/F THOMAS & TERESA 4 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 70-11 N/F THOMAS & TERESA 4 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-13 N/F THOMAS & TERESA 4 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 11 LOT 71-13 N/F THOMAS & TERESA 4 GARDNER RD DERRY, NH 03038 (603/251-244)	MAP 59 LOT 41 N/F ROBERT L. MARYCZAK & PEARCE 1 DERRY, NH 03038 (603/251-244)	MAP 59 LOT 52 N/F WILLIAM S. MALESZAK 21 HILDA AVE DERRY, NH 03038 (603/251-244)

**REVISIONS**

NO.	DATE	PER TRC COMMENTS OF 05-20-2022	TAP	BY
1	07-20-2022			

**LOCUS MAP**

**LAND SURVEYORS 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.

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION. 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NHSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTY THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SMD STANDARDS.

THOMAS A. PELLOQUIN, L.L.S. DATE: 08-02-2022

**LAND OWNERS OF RECORD:**  
JAL, LLC  
5 MADDEN RD  
DERRY, NH 03038  
RCRD 6228/817 & 6228/2314 (MAP 11 LOTS 58 & 58-1)

CATHLEEN A. & RICHARD L. BROTHERS  
36 HILDA AVE  
DERRY, NH 03038  
RCRD 6194/1434 (MAP 11 LOT 70)

**APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:**

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**"DENALI ESTATES"**  
COVER SHEET  
SUBDIVISION & LOT LINE ADJUSTMENT PLAT  
MAP 11 LOTS 58, 59-5, 59, & 70  
DERRY, NEW HAMPSHIRE  
APRIL 26, 2022

**LAND OWNERS OF RECORD:**  
JAL, LLC  
5 MADDEN RD  
DERRY, NH 03038  
(6107/2314 & 6228/817)

CATHLEEN A. & RICHARD L. BROTHERS  
36 HILDA AVE  
DERRY, NH 03038  
(6194/1434)

SCALE: 1"=300'

**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



- NOTES**
- 1) PRIOR TO SUPERVISION, MAP 11 LOT 58 CONTAINED 2.86394 AC. (69.80 AC.) OF LAND. THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
  - 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021.
  - 3) DERRY GIS DATA AND LOCATION INFORMATION OBTAINED FROM GRANIT LUMBER, 2021. THIS INFORMATION IS PROVIDED AS IS AND DOES NOT WARRANT THE ACCURACY OF ANY ACTUAL SURVEY AND LOCATION INFORMATION OBTAINED FROM GRANIT LUMBER.
  - 4) SINGLE FAMILY LOT TO BE SERVED BY PRIVATE, ON-SITE, WELL AND SEPTIC SYSTEM. THIS INFORMATION IS PROVIDED AS IS AND DOES NOT WARRANT THE ACCURACY OF ANY ACTUAL SURVEY AND LOCATION INFORMATION OBTAINED FROM GRANIT LUMBER.
  - 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 58) LIES IN A 100-YEAR FLOOD PLAIN AS INTERPRETED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP (FEMA FIRM) DATED 05/17/2008. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA AS SHOWN.

**ZONING**

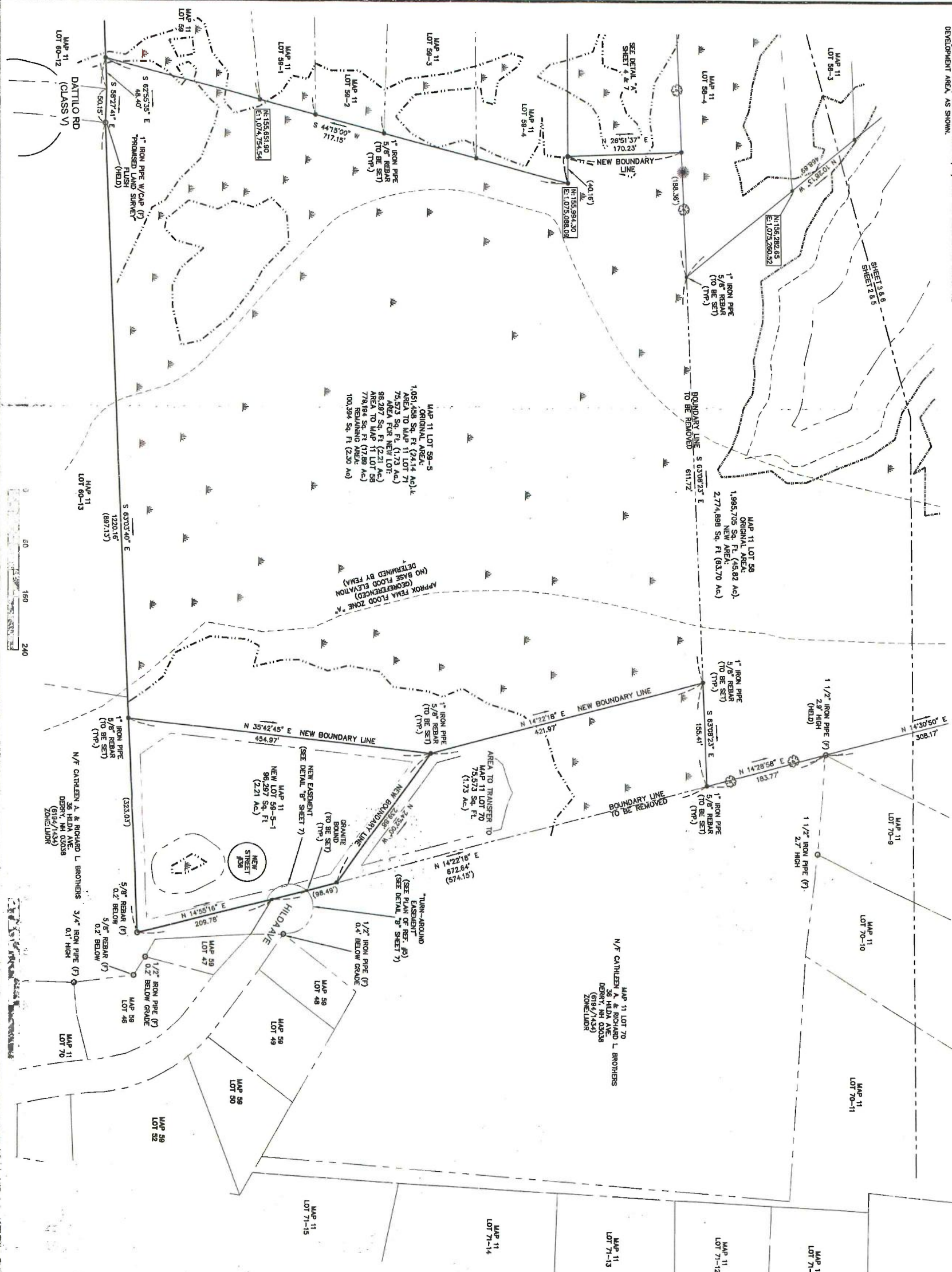
LAND (LOW-MED/DENSITY RESIDENTIAL) URM:AM  
 FRONT - 150 FT  
 SIDE - 15 FT  
 REAR - 15 FT  
 WETLANDS < 1 AC. IN SIZE - 75 FT  
 WETLANDS < 1 AC. IN SIZE - 30 FT

**WETLAND NOTE:**

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY. THIS SURVEY IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021. THIS INFORMATION IS PROVIDED AS IS AND DOES NOT WARRANT THE ACCURACY OF ANY ACTUAL SURVEY AND LOCATION INFORMATION OBTAINED FROM GRANIT LUMBER.

**DATUM**

VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY. THIS SURVEY IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROMISED LAND SURVEY IN OCTOBER, 2021. THIS INFORMATION IS PROVIDED AS IS AND DOES NOT WARRANT THE ACCURACY OF ANY ACTUAL SURVEY AND LOCATION INFORMATION OBTAINED FROM GRANIT LUMBER.



**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022	TAP

**PROMISED LAND SURVEY, LLC**

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PO Box 447  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112  
 www.PromisedLandSurvey.com

**PREPARED BY:**

**JAL, LLC**  
 5 MADDEN RD  
 DERRY, NH 03038  
 (6107/2314 & 6228/817)

**CATHLEEN A. & RICHARD L. BROTHERS**  
 36 HILDA AVE  
 DERRY, NH 03038  
 (6194/1434)

**SCALE: 1"=80'**

**SHEET 5 OF 8**

**"DENALI ESTATES"**  
**SUBDIVISION & LOT LINE ADJUSTMENT PLAT**  
 MAP 11 LOTS 58, 59-5, 59, & 70  
 DERRY, NEW HAMPSHIRE  
 APRIL 26, 2022

**APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:**

**CHAIRMAN** \_\_\_\_\_ **DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_

**LAND OWNER OF RECORD**  
**JAL, LLC**  
 5 MADDEN RD  
 DERRY, NH 03038  
 RCBD 6228/817 & 6228/2314 (MAP 11 LOTS 58 & 59-1)

**JAL, LLC** \_\_\_\_\_ **DATE** \_\_\_\_\_

**CATHLEEN A. & RICHARD L. BROTHERS**  
 36 HILDA AVE  
 DERRY, NH 03038  
 RCBD 6194/1434 (MAP 11 LOT 70)

**CATHLEEN A. & RICHARD L. BROTHERS** \_\_\_\_\_ **DATE** \_\_\_\_\_

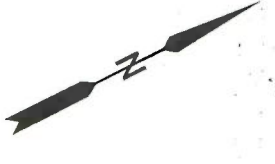
**LAND SURVEYORS CERTIFICATION**

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.

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NH SURVEY ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET AND IS IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.

**TIMOTHY A. PELLOUIN, L.S.** \_\_\_\_\_ **DATE** 08-07-2022





**NOTES**

- 1) FROM TO SUBDIVISION MAP 11 LOT 58 CONTAINS 2,585,594 Sq. Ft. (59.80 AC.) AND MAP 14 LOT 14 CONTAINS 1,995,705 Sq. Ft. (45.82 AC.)
- 2) THIS PLAN IS BASED ON RECORD EVIDENCE AND FIELD LOCATIONS LAST OBSERVED BY PROPOSED LAND SURVEY IN OCTOBER, 2021.
- 3) DERRY GIS AND ACTUAL GROUND LOCATIONS INFORMATION OBTAINED FROM GRANITE UDRH.
- 4) SINGLE FAMILY LOT TO BE SERVED BY PRIVATE, ON-SITE, WELL AND SEPTIC.
- 5) A PORTION OF THIS PARCEL OF LAND (MAP 11 LOT 59) LIES IN A 100-YEAR FLOOD PLAIN AS INDEPENDED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP REVISIONS: EFFECTIVE DATE 09/17/2009. THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA AS SHOWN.

**DATAUM**

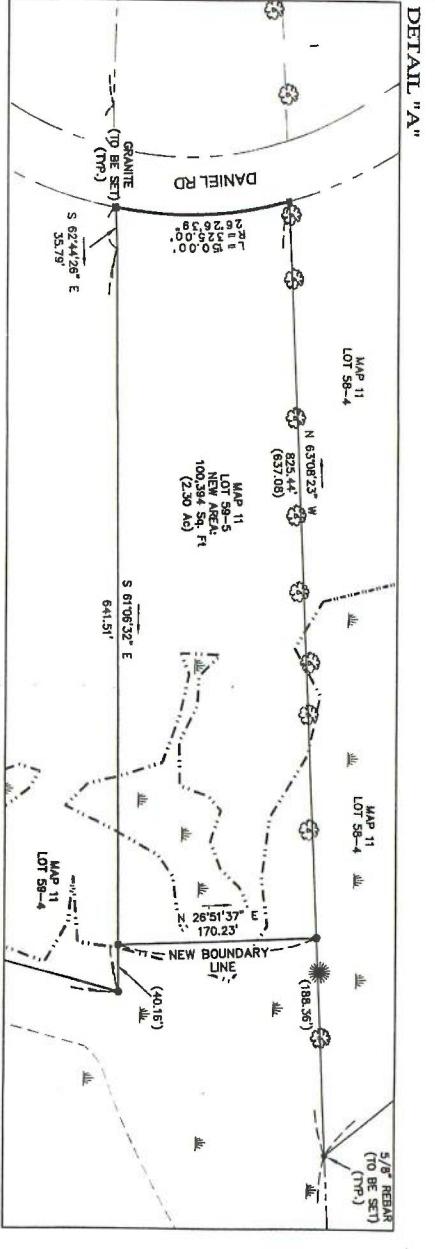
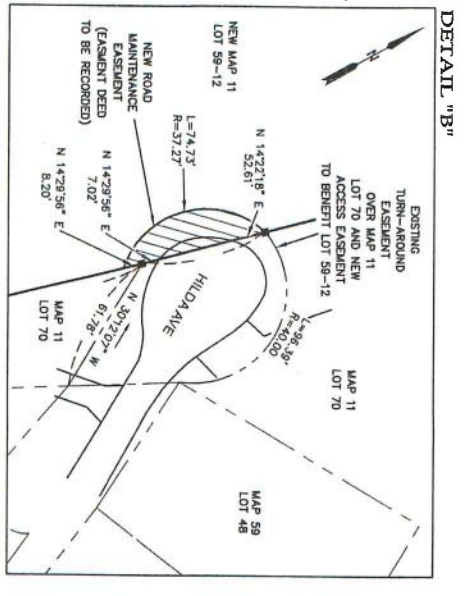
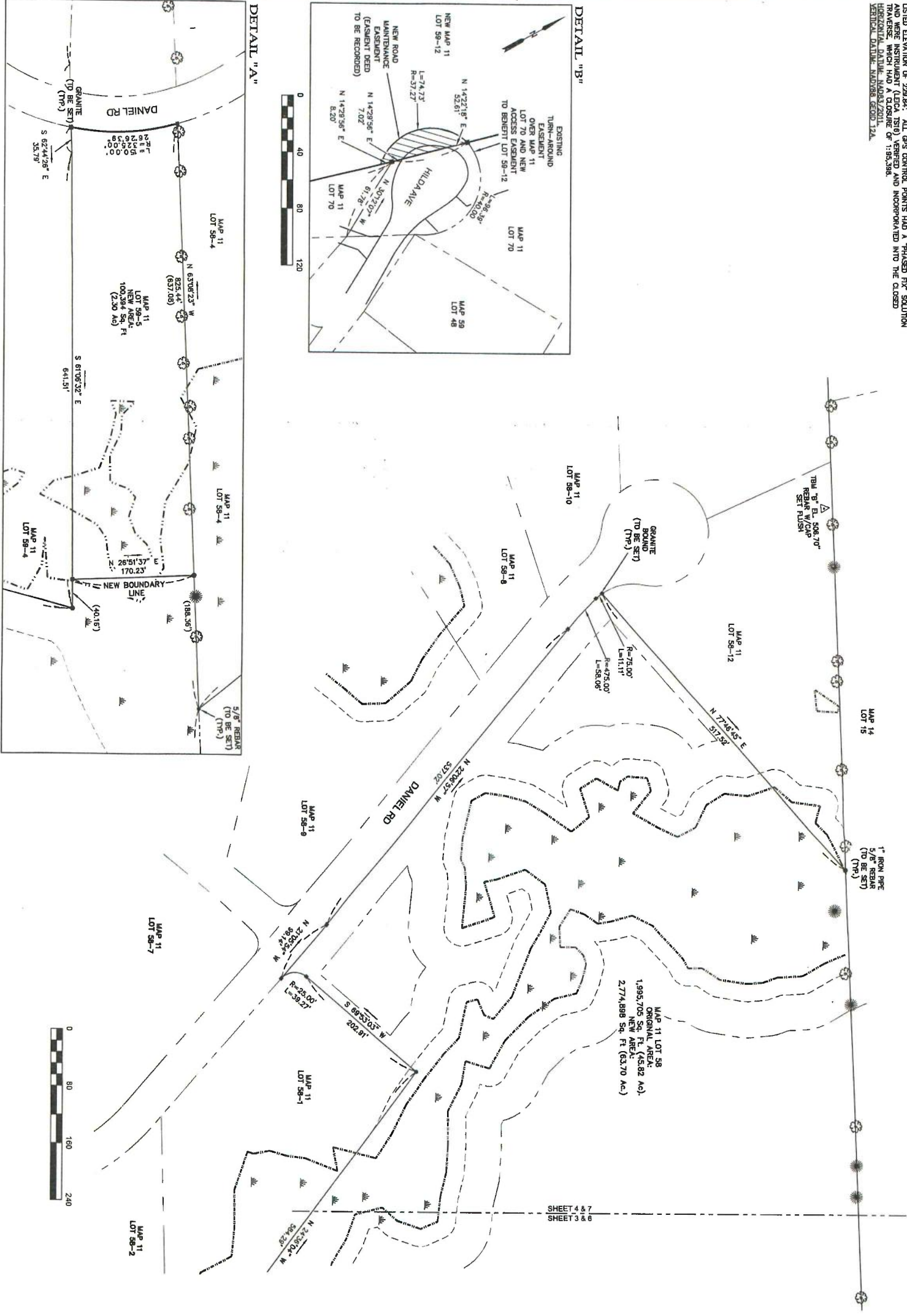
VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROPOSED LAND SURVEY, LLC ON MARCH 03, 2020 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NHHA (MANCHESTER, NH - LEICA GRID) WITH A LISTED ELEVATION OF 229.24'. ALL GPS CONTROL POINTS HAD A PHASED FIX SOLUTION (FIXED POSITION) WITH AN ELEVATION OF 229.24'. HORIZONTAL DATUM: NAD83/2011. VERTICAL DATUM: NAVD83/2011.

**ZONING**

UDR (LOW-MEDIUM DENSITY RESIDENTIAL) UNIMUL.  
 AREA: 200 ACRES (81 SOLS)  
 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 NOTE:**

AN ENGINEER OBTAINED WETLAND SURVEY DATA FROM CONSERVATION LLC OF CENTER BARNSTED, NH PERFORMED THE WETLAND MAPPING ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012. WETLAND CLASSIFICATIONS:  
 B1E2 - PALESTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED  
 B1E3 - PALESTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED  
 B1E4 - PALESTRINE FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED  
 B1E5 - RIVERINE, INTERMITTENT, STREAMBED, RUBBLE



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 THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION, 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE N.H.S.A. ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.  
 08-07-2022  
 DATE  
 TIMOTHY A. PELLOUIN, LLS

**LAND OWNER OF RECORD**  
 JAL, LLC  
 5 WADEN RD  
 DERRY, NH 03038  
 RCRD 6228/817 & 6228/2314 (MAP 11 LOTS 58 & 58-1)  
 DATE

CATHLEEN A. & RICHARD L. BROTHERS  
 DERRY, NH 03038  
 RCRD 6194/1434 (MAP 11 LOT 70)  
 DATE

CATHLEEN A. & RICHARD L. BROTHERS  
 DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:  
 DATE

**CHAIRMAN** \_\_\_\_\_ DATE \_\_\_\_\_  
**SECRETARY** \_\_\_\_\_ DATE \_\_\_\_\_

**"DENALI ESTATES"**  
**SUBDIVISION & LOT LINE ADJUSTMENT PLAT**  
 MAP 11 LOTS 58, 59-5, 59, & 70  
 DERRY, NEW HAMPSHIRE  
 APRIL 26, 2022

**LAND OWNERS OF RECORD:**  
 JAL, LLC  
 5 WADEN RD  
 DERRY, NH 03038  
 (6107/2314 & 6228/817)  
 SHEET 7 OF 8

**PREPARED BY:**  
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NO	DATE	DESCRIPTION	TYP	BY
1	07-20-2022	PER TRC COMMENTS OF 05-20-2022		