SUBDIVISION OF LAND
CEDAR VIEW ESTATES
MAP 8 LOT 7-1, 8, & 57
NH ROUTE 102/LEDGE ROAD
CHESTER, NEW HAMPSHIRE

LEGEND

UTILITY POLE		398	EXISTING 2' CONTOUR
WETLAND		400	EXISTING 10' CONTOUR
TBM			EXISTING PROPERTY LINE
TESTPIT			WETLAND BOUNDARY
WELL			BUILDING SETBACK
BOUND FOUND			STONEWALL
BOUND TO BE SET			EXISTING GRAVEL ROAD
DRILL HOLE FOUND			EXISTING TRAIL
IRON PIPE OR ROD FOUND			PROPOSED PROPERTY LINE
IRON PIPE OR ROD TO BE SET			PROPOSED PAVEMENT
LEDGE OUTCROP			

ABUTTERS

MAP 8 LOT 1
PINKERTON ACADAMY
FINANCE OFFICE
19 N MAIN STREET
DERRY, NH 03038

MAP 8 LOT 2
DEAN LEIGHTON REVOCABLE TRUST
DEAN LEIGHTON, TRUSTEE
205 HALLS VILLAGE ROAD
CHESTER, NH 03036

MAP 8 LOT 3
DANIEL M. GAGE
JENNIFER L. GAGE
88 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 4
TOWN OF CHESTER
P.O. BOX 275
CHESTER, NH 03036

MAP 8 LOT 5
AMATO REVOCABLE TRUST
SALVATORE AMATO
JEAN AMATO
CHESTER, NH 03036

MAP 8 LOT 6
GERALD M. DARBY
NANCY B. DARBY
113 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 7
DAVID L. BASTARACHE
JENNIFER BASTARACHE
118 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 7-1
MONTANA REALTY TRUST
PATRICIA VILLELLA, TRUSTEE
P.O. BOX 903
EAST HAMPSTEAD, NH 03826

MAP 8 LOT 7-2
JASON SHARP
MICHELLE SHARP
138 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 7-3
BEAMAN B. COLE
ANNE G. COLE
144 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 8
SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NH 03038

MAP 8 LOT 9
JOAN S. TREMBLAY
KRISTAL A. TREMBLAY
60 FREMONT ROAD EXT.
CHESTER, NH 03036

MAP 8 LOT 10-1
MALLINSON REVOCABLE TRUST
JANE MALLINSON TRUSTEE
164 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 10-2
ROBERT A. MURPHY
868 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 11-1
ROBERT A. MURPHY
155 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 53
HARVEY B. GREEDEN
243 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 54
BARRY P. RIDDELL
BEVERLY M. RIDDELL
235 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 55
JOHN L. LIGHTHALL
CAROLYN LIGHTHALL
227 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 56
JOHN PLATER
SARAH PLATTER
217 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 57
SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NH 03038

MAP 8 LOT 10-2
ROBERT A. MURPHY
868 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 43
JACOB DONIGIAN
134 CHESTER ROAD
FREMONT, NH 03044

MAP 8 LOT 49
DANIEL F. MORIN
253 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 76-A
GBS REALTY ASSOCIATES
P.O. BOX 444
DERRY, NH 03038

MAP 8 LOT 76-B
GBS REALTY ASSOCIATES
BRADLEY BENSON
P.O. BOX 444
DERRY, NH 03038

MAP 8 LOT 76-C
GBS REALTY ASSOCIATES
GRANT G. BENSON III
P.O. BOX 444
DERRY, NH 03038

MAP 5 LOT 48
TOWN OF CHESTER
P.O. BOX 275
CHESTER, NH 03036

MAP 5 LOT 39-1
TAMMY L. GRIMES
1775 YORK AVE
NEW YORK, NY 10128

MAP 5 LOT 41
JUDITH GAY VANCE
166 RAYMOND ROAD
CHESTER, NH 03036

MAP 5 LOT 49
PAUL FAXON
DARLENE J. FAXON
10 EDWARDS MILL ROAD
CHESTER, NH 03036

MAP 5 LOT 45
PAUL FAXON
DARLENE J. FAXON
10 EDWARDS MILL ROAD
CHESTER, NH 03036

MAP 5 LOT 41-2
JOHN P. THIBEAULT
28 EDWARDS MILL ROAD
CHESTER, NH 03036

MAP 5 LOT 44
ALEXANDER MARSH
PAMELA MARSH
198 RAYMOND ROAD
CHESTER, NH 03036

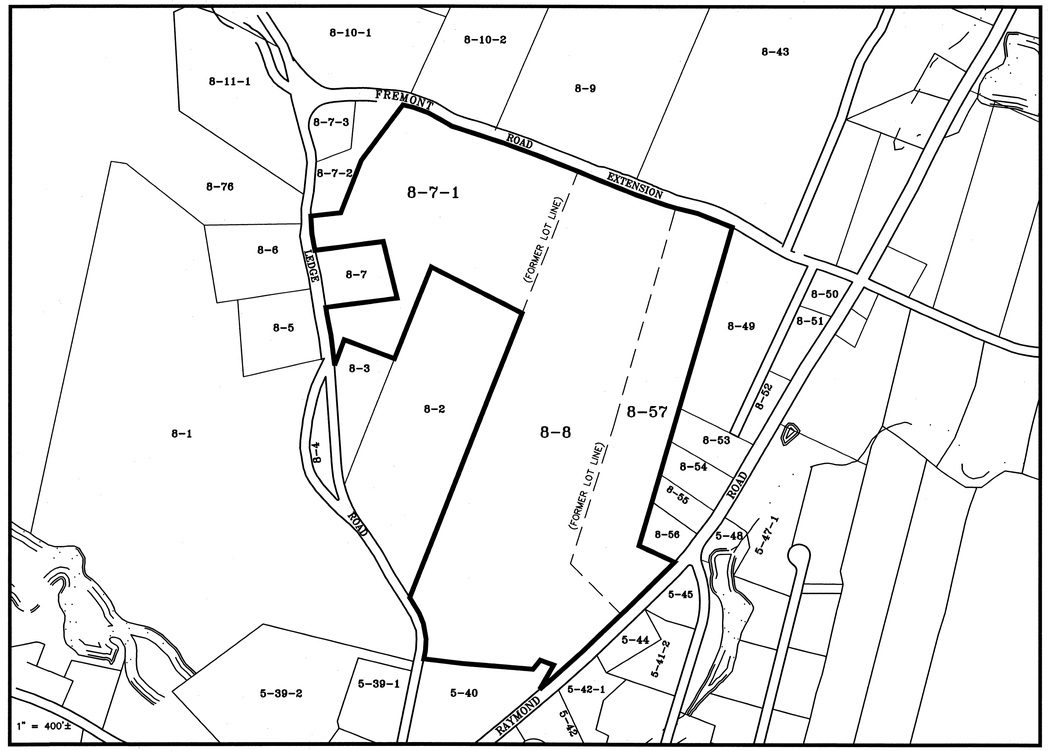
MAP 5 LOT 42-1
JAMES M. DOHERTY
BERNARD RISTUCCIA, JR.
93 WELLS VILLAGE ROAD
CHESTER, NH 03036

MAP 5 LOT 42
DOUGLAS P. YASIKA
P.O. BOX 698
DANVILLE, NH 03819

MAP 5 LOT 40
DAVID W. RAND
12 LEDGE ROAD
CHESTER, NH 03036

MAP 5 LOT 39-2A
DUNCAN S. MACARTHUR
C/O CYNTHIA TUNBERG
P.O. BOX 30
CHESTER, NH 03036

MAP 5 LOT 39-2B
TAMMY L. GRIMES
1775 YORK AVE
NEW YORK, NY 10128



NOTE:
SHEETS 1-9 OF 29 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE CHESTER PLANNING BOARD. ALL 30 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE CHESTER PLANNING BOARD SHALL BE ON FILE AT THE CHESTER PLANNING DEPARTMENT.

PREPARED IN ASSOCIATION WITH:

6 West Broadway
Derry, NH 03038
ph: (603) 437-5777
fax: (603) 437-6977
SUBLIME
CIVIL CONSULTANTS, INC.
www.sublimecivil.com
Civil Engineering • Land Development • Environmental Permitting
Construction Administration • Septic Design • Lighting Design

SHEET INDEX

DESCRIPTION	LABEL	SHEET NO.
TITLE PLAN	S1	1
OVERVIEW PLAN	S2	2
SUBDIVISION PLAT	S3-S9	3-9
EXISTING CONDITIONS	S10-S16	10-16
ROADWAY PLAN & PROFILE	C1-C4	17-20
ROADWAY CROSS SECTIONS	X1-X4	21-24
DRAINAGE AND EROSION CONTROL DETAILS	D1	25
LOT DEVELOPMENT PLAN	LD2-LD4	26-28
SIGHT DISTANCE PLAN AND PROFILE	SD1	29

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

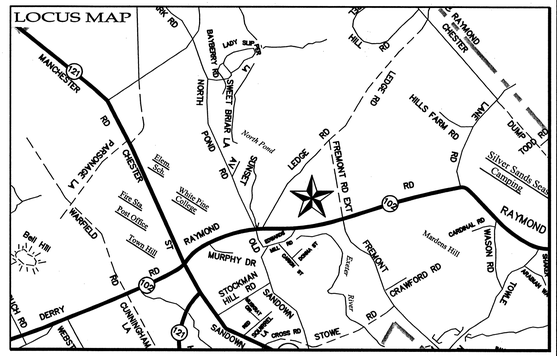
LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION 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.

STATE OF NEW HAMPSHIRE — No. 827 — TIMOTHY A. PELOQUIN — LICENSED LAND SURVEYOR — SIGNATURE

04-25-2008
TIMOTHY A. PELOQUIN, LLS — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

TITLE PLAN
TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: AS SHOWN — SHEET 1 OF 29 (S1)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
5	04/24/08	REMOVE LOT 7 - REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

NOTES

1) LAND OWNER OF RECORD:
MAP 8 LOT 7-1
MONTANA REALTY TRUST
P.O BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 PAGE 1119

MAP 8 LOT 8
SAWMILL GRANT, LLC
P.O BOX 444
DERRY, NH 03038
BOOK 4355 PAGE 0575

MAP 8 LOT 57
SAWMILL GRANT, LLC
P.O BOX 444
DERRY, NH 03038
BOOK 4355 PAGE 0570

STATE OF NEW HAMPSHIRE
PETER S. SCHAUER
No. 048
CERTIFIED WETLAND SCIENTIST

2) PRIOR TO SUBDIVISION TOTAL SIZE OF ALL THREE PARCELS IS 3,501,010 S.F. OR 80.37 ACRES.
3) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOTS 7-1, 8 AND 57.
4) ALL SUBDIVIDED LOTS ARE TO BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
5) WETLANDS WERE DELINEATED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC.
6) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN AUGUST OF 2005.
7) THIS PARCEL OF LAND (LOTS 7-1, 8 & 57) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHESTER, NH
8) NHDES SUBDIVISION APPROVAL: PENDING
9) SURVEY MONUMENTS DEPICTED 'TO BE SET' SHALL BE SET PRIOR TO THE CHESTER PLANNING BOARD SIGNING OF THIS PLAT, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE 4.3.8 OF THE CHESTER SUBDIVISION REGULATIONS.
10) THE ELEVATION FOR THIS SITE IS REFERENCED TO NGVD 29.
11) THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF ACTUAL FIELD WORK AND AERIAL PHOTOGRAMETRIC MAPPING.
12) THIS PROJECT MAY REQUIRE A FEDERAL NPDES STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION. IF A PERMIT IS REQUIRED, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE DEVELOPED AND A NOTICE OF INTENT MUST BE FILED WITH THE EPA PRIOR TO THE STARTING OF WORK. CONTACT THE EPA AT (617) 918-1615 FOR MORE INFORMATION AND/OR A COPY OF THE CONSTRUCTION GENERAL PERMIT AND INSTRUCTIONS.
13) NO VEGETATION SHALL BE REMOVED WITHIN 25 FEET OF A WETLAND IN ACCORDANCE WITH ARTICLE 5.3.5 – TABLE 1 OF THE ZONING ORDINANCE.
14) ALL PROPOSED DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH ARTICLE 4.12.9 OF THE SUBDIVISION REGULATIONS.
15) ALL NEW HOUSES TO BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM.
16) CONSERVATION EASEMENT TO BE MONUMENTED IN ACCORDANCE WITH CHESTER CONSERVATION COMMISSION STANDARD PRACTICE.

PLANS OF REFERENCE

1) PLAN OF LAND IN CHESTER, NH AS DRAWN FOR HAROLD W. HOOK. SCALE: 1"=30', DATED MAY, 1968. SURVEYED BY EDWARD H. HERBERT. SEE RCRD PLAN No. 1125.
2) LAND OF PERLY & BARBARA CARKIN, CHESTER, N.H. APPROVED CHESTER PLANNING BOARD OCT. 14, 1969. SEE RCRD BOOK 1990 PAGE 0482.
3) PLAN OF LAND IN CHESTER, NH DRAWN FOR EVELYN C. HELIG. SCALE: 1"=100', DATED JULY, 1979. PREPARED BY EDWARD H. HERBERT.
4) SUBDIVISION PLAN STEPHEN BACKER CHESTER, NH, PREPARED FOR DERRY BANK & TRUST CO. SCALE: 1"=50', DATED FEBRUARY 15, 1989. PREPARED BY THOMAS F. MORAN INC. SEE RCRD PLAN No. D-19244.
5) BOUNDARY PLAN OF LAND IN CHESTER, NH AS DRAWN FOR KENNETH G. BOYLES & RUTH E. GRABEAU. DATE: 11-27-2000, SCALE: 1"=100'. PREPARED JAMES M. LAVELLE ASSOC. SEE RCRD PLAN No. D-29534.
6) MAP 8 LOT 7 SUBDIVISION PLAN OF LAND IN CHESTER, NH AS DRAWN FOR MONTANA REALTY TRUST. SCALE: 1"=100', DATE:12-12-2001. PREPARED BY: JAMES M. LAVELLE ASSOCIATES. SEE RCRD PLAN No. D-30140.

LOT SIZING TABLE

LOT NUMBER	TOTAL AREA	AREAS >25% SLOPE	VPD SOILS	PD SOILS	NET BUILDABLE AREA	CONTIGUOUS 1 ACRE
1	155,403	16,142	N/A	29,614	109,647	YES
2	135,041	N/A	N/A	5,570	129,471	YES
3	175,859	14,537	N/A	N/A	161,322	YES
4	243,321	10,181	N/A	38,756	194,384	YES
5	340,175	25,202	N/A	45,182	269,791	YES
6	478,324	9,793	20,001	97,855	350,675	YES
7	170,907	2,588	N/A	36,921	131,398	YES
8	144,248	10,271	N/A	15,383	118,594	YES
9	118,992	N/A	N/A	3,700	115,292	YES
10	167,446	N/A	N/A	20,015	147,431	YES
11	140,341	3,531	N/A	19,402	117,408	YES
12	160,016	377	N/A	61,603	98,036	YES
13	158,972	N/A	N/A	41,886	117,086	YES
14	183,497	N/A	55,758	13,572	114,167	YES
15	143,305	N/A	5,838	1,350	136,117	YES
16	135,310	N/A	26,809	4,525	103,976	YES
17	119,636	N/A	N/A	31,334	88,302	YES
18	113,959	N/A	N/A	N/A	113,959	YES
TOTALS	3,284,752	92,622	108,406	466,668	2,617,056	N/A

LOT SIZING NOTES

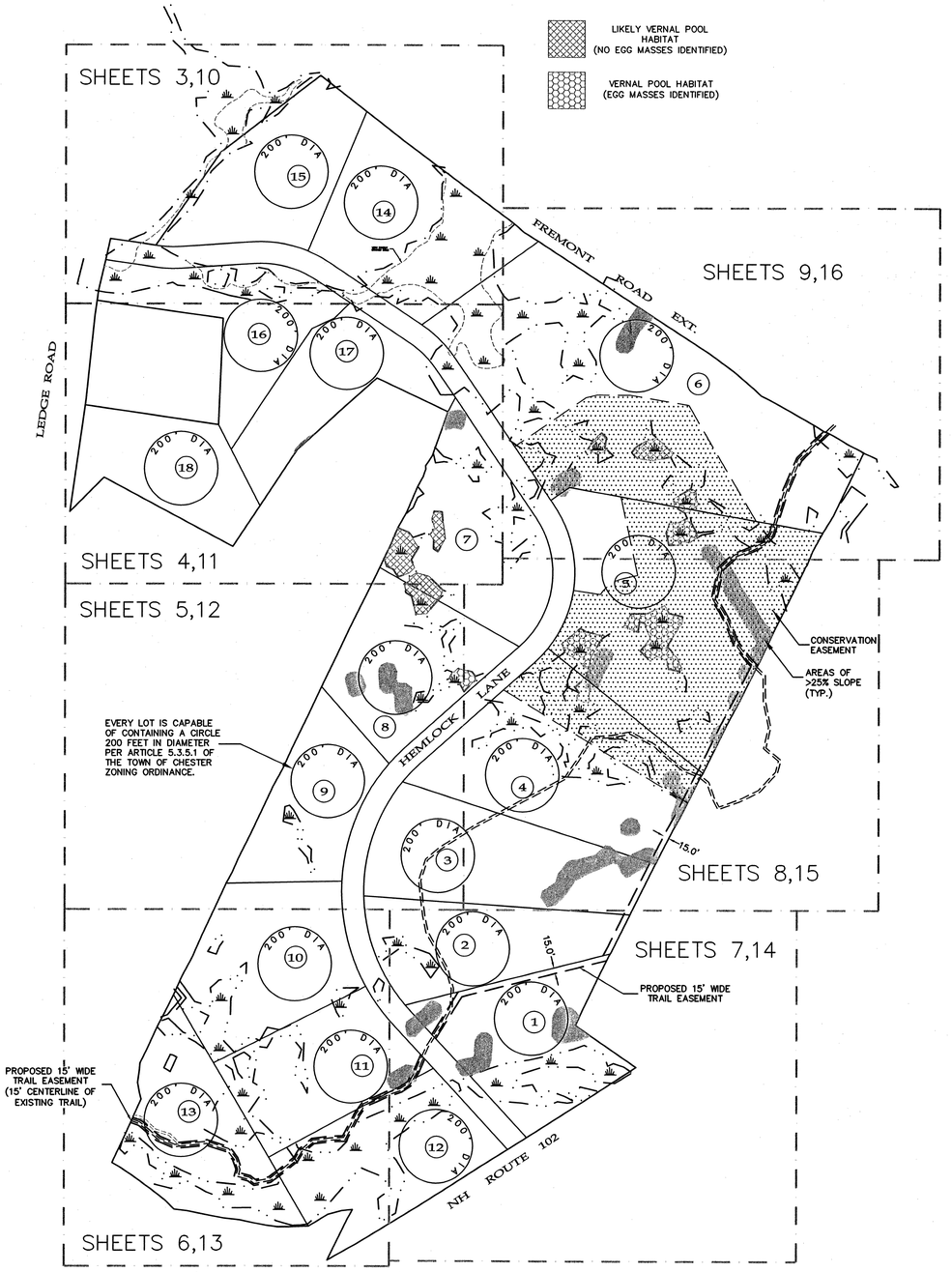
1) LOT #4 THE CONTIGUOUS BUILDABLE AREA EXCLUDING THE PROPOSED CONSERVATION EASEMENT IS 138,342 SQ.FT.

2) LOT #5 THE CONTIGUOUS BUILDABLE AREA EXCLUDING THE PROPOSED CONSERVATION EASEMENT IS 28,750 SQ.FT.

3) LOT #6 THE CONTIGUOUS BUILDABLE AREA EXCLUDING THE PROPOSED CONSERVATION EASEMENT IS 84,502 SQ.FT.

RUNOFF CERTIFICATION
I CERTIFY THAT ANY ADDITIONAL RUNOFF INCIDENT TO DEVELOPMENT ON THIS SITE SHALL HAVE NO ADVERSE EFFECTS ON ANY OPEN OR CLOSED, PUBLIC OR PRIVATE, DOWNSTREAM DRAINAGE FACILITIES.

Todd D. Connors — 4/25/08
TODD D. CONNORS, P.E. — DATE



LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

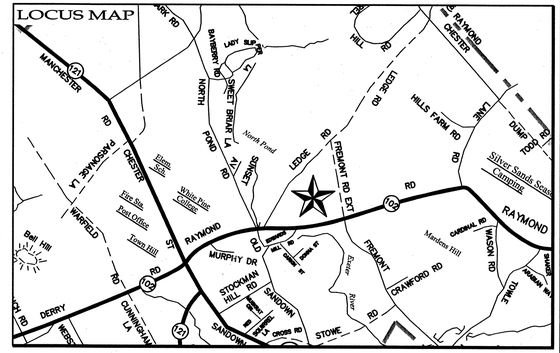
LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION 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.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 827 — TIMOTHY A. PELOQUIN — SIGNATURE

TIMOTHY A. PELOQUIN, LLS — 04-25-2008 DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

OVERVIEW PLAN

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: 1"=200'

SHEET 2 OF 29 (S2)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°27'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°25'46"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N29°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

MAP 8 LOT 10-1
MALLINSON REVOCABLE TRUST
JANE MALLINSON TRUSTEE
164 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 7-3
BEAMAN B. COLE
ANNE G. COLE
144 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 11-1
ROBERT A. MURPHY
155 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 7-2
JASON SHARP
MICHELLE SHARP
138 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 10-2
ROBERT A. MURPHY
868 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 9
JOAN S. TREMBLAY
KRISTAL A. TREMBLAY
60 FREMONT ROAD EXT.
CHESTER, NH 03036

MAP 8 LOT 76
GBS REALTY ASSOCIATES
P.O. BOX 444
DERRY, NH 03038

MAP 8 LOT 6
GERALD M. DARBY
NANCY B. DARBY
113 LEDGE ROAD
CHESTER, NH 03036

FREMONT ROAD EXT.

LEDGE ROAD

HEMLOCK LANE

POORLY DRAINED SOILS (PD TYP.)

VERY POORLY DRAINED SOILS (VPD TYP.)

IRON PIPE TO BE SET (TYP.)

GRANITE BOUND TO BE SET (TYP.)

BUILDING SETBACKS (TYP.)

LOT 15
3.29 ACRES
143,305 SQ.FT.

LOT 14
4.21 ACRES
183,497 SQ.FT.

LOT 16
3.10 ACRES
135,310 SQ.FT.

SHEET 3
SHEET 4

SHEET 3
SHEET 9

PETER S. SCHAUER
CERTIFIED WETLAND SCIENTIST
No. 048

LAND OWNER OF RECORD/ PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

LAND SURVEYOR'S CERTIFICATION

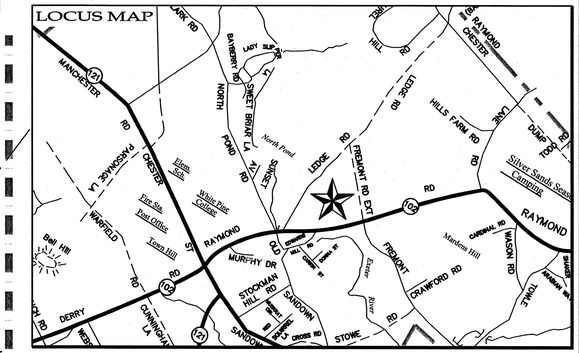
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

STATE OF NEW HAMPSHIRE — No. 827 — TIMOTHY A. PELOQUIN — LICENSED LAND SURVEYOR

SIGNATURE

04-25-2008
TIMOTHY A. PELOQUIN, LLS — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 9, 2005

SCALE: 1"=50' — SHEET 3 OF 29 (S3)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS			
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH
NO.	DATE	DESCRIPTION	BY

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

SHEET 3

SHEET 4

LOT 16
3.10 ACRES
135,310 SQ.FT.

LOT 17
2.75 ACRES
119,636 SQ.FT.

LOT 18
2.62 ACRES
113,959 SQ.FT.

LOT 7
3.92 ACRES
170,907 SQ.FT.

LEDGE ROAD

HEMLOCK LANE

FORMER LOT LINE

MAP 8 LOT 7
DAVID L. BASTARACHE
JENNIFER BASTARACHE
118 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 3
DANIEL M. GAGE
JENNIFER L. GAGE
88 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 2
DEAN LEIGHTON REVOCABLE TRUST
DEAN LEIGHTON, TRUSTEE
205 HALLS VILLAGE ROAD
CHESTER, NH 03036

GRANITE BOUND TO BE SET (TYP.)

IRON PIPE TO BE SET (TYP.)

BUILDING SETBACKS (TYP.)

LIKELY VERNAL POOL HABITAT
(NO EGG MASSES IDENTIFIED)

VPD

PD

N81°56'15"W 346.70

N05°49'15"E 231.78

N08°10'24"E 291.00

S81°49'36"E 366.78

N02°20'25"E 291.99

N27°30'44"E 75.28

S64°33'28"W 68.3

S44°55'23"W 58.2

S55°50'35"E 195.2

S55°50'35"E 305.05

S53°50'35"E 392.78

L=124.78' R=330.00'

L=102.09' R=270.00'

S34°10'41"E 95.82

S34°10'41"E 471.36'

N64°42'18"W 206.27

S48°07'41"W 197.80

S48°07'41"W 93.38

N27°30'01"W 171.62

S33°36'50"W 173.86

S19°47'50"W 127.20

S34°10'41"E 390.28

S08°10'24"E 132.00

N61°51'10"W 168.73

N61°51'10"W 137.75

N61°51'10"W 76.52

S33°36'50"W 152.85

S83°42'16"E 45.06

S77°36'13"E 41.51

S79°27'54"E 31.34

S82°24'36"E 30.07

N87°50'20"E 47.69

N75°21'51"E 39.08

N83°20'24"E 29.71

S29°18'01"W 29.31

N57°50'52"E 18.31

N57°25'46"E 42.63

N24°52'24"E 43.43

N30°28'07"E 6.21

N30°28'07"E 6.50

N26°56'02"E 39.22

N30°58'55"E 13.07

N29°34'52"E 12.09

N25°23'14"E 39.80

N22°01'38"E 25.49

N57°53'47"W 36.29

N61°25'51"W 8.38

N71°52'33"W 31.84

N58°27'16"W 24.77

N64°07'49"W 29.42

N46°54'24"W 45.76

N58°11'18"W 37.73

N48°03'56"W

S20°20'18"W 76.41

S29°17'09"W 48.17

S32°17'38"W 52.61

S25°27'53"W 66.75

S25°27'53"W 64.14

S28°14'13"W 118.64

S60°27'24"E 437.10

100.0

100.1

5.0

25.0'

40.0'

75.0'

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°27'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°25'46"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N29°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

SHEET 4
SHEET 5

SHEET 4
SHEET 8

SHEET 4
SHEET 9

STATE OF NEW HAMPSHIRE
PETER S. SCHAUER
5/30/08
No. 048
CERTIFIED WETLAND SCIENTIST

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

LAND SURVEYOR'S CERTIFICATION

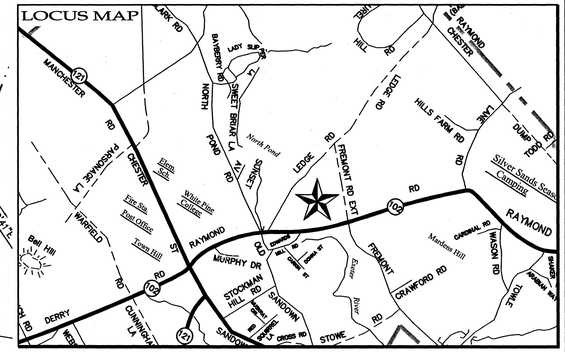
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 827 TIMOTHY A. PELOQUIN — SIGNATURE

04-25-2008

TIMOTHY A. PELOQUIN, LLS — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: 1"=50'

SHEET 4 OF 29 (S4)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS			
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH
NO.	DATE	DESCRIPTION	BY

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

SHEET 4
SHEET 5

SHEET 4
SHEET 8

MAP 8 LOT 3
DANIEL M. GAGE
JENNIFER L. GAGE
88 LEDGE ROAD
CHESTER, NH 03036

MAP 8 LOT 2
DEAN LEIGHTON REVOCABLE TRUST
DEAN LEIGHTON, TRUSTEE
205 HALLS VILLAGE ROAD
CHESTER, NH 03036

LOT 8
3.31 ACRES
144,248 SQ.FT.

LOT 9
2.73 ACRES
118,992 SQ.FT.

LOT 3
4.04 ACRES
175,859 SQ.FT.

S25°27'53"W 84.14
S26°14'13"W 119.64
S24°57'54"W 86.35
S26°01'31"W 92.49
S25°34'49"W 80.88
S26°05'50"W 102.83
S24°30'41"W 64.34
S26°15'07"W 55.07
S25°26'45"W 139.45
S26°36'10"W 72.51
S25°36'22"W 45.85
S24°50'54"W 63.58
S25°16'49"W 90.81

S60°27'24"E 437.10
100.1
25.0'
PD
75.0'
BUILDING SETBACKS (TYP.)
VERNAL POOL HABITAT
(EGG MASSES IDENTIFIED)
S41°37'18"E 277.99
S48°29'42"W 295.21
HEMLOCK LANE
IRON PIPE TO BE SET (TYP.)
GRANITE BOUND TO BE SET (TYP.)
L=71.33'
R=430.00
L=77.11'
R=470.00
L=351.02'
R=430.00
L=333.61'
R=470.00
L=108.28'
R=430.00
75.0'
EDGE OF WETLAND
PD
40.0'
25.0'
N88°56'02"E
315.15
BUILDING SETBACKS (TYP.)

SHEET 5
SHEET 6

SHEET 5
SHEET 7

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°27'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°25'46"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N29°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

STATE OF NEW HAMPSHIRE
PETER
SCHAUER
5/2/08
No. 048
CERTIFIED WETLAND SCIENTIST

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

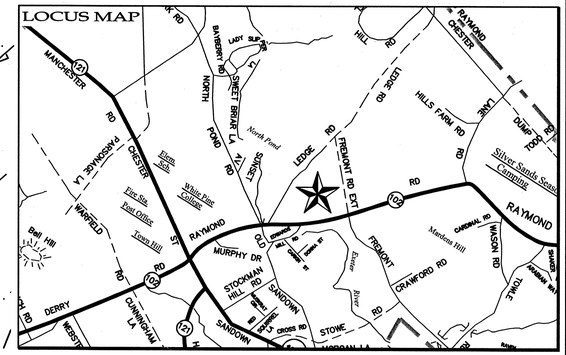
LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION 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.

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 827
TIMOTHY A. PELOQUIN
SIGNATURE

04-25-2008
TIMOTHY A. PELOQUIN, LLS — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

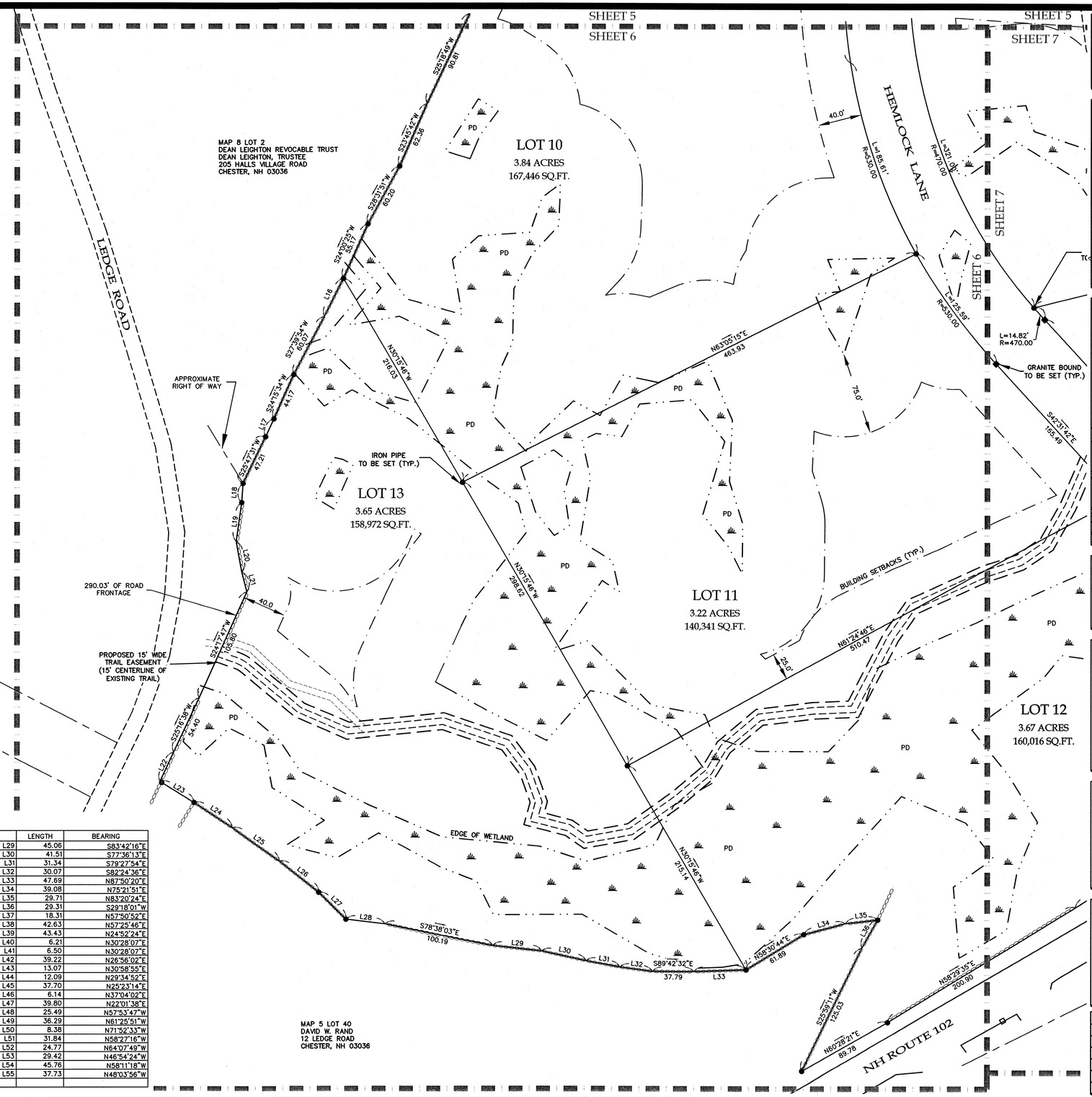
SCALE: 1"=50' — SHEET 5 OF 29 (S5)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS			
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH
NO.	DATE	DESCRIPTION	BY

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

PLS PROJECT #0835



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°27'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°25'46"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N28°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

MAP 5 LOT 40
DAVID W. RAND
12 LEDGE ROAD
CHESTER, NH 03036

STATE OF NEW HAMPSHIRE
PETER C. SCHAUER
No. 048
CERTIFIED WETLAND SCIENTIST

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION 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.

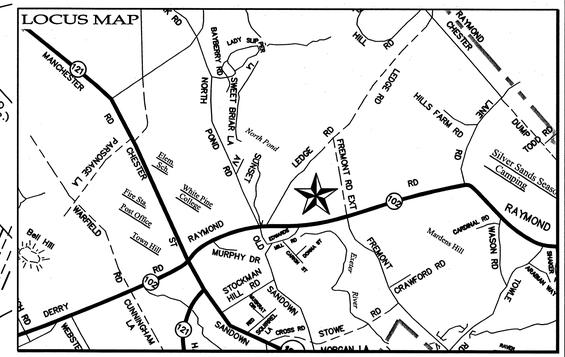
STATE OF NEW HAMPSHIRE — No. 827 TIMOTHY A. PELOQUIN — LICENSED LAND SURVEYOR

SIGNATURE

04-25-2008

TIMOTHY A. PELOQUIN, LLS — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: 1"=50' — SHEET 6 OF 29 (S6)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS			
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH
NO.	DATE	DESCRIPTION	BY

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

SHEET 5
SHEET 7

SHEET 8
SHEET 7

SHEET 7

SHEET 6

LOT 2
3.10 ACRES
135,041 SQ.FT.

PD

MAP 8 LOT 55
JOHN L. LIGHTHALE
CAROLYN LIGHTHALE
227 RAYMOND ROAD
CHESTER, NH 03036

N26°13'12"E
171.51

L41

L40

N26°37'59"E
64.02

NEW 15' WIDE
TRAIL EASEMENT (RELOCATED)

25.0'

S75°52'27"W
575.31

BUILDING SETBACKS (TYP.)

IRON PIPE
TO BE SET (TYP.)

L=14.82'
R=470.00

GRANITE BOUND
TO BE SET (TYP.)

S42°37'42"E
165.49

40.0'

HEMLOCK LANE

LOT 1
3.57 ACRES
155,403 SQ.FT.

25.0'

N25°47'48"E
102.48

L39

MAP 8 LOT 56
JOHN PLATTER
SARAH PLATTER
217 RAYMOND ROAD
CHESTER, NH 03036

75.0'

N55°15'09"W
201.50

GRANITE BOUND
TO BE SET (TYP.)

EDGE OF WETLAND

PD

PD

S42°37'42"E
399.09

S42°37'42"E
475.24

N56°45'01"E
174.21

N57°25'46"E
180.35

L37

L38

PD

LOT 12
3.67 ACRES
160,016 SQ.FT.

40.0'

N57°50'52"E
177.18

RAYMOND ROAD

(NH ROUTE 102)

N57°27'35"E
108.66

MAP 5 LOT 45
PAUL FAXON
DARLENE J. FAXON
10 EDWARDS MILL ROAD
CHESTER, NH 03036

MAP 5 LOT 41-2
JOHN P. THIBEAULT
28 EDWARDS MILL ROAD
CHESTER, NH 03036

MAP 5 LOT 44
ALEXANDER MARSH
PAMELA MARSH
198 RAYMOND ROAD
CHESTER, NH 03036

MAP 5 LOT 42-1
JAMES M. DOHERTY
BERNARD RISTUCCIA, JR.
93 WELLS VILLAGE ROAD
CHESTER, NH 03036

STATE OF NEW HAMPSHIRE
PETER C. SCHAUER
5/2/08
No. 048
CERTIFIED WETLAND SCIENTIST

LINE TABLE

LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

LINE	LENGTH	BEARING
L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°27'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°25'46"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N29°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

LAND SURVEYOR'S CERTIFICATION

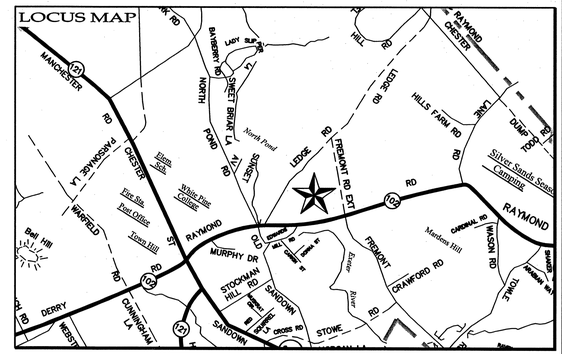
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

STATE OF NEW HAMPSHIRE
No. 827
TIMOTHY A. PELOQUIN
LICENSED LAND SURVEYOR

04-25-2008

TIMOTHY A. PELOQUIN, LLS — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: 1"=50'

SHEET 7 OF 29 (S7)

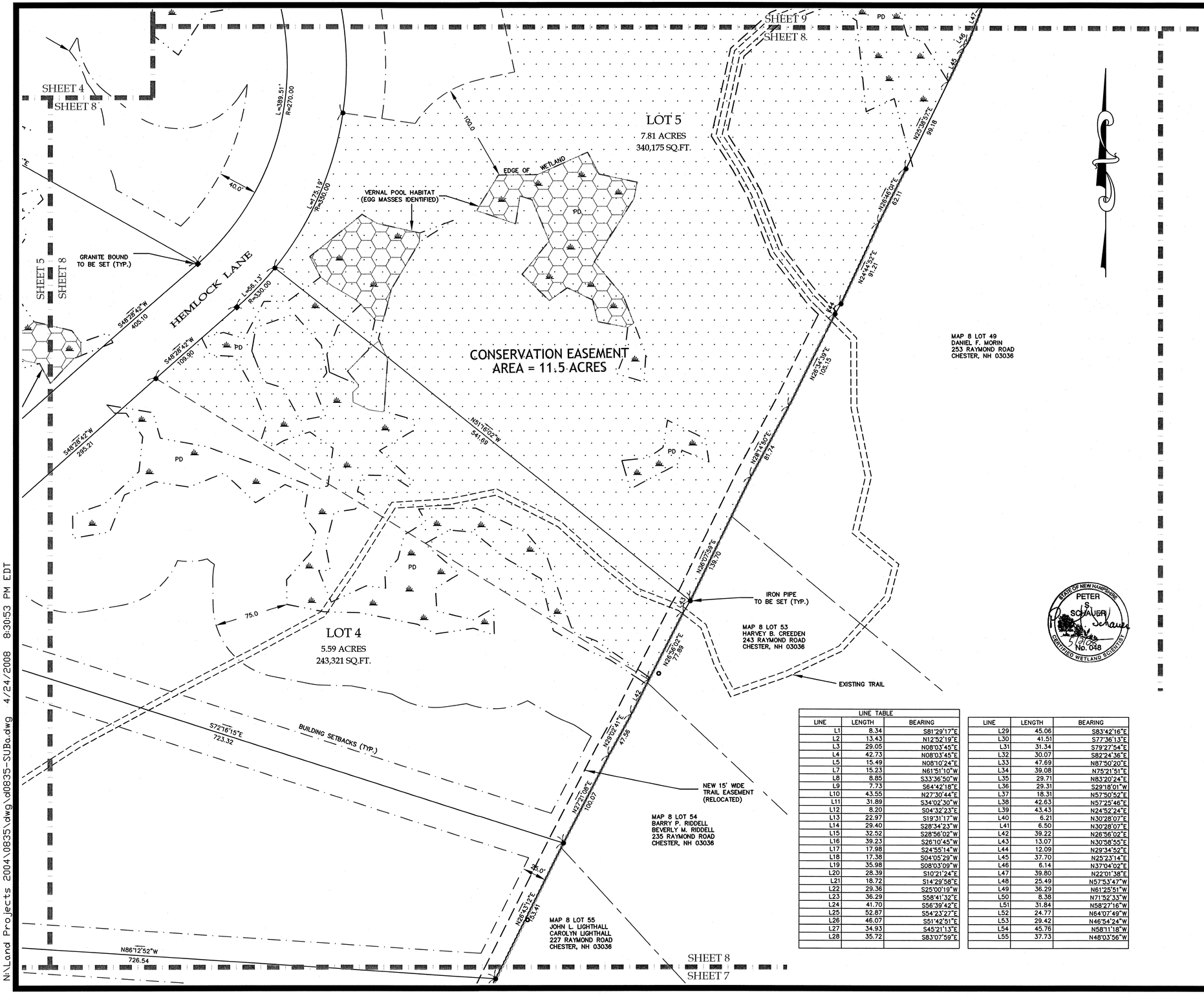
Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°27'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°25'46"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N29°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

LAND SURVEYOR'S CERTIFICATION

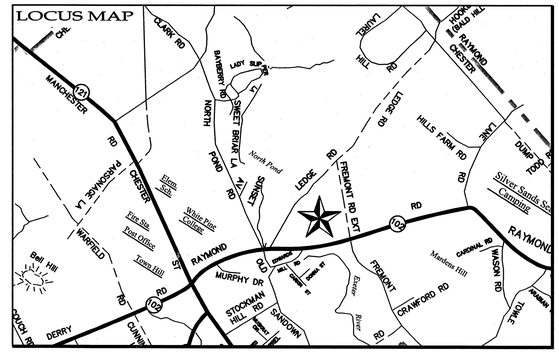
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 827 TIMOTHY A. PELOQUIN

SIGNATURE

TIMOTHY A. PELOQUIN, LLS — 04-25-2008 — DATE

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: 1"=50' — SHEET 8 OF 29 (S8)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS			
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH
NO.	DATE	DESCRIPTION	BY

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\0835-SUBa.dwg 4/24/2008 8:30:53 PM EDT

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.34	S81°29'17"E
L2	13.43	N12°52'19"E
L3	29.05	N08°03'45"E
L4	42.73	N08°03'45"E
L5	15.49	N08°10'24"E
L7	15.23	N61°51'10"W
L8	8.85	S33°36'50"W
L9	7.73	S64°42'18"E
L10	43.55	N27°30'44"E
L11	31.89	S34°02'30"W
L12	8.20	S04°32'23"E
L13	22.97	S19°31'17"W
L14	29.40	S28°34'23"W
L15	32.52	S28°56'02"W
L16	39.23	S26°10'45"W
L17	17.98	S24°55'14"W
L18	17.38	S04°05'29"W
L19	35.98	S08°03'09"W
L20	28.39	S10°21'24"E
L21	18.72	S14°29'58"E
L22	29.36	S25°00'19"W
L23	36.29	S58°41'32"E
L24	41.70	S56°39'42"E
L25	52.87	S54°23'27"E
L26	46.07	S51°42'51"E
L27	34.93	S45°21'13"E
L28	35.72	S83°07'59"E

L29	45.06	S83°42'16"E
L30	41.51	S77°36'13"E
L31	31.34	S79°22'54"E
L32	30.07	S82°24'36"E
L33	47.69	N87°50'20"E
L34	39.08	N75°21'51"E
L35	29.71	N83°20'24"E
L36	29.31	S29°18'01"W
L37	18.31	N57°50'52"E
L38	42.63	N57°22'54"E
L39	43.43	N24°52'24"E
L40	6.21	N30°28'07"E
L41	6.50	N30°28'07"E
L42	39.22	N26°56'02"E
L43	13.07	N30°58'55"E
L44	12.09	N29°34'52"E
L45	37.70	N25°23'14"E
L46	6.14	N37°04'02"E
L47	39.80	N22°01'38"E
L48	25.49	N57°53'47"W
L49	36.29	N61°25'51"W
L50	8.38	N71°52'33"W
L51	31.84	N58°27'16"W
L52	24.77	N64°07'49"W
L53	29.42	N46°54'24"W
L54	45.76	N58°11'18"W
L55	37.73	N48°03'56"W

MAP 8 LOT 9
JOAN S. TREMBLAY
KRISTAL A. TREMBLAY
60 FREMONT ROAD EXT.
CHESTER, NH 03036

MAP 8 LOT 43
JACOB DONIGIAN
134 CHESTER ROAD
FREMONT, NH 03044

LOT 6
10.98 ACRES
478,324 SQ.FT.

CONSERVATION EASEMENT
AREA = 11.5ACRES

MAP 8 LOT 49
DANIEL F. MORIN
253 RAYMOND ROAD
CHESTER, NH 03036

SHEET 3
SHEET 9

SHEET 4
SHEET 9

SHEET 9
SHEET 8

PD

LIKELY VERNAL POOL HABITAT (NO EGG MASSES IDENTIFIED)

EDGE OF WETLAND

VERNAL POOL HABITAT (EGG MASSES IDENTIFIED)

IRON PIPE TO BE SET (TYP.)

GRANITE BOUND TO BE SET (TYP.)

HEMLOCK LANE

BUILDING SETBACKS (TYP.)

FREMONT ROAD EXT.

PROPOSED 15' WIDE TRAIL EASEMENT (15' CENTERLINE OF EXISTING TRAIL)

N56°24'49"W 562.28

N53°15'51"W 79.29

N48°50'15"W 72.27

N60°50'58"W 138.08

N67°58'09"W 53.44

N25°45'44"E 191.21

N79°52'44"W 700.50'

S55°49'19"W 61.68'

N24°10'41"W 15.73'

S36°39'41"E 470.36'

N37°30'55"E 54.14'

N29°04'44"E 57.01'

R=350.00' L=244.75'

25.0'

75.0'

40.0'

PETER J. SCHAUER
No. 048
STATE OF NEW HAMPSHIRE
CERTIFIED WETLAND SCIENTIST

LAND OWNER OF RECORD\PREPARED FOR:

SAWMILL GRANT, LLC
P.O. BOX 444
DERRY, NEW HAMPSHIRE
BOOK 4355 / PAGE 0575
BOOK 4355 / PAGE 0570

MONTANA REALTY TRUST
P.O. BOX 903
EAST HAMPSTEAD, NH 03826
BOOK 3667 / PAGE 1119

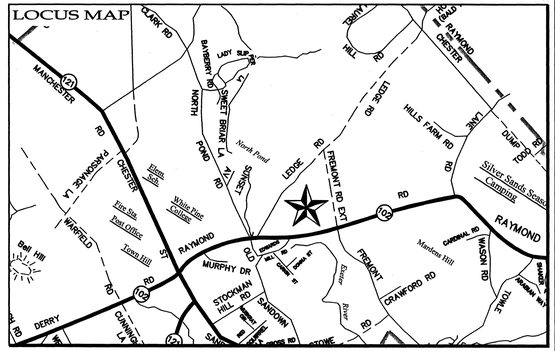
LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION 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.

STATE OF NEW HAMPSHIRE · LICENSED LAND SURVEYOR · NO. 827 · TIMOTHY A. PELOQUIN

TIMOTHY A. PELOQUIN, LLS — DATE 06-18-2008

LOCUS MAP



LAND OWNERS OF RECORD

SAWMILL GRANT, LLC — DATE

MONTANA REALTY TRUST — DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

SUBDIVISION PLAT

TAX MAP 8 LOT 7-1, 8, & 57
CEDAR VIEW ESTATES
CHESTER, NEW HAMPSHIRE
SEPTEMBER 13, 2005

SCALE: 1"=50' — SHEET 9 OF 29 (S9)

Promised Land Survey, LLC
25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

REVISIONS			
6	06/18/08	ENGINEER REVIEW	BRH
5	04/24/08	REMOVE LOT 7 – REVISE ACCORDINGLY	TWL
4	10/11/06	PER TOWN & ENG'R COMMENTS	SJH
3	08/09/06	PER TOWN & ENG'R COMMENTS	SJH
2	05/24/06	ADD TRAIL EASEMENT AND DRIVEWAYS	SJH
1	04/19/06	PER TOWN & ENG'R COMMENTS	SJH
NO.	DATE	DESCRIPTION	BY

PLS PROJECT #0835

N:\Land Projects 2004\0835\dwg\d0835-SUBa.dwg 6/18/2008 9:02:56 AM EDT

LOT 8
3.31 ACRES
144,248 SQ.FT.

LOT 7
3.92 ACRES
170,907 SQ.FT.

LOT 6
10.98 ACRES
478,324 SQ.FT.

LOT 5
7.81 ACRES
340,175 SQ.FT.

LOT 4
5.59 ACRES
243,321 SQ.FT.

HEMLOCK LANE (not yet built)

S48°28'42"W 405.10

S48°28'42"W 295.21

S48°28'42"W 109.90

S69°27'43"E 437.10

GRANITE BOUND TO BE SET (TYP.)

IRON PIN TO BE SET (TYP.)

L=389.51'
R=270.00

L56.13'
R330.00'

L175.19'
R330.00'

N 81°41'03" W
74.18'

R100.00'
L79.86'

S 71°57'05" W
38.29'

FUTURE BUILDING SITE

LIMIT OF CONSERVATION EASEMENT

S 12°02'27" E
218.77'

CONSERVATION EASEMENT AREA
501,223. Sq. Feet
11.50 ACRES

EDGE OF WETLAND

EXISTING TRAIL

LOT LINE Lot 5 Lot 6

LOT LINE Lot 4 Lot 5

N 20°31'59" W
69.19'

S 58°35'54" E
587.55'

S 12°16'15" E
723.32'

LIMIT OF CONSERVATION EASEMENT

S 34°10'41" E
175.36'

N34°10'41"W
15.13'

N55°49'19"E
61.68'

S 79°52'44" E
142.50'

S 55°49'19" W
234.41'

470.38'

S 75°50'47" W
31.62'

N 89°44'09" W
89.56'

N 80°16'30" W
62.34'

S 79°52'44" E
700.50'

N 30°27'10" W
362.46'

N 79°52'44" W
184.53'

PROPOSED 15' WIDE TRAIL EASEMENT (15' CENTERLINE OF EXISTING TRAIL)

NEW 15' WIDE TRAIL EASEMENT (RELOCATED)

N27°21'08"E 100.07
N29°02'41"E 47.56
N 26°56'02" E 39.22'
N26°56'02"E 77.89
N 30°58'55" E 13.07'
N26°07'59"E 139.70
N28°14'50"E 81.74
N26°34'39"E 105.15
N 29°34'52" E 12.09'
N24°44'52"E 91.21
N26°46'01"E 62.11
N25°38'57"E 99.18
N 25°23'14" E 37.70'
N 22°01'38" E 39.80'
N 37°04'02" E 6.14'
N29°04'42"E 57.01
N31°30'56"E 54.14
N25°45'44"E 191.21

MAP 8 LOT 54
BARRY P. RIDDELL
BEVERLY M. RIDDELL
235 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 53
HARVEY B. CREEDEN
243 RAYMOND ROAD
CHESTER, NH 03036

MAP 8 LOT 49
DANIEL F. MORIN
253 RAYMOND ROAD
CHESTER, NH 03036

Graphic Scale
50 0 25 50 100 200
1 inch = 50 feet

FREMONT ROAD EXT.

N53°53'51"W 79.29'

N48°30'15"W 72.27'

N60°30'58"W 138.06'

I HEREBY 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.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF CHESTER PLANNING BOARD.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION IN MARCH 2015, AND HAS AN ERROR OF BETTER THAN 1 PART IN 10,000.

LICENSED LAND SURVEYOR DATE

NOTES;

1) BOUNDARY INFORMATION FOR THIS PLAN WAS TAKEN DIRECTLY FROM A PLAN ENTITLED "SUBDIVISION PLAT, TAX MAP 8 LOT 7-1,8, &57, CEDAR VIEW ESTATES CHESTER NH SEPTEMBER 2005" AS DRAWN BY PROMISED LAND SURVEY LLC AND LAST REVISED 4/24/08. THIS PLAN IS ON FILE AT THE TOWN OF CHESTER PLANNING BOARD BUT HAS NOT YET BEEN RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

2) THIS 11.50 ACRE CONSERVATION EASEMENT INCLUDES ALL OF THE AREA REQUIRED BY NH DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU TO BE PROTECTED UNDER PERMIT #2007-00610 AS LAST REVISED 8/02/2013.

CONSERVATION EASEMENT PLAN

Tax Map 8 Lot 8-4, 8-5, 8-6
Hemlock Lane
Chester, NH

PREPARED BY:
CORNERSTONE SURVEY ASSOCIATES INC.
25 WHITETAIL LANE CHESTER, N.H. 03036
PHONE/FAX (603) 887-6647

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 846 KEVIN E. HATCH SIGNATURE

OWNERS OF RECORD:
Sawmill Grant LLC
P.O. Box 444
Derry, NH 03038

SCALE: 1" = 50' DATE: March 2015

SHEET 1 OF 1

1329easement.DWG

15-1329