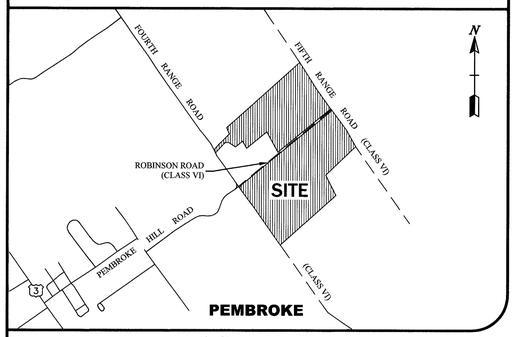
Plan # 202100004746 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
1 OF 6 Date: 2/23/2021 2:22 PM LCHIP $25.00



LOCUS MAP

NOT TO SCALE

REFERENCE PLANS

1. "SUBDIVISION PLAT OF THE LAND OF M. ELLEN LARAMIE" LAST REVISED SEPTEMBER 11, 2006 AND PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. PLAN #18144.
2. "MR. BERT WHITTEMORE, PEMBROKE, NEW HAMPSHIRE, SUBDIVISION PLAN OF LAND IN PEMBROKE, NEW HAMPSHIRE, ASSESSOR'S MAP 262 LOT 43" LAST REVISED FEBRUARY 20, 1996 AND PREPARED BY DAHLBERG LAND SERVICES, INC. M.C.R.D. PLAN #13564.
3. "MINOR SUBDIVISION FOR ANNEXATION TO AN ABUTTING LOT OF THE WHITE LOT, TAX MAP 262 LOT 43, LOCATED EAST SIDE OF THE FOURTH RANGE RD., PEMBROKE, N.H., OWNED BY BERT R. WHITTEMORE" DATED JULY 13, 1993 AND PREPARED BY FORECO FOREST RESOURCE CONSULTANTS. M.C.R.D. PLAN #12738.
4. "BOUNDARY SURVEY OF HEATH & ADAMS' LOTS, FIFTH RANGE ROAD, PEMBROKE, N. H. OWNED BY PATRIOT INVESTMENT CO." LAST REVISED FEBRUARY 1990 AND PREPARED BY FORECO: FOREST RESOURCE CONSULTANTS. M.C.R.D. PLAN #11518.
5. "SUBDIVISION LAND OF MANSON A. & FAY H. DONAGHEY IN PEMBROKE, N.H." DATED NOVEMBER 2, 1989 AND PREPARED BY CORNERSTONE SURVEYORS, INC. M.C.R.D. PLAN #11408.
6. "BOUNDARY SURVEY OF KIMBALL & DUDLEY LOTS, PEMBROKE, NH, OWNED BY PATRIOT INVESTMENT CO." DATED APRIL, 1999 AND PREPARED BY FORECO: FOREST RESOURCE CONSULTANTS. M.C.R.D. PLAN #11182.

NOTES

1. OWNERS OF RECORD:

   TAX MAP 262 LOT 43
   SKRE HOLDINGS, LLC
   586 TURNPIKE ROAD
   NEW IPSWICH, NH 03071
   BK: 3589 PG: 266

   TAX MAP 262 LOT 45
   SAN-KEN HOMES, INC.
   586 TURNPIKE ROAD
   NEW IPSWICH, NH 03071
   BK: 3563 PG: 909

2. THE INTENT OF THIS PLAN IS TO MERGE THE SUBJECT PROPERTIES AND CREATE A 56 UNIT CONDOMINIUM DEVELOPMENT.
3. THE SUBJECT AND ABUTTING PARCELS ARE ZONED "R3". THE PROPERTY IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

   MINIMUM BUILDING SETBACKS;
   FRONT = 30'
   SIDE = 15'
   REAR = 30'
   WETLANDS = 50'
   SCENIC BUFFER = 150'

4. THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING SURVEYS BY THIS OFFICE IN FEBRUARY THROUGH JUNE, 2018.
5. OPEN SPACE CALCULATIONS:

   TOTAL LOT AREA = 171.838 ACRES
   OPEN SPACE REQUIRED = 85.919 ACRES
   OPEN SPACE PROVIDED = 94.986 ACRES
   TOTAL BUILDABLE AREA = 125.709 ACRES
   OPEN SPACE BUILDABLE AREA REQUIRED = 62.855 ACRES
   OPEN SPACE BUILDABLE AREA PROVIDED = 66.116 ACRES

6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE. MAP NUMBER 33013C0562E. EFFECTIVE DATE SEPTEMBER 19, 2010.
7. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
8. LAY OUT WIDTH FOR RANGE ROADS IS 4 RODS WIDE, LAYOUT WIDTH FOR CROSS ROADS IS 2 RODS WIDE BASED ON RIGHT OF WAY SOURCE RECORDS FOUND AT THE N.H. HIGHWAY DEPARTMENT (SEE BK 1 PG 12, YEAR: 1767). NO LAYOUT WAS FOUND FOR FOURTH RANGE, FIFTH RANGE, OR ROBINSON ROAD (CROSS ROAD). PHYSICAL EVIDENCE IN THE FIELD INDICATED A VARIABLE WIDTH RIGHT OF WAY. PHYSICAL EVIDENCE WAS HELD.
9. DAM & FLOWAGE RIGHTS ENCUMBER MAP 262 LOT 43, SEE BK: 889 PG: 312.
10. ALL UNITS ARE TO BE SERVICED BY ON-SITE SEPTIC SYSTEMS AND WELLS.
11. THE NORTHWESTERN PART OF MAP 262 LOT 45 IS PRIME AGRICULTURAL LAND, AS SHOWN ON "TOWN OF PEMBROKE MASTER PLAN, AGRICULTURAL SOILS, OCTOBER 2004" ON FILE WITH THE TOWN OF PEMBROKE. THERE IS NO OTHER PRIME AGRICULTURAL LAND ON THE SUBJECT OR ABUTTING LOTS.
12. NHDES APPROVAL NUMBERS;
    SUBDIVISION: eSA2020060501-A DATED JANUARY 6, 2021.
    ALTERATION OF TERRAIN: AoT-1791 DATED APRIL 16, 2020.
    WETLAND: 2019-03668 DATED FEBRUARY 25, 2020.
13. SHEETS 2, 5 THROUGH 7, 11 AND 12 ARE TO BE RECORDED, ALL SHEETS TO REMAIN ON FILE WITH THE TOWN OF PEMBROKE.
14. FOURTH RANGE ROAD SOUTH OF PEMBROKE HILL ROAD, FIFTH RANGE ROAD AND ROBINSON ROAD ARE CLASS VI HIGHWAYS.
15. ANY PROPOSED CHANGE OF USE OR CHANGE OF CHARACTER OF THE DESIGNATED OPEN SPACE SHALL BE PROPOSED IN ADVANCE OF ANY CHANGES TO THE TOWN PLANNER BY THE ENTITY ASSUMING RESPONSIBILITY FOR THE DESIGNATED OPEN SPACE. ANY CHANGES OF USE OR CHARACTER OF DESIGNATED OPEN SPACE SHALL BE PROHIBITED UNLESS APPROVED IN WRITING BY THE TOWN PLANNER.
16. ALL DRIVEWAYS SHALL BE LIMITED COMMON AREA FOR THEIR APPURTENANT UNITS.

ADDITIONAL ABUTTERS

TAX MAP 262 LOT 1-1
TOWN OF PEMBROKE
TOWN POUND
311 PEMBROKE STREET
PEMBROKE, NH 03275

TAX MAP 262 LOT 1-3
CARRIE A. & PAUL J. SAVAGEAU
404 FOURTH RANGE ROAD
PEMBROKE, NH 03275
BK: 3636 PG: 2896

TAX MAP 262 LOT 1-7
CARL R. & VIVIAN J. BARKER
420 FOURTH RANGE ROAD
PEMBROKE, NH 03275
BK: 2199 PG: 1033

TAX MAP 262 LOT 43-1
IAN C. & LEZLI GAIL CLARK
425 FOURTH RANGE ROAD
PEMBROKE, NH 03275
BK: 3119 PG: 1375

TAX MAP 262 LOT 43-2
MICHAEL A. BEATTIE
6 CHECKERBERRY LANE
GILFORD, NH 03249
BK: 2014 PG: 1112

TAX MAP 262 LOT 43-3
PETER J. & RUTH A. GAILUNAS
415 FOURTH RANGE ROAD
PEMBROKE, NH 03275
BK: 2398 PG: 1113

TAX MAP 262 LOT 51
ELIZABETH NATTI REV. TRUST
ELIZABETH F. NATTI - TRUSTEE
301 PEMBROKE HILL ROAD
PEMBROKE, NH 03275
BK: 1951 PG: 1521

SYMBOL LEGEND

WETLAND	DRILL HOLE SET
TREE LINE	DRILL HOLE FOUND
OVERHEAD WIRE	IRON PIPE FOUND
BUILDING SETBACK LINE	IRON ROD FOUND
STONE WALL	GUY WIRE
EDGE OF GRAVEL	UTILITY POLE
EDGE OF PAVEMENT	POST
REMNANT STONE WALL	WELL

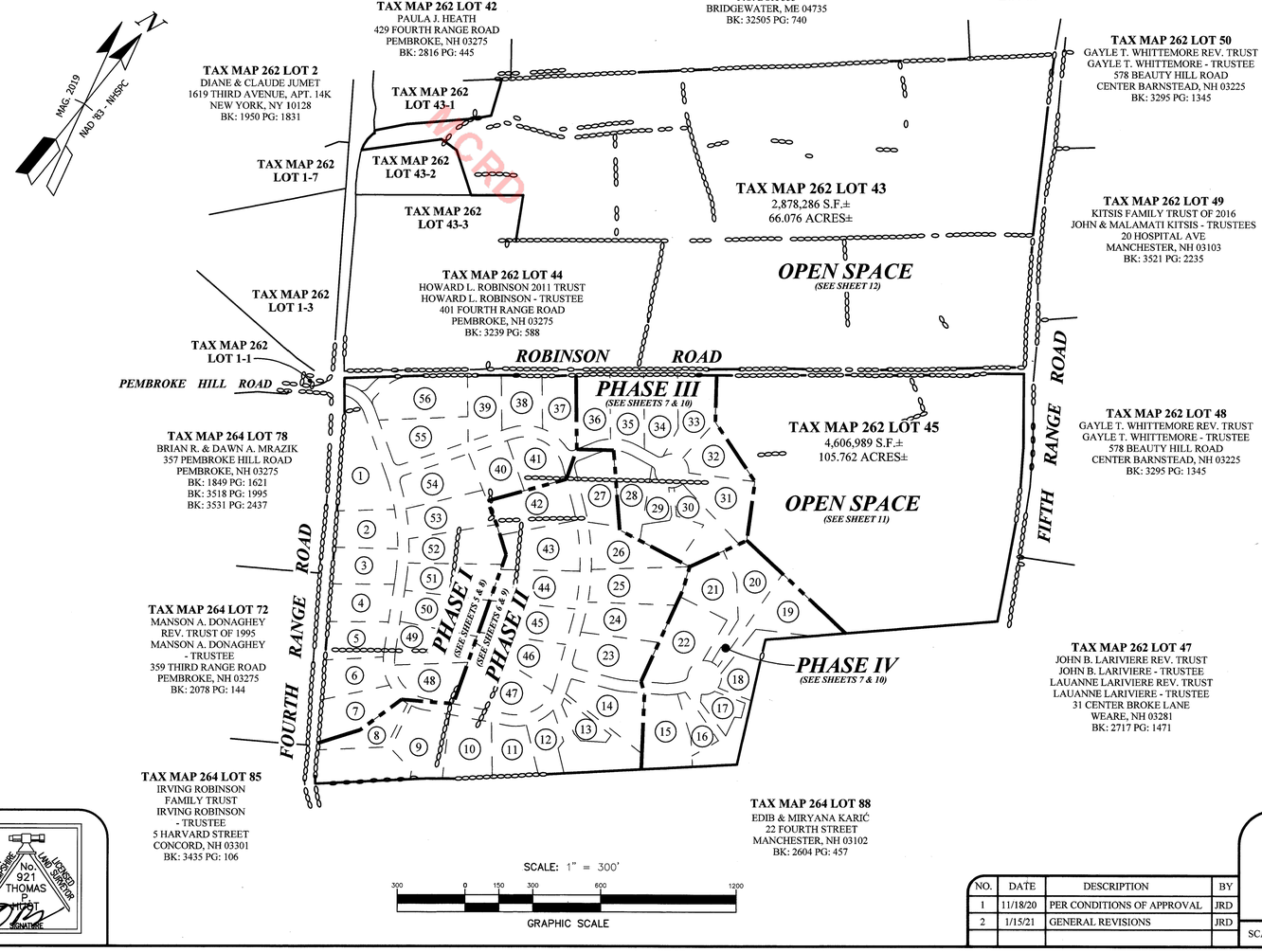
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(I). CONSTRUCTION OF UNITS SHOWN HEREON HAS NOT YET BEGUN."

LICENSED LAND SURVEYOR — DATE 2/03/21

STATE OF NEW HAMPSHIRE — No. 921 — THOMAS P. PRATT — LICENSED LAND SURVEYOR — SIGNATURE



WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2017 AND APRIL 2018.

2/4/21
DATE

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST

OWNERS' SIGNATURES

FOR SAN-KEN HOMES, INC. — DATE 2/4/21

FOR SKRE HOLDINGS, LLC — DATE 2/4/21

UNDER THE PROVISIONS OF RSA 674:35 AND 674:37, THE TOWN OF PEMBROKE PLANNING BOARD, IN ACCORDANCE WITH THE BOARD VOTE DATED 9-22-2020, HEREBY APPROVES THIS PLAT. APPROVAL IS LIMITED TO THE LOTS AS SHOWN.

CHAIRPERSON

OVERVIEW CONDOMINIUM SITE PLAN TAX MAP 262 LOTS 43 & 45 MEADOW VIEW

LOCATED AT:
FOURTH RANGE ROAD
PEMBROKE, NEW HAMPSHIRE

PAGE: 1 OF 6

NO.	DATE	DESCRIPTION	BY
1	11/18/20	PER CONDITIONS OF APPROVAL	JRD
2	1/15/21	GENERAL REVISIONS	JRD

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
141 LONDONDERRY TURNPIKE – HOOKSETT, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 300'	DATE: SEPTEMBER 10, 2020	FB: 18 PG: 74 & TSC3	JOB #2018112

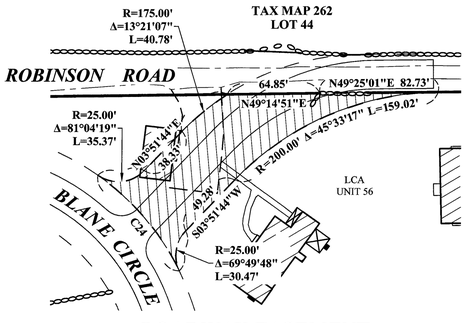
Plan # 202100004746 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
2 OF 6 Date: 2/23/2021 2:22 PM LCHIP $25.00

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2017 AND APRIL 2018.

2/4/21
DATE

STATE OF NEW HAMPSHIRE · CHRISTOPHER A. GUIDA · No. 053 · CERTIFIED WETLAND SCIENTIST



ROADWAY EASEMENT

SCALE: 1" = 50'

SYMBOL LEGEND

WETLAND	DRILL HOLE SET
TREE LINE	DRILL HOLE FOUND
OVERHEAD WIRE	IRON PIPE FOUND
BUILDING SETBACK LINE	IRON ROD FOUND
STONE WALL	GUY WIRE
EDGE OF GRAVEL	UTILITY POLE
EDGE OF PAVEMENT	POST
REMNANT STONE WALL	WELL

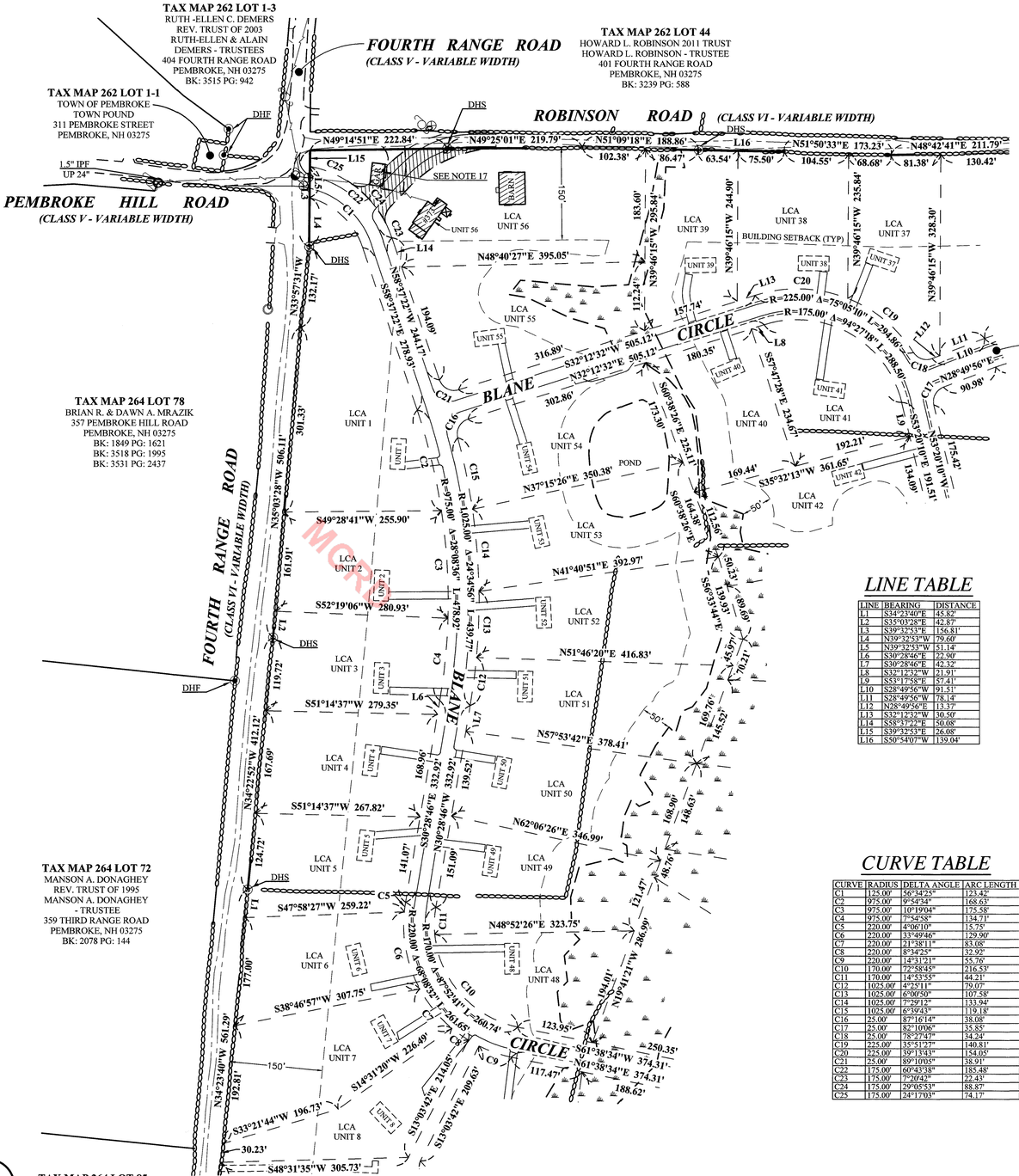
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(I). CONSTRUCTION OF UNITS SHOWN HEREON HAS NOT YET BEGUN."

LICENSED LAND SURVEYOR — DATE 2/03/21

STATE OF NEW HAMPSHIRE · No. 921 · THOMAS P. HUDY · LICENSED LAND SURVEYOR · SIGNATURE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S34°23'40"E	45.82'
L2	S35°03'28"E	42.87'
L3	S39°32'53"E	156.81'
L4	N39°32'53"W	79.60'
L5	N39°32'53"W	51.14'
L6	S36°28'46"E	22.90'
L7	S30°28'46"E	42.32'
L8	S32°12'32"W	21.91'
L9	S53°11'58"E	57.41'
L10	S28°49'56"W	91.51'
L11	S28°49'56"W	78.14'
L12	N28°49'56"E	13.37'
L13	S32°12'32"W	30.50'
L14	S58°37'22"E	50.08'
L15	S39°32'53"E	26.08'
L16	S50°54'07"W	139.04'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	125.00'	56°34'25"	123.42'
C2	975.00'	9°54'34"	168.63'
C3	975.00'	10°19'04"	175.58'
C4	975.00'	7°54'58"	134.71'
C5	220.00'	4°06'10"	15.75'
C6	220.00'	33°49'46"	129.90'
C7	220.00'	21°38'11"	83.08'
C8	220.00'	8°34'25"	32.92'
C9	220.00'	14°31'21"	55.76'
C10	170.00'	72°58'45"	216.53'
C11	170.00'	14°53'55"	44.21'
C12	1025.00'	4°25'11"	79.07'
C13	1025.00'	6°00'50"	107.58'
C14	1025.00'	7°29'17"	133.94'
C15	1025.00'	6°39'43"	119.18'
C16	25.00'	87°16'14"	38.08'
C17	25.00'	82°10'06"	35.85'
C18	25.00'	78°27'47"	34.24'
C19	225.00'	35°51'27"	140.81'
C20	225.00'	39°13'43"	154.05'
C21	25.00'	89°10'05"	38.91'
C22	175.00'	60°43'38"	185.48'
C23	175.00'	7°20'42"	22.43'
C24	175.00'	29°05'53"	88.87'
C25	175.00'	24°17'03"	74.17'

NOTES (CONTINUED)

17. THE EXISTING GARAGE IS TO BE REMOVED OR RELOCATED.

OWNERS' SIGNATURES

FOR SAN-KEN HOMES, INC. — DATE 2/4/21

FOR SKRE HOLDINGS, LLC — DATE 2/4/21

UNDER THE PROVISIONS OF RSA 674:35 AND 674:37, THE TOWN OF PEMBROKE PLANNING BOARD, IN ACCORDANCE WITH THE BOARD VOTE DATED 9-22-2020, HEREBY APPROVES THIS PLAT. APPROVAL IS LIMITED TO THE LOTS AS SHOWN.

CHAIRPERSON

PHASE I CONDOMINIUM SITE PLAN TAX MAP 262 LOTS 43 & 45

MEADOW VIEW

LOCATED AT:

FOURTH RANGE ROAD
PEMBROKE, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	11/18/20	PER CONDITIONS OF APPROVAL	JRD
2	1/15/21	GENERAL REVISIONS	JRD

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
141 LONDONDERRY TURNPIKE – HOOKSETT, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 100' | DATE: SEPTEMBER 10, 2020 | FB: 18 PG: 74 & TSC3 | JOB #2018112

Plan # 202100004746 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
3 OF 6 Date: 2/23/2021 2:22 PM LCHIP $25.00

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2017 AND APRIL 2018.

2/4/21
DATE

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST

LINE TABLE

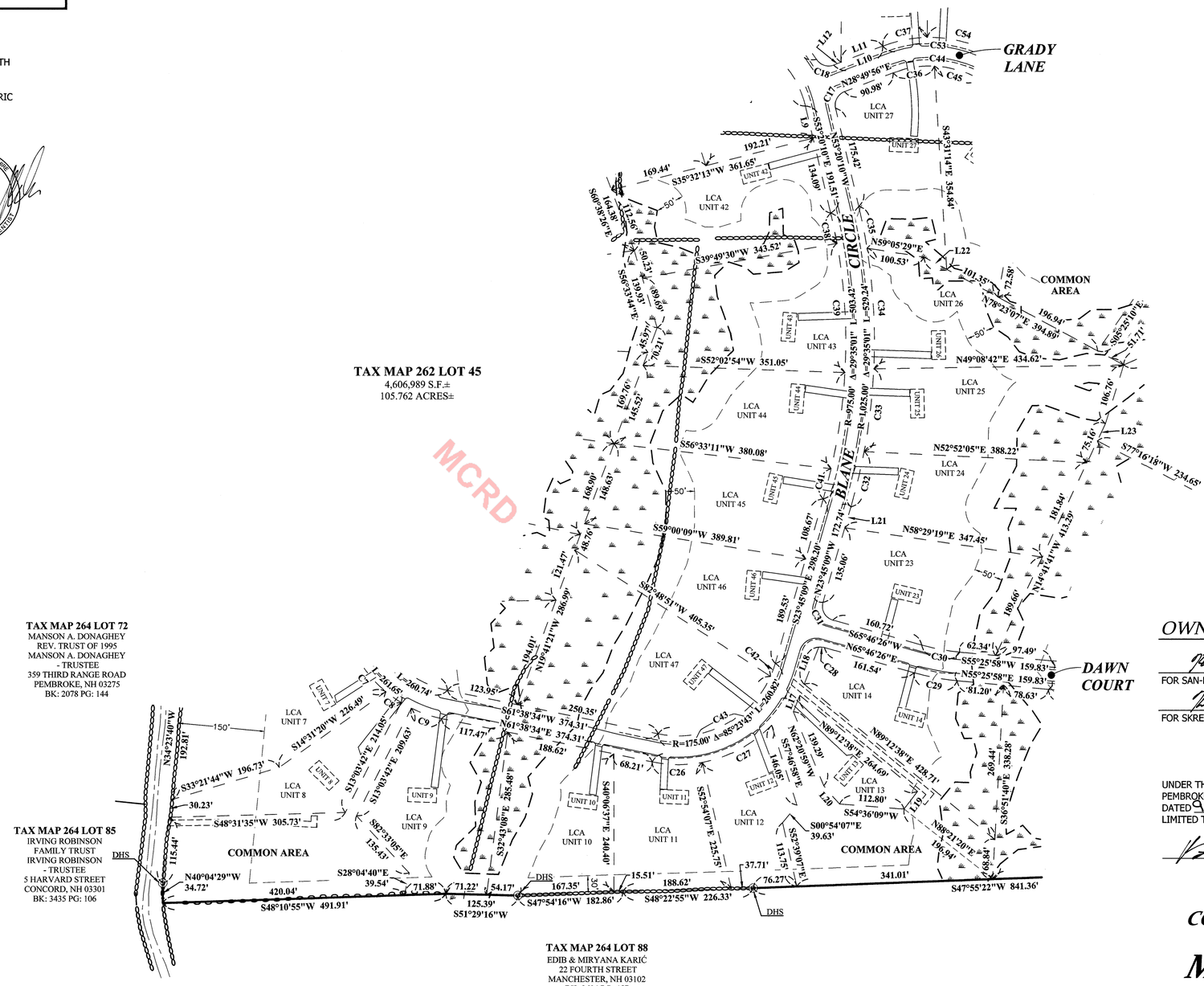
LINE	BEARING	DISTANCE
L9	S53°17'58"E	57.41'
L10	S28°49'56"W	91.51'
L11	S28°49'56"W	78.14'
L12	N28°49'56"E	13.37'
L17	N18°36'25"W	30.46'
L18	N18°36'25"W	69.21'
L19	S02°34'43"E	38.60'
L20	N80°44'40"W	41.89'
L21	S23°45'09"E	37.69'
L22	S78°23'07"W	44.88'
L23	N14°41'41"W	33.36'
L24	N79°20'46"E	40.84'

CURVE TABLE

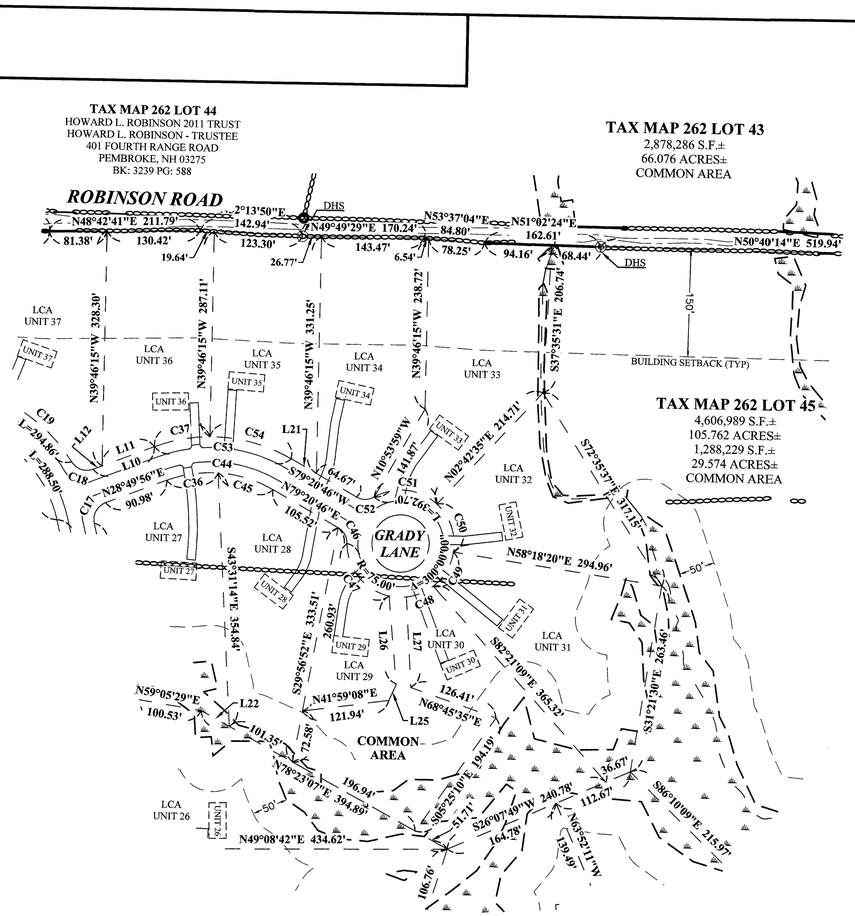
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C7	220.00'	21°38'11"	83.08'
C8	220.00'	8°34'25"	32.92'
C9	220.00'	14°31'21"	55.76'
C10	170.00'	72°58'45"	216.53'
C17	25.00'	82°10'06"	35.85'
C18	25.00'	78°27'47"	34.24'
C26	225.00'	22°23'26"	87.86'
C27	225.00'	35°12'32"	138.27'
C28	25.00'	23°21'14"	10.19'
C29	425.00'	10°20'28"	76.71'
C30	375.00'	10°20'28"	67.68'
C31	25.00'	90°28'25"	39.48'
C32	1025.00'	5°32'25"	99.11'
C33	1025.00'	8°06'47"	145.14'
C34	1025.00'	11°47'04"	210.82'
C35	1025.00'	4°08'46"	74.17'
C36	175.00'	23°58'30"	73.23'
C37	225.00'	20°09'55"	79.19'
C38	975.00'	3°09'40"	53.79'
C39	975.00'	13°16'48"	225.98'
C40	975.00'	9°56'33"	169.19'
C41	975.00'	3°11'57"	54.44'
C42	175.00'	7°49'49"	23.92'
C43	175.00'	77°33'53"	236.91'
C44	175.00'	50°30'50"	154.29'
C45	175.00'	26°32'20"	81.06'
C53	225.00'	50°30'50"	198.37'
C54	225.00'	30°20'55"	119.18'

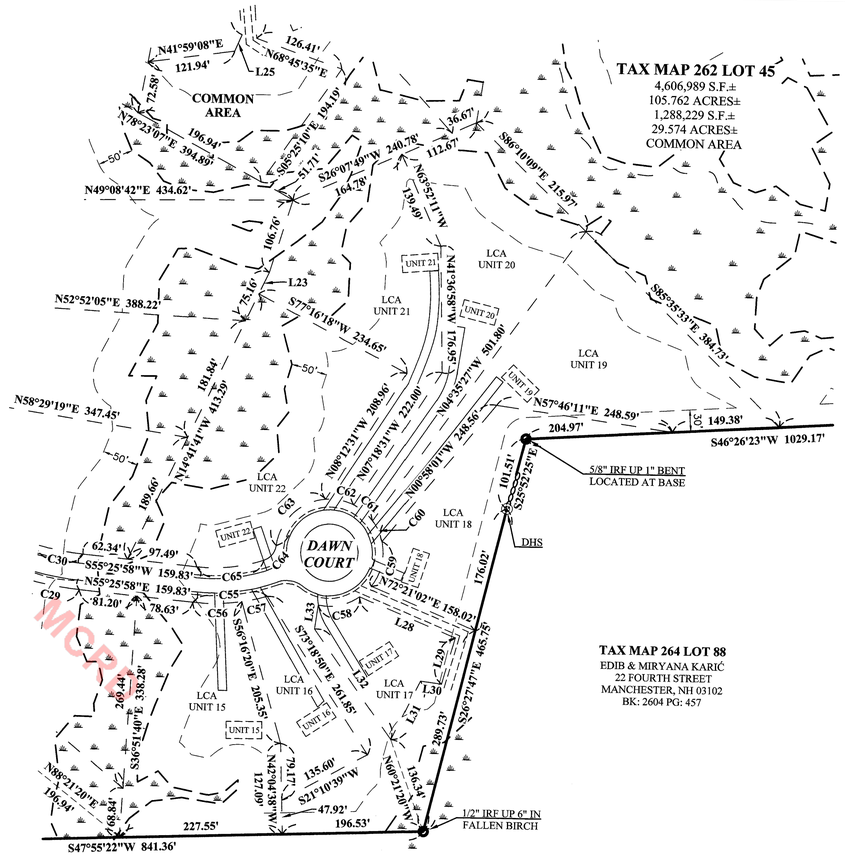
SYMBOL LEGEND

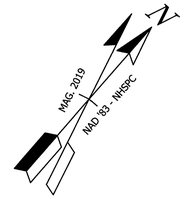
- WETLAND
- TREE LINE
- OVERHEAD WIRE
- BUILDING SETBACK LINE
- STONE WALL
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- REMNANT STONE WALL
- DRILL HOLE SET
- DRILL HOLE FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- GUY WIRE
- UTILITY POLE
- POST
- WELL


GRADY LANE
DAWN COURT
CIRCLE
BLANE
COMMON AREA
COMMON AREA
TAX MAP 262 LOT 45
4,606,989 S.F.±
105.762 ACRES±
TAX MAP 262 LOT 45
4,606,989 S.F.±
105.762 ACRES±
TAX MAP 264 LOT 72
MANSON A. DONAGHEY REV. TRUST OF 1995
MANSON A. DONAGHEY - TRUSTEE
359 THIRD RANGE ROAD
PEMBROKE, NH 03275
BK: 2078 PG: 144
TAX MAP 264 LOT 85
IRVING ROBINSON FAMILY TRUST
IRVING ROBINSON - TRUSTEE
5 HARVARD STREET
CONCORD, NH 03301
BK: 3435 PG: 106
TAX MAP 264 LOT 88
EDIB & MIRYANA KARIĆ
22 FOURTH STREET
MANCHESTER, NH 03102
BK: 2604 PG: 457
LCA UNIT 27
LCA UNIT 42
LCA UNIT 43
LCA UNIT 26
LCA UNIT 44
LCA UNIT 25
LCA UNIT 45
LCA UNIT 24
LCA UNIT 46
LCA UNIT 23
LCA UNIT 47
LCA UNIT 14
LCA UNIT 7
LCA UNIT 8
LCA UNIT 9
LCA UNIT 10
LCA UNIT 11
LCA UNIT 12
LCA UNIT 13
N28°49'56"E 90.98'
S53°17'58"E 57.41'
N53°20'10"E 191.51'
N53°20'10"W 175.42'
S43°31'14"E 354.84'
S35°32'13"W 361.65'
S39°49'30"W 343.52'
N59°05'29"E 100.53'
S52°02'54"W 351.05'
N49°08'42"E 434.62'
S56°33'11"W 380.08'
N52°52'05"E 388.22'
S59°00'09"W 389.81'
N58°29'19"E 347.45'
S62°48'51"W 405.35'
S61°38'34"W 374.31'
N61°38'34"E 374.31'
R=175.00' Δ=85°23'43"
S48°31'35"W 305.73'
S40°06'37"E 240.40'
S52°54'07"E 225.75'
S48°10'55"W 491.91'
S47°54'16"W 182.86'
S48°22'55"W 226.33'
S47°55'22"W 841.36'
S51°29'16"W
N40°04'29"W 34.72'
S00°54'07"E 39.63'
S54°36'09"W 112.80'
N89°12'38"E 264.69'
S77°16'16"W 234.65'
N14°41'41"W 413.39'
S23°45'09"E 298.20'
N23°45'09"W 135.06'
S65°46'26"W 160.72'
N65°46'26"E 161.54'
S55°25'58"W 159.83'
N55°25'58"E 159.83'
S36°51'40"E 338.28'
N78°23'07"E 394.89'
S06°25'10"E 51.71'
N88°21'29"E 196.94'
S82°39'07"E 113.75'
S82°33'05"E 135.45'
S32°43'08"E 285.48'
S15°03'42"E 214.05'
S14°31'20"W 226.49'
S33°21'44"W 196.73'
N34°23'40"W 192.81'
S08°38'26"E 164.38'
S50°23'39"E 139.93'
S89°33'14"E 89.69'
N10°41'21"W 286.99'
N23°45'09"E 121.47'
S23°45'09"W 108.67'
N14°41'41"W 181.84'
N89°12'38"E 428.71'
N82°20'59"W 139.29'
S57°46'58"E 146.05'
N79°20'46"E 40.84'
S80°51'40"E 68.84'
S28°04'40"E 39.54'
S48°04'40"E 71.88'
S41°55'20"E 71.22'
S48°55'20"E 54.17'
S41°04'40"W 37.71'
S47°39'07"E 76.27'
S41°04'40"W 15.51'
S48°55'20"W 167.35'
S41°04'40"E 30.00'
S48°55'20"W 188.62'
S41°04'40"E 30.00'
S48°55'20"W 341.01'
N41°04'40"W 30.00'
S48°55'20"W 420.04'
N41°04'40"W 30.00'
S48°55'20"W 125.39'
N41°04'40"W 30.00'
S48°55'20"W 68.21'
N41°04'40"W 30.00'
S48°55'20"W 188.62'
N41°04'40"W 30.00'
S48°55'20"W 37.71'
N41°04'40"W 30.00'
S48°55'20"W 15.51'
N41°04'40"W 30.00'
S48°55'20"W 54.17'
N41°04'40"W 30.00'
S48°55'20"W 71.22'
N41°04'40"W 30.00'
S48°55'20"W 71.88'
N41°04'40"W 30.00'
S48°55'20"W 39.54'
N41°04'40"W 30.00'
S48°55'20"W 34.72'
N41°04'40"W 30.00'
S48°55'20"W 115.44'
N41°04'40"W 30.00'
S48°55'20"W 30.23'
N41°04'40"W 30.00'
S48°55'20"W 150'
N41°04'40"W 30.00'
S48°55'20"W 50'
N41°04'40"W 30.00'
S48°55'20"W 50'
N41°04'40"W 30.00'
S48°55'20"W 50

Plan # 202100004746 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
4 OF 6 Date: 2/23/2021 2:22 PM LCHIP $25.00







WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2017 AND APRIL 2018.

2/4/21
DATE

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND SCIENTIST

TAX MAP 264 LOT 88

EDIB & MIRYANA KARIĆ
22 FOURTH STREET
MANCHESTER, NH 03102
BK: 2604 PG: 457

PHASE III

PHASE IV

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C17	25.00'	82°10'06"	35.85'
C18	25.00'	78°27'47"	34.24'
C29	425.00'	10°20'28"	76.71'
C30	375.00'	10°20'28"	67.68'
C36	175.00'	23°58'30"	73.23'
C37	225.00'	20°09'55"	79.19'
C44	175.00'	50°30'50"	154.29'
C45	175.00'	26°32'20"	81.06'
C46	25.00'	60°00'00"	26.18'
C47	25.00'	77°58'45"	102.08'
C48	75.00'	31°30'08"	41.24'
C49	75.00'	43°11'07"	56.53'
C50	75.00'	56°41'19"	74.21'
C51	75.00'	72°05'54"	94.37'
C52	25.00'	60°00'00"	26.18'
C53	225.00'	50°30'50"	198.37'
C54	225.00'	30°20'55"	119.18'
C55	275.00'	21°52'14"	104.97'
C56	275.00'	14°18'21"	68.66'
C57	275.00'	7°33'53"	36.31'
C58	75.00'	46°18'20"	60.61'
C59	75.00'	50°43'17"	66.39'
C60	75.00'	24°39'54"	32.29'
C61	75.00'	26°25'11"	34.58'
C62	75.00'	31°03'56"	40.66'
C63	75.00'	78°20'20"	102.55'
C64	25.00'	64°42'56"	28.24'
C65	225.00'	24°06'44"	94.69'

LINE TABLE

LINE	BEARING	DISTANCE
L10	S28°49'56"W	91.51'
L11	S28°49'56"W	78.14'
L12	N28°49'56"E	13.37'
L21	S23°45'09"E	57.69'
L22	S78°23'07"W	44.88'
L25	N17°04'06"W	25.03'
L26	N45°34'57"W	123.28'
L27	S43°49'31"E	126.70'
L28	N72°21'02"E	145.17'
L29	S24°25'20"E	67.53'
L30	S57°29'24"W	29.64'
L31	S14°04'42"E	91.63'
L32	N75°28'13"W	187.69'
L33	N32°10'1"W	33.73'

SYMBOL LEGEND

WETLAND	DRILL HOLE SET
TREE LINE	DRILL HOLE FOUND
OVERHEAD WIRE	IRON PIPE FOUND
BUILDING SETBACK LINE	IRON ROD FOUND
STONE WALL	GUY WIRE
EDGE OF GRAVEL	UTILITY POLE
EDGE OF PAVEMENT	POST
REMNANT STONE WALL	WELL

OWNERS' SIGNATURES

FOR SAN-KEN HOMES, INC. — DATE 2/4/21

FOR SKRE HOLDINGS, LLC — DATE 2/4/21

UNDER THE PROVISIONS OF RSA 674:35 AND 674:37, THE TOWN OF PEMBROKE PLANNING BOARD, IN ACCORDANCE WITH THE BOARD VOTE DATED 9-22-2020, HEREBY APPROVES THIS PLAT. APPROVAL IS LIMITED TO THE LOTS AS SHOWN.

CHAIRPERSON

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(I). CONSTRUCTION OF UNITS SHOWN HEREON HAS NOT YET BEGUN.

LICENSED LAND SURVEYOR — DATE 2/03/21

STATE OF NEW HAMPSHIRE No. 921 THOMAS P. RUDY LICENSED LAND SURVEYOR SIGNATURE

SCALE: 1" = 100'

100 0 50 100 200 400
GRAPHIC SCALE

PHASES III & IV
CONDOMINIUM SITE PLAN
TAX MAP 262 LOTS 43 & 45
MEADOW VIEW

LOCATED AT:
FOURTH RANGE ROAD
PEMBROKE, NEW HAMPSHIRE

PAGE: 4 OF 6

NO.	DATE	DESCRIPTION	BY
1	11/18/20	PER CONDITIONS OF APPROVAL	JRD
2	1/15/21	GENERAL REVISIONS	JRD

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
141 LONDONDERRY TURNPIKE – HOOKSETT, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 100' | DATE: SEPTEMBER 10, 2020 | FB: 18 PG: 74 & TSC3 | JOB #2018112

Mere

Plan # 202100004746 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
5 OF 6 Date: 2/23/2021 2:22 PM LCHIP $25.00

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2017 AND APRIL 2018.

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST

2/4/21
DATE

CONDITIONS OF APPROVAL

1. MAJOR SUBDIVISION PLAN #19-03, SAN KEN HOMES, WAS APPROVED IN CONJUNCTION WITH SPECIAL USE PERMIT SUP-OSD #19-311. IF AT ANY TIME SPECIAL USE PERMIT SUP-OSD #19-311 IS REVOKED OR FINAL APPROVAL IS NOT RECEIVED, THIS SUBDIVISION PLAN BECOMES INVALID.
2. PRIOR TO SIGNATURE, THE PLAN SHALL BE REVISED TO INCLUDE ALL CONDITIONS OF APPROVAL.
3. PRIOR TO SIGNATURE, THE PLANS SHALL BE REVISED TO ADDRESS ALL REVIEW COMMENTS FROM THE TOWN ENGINEER AND ANY APPLICABLE CONCERNS AND ISSUES DISCUSSED IN KV PARTNERS' REVIEW LETTER DATED FEBRUARY 9, 2020.
4. PRIOR TO SIGNATURE, NOTE 14 ON SHEET 2 SHALL BE REVISED TO STRIKE "AND OCTOBER 2019," SINCE THIS PLAN IS STILL UNDER THE OCTOBER 2019 APPLICATION.
5. PRIOR TO SIGNATURE, THE PLANS SHALL BE REVISED TO INCLUDE NHDES AOT, WETLAND, AND SUBDIVISION APPROVAL PERMIT NUMBERS.
6. PRIOR TO RECORDING, A LOT MERGER BETWEEN MAP 262, LOTS 43 AND 45 SHALL BE EXECUTED.
7. PRIOR TO RECORDING, ALL ENGINEERING REVIEW FEES AND ALL RECORDING FEES TO BE PAID IN FULL TO THE TOWN OF PEMBROKE.
8. PRIOR TO RECORDING, TOWN COUNSEL SHALL REVIEW AND APPROVE THE EASEMENT LANGUAGE FOR THE INTERSECTION OF THE PROPOSED ROAD WITH ROBINSON ROAD/FOURTH RANGE ROAD/PEMBROKE HILL ROAD.
9. PRIOR TO RECORDING, THE PLANNING DEPARTMENT, IN CONSULTATION WITH TOWN COUNSEL, SHALL REVIEW AND APPROVE THE CONDOMINIUM ASSOCIATION DOCUMENTS, WHICH WILL DESIGNATE THE FOLLOWING RESPONSIBILITIES TO THE ASSOCIATION, AT A MINIMUM: STREET MAINTENANCE, SIDEWALK MAINTENANCE, SNOW PLOWING, STREET LIGHTS, DRAINAGE INFRASTRUCTURE, TRASH REMOVAL, MAINTENANCE OF FIREFIGHTING WATER SUPPLY INFRASTRUCTURE, AND OPEN SPACE MANAGEMENT.
10. PRIOR TO RECORDING, THE ORIGINAL SIGNATURES OF ALL PROPERTY OWNERS SHALL BE PROVIDED ON THE FINAL PLAT.
11. THE SPECIAL USE PERMIT NOTICES OF DECISION FOR SUP-WP #19-310 AND SUP-OSD #19-311 ARE TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
12. THE FINAL PLAN IS TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. LCHIP CHECK TO ACCOMPANY THE FINAL PLAN.
13. ALL PROPOSED STREET NAMES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN.
14. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY AND ALL OTHER FEDERAL, STATE, AND LOCAL APPROVALS.
15. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL FIREFIGHTING WATER CISTERNS AND PONDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 4.4.1. OF THE FIRE PREVENTION ORDINANCE.
16. PRIOR TO INSTALLATION AND OPERATION OF THE PROPOSED SITE WELLS, BASELINE SURVEY OF ALL EXISTING WATER WELLS WITHIN APPROXIMATELY 200 FEET OF THE DEVELOPMENT AREA SHALL BE CONDUCTED FOR TESTING WATER QUALITY AND QUANTITY. THE APPLICANT SHALL RETAIN AN INDEPENDENT CONTRACTOR, APPROVED BY THE TOWN, TO CONDUCT THE SURVEY AT THE APPLICANT'S EXPENSE.
17. INSTALLATION OF THE ON-SITE WATER WELLS SHALL BE CONSISTENT WITH NH WATER WELL RULES, PART WE 602.14 AND SHALL INCLUDE INSTALLATION OF NO LESS THAN 40 FEET OF WELL CASING THAT EXTENDS A MINIMUM OF 10 FEET INTO COMPETENT BEDROCK, AND GROUTING THE CASING ANNULUS. THE APPLICANT SHALL CONDUCT TESTING OF THE WATER QUALITY AT LEAST 30 DAYS PRIOR TO OCCUPANCY OF THE PROPERTY AND SHALL PROVIDE WHATEVER MITIGATION NECESSARY FOR PROVIDING POTABLE WATER.
18. PRE-CONSTRUCTION AND CONSTRUCTION REQUIREMENTS AND PROCEDURES, INCLUDING PROVISIONS FOR SURETY, SHALL COMPLY WITH THE TOWN OF PEMBROKE SUBDIVISION REGULATIONS.
19. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE ESCROW FOR SITE MONITORING AND INSPECTIONS BY THE TOWN ENGINEER IN AN AMOUNT TO BE DETERMINED BY THE TOWN ENGINEER.
20. A BOND IS REQUIRED FOR FIREFIGHTING WATER INFRASTRUCTURE.
21. TOWN DRIVEWAY PERMITS FOR THE PROPOSED LOTS ARE REQUIRED.
22. APPLICANT IS NOTIFIED THROUGH THIS NOTICE THAT NO SITE WORK SHALL BEGIN AND BUILDING PERMITS WILL NOT BE ISSUED UNTIL THE FINAL PLAN IS SIGNED AND RECORDED, THE NOTICES OF DECISION ARE RECORDED, AND A PRE-CONSTRUCTION MEETING IS HELD WITH THE TOWN.
23. THE PLAN WILL NOT BE CONSIDERED AS RECEIVING FINAL APPROVAL UNTIL CONDITIONS PRECEDENT #1 THROUGH #16, #20, AND #26 ARE MET. THE REST OF THE ITEMS ARE CONSIDERED CONDITIONS SUBSEQUENT.
24. PRIOR TO OCCUPANCY OF EACH PHASE, WETLAND MEDALLIONS OR OTHER METHOD OF WETLAND DEMARCATION, TO BE APPROVED BY THE TOWN, SHALL BE INSTALLED AT THE EDGE OF WETLAND AREAS. THE CONDOMINIUM ASSOCIATION SHALL PROVIDE ANNUAL MONITORING OF THE WETLAND MEDALLIONS AND OTHER WETLAND DEMARCATION, AND PROVIDE AN AUDIT TO THE CODE ENFORCEMENT OFFICER BY JUNE 1ST OF EVERY YEAR.
25. PRIOR TO OCCUPANCY, HOUSE NUMBERING SHALL BE IN A SIMILAR LOCATION ON EACH HOUSE AND VISIBLE FROM THE STREET FOR THE LOT SEEKING OCCUPANCY AT THAT TIME.
26. A FINAL PLAN REFLECTING CONDITIONS OF APPROVAL, INCLUDE SIDEWALKS IN ACCORDANCE WITH SUBDIVISION REGULATIONS 205-41 DESIGN STANDARDS, SECTION E.(20), SHALL BE SUBMITTED TO THE TOWN WITHIN 30 DAYS.

SURVEYOR'S CERTIFICATION

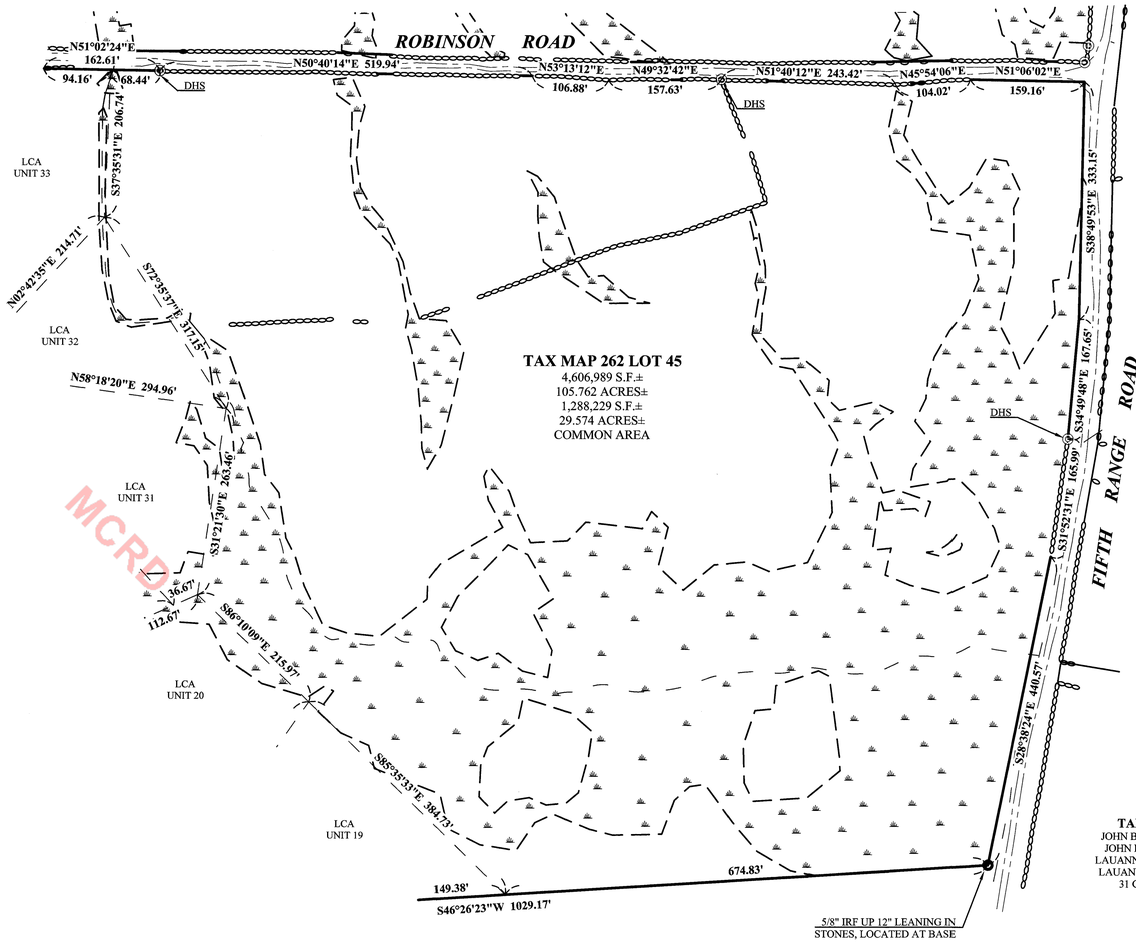
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(1). CONSTRUCTION OF UNITS SHOWN HEREON HAS NOT YET BEGUN.

LICENSED LAND SURVEYOR

2/03/21
DATE

STATE OF NEW HAMPSHIRE — No. 921 — THOMAS B. PILOT — LICENSED LAND SURVEYOR



TAX MAP 262 LOT 48
GAYLE T. WHITTEMORE REV. TRUST
GAYLE T. WHITTEMORE - TRUSTEE
578 BEAUTY HILL ROAD
CENTER BARNSTEAD, NH 03225
BK: 3295 PG: 1345

TAX MAP 262 LOT 47
JOHN B. LARIVIERE REV. TRUST
JOHN B. LARIVIERE - TRUSTEE
LAUANNE LARIVIERE REV. TRUST
LAUANNE LARIVIERE - TRUSTEE
31 CENTER BROKE LANE
WEARE, NH 03281
BK: 2717 PG: 1471

TAX MAP 264 LOT 88
EDIB & MIRYANA KARIĆ
22 FOURTH STREET
MANCHESTER, NH 03102
BK: 2604 PG: 457

SYMBOL LEGEND

WETLAND	DRILL HOLE SET
TREE LINE	DRILL HOLE FOUND
OVERHEAD WIRE	IRON PIPE FOUND
BUILDING SETBACK LINE	IRON ROD FOUND
STONE WALL	GUY WIRE
EDGE OF GRAVEL	UTILITY POLE
EDGE OF PAVEMENT	POST
REMNANT STONE WALL	WELL

SCALE: 1" = 100'

100 0 50 100 200 400
GRAPHIC SCALE

CONDOMINIUM SITE PLAN
OPEN SPACE AREA
TAX MAP 262 LOTS 43 & 45
MEADOW VIEW

LOCATED AT:
FOURTH RANGE ROAD
PEMBROKE, NEW HAMPSHIRE

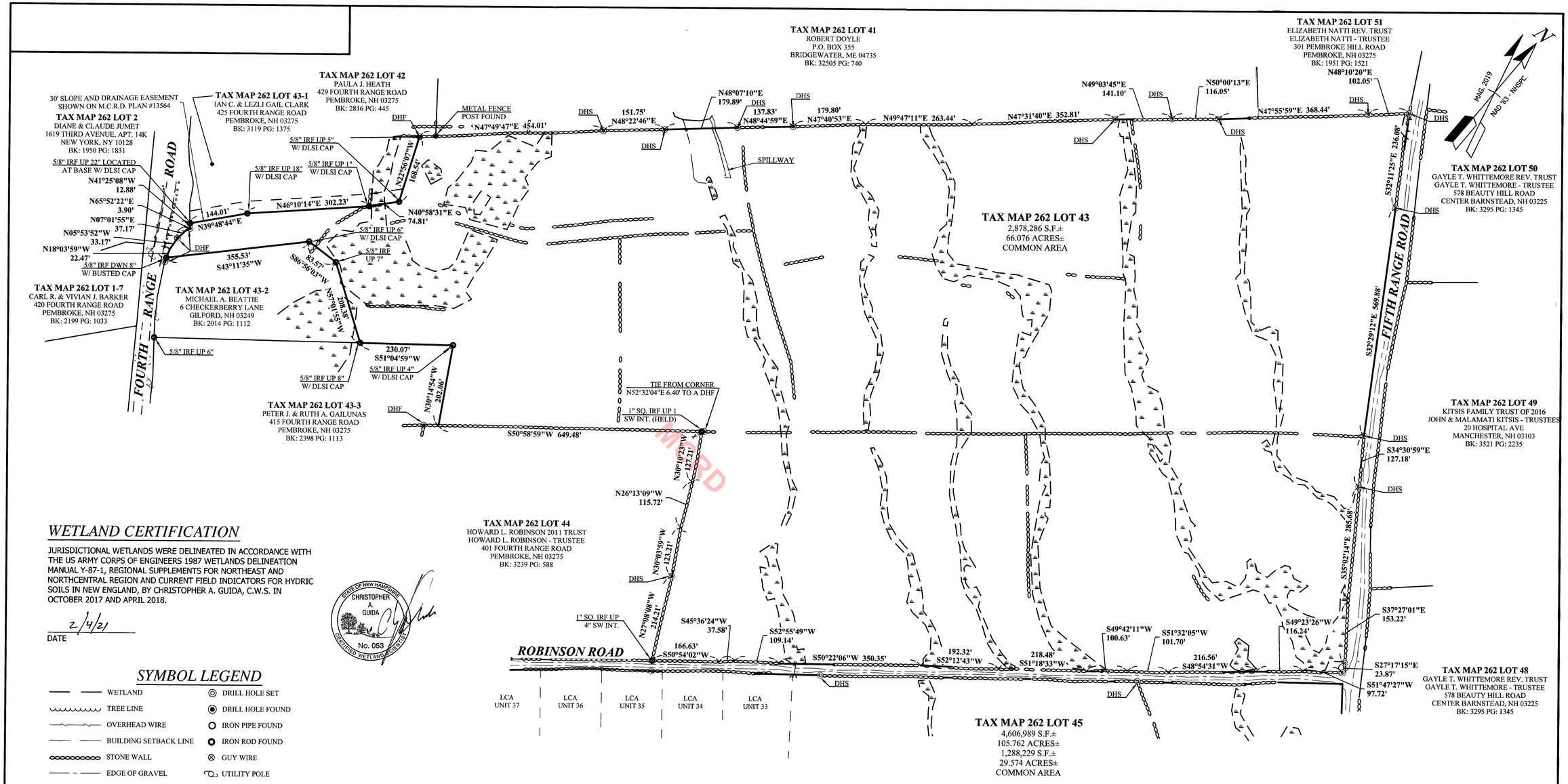
NO.	DATE	DESCRIPTION	BY
1	11/18/20	PER CONDITIONS OF APPROVAL	JRD
2	1/15/21	GENERAL REVISIONS	JRD

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
141 LONDONDERRY TURNPIKE – HOOKSETT, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 100'	DATE: SEPTEMBER 10, 2020	FB: 18 PG: 74 & TSC3	JOB #2018112

MCRD

Plan # 202100004746 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
6 OF 6 Date: 2/23/2021 2:22 PM LCHIP $25.00



WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2017 AND APRIL 2018.

2/4/21
DATE

STATE OF NEW HAMPSHIRE CHRISTOPHER A. GUIDA No. 053 CERTIFIED WETLAND SCIENTIST

SYMBOL LEGEND

WETLAND	DRILL HOLE SET
TREE LINE	DRILL HOLE FOUND
OVERHEAD WIRE	IRON PIPE FOUND
BUILDING SETBACK LINE	IRON ROD FOUND
STONE WALL	GUY WIRE
EDGE OF GRAVEL	UTILITY POLE
EDGE OF PAVEMENT	POST
REMNANT STONE WALL	WELL

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(I). CONSTRUCTION OF UNITS SHOWN HEREON HAS NOT YET BEGUN.

LICENSED LAND SURVEYOR

2/03/21
DATE

STATE OF NEW HAMPSHIRE No. 921 THOMAS P. SCHMOTT LAND SURVEYOR SIGNATURE

CONDOMINIUM SITE PLAN
OPEN SPACE AREA
TAX MAP 262 LOTS 43 & 45
MEADOW VIEW

LOCATED AT:
FOURTH RANGE ROAD
PEMBROKE, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	11/18/20	PER CONDITIONS OF APPROVAL	JRD
2	1/15/21	GENERAL REVISIONS	JRD

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
141 LONDONDERRY TURNPIKE – HOOKSETT, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 120'	DATE: SEPTEMBER 10, 2020	FB: 18 PG: 74 & TSC3	JOB #2018112