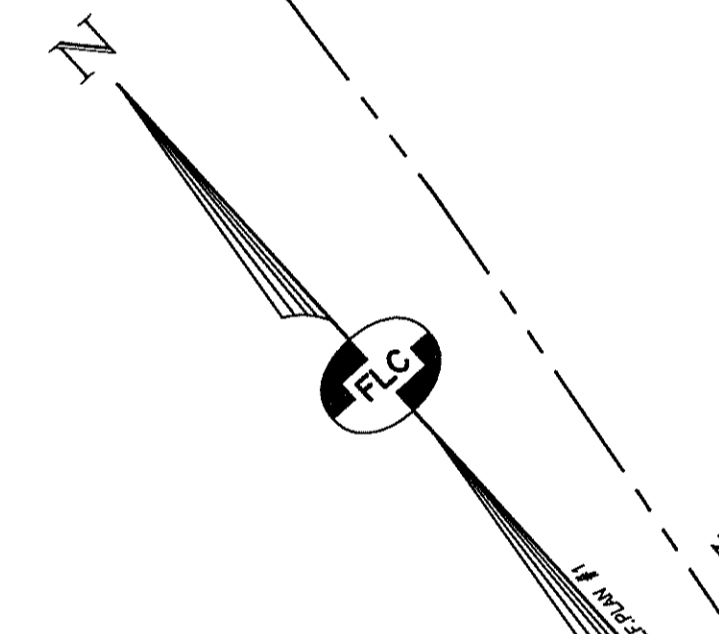
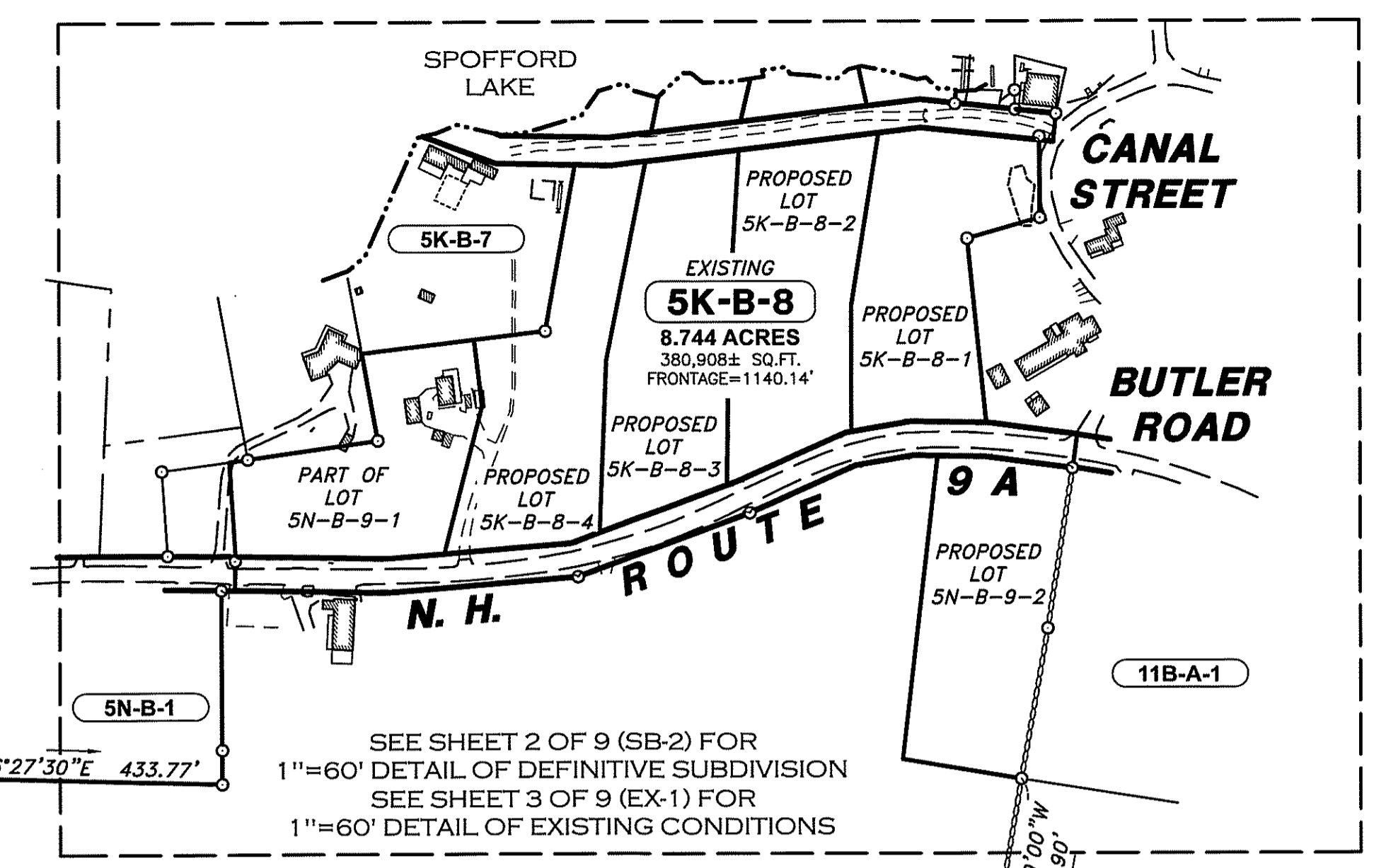


**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- SHORELAND SETBACK LINES
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- SWALE OR RUN-OFF
- GUARDRAIL
- TIE COURSE LINE
- FORMER TRACT LINE
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- WATER LINE

- I.PIN(F) IRON PIN FOUND
- I.PIN(E) IRON PIPE FOUND
- I.PIN(\*) IRON PIN PER REF.PLAN
- I.PIN(E) IRON PIPE PER REF.PLAN
- ⊙ D.H.(\*) DRILL HOLE PER REF.PLAN
- G.B.(\*) GRANITE BOUND PER REF.PLAN
- I.PIN(SET) IRON PIN SET
- G.B.(SET) GRANITE BOUND SET
- UTILITY POLE & GUY
- ⊙ WELL
- ⊙ SINGLE SIGN POST
- ⊙ TEST PIT
- ⊙ TP: 1 L=>72" S=34"
- ⊙ 4000 SQ.FT. RESERVE SEPTIC AREA
- ⊙ EXISTING BUILDING
- ⊙ PROPOSED WELL & 75' PROTECTIVE RADIUS
- ⊙ POSSIBLE PROPOSED DRIVEWAY LOCATION
- ⊙ TAX MAP, BLOCK & LOT NO.
- ⊙ PROPOSED COMMON DRIVEWAY EASEMENT



**SHEET INDEX**

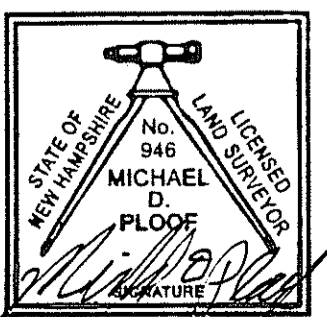
PAGE	SHEET	TITLE
1	SB-1	OVERALL SUBDIVISION PLAN
2	SB-2	SUBDIVISION PLAN
3	EX-1	EXISTING CONDITIONS PLAN
4	SP-1	EROSION AND SEDIMENT CONTROL SITE PLAN
5	DT-1	CONSTRUCTION DETAILS
6	DT-2	EROSION CONTROL DETAILS
7	SWDMP	SURFACE WATER DRAINAGE MANGEMENT PLAN
8	DP-1	PRE-DEVELOPMENT DRAINAGE PLAN
9	DP-2	POST-SEVELOPMENT DRAINAGE PLAN

**CERTIFICATION:**

"I HEREBY CERTIFY THAT LOT 5K-B-8 AND THE NORTHEASTERLY PORTION OF LOT 5N-B-9-1 ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

"IT IS HEREBY CERTIFIED THAT THE PERIMETER SURVEY CLOSURES AND THE LAYOUT OF ALL LOT BOUNDARY LINES MEET OR EXCEED THE TECHNICAL REQUIREMENTS OF THE CHESTERFIELD SUBDIVISION REGULATIONS."

DATE: 12/16/20



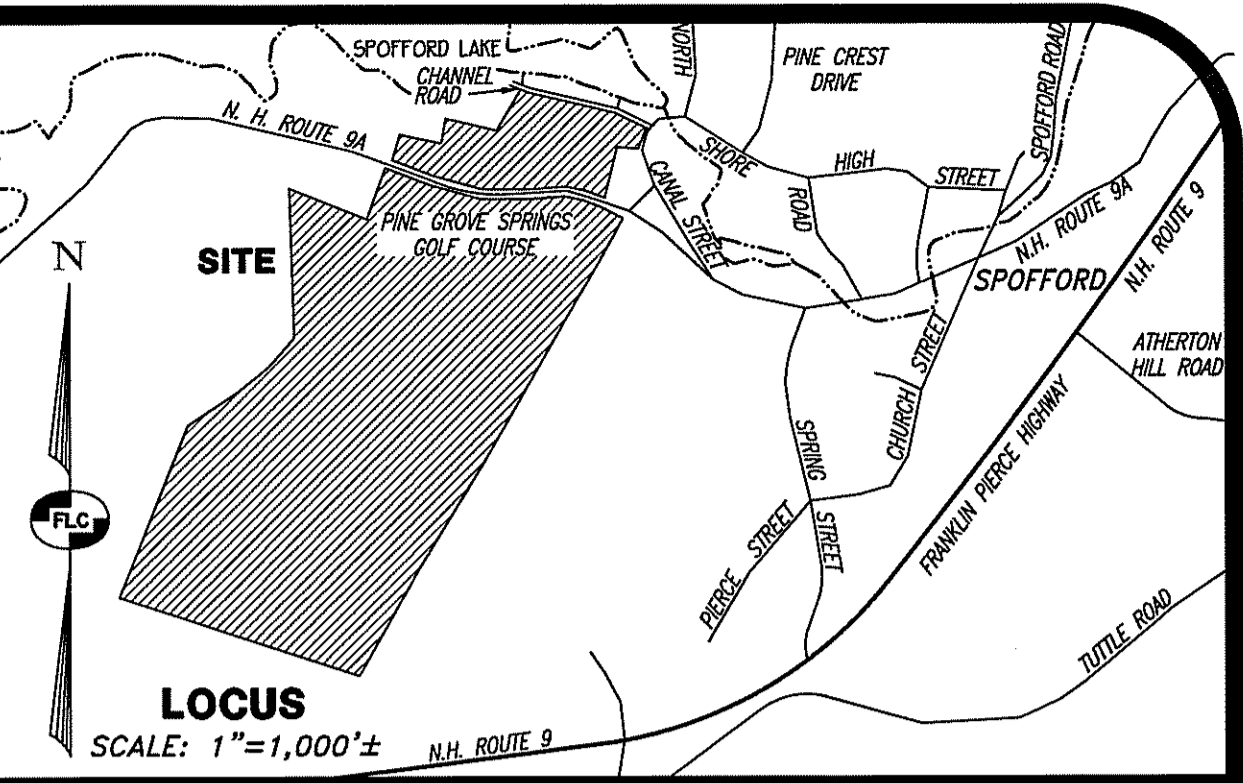
**REFERENCE PLANS:**

- "SUBDIVISION OF LAND - CONVEYED TO - PINE GROVE SPRINGS COUNTRY CLUB - CHESTERFIELD, N.H., SCALE 1"=100', DATED APRIL 24, 1984, BY DAVID A. MANN. RECORDED IN THE C.C.R.D., CABINET 5 DRAWER --- PLAN NO.126.
- "A PORTION OF THE PROPERTY OF - THE LAKE SPOFFORD BEACH & GOLF CLUB - AND - F. ELLIOTT BARBER", SCALE 1"=50', DATED AUGUST 1971, BY EMORY A. FELCH. NOT RECORDED. MADE AVAILABLE BY THE PINE GROVE SPRINGS COUNTRY CLUB.
- "PROPOSED SUBDIVISION OF - THE LAND OF RICHARD WALLEY - CHESTERFIELD, N.H. - OWNER: RICHARD WALLEY - SOUTH SHORE RD. - SPOFFORD, N.H., SCALE 1"=100', DATED JUNE 12, 1978, BY DICKSON, HOLDEN AND ASSOCIATES. RECORDED IN THE C.C.R.D., CABINET 1 DRAWER --- PLAN NO.135.
- "LAND BELONGING TO - EDWARD D. WESTERVELT & AGNES C. WESTERVELT - CHESTERFIELD, N.H., SCALE 1"=50', DATED DECEMBER 22, 1978, BY FOREST F. HALL. RECORDED IN THE C.C.R.D. IN BOOK#42, PLAN#34.

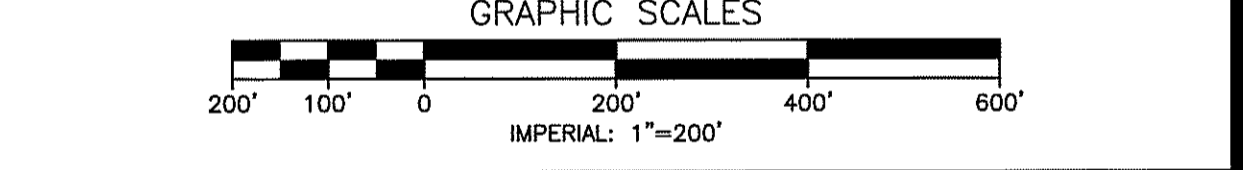
**NOTES CONTINUED:**

- EXISTING LOT 5K-B-8 IS SUBJECT TO A RIGHT-OF-WAY IN COMMON WITH B & K AQUA CLUB ALONG THE EXISTING GRAVEL ROAD LEADING THROUGH LOT 5K-B-8 TO LOT 5K-B-7. ALSO, LOT 5K-B-8 HAS A CERTAIN RIGHT AND EASEMENT ON LOT 5K-B-7 TO INSTALL AND MAINTAIN A WATER PUMPING STATION IN A BUILDING ON THE B & K AQUA CLUB PROPERTY AS SHOWN ON SHEET EX-1 (3 OF 3).
- THERE IS A PROPOSED COMMON ACCESS AND UTILITY EASEMENT OVER PROPOSED LOT 5K-B-8-4 FOR THE BENEFIT OF EXISTING LOT 5K-B-7.
- THERE IS A PROPOSED COMMON DRIVEWAY EASEMENT OVER PROPOSED LOTS 5K-B-8-2 AND 5K-B-8-3 FOR THE MUTUAL BENEFIT OF BOTH LOTS.
- THERE IS A PROPOSED ACCESS EASEMENT OVER EXISTING LOT 5N-B-9-1 FOR THE DRIVEWAY TO PROPOSED LOT 5N-B-9-2.
- THIS SUBDIVISION PLAN INCLUDES A TOTAL OF 9 DRAWINGS, SHEETS 1 AND 2 OF 9 SHALL BE RECORDED AT THE CHESTERFIELD COUNTY REGISTRY OF DEEDS. A FULL SET OF PROJECT PLANS, AS APPROVED BY THE CHESTERFIELD PLANNING BOARD, IS ON FILE WITH THE CHESTERFIELD PLANNING BOARD.
- THE DECLARATION OF STORMWATER MANAGEMENT EASEMENTS & COVENANTS AND EACH DECLARATION OF COMMON DRIVEWAY EASEMENTS ARE TO BE RECORDED AT THE CHESTERFIELD COUNTY REGISTRY OF DEEDS.
- STONE OR CONCRETE BOUNDARY MONUMENTS ARE TO BE INSTALLED AT EACH RELEVANT POINT COINCIDENT WITH PUBLIC RIGHT-OF-WAY AT NH ROUTE 9A. ALL BOUNDARY MONUMENTS, SPECIFIED AS TO BE SET SHALL BE INSTALLED PRIOR TO FINAL APPROVAL.
- ANY WORK PROPOSED WITHIN 250 FEET OF SPOFFORD LAKE WILL REQUIRE LOCAL AND STATE PERMITTING PRIOR TO CONSTRUCTION. THIS ALSO INCLUDES THE INSTALLATION OF ANY DOCKS IN SPOFFORD LAKE.
- ALL PORTIONS OF LOTS NORTH OF CHANNEL ROAD ARE ENTIRELY WITHIN THE SETBACKS.
- CHANNEL ROAD'S FULL WIDTH OF 41.25 FEET, INCLUSIVE OF RIGHT-OF-WAY, IS TOWN PROPERTY AND MAY NOT BE DISTURBED, INCLUDING TREE REMOVAL WITHOUT TOWN PERMISSION.
- LAND OWNERS, AT THEIR EXPENSE, SHALL REPLACE THE CULVERTS UNDER CHANNEL ROAD WITH TOWN PERMISSION SHOULD THEY FAIL.

- ABUTTERS:**
- MAP 5K LOT B-8 PINE GROVE SPRINGS COUNTRY CLUB P.O. BOX 56 SPOFFORD, NH 03462 VOL.838 PG.102 1/14/72 (TRACT 5) (NH ROUTE 9A)
  - MAP 5N LOT B-9-1 PINE GROVE SPRINGS COUNTRY CLUB P.O. BOX 56 SPOFFORD, NH 03462 VOL.865 PG.379 6/1/73 (282 NH ROUTE 9A)
  - MAP 5K LOT B-3 NINE A LLC & CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 VOL.2023 PG.880 6/19/03 (271 NH ROUTE 9A)
  - MAP 5K LOT B-3-1 NINE A LLC & CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 VOL.2023 PG.880 6/19/03 (NH ROUTE 9A)
  - MAP 5K LOT B-4 LINDA THOMAS 2004 LIVING TRUST 283 N.H. ROUTE 9A SPOFFORD, NH 03462 VOL.2846 PG.308 10/29/13 (NH ROUTE 9A)
  - MAP 5K LOT B-5 ELIZABETH A. GUZOFSKI TRUST ELIZABETH A. GUZOFSKI, TRUSTEE 70 BREEZY HILL ROAD SOUTH WINDSOR, CT 06074 VOL.3000 PG.268 9/15/17 (275 NH ROUTE 9A)
  - MAP 5K LOT B-6 LINDA THOMAS 2004 LIVING TRUST 283 N.H. ROUTE 9A SPOFFORD, NH 03462 VOL.2846 PG.308 10/29/13 (283 NH ROUTE 9A)
  - MAP 5K LOT B-7 B&K AQUA CLUB, INC. C/O SUE SCHILDT 44 VENEZIO AVENUE ALBANY, NY 12203 VOL.835 PG.115 10/28/71 (23 B&K DRIVE)
  - MAP 5K LOT A-3 PINE GROVE SPRINGS COUNTRY CLUB P.O. BOX 56 SPOFFORD, NH 03462 VOL.838 PG.102 1/14/72 (NH ROUTE 9A)
  - MAP 5K LOT A-1 KATHLENE FRAZIER 20 CHURCH STREET SPOFFORD, NH 03462 VOL.1817 PG.547 7/6/01 (OFF CANAL STREET)
  - MAP 5K LOT A-4 TOWN OF CHESTERFIELD P.O. BOX 175 CHESTERFIELD, NH 03443 VOL.1500 PG.18 8/19/94 (OFF CANAL STRET)
  - MAP 5K LOT A-2 DARREN W. HORN, JR. 719 N.H. ROUTE 12 WESTMORELAND, NH 03467 VOL.3034 PG.588 7/30/18 (57 CANAL STREET)
  - MAP 6A LOT B-9 ROBERT J. & CHERYL L. MARIUSCH P.O. BOX 544, 52 CANAL ST. SPOFFORD, NH 03462 VOL.2906 PG.1126 6/5/15 (52 CANAL STREET)
  - MAP 6A LOT B-8 BRAD J. WRIGHT 14 KNOWLTON STREET, APT.1 MARLBOROUGH, NH 03455 VOL.3051 PG.303 12/21/18 (46 CANAL STREET)
  - MAP 6A LOT B-7 ROBERT G. ALLEN & ROBIN J. KARLUN 36 CANAL STREET SPOFFORD, NH 03462 VOL.3051 PG.216 11/30/18 (36 CANAL STREET)
  - MAP 5K LOT B-9 KATHLENE FRAZIER 20 CHURCH STREET SPOFFORD, NH 03462 VOL.1817 PG.547 7/6/01 (5 & 7 BUTLER STREET)
  - MAP 5K LOT B-10 TANIA & ROBERT WRIGHT 153 MEETINGHOUSE ROAD HINSDALE, NH 03451 VOL.1901 PG.631 6/5/02 (CANAL STREET)
  - MAP 11B LOT A-1 MICHAEL DREW & LAURA ANNE PANZER P.O. BOX 93 CHESTERFIELD, NH 03443 VOL.2906 PG.1166 6/5/15 (344 N.H. ROUTE 9A))
  - MAP 11B LOT A-6-1 KAREN H. EMERY 63 SPRING STREET SPOFFORD, NH 03462 VOL.2658 PG.137 9/20/10 (63 SPRING STREET)
  - MAP 11B LOT A-7-1 KEVIN BEAL 159 VALLEY PARK DRIVE SPOFFORD, NH 03462 VOL.2294 PG.795 10/31/05 (PIERCE ROAD)
  - MAP 11B LOT A-12-3 KEVIN BEAL 159 VALLEY PARK DRIVE SPOFFORD, NH 03462 VOL.2454 PG.646 8/1/07 (PONTIAC DRIVE)
  - MAP 11B LOT A-12-2 DONALD EMERY 146 FORESTVIEW DRIVE SPOFFORD, NH 03462 VOL.2454 PG.643 8/1/07 (PONTIAC DRIVE)
  - MAP 11A LOT A-1 MARY DAVIS P.O. BOX 308 CHESTERFIELD, NH 03443 VOL.2829 PG.433 12/10/15 (1475 N.H. ROUTE 9)
  - MAP 11B LOT A-13 D-L-C SPOFFORD, LLC P.O. BOX 200 SPOFFORD, NH 03462 VOL.3013 PG.156 1/2/18 (1453 N.H. ROUTE 9)
  - MAP 5N LOT B-9 NINE A LLC & CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 VOL.2023 PG.880 6/19/03 (N.H. ROUTE 9A)
  - MAP 5N LOT B-2 NINE A LLC & CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 VOL.2023 PG.880 6/19/03 (N.H. ROUTE 9A)
  - MAP 5N LOT B-1 NINE A LLC & CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 VOL.2023 PG.880 6/19/03 (N.H. ROUTE 9A)
  - MAP 5J LOT A-15 ECHO PARK ESTATES ASSOCIATION, INC. C/O GEORGE SCHOLL 42 ECHO COVE SPOFFORD, NH 03462 VOL.870 PG.442 8/16/73 (ECHO COVE)
  - MAP 5J LOT A-21 GB INVESTMENT HOLDINGS, INC. 98 FOREST AVENUE SWANZEY, NH 03446 VOL.2873 PG.514 6/30/14 (508 NORTH SHORE RD.)



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT 5K-B-8 AND TAX MAP LOT 5N-B-9-1 IS THE PINE GROVE SPRINGS COUNTRY CLUB, P.O. BOX 56, SPOFFORD, NH 03462. THE DEED REFERENCE FOR LOT 5K-B-8 IS BOOK 838 PAGE 102 DATED JANUARY 14, 1972. THE DEED REFERENCE FOR LOT 5N-B-9-1 IS BOOK 865 PAGE 379 DATED JUNE 1, 1973.
  - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP LOT 5K-B-8 INTO (4) FOUR CONVENTIONAL RESIDENTIAL LOTS. ALSO, TO SUBDIVIDE EXISTING TAX MAP LOT 5N-B-9-1 INTO (1) ONE CONVENTIONAL RESIDENTIAL LOT WITH A LARGE REMAINING LOT CONTAINING THE EXISTING GOLF COURSE.
  - ZONING FOR BOTH PARCELS IS RESIDENTIAL DISTRICT (R). MINIMUM LOT SIZE IS 2 ACRE. MINIMUM LOT FRONTAGE IS 200 FEET. MINIMUM BUILDING SETBACKS ARE 50 FEET FOR FRONT AND 20 FEET FOR SIDE AND REAR LOT LINES AS SHOWN. TAX MAP LOT 5K-B-8 IS SUBJECT TO THE SPOFFORD LAKE OVERLAY DISTRICT.
  - THE TOTAL AREA OF EXISTING TAX MAP LOT 5K-B-8 IS 380,908± SQ.FT. OR 8.744± ACRES WITH 1140.14' OF FRONTAGE ALONG N.H. ROUTE 9A AND 114.47' ALONG CANAL STREET. THE TOTAL AREA OF EXISTING TAX MAP LOT 5N-B-9-1 IS 83.01 ACRES WITH 1,597.61' OF FRONTAGE ALONG N.H. ROUTE 9A.
  - PROPOSED LOT 5K-B-8-1 CONTAINS 2.12± ACRES OR 92,140± SQ.FT. WITH 200.00' OF FRONTAGE. PROPOSED LOT 5K-B-8-2 CONTAINS 2.23± ACRES OR 97,345± SQ.FT. WITH 200.00' OF FRONTAGE. PROPOSED LOT 5K-B-8-3 CONTAINS 2.20± ACRES OR 95,888± SQ.FT. WITH 200.00' OF FRONTAGE. PROPOSED LOT 5K-B-8-4 CONTAINS 2.19± ACRES OR 95,535 SQ.FT. WITH 232.33' OF FRONTAGE. PROPOSED LOT 5N-B-9-2 CONTAINS 2,000 ACRES OR 87,120 SQ.FT. WITH 200.00' OF FRONTAGE. REMAINDER LOT 5N-B-9-1 WILL CONTAIN 81.01 ACRES WITH 1,397.61' OF FRONTAGE.
  - HORIZONTAL ORIENTATION IS PER REFERENCE PLAN#1. VERTICAL DATUM IS NAVD 88.
  - WETLANDS WERE FOUND AND DELINEATED ON THE SITE AS A RESULT OF A FIELD INSPECTION PERFORMED BY CHRISTOPHER A. GUIDA, C.W.S., FEBRUARY 2019.
  - EXISTING LOTS 5N-B-9-1 AND 5K-B-8 DO NOT LIE WITHIN THE LIMIT OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. MAP #33005C0245E DATED MAY 23, 2006.
  - SOIL BOUNDARY TRANSCRIPTIONS SHOWN FROM HILLSBOROUGH COUNTY CONSERVATION DISTRICT HAVE BEEN ACCURATELY PERFORMED.
  - EXISTING IMPROVEMENTS AND UTILITIES SHOWN WERE DERIVED FROM REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2019 AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
  - UTILITIES HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND ARE SHOWN HEREON.
  - PERMITS AND APPROVALS REQUIRED:
    - NHDES SUBDIVISION, APPROVAL NUMBER IS #SA2020071401.
    - NHDOT DRIVEWAY PERMIT NUMBER IS 04-087-0060.
    - NHDES SHORELAND PERMIT MUST BE RECEIVED PRIOR TO COMMENCEMENT OF WORK ON PARCEL 5K-B-8-1.
  - THE SUBDIVISION REGULATIONS OF THE TOWN OF CHESTERFIELD ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



REV.	DATE	DESCRIPTION	C/O	DR	CK
F	12/11/20	REVISED PER NOTICE OF DECISION			MDP
E	04/21/20	REVISED PER PEER REVIEW.			DSL
D	03/03/20	REVISE COMMON DRIVE EASEMENTS, LOTS 2, 3 & 4			TJB
C	10/31/19	REVISE ACCESS EASEMENT FOR LOT 5N-B-9-2			TJB
B	9/30/19	REVISE LAKE FRONTAGES			TJB
A	8/23/19	ADD TEST PIT DATA AND REVISE LAKE FRONTAGES			TJB

**OVERALL SUBDIVISION PLAN**

**TAX MAP LOT 5K-B-8 (ROUTE 9A) AND TAX MAP LOT 5N-B-9-1 (292 ROUTE 9A)**

**CHESTERFIELD, NEW HAMPSHIRE**

PREPARED FOR AND LAND OF:

**PINE GROVE SPRINGS COUNTRY CLUB, INC.**

292 NH ROUTE 9A, P.O. BOX 56, SPOFFORD, NH 03462

SCALE: 1" = 200' AUGUST 1, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5456 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com

APPROVED BY CHESTERFIELD PLANNING BOARD

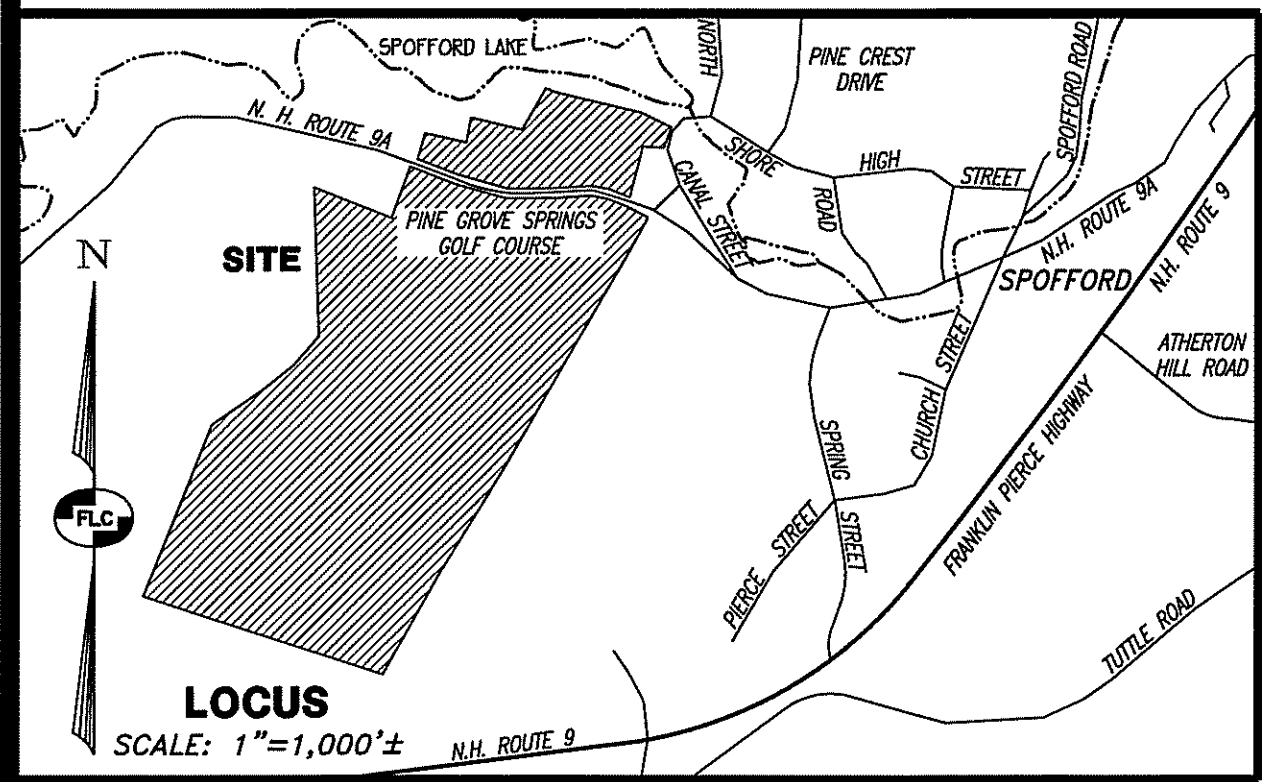
ON: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

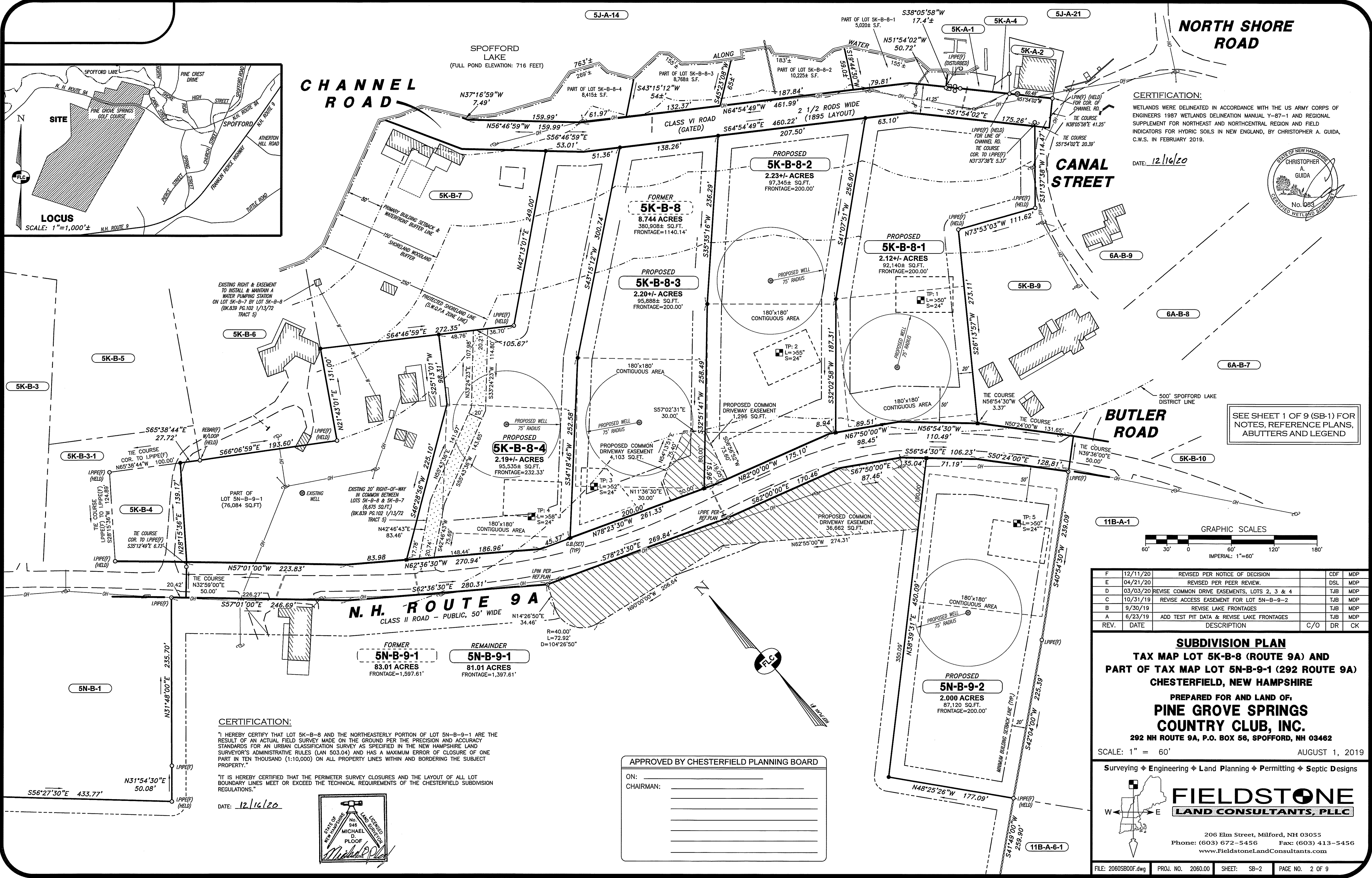
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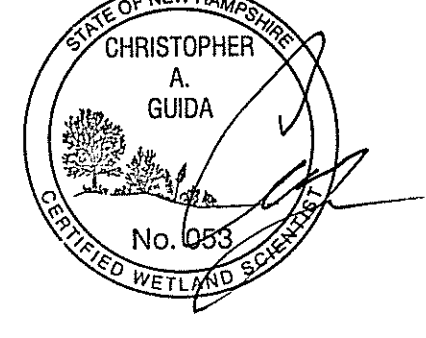


# CHANNEL ROAD

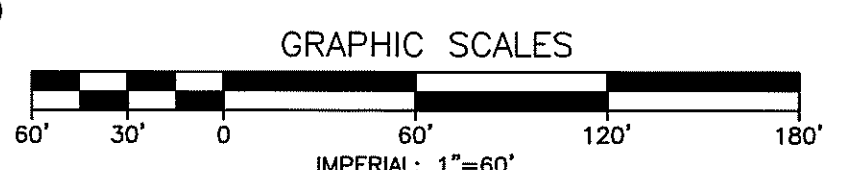


**CERTIFICATION:**  
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY 2019.

DATE: 12/16/20



SEE SHEET 1 OF 9 (SB-1) FOR NOTES, REFERENCE PLANS, ABUTTERS AND LEGEND



REV.	DATE	DESCRIPTION	C/O	DR	CK
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A	6/23/19	ADD TEST PIT DATA & REVISE LAKE FRONTS		TJB	MDP
REV.	DATE	DESCRIPTION	C/O	DR	CK

**SUBDIVISION PLAN**  
**TAX MAP LOT 5K-B-8 (ROUTE 9A) AND**  
**PART OF TAX MAP LOT 5N-B-9-1 (292 ROUTE 9A)**  
**CHESTERFIELD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**PINE GROVE SPRINGS**  
**COUNTRY CLUB, INC.**  
 292 NH ROUTE 9A, P.O. BOX 56, SPOFFORD, NH 03462

SCALE: 1" = 60' AUGUST 1, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

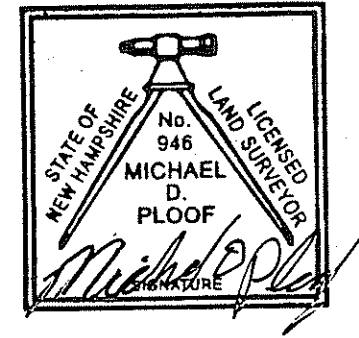


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DATE: 12/16/20



APPROVED BY CHESTERFIELD PLANNING BOARD

ON: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_