



# New Hampshire Fish and Game Department

JUL 19 '19 AM 11:37 DAS

70 JAR

11 Hazen Drive, Concord, NH 03301-6500  
Headquarters: (603) 271-3421  
Web site: [www.WildNH.com](http://www.WildNH.com)

TDD Access: Relay NH 1-800-735-2964  
FAX (603) 271-1438  
E-mail: [info@wildlife.nh.gov](mailto:info@wildlife.nh.gov)

Glenn Normandeau  
Executive Director

July 8, 2019

His Excellency, Governor Christopher T. Sununu  
And the Honorable Council  
State House  
Concord, New Hampshire 03301

## REQUESTED ACTION

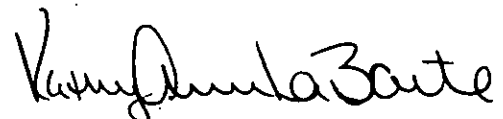
Authorize the New Hampshire Fish and Game Department (NHFG) to accept the no-cost transfer of a Grant of Conservation Restrictions on 0.7 acres of land on Riverwood Drive in Pembroke from the Strong Foundations Elementary School, Inc. effective upon Governor and Council approval through December 31, 2019. No funding involved.

## EXPLANATION

As a condition of New Hampshire Department of Environmental Services Alteration of Terrain Permit #AOT-1289, the Strong Foundations Elementary School, Inc. has agreed to transfer to the Fish and Game Department, at no cost, a Grant of Conservation Restrictions on 0.7 acres of land located on Riverwood Drive in Pembroke to ensure that the protected area will be retained in its forested, wetland and open space condition to protect and conserve the natural biological diversity of the area including the State Endangered eastern hognose snake and the State Threatened black racer snake.

Respectfully submitted,

  
Glenn Normandeau  
Executive Director

  
Kathy Ann LaBonte  
Chief, Business Division

# STATE OF NEW HAMPSHIRE

Inter-Department Communication

**DATE** June 25, 2019

**FROM:** Christopher G. Aslin  
Senior Assistant Attorney General

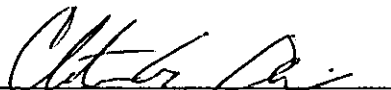
**AT (OFFICE)** Department of Justice  
Environmental Protection Bureau

**SUBJECT:** Strong Foundations Elementary School Conservation Restrictions

**TO:** Richard Cook, Land Agent  
New Hampshire Fish and Game Department

---

The Office of the Attorney General has reviewed the Grant of Conservation Restrictions, and supporting materials, for the property located in the Town of Pembroke, New Hampshire owned by the Strong Foundations Elementary School, Inc. The Grant of Conservation Restrictions, which conserves 0.7 acres of land for wildlife habitat and grants the State enforcement rights, is approved for form and substance only. Following Governor and Council approval, please submit the fully executed Grant of Conservation Restrictions to this Office for approval of execution prior to recordation in the Registry of Deeds.

  
Christopher G. Aslin

THIS IS A CONVEYENCE TO AN INSTRUMENTALITY OF  
THE STATE OF NEW HAMPSHIRE WHICH IS EXEMPT  
FROM THE NEW HAMPSHIRE REAL ESTATE TRANSFER  
TAX PURSUANT  
TO NEW HAMPSHIRE RSA 78-B:2, I AND  
FROM THE LCHIP SURCHARGE  
PURSUANT TO RSA 478:17-g, II.

### **GRANT OF CONSERVATION RESTRICTIONS**

**STRONG FOUNDATIONS ELEMENTARY SCHOOL, INC.** a New Hampshire corporation, with an address of 715 Riverwood Drive, Pembroke, New Hampshire 03275 (the "Grantor"), for good and valuable consideration to us paid by the State of New Hampshire, acting through the **NEW HAMPSHIRE FISH AND GAME DEPARTMENT** (sometimes referred to as "NHF&G" or the "Conservation Restriction Holder," which, unless the context clearly indicates otherwise, includes its successors and assigns), with a mailing address of 11 Hazen Drive, City of Concord, Merrimack County, State of New Hampshire 03301, grant to NHF&G certain Conservation Restrictions more particularly described herein below (the "Conservation Restrictions") on the property herein described. The Property was restricted as a condition of the NHDES Alteration of Terrain Permit # AOT-1289.

The Property hereby conveyed and made subject to the Conservation Restrictions hereinafter described is more particularly bounded and described as follows:

A certain parcel of land located in the Town of Pembroke, County of Merrimack, State of New Hampshire, being described more particularly as follows:

Beginning at a point on the northerly sideline of Riverwood Drive, so-called, said point being 154.05 feet from the southeasterly corner of Lot "632-18-10 (Lot B-5)" on a plan of land entitled "Conservation Restriction Easement Plat," dated June 29, 2018, prepared by Richard D. Bartlett & Associates, LLC to be recorded in the Merrimack County Registry of Deeds, and being the southeasterly corner of the herein described premises;

thence running along said Riverwood Drive, S 85° 51' 00" W, a distance of 102.05 feet to a 5" x 5" granite bound found;

thence running along said Riverwood Drive along a curve to the right with a radius of 50.00 feet, for a distance of 78.89 feet to a 4" x 4" granite bound found; thence turning and running along said Riverwood Drive right-of-way N 03° 45' 10" W, a distance of 19.59 feet to an iron pin;

thence turning and running along said right-of-way along a curve to the right having a radius of 709.56 feet, for a distance of 151.97 feet to an iron pin;

thence turning and running along said right-of-way N 08° 31' 10" E, a distance of 85.40 feet to point;

thence turning and running S 43° 47' 15" E, a distance of 78.88 feet to a point;

thence turning and running S 07° 05' 09" E, a distance of 46.33 feet to a point;

thence turning and running S 36° 56' 50" E, a distance of 87.31 feet to a point;

thence turning and running S 13° 46' 30" E, a distance of 67.44 feet to a point;

thence turning and running S 08° 50' 01" E, a distance of 57.25 feet to the point of beginning.

Containing an area of 30,321 SF, more or less. hereinafter the "Restricted Property."

This conveyance is made subject to the following Conservation Restrictions, which shall run with the land and be enforceable Conservation Restrictions as defined in NH RSA 477:45 – 47, for the benefit of the New Hampshire Fish and Game Department and its successors and assigns: The following restrictions apply:

1. No structure or improvement, including, but not limited to, a dwelling, any portion of a septic system, detention basins and/or swales, educational building, tennis court, swimming pool, dock, athletic field, pavilion, shooting range, aircraft landing strip, tower, including cell towers, mobile home, or wind powered generator or similar development, shall be constructed, placed, or introduced onto the Restricted Property.
2. There shall be no vegetative management undertaken by the Grantor, its successors or assigns unless approved by the New Hampshire Fish and Game Department in writing.
3. The Grantor shall maintain signage around the perimeter of the Restricted Property identifying it as a wildlife conservation area.
4. The New Hampshire Fish and Game Department shall have the right to enter and go upon the Restricted Property for wildlife surveys and conservation purposes at its sole discretion.
5. The New Hampshire Fish and Game Department shall retain the right, but not the obligation, to manage and maintain the Restricted Property as wildlife habitat at its sole discretion.

The foregoing Conservation Restrictions above shall be enforceable by the Conservation Restriction Holder in perpetuity by actions at law or by proceedings in equity.

The Conservation Restrictions serve the following purposes:

1. Assuring that the Restricted Property will be retained in its forested, wetland and open space condition;
2. Protecting and conserving the natural biological diversity of the region including eastern hognose snake, northern black racer snake, and other rare plants and animals, exemplary natural communities, wetlands and other significant wildlife habitats on the Restricted Property;
3. Protecting and conserving the wetlands and/or forest lands of which the property consists and the wildlife habitat thereon.

The Conservation Restrictions set forth in this Grant are created solely for the protection of the Restricted Property, and for the consideration and values set forth above, and Grantor reserves the ownership of the fee simple estate upon the Restricted Property and all rights appertaining thereto, including the right to engage in all acts or uses not prohibited by this Grant and not inconsistent with the conservation purposes hereof. It is expressly understood and agreed that the terms of this Grant do not grant or convey to members of the general public any rights of ownership, entry or use of the Restricted Property.

The Restricted Property is conveyed TOGETHER WITH all recorded conditions, restrictions, and agreements that lawfully apply to the Restricted Property or any part thereof and SUBJECT TO all matters of record and to real estate taxes accruing after the date hereof.

By accepting this deed the Grantor agrees to maintain the Restricted Property in its open and undeveloped state. The Conservation Restrictions set forth above shall burden the Restricted Property in perpetuity and shall be binding on the Grantor and its successors and assigns.

MEANING AND INTENDING to describe and convey a portion of the same premises as conveyed to Strong Foundations Elementary School, Inc., by Fiduciary Deed of Farnum W. Cole and Lynda L. Cole, Trustees of the Cole Family Trust; Millicent B. Cole, Trustee of The Edward A. Cole Trust; and Thomas J. Phillips and Caroline C. Phillips, Trustees of The Phillips Living Trust, dated May 15, 2017 and recorded at the Merrimack County Registry of Deeds, Book 3556, Page 455.

Executed this \_\_\_\_ day of October, 2019.

**GRANTOR:**

**STRONG FOUNDATIONS  
ELEMENTARY SCHOOL, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Beth McClure, its duly-authorized Secretary

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, ss

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2019,  
by Beth McClure, duly-authorized Secretary of Strong Foundations Elementary School, Inc., for  
the purposes therein contained

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_

**MORTGAGEE / LIENHOLDER:**

**NORTHWAY BANK**

By signing below, the undersigned mortgagee / lienholder, Northway Bank, holder of one mortgage or lien dated September 26, 2017, and recorded against the above described property at the Merrimack County Registry of Deeds on October 2, 2017, at Book 3572, Page 175, consents to and joins in the easement conveyance described herein and above.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**Northway Bank**

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Title: \_\_\_\_\_  
Duly Authorized

STATE OF NEW HAMPSHIRE COUNTY OF MERRIMACK, ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, \_\_\_\_\_ (title) of Northway Bank, for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_

**MORTGAGEE / LIENHOLDER:**

**CAPITAL REGIONAL DEVELOPMENT COUNCIL**

By signing below, the undersigned mortgagee / lienholder, Capital Regional Development Council, holder of one mortgage or lien dated September 26, 2017, and recorded against the above described property at the Merrimack County Registry of Deeds on October 2, 2017, at Book 3572, Page 216, consents to and joins in the easement conveyance described herein and above.

*Executed* this \_\_\_ day of \_\_\_\_\_, 2019.

**Capital Regional Development Council**

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Title: \_\_\_\_\_  
Duly Authorized

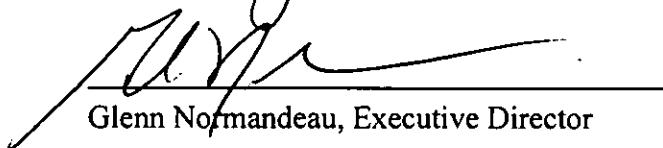
STATE OF NEW HAMPSHIRE COUNTY OF MERRIMACK, ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, \_\_\_\_\_ (title) of Capital Regional Development Council, for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_




Accepted by the State of New Hampshire on this 15<sup>th</sup> day of July, 2019:

  
Glenn Normandeau, Executive Director  
NH Fish and Game Department

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack, ss

Personally appeared, Glenn Normandeau, Executive Director of the New Hampshire Fish and Game Department, this 15<sup>th</sup> day of July, 2019 and being duly authorized acknowledged the foregoing on behalf of the State of New Hampshire.

  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_

**TANYA L. HASKELL, Notary Public**  
**My Commission Expires November 4, 2020**

Approved by the NH Governor and Executive Council: Date \_\_\_\_\_ Item # \_\_\_\_\_

# State of New Hampshire

## Department of State

### CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that STRONG FOUNDATIONS ELEMENTARY SCHOOL, INC is a New Hampshire Nonprofit Corporation registered to transact business in New Hampshire on May 06, 2005. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 537823

Certificate Number: 0004197941



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed  
the Seal of the State of New Hampshire,  
this 16th day of October A.D. 2018.

A handwritten signature in black ink, appearing to read "William M. Gardner".

William M. Gardner  
Secretary of State



**STRONG  
FOUNDATIONS**

**ELEMENTARY SCHOOL, INC.**

715 Riverwood Drive  
Pembroke, NH 03275  
(603) 568-5700

CERTIFICATE OF VOTE

I, Colleen Sliva, President of Strong Foundations Elementary School, Inc. do hereby certify that:

1. I am the duly elected President of Strong Foundations Elementary School, Inc.
2. The following are true copies of two resolutions duly adopted at a meeting of the Board of Directors of Strong Foundations Elementary School, Inc. duly held on 7/3/2018 (date).

RESOLVED that this organization shall transfer certain conservation restrictions to the New Hampshire Fish and Game Department.

RESOLVED that Beth McClure, its duly authorized Secretary, is hereby authorized on behalf of this Organization to execute any and all documents, agreements and other instruments, and any amendments, revisions or modifications thereto, as he may deem necessary or desirable to effect the purpose of these resolutions.

3. The foregoing resolutions have not been amended or revoked and remain in full force and effect as of 7/3/2018 (date).

IN WITNESS WHEREOF, I have hereunto set my hand as the President of Strong Foundations Elementary School, Inc, this 3 th day of Jan 2019.

Colleen Sliva  
Type full name, President

State of N.H., County of Merrimack.

On this the 3rd day of January 2019, before me Lori Surowiec the undersigned officer, personally appeared in Northfield, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.



Docket Number: 201700008649  
Recorded in Merrimack County, NH  
Kathi L. Guay, CPO, Register  
BK: 3556 PG: 455, 5/18/2017 2:40 PM  
LCHIP \$25.00 RECORDING \$26.00  
TRANSFER TAX \$5,625.00  
SURCHARGE \$2.00

26-70  
2-  
25-  
Diamond Co. Sales, Pallarun  
PO Box 2650  
Return to: Concord NH 03301  
Strong Foundations Elementary School  
715 Riverwood Drive  
Pembroke, NH 03275

MERRIMACK COUNTY RECORDS

*Kathi L. Guay*, CPO, Register

**5625.00 FIDUCIARY DEED**

*FOR CONSIDERATION PAID*, Farnum W. Cole and Lynda L. Cole, Trustees of the Cole Family Trust under Declaration of Trust dated October 8, 2003, with a mailing address of 900 Jimeno Road Santa Barbara, California, 93103, Millicent B. Cole, Trustee of The Edward A. Cole Trust dated August 17, 2007, with a mailing address of 145 Salem Road, Topsfield, MA 01983, and Thomas J. Phillips and Caroline C. Phillips, Trustees of The Phillips Living Trust dated November 9, 1991, with a mailing address of 113 Tradescant Drive, Chapel Hill, NC 27517;

*grant(s) to* STRONG FOUNDATIONS ELEMENTARY SCHOOL, INC., a New Hampshire corporation, with a mailing address of 715 Riverwood Drive, Pembroke, New Hampshire, 03275;

A certain parcel of land located in the Town of Pembroke, County of Merrimack, State of New Hampshire, being shown as "632-18-10 (Lot B-5)" on a plan of land entitled "Boundary Plan for Land in Pembroke, New Hampshire," dated April 27, 1999, and recorded in the Merrimack County Registry of Deeds as Plan No. 14818, said parcel being more particularly bounded and described as follows:

Beginning at an iron pin along the northerly sideline of Riverwood Drive, so-called, at the southeast corner of the herein-described premises; thence running along said Riverwood Drive North 79° 36' 14" West a distance of 256.08 feet, more or less, to a granite bound; thence along Riverwood Drive and a right of way along a curve to the right with a radius 50 feet a distance of 78.89 feet, more or less, to an iron pin; thence North 10° 47' 36" East a distance of 19.59 feet; more or less, along said right of way to an iron pin; thence along said right of way along, a curve to the right with a radius of 709.56 feet a distance of 151.97 feet, more or less, to an iron pin; thence along said right of way North 23° 03' 52" East a distance of 263.34 feet, more or less, to an iron pin; thence along said right of way along a curve to the left with a radius of 330.00 feet a distance of 128.04 feet, more or less, to an iron pin; thence North 15° 46' 15" East along other land of Riverwood Commercial Properties, Inc., a distance of 181.11 feet, more or less, to an iron rod; thence turning and running South 75° 25' 39" East along said other land of Riverwood Commercial Properties, Inc., a distance of 249.10 feet, more or less, to an iron rod; thence turning and running South 30° 31' 20" East along said other land of Riverwood Commercial Properties, Inc., a distance of 154.94 feet, more or less, to an iron rod; thence turning and running South 22° 30' 14" West along land known as "632-18-9 (Lot B-4)" a distance of 664.62 feet, more or less, to the point of beginning.

Consisting of approximately 5.855 acres.

Conveyed with the premises to the grantees and their successors, assigns and invitees is the non-exclusive right and easement in common with any others so entitled, now or in the future, (collectively, the "Easement Holders") to use Riverwood Drive as shown on said plan for ingress and egress and all other purposes for which roads are commonly used, including but not limited to ingress and egress, on foot and by vehicle, and the installation, maintenance, repair and replacement of utility poles, wires, cables, pipes, mains, conduits and other facilities servicing the premises. Provided, however, that no use of the easement by the grantees or their successors, assignees or invitees shall materially interfere with any of the ingress, egress, installation, maintenance, repair, replacement or similar rights held by others. The foregoing right and easement herein granted shall also apply to Riverwood Drive, as extended, and the road(s) as developed, including the road shown on the Plan as the "Road Under Construction."

Subject to Riverwood Commercial Properties, Inc.'s right to dedicate Riverwood Drive and other roads as public rights of way, which right is hereby reserved, at which time the Easement Holders' rights in such public rights of way shall be as enjoyed by the public.

The herein-described premises is conveyed subject to the requirement to pay for water line extensions onto the premises and to pay for water at the same rate as paid by others, as described in the deed from Riverwood Commercial Properties, Inc., to the Town of Pembroke, dated February 16, 1984, and recorded in the Merrimack County Registry of Deeds at Book 1466, Page 956.

Subject to an easement appurtenant to the rights of way shown as the "Road Under Construction" and "Riverwood Drive" on said plan, up to a depth of 30' from said rights of way, for the purposes of constructing and maintaining slopes and embankments to provide lateral support to the rights of way, subject to the utility easement as described in the deed to New England Telephone and Telegraph Company and the Public Service Company of New Hampshire, dated May 13, 1988, and recorded at Book 1722, Page 732 of the Merrimack County Registry of Deeds.

Meaning and intending to convey the same premises as shown in a Warranty Deed dated June 28, 2016 and recorded with the Merrimack County Registry of Deeds at Book 3521, Page 1576.

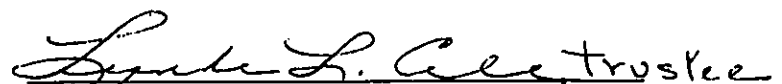
This is not homestead property.

The undersigned being the Trustees under the Cole Family Trust, a Trust created by Farnum W. Cole and Lynda L. Cole, as grantors under trust agreement dated October 8, 2003 have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset to the Trustees for a conveyance thereof.

Executed this 15 day of May, 2017.

Cole Family Trust under Declaration of Trust dated  
October 8, 2003

  
Farnum W. Cole, Trustee

  
Lynda L. Cole, Trustee

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Barbara

On May 15, 2017 before me, Susan L. Cervantes, Notary Public  
(Insert name and title of the officer)

personally appeared Farnum W. Cole & Lynda L. Cole  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan L. Cervantes (Seal)



The undersigned being the Surviving-Trustee under The Edward A. Cole Trust, a Trust created by Edward A. Cole and Millicent B. Cole, as grantors under trust agreement dated August 17, 2007 has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or are properly exercising said power or to see to the application of any trust asset to the Trustee for a conveyance thereof.

Executed this 15 day of May, 2017.

The Edward A. Cole Trust

Millicent B. Cole  
Millicent B. Cole, Surviving Trustee

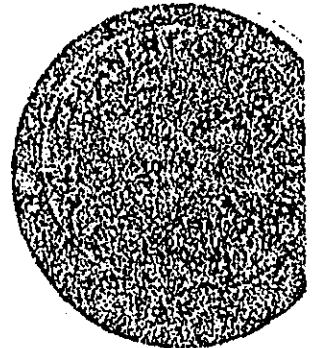
State of Massachusetts

County of Essex



On this 15 day of May, 2017, before me, the undersigned notary public, personally appeared Millicent B. Cole, in her capacity as Surviving Trustee of The Edward A. Cole Trust to me known to be the person(s) described in or proved to me through satisfactory evidence of identification, which were Driver's License and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires: Sept. 23, 2022



The undersigned being the Trustees under The Phillips Living Trust, a Trust created by Thomas J. Phillips and Caroline C. Phillips, as grantors under trust agreement dated November 9, 1991 have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset to the Trustees for a conveyance thereof.

Executed this 15 day of May, 2017.

The Phillips Living Trust

Thomas J. Phillips, Trustee  
Thomas J. Phillips, Trustee

Caroline C. Phillips, Trustee  
Caroline C. Phillips, Trustee

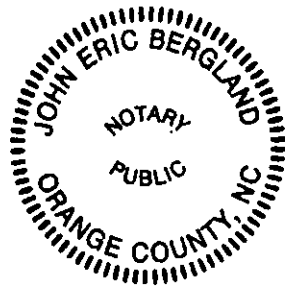
State of NC

County of ORANGE

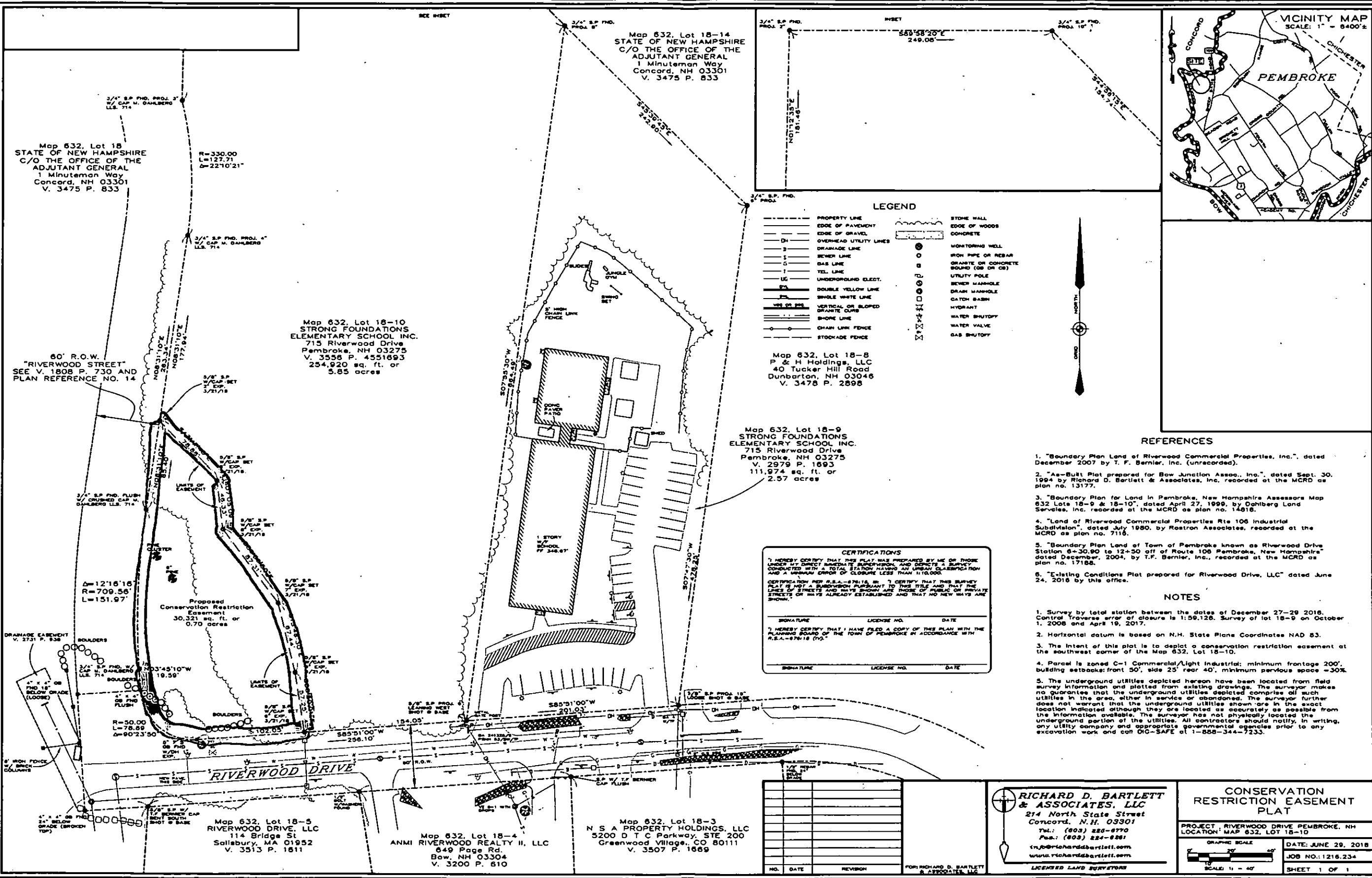
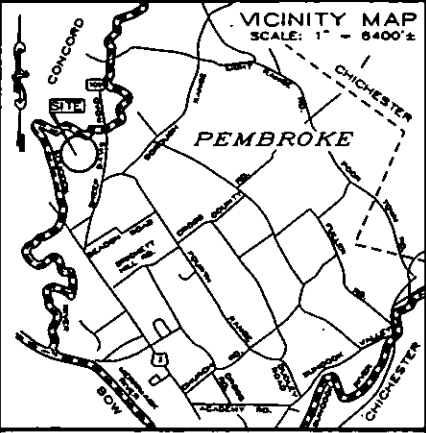
Then personally appeared before me on this 15<sup>th</sup> day of May, 2017, the said Thomas J. Phillips and Caroline C. Phillips, in their capacity as Trustees of The Phillips Living Trust and acknowledged the foregoing to be his/her/their voluntary act and deed.

John Eric Bergland  
Notary Public/Justice of the Peace

Commission expiration: 07/07/2021







Map 632, Lot 18-14  
STATE OF NEW HAMPSHIRE  
C/O THE OFFICE OF THE  
ADJUTANT GENERAL  
1 Minuteman Way  
Concord, NH 03301  
V. 3475 P. 833

Map 632, Lot 18  
STATE OF NEW HAMPSHIRE  
C/O THE OFFICE OF THE  
ADJUTANT GENERAL  
1 Minuteman Way  
Concord, NH 03301  
V. 3475 P. 833

Map 632, Lot 18-10  
STRONG FOUNDATIONS  
ELEMENTARY SCHOOL INC.  
715 Riverwood Drive  
Pembroke, NH 03275  
V. 3558 P. 4551693  
254,920 sq. ft. or  
5.85 acres

Map 632, Lot 18-8  
P & H Holdings, LLC  
40 Tucker Hill Road  
Dunbarton, NH 03046  
V. 3478 P. 2898

Map 632, Lot 18-9  
STRONG FOUNDATIONS  
ELEMENTARY SCHOOL INC.  
715 Riverwood Drive  
Pembroke, NH 03275  
V. 2979 P. 1893  
111,974 sq. ft. or  
2.57 acres

Map 632, Lot 18-5  
RIVERWOOD DRIVE, LLC  
114 Bridge St  
Salisbury, MA 01952  
V. 3513 P. 1811

Map 632, Lot 18-4  
ANMI RIVERWOOD REALTY II, LLC  
649 Page Rd.  
Bow, NH 03304  
V. 3200 P. 610

Map 632, Lot 18-3  
N S A PROPERTY HOLDINGS, LLC  
3200 D T C Parkway, STE 200  
Greenwood Village, CO 80111  
V. 3507 P. 1869

**LEGEND**

---	PROPERTY LINE	---	STONE WALL
---	EDGE OF PAVEMENT	---	EDGE OF WOODS
---	EDGE OF GRAVEL	---	CONCRETE
---	OVERHEAD UTILITY LINES	---	MONITORING WELL
---	DRAINAGE LINE	---	IRON PIPE OR REBAR
---	SEWER LINE	---	GRANITE OR CONCRETE
---	GAS LINE	---	SOUND (OB OR CB)
---	TEL. LINE	---	UTILITY POLE
---	UNDERGROUND ELECT.	---	SEWER MANHOLE
---	DOUBLE YELLOW LINE	---	DRAIN MANHOLE
---	SINGLE WHITE LINE	---	CATCH BASIN
---	VERTICAL OR SLOPED	---	HYDRANT
---	GRANITE CURB	---	WATER SHUTOFF
---	SHORE LINE	---	WATER VALVE
---	CHAIN LINK FENCE	---	GAS SHUTOFF
---	STOCKADE FENCE		

**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPicts A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URsUAN CLASSIFICATION AND A MAXIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

CERTIFICATION FOR R.S.A.-878118, IS: I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE STREET LINES AND BOUNDARIES SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

SIGNATURE	LICENSE NO.	DATE

I HEREBY CERTIFY THAT I HAVE FILED COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF PEMBROKE IN ACCORDANCE WITH R.S.A.-878:18 (V).

SIGNATURE	LICENSE NO.	DATE

- REFERENCES**
- "Boundary Plan Land of Riverwood Commercial Properties, Inc.", dated December 2007 by T. F. Bernier, Inc. (unrecorded).
  - "As-Built Plat prepared for Bow Junction Assoc., Inc.", dated Sept. 30, 1994 by Richard D. Bartlett & Associates, Inc. recorded at the MCRD as plan no. 13177.
  - "Boundary Plan for Land in Pembroke, New Hampshire Assessors Map 632 Lots 18-9 & 18-10", dated April 27, 1999, by Dahlberg Land Services, Inc. recorded at the MCRD as plan no. 14818.
  - "Land of Riverwood Commercial Properties Rte 106 Industrial Subdivision", dated July 1980, by Rostron Associates, recorded at the MCRD as plan no. 7118.
  - "Boundary Plan Land of Town of Pembroke known as Riverwood Drive Station 6+30.90 to 12+50 off of Route 106 Pembroke, New Hampshire" dated December, 2004, by T.F. Bernier, Inc., recorded at the MCRD as plan no. 17188.
  - "Existing Conditions Plat prepared for Riverwood Drive, LLC" dated June 24, 2018 by this office.

- NOTES**
- Survey by total station between the dates of December 27-29 2018. Control Traverse error of closure is 1:59,128. Survey of lot 18-9 on October 1, 2008 and April 19, 2017.
  - Horizontal datum is based on N.H. State Plane Coordinates NAD 83.
  - The intent of this plat is to depict a conservation restriction easement at the southwest corner of the Map 632, Lot 18-10.
  - Parcel is zoned C-1 Commercial/Light Industrial; minimum frontage 200', building setbacks: front 50', side 25' rear 40', minimum pervious space -30%.
  - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call 811-SAFE at 1-888-344-7233.

**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel: (603) 286-8770  
Fax: (603) 284-8261  
rdb@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

**CONSERVATION RESTRICTION EASEMENT PLAT**

PROJECT: RIVERWOOD DRIVE PEMBROKE, NH  
LOCATION: MAP 632, LOT 18-10

GRAPHIC SCALE: 1" = 40'

DATE: JUNE 29, 2018  
JOB NO.: 1218.234  
SHEET 1 OF 1

NO.	DATE	REVISION

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC