

ADDITIONAL CANTERBURY ABUTTERS

- | | |
|--|--|
| TAX MAP 228 LOT 9
PHYLLIS & LINDSAY GREGORY
78 ASBY ROAD
CANTERBURY, NH 03224
BK. PG. N/A | TAX MAP 227 LOT 3
MICHAEL & CHERYL MOORE
130 ASBY ROAD
CANTERBURY, NH 03224
BK. 3542 PG. 378 |
| TAX MAP 228 LOT 10
RONALD & KATHRYN REED, TRUSTEES
R & K REED FAMILY TRUST
80 ASBY ROAD
CANTERBURY, NH 03224
BK. 3686 PG. 166 | TAX MAP 227 LOT 10
LOGAN ARES SNYDER
125 ASBY ROAD
CANTERBURY, NH 03224
BK. 3476 PG. 547 |
| TAX MAP 227 LOT 1
MEADOWSEND TIMBERLANDS
PO BOX 966
NEW LONDON, NH 03257
BK. 3643 PG. 1636 | |

NHSPC LOCATION
GRID NORTHING: 312,179.99
GRID EASTING: 1,034,963.44
Latitude: N43°21'23.025"
Longitude: W71°28'33.555"
ELEVATION = 604.00 NAVD88
5/8" RBS 0.4" HIGH

NHSPC LOCATION
GRID NORTHING: 312,050.13
GRID EASTING: 1,034,722.99
Latitude: N43°21'23.748"
Longitude: W71°28'36.819"
ELEVATION = 635.50 NAVD88
N61°39'36" E 273.48'

TOTAL LOT AREA = 176,642 SF ; 4.06 Ac.
WETLAND AREA = 18,760 SF ; 0.43 Ac.
REMAINDER AREA = 157,882 SF ; 3.62 Ac.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF LAND, SPECIFICALLY THE CREATION OF ONE LOT FROM TAX MAP 228 LOT 11, TO BE SERVICED BY ONSITE SEWER AND WATER.
- DIMENSIONAL CONTROLS: ZONE RURAL
 - MINIMUM LOT AREA = 3 ACRE
 - MINIMUM LOT FRONTAGE = 300 FT.
 - FRONT YARD SETBACK = 50 FT.
 - SIDE/REAR YARD SETBACK = 20 FT.
- STATE OF NH DES SUBDIVISION APPROVAL NO.

WETLAND DELINEATION CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. 217 COTTON HILL ROAD GILFORD, NH 03249. DURING FALL 2023 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

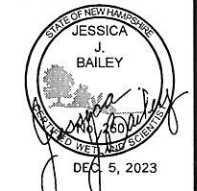
- WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
- U.S. ARMY CORPS OF ENGINEERS. 2011. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0), ED. J. S. WAKELEY, R. W. LICHVAR, C. V. NOBLE, AND J. F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. THE NATIONAL WETLAND PLANT LIST: NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X

WE CERTIFY THAT THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE TOWN OF LOUDON PLANNING BOARD AND NO ACTION NEEDS TO BE TAKEN BY LOUDON.

CHAIRMAN _____
DATE _____

APPROVED BY THE PLANNING BOARD: _____

DATE APPROVED: _____
CHAIRMAN: _____
DATE SIGNED: _____
MULTIPLE SHEET SUBDIVISION PLAN
THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER 1 IS RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF CANTERBURY PLANNING DEPT., WHICH IN ITS ENTIRETY CONSTITUTES THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.



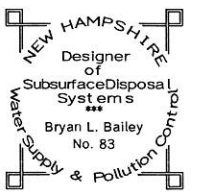
PLAN CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING FALL OF 2023 AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

I HEREBY CERTIFY THAT THE WETLAND IDENTIFICATION FLAGS DESCRIBED ABOVE WERE FIELD LOCATED BY STANDARD SURVEY METHODS DURING FALL 2023 UTILIZING A TOTAL STATION AND DATA COLLECTOR, AND THAT THE LOCATION OF THE FLAGS ARE ACCURATELY SHOWN ON THIS SURVEY MAP.

DATE: DEC. 5, 2023
Bryan L. Bailey
BRYAN L. BAILEY L.L.S. #976



TAX MAP 227 LOT 13
RONALD & KRISTIN ROUTHIER
15 MUDGETT HILL ROAD
CANTERBURY, NH 03224
BK. 3550 PG. 2173

TAX MAP 227 LOT 11
JOHN STORRS, TRUSTEE
JOHN A. STORRS IRREVOCABLE TRUST
11 STORRS DRIVE
LOUDON, NH 03307
BK. 3545 PG. 864

LOUDON ABUTTERS

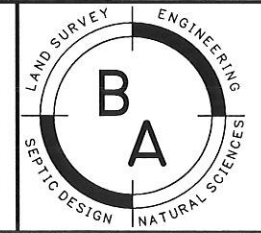
TAX MAP 60 LOT 17
JOHN A. STORRS, TRUSTEE
STORRS, JOHN A IRREVOCABLE TRUST
11 STORRS DRIVE
LOUDON, NH 03307
BK. 3545 PG. 864

TAX MAP 60 LOT 57
LOGAN ARES SNYDER
125 ASBY ROAD
CANTERBURY, NH 03224
BK. 3476 PG. 547

DATE	REVISION	INITIALS
12/19/23	NOTE #2 CORRECTION	BLB
DATE 12/19/2023	JOB NO. 3720	
DRAWN BY: RGB/BLB		
SCALE: 1" = 50'		



- #### LEGEND
- REBAR FND/SET
 - REBAR TO BE SET
 - DRILL HOLE FND/SET
 - CONCRETE BND.FND/SET
 - CONC. BND. TO BE SET
 - GRANITE BND. FND/SET
 - STONE ERECT FOUND
 - STAKE & STONES FND.
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - SPIKE FND/SET
 - MAGNAIL (PK) FND/SET
 - HUB & TACK FND/SET
 - TEMPORARY BENCHMARK
 - PERMANENT BENCHMARK
 - WETLAND FLAG
 - WETLAND
 - TREE STUMP FOUND
 - PERCOLATION TEST
 - TEST PIT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SOIL TYPE
 - EDGE OF GRAVEL DRIVE
 - SEWER MAN HOLE
 - DRAIN MAN HOLE
 - WELL
 - HYDRANT
 - WATER SHUTOFF
 - GATE VALVE
 - CATCH BASIN
 - UTILITY POLE
 - LIGHT POLE
 - GUY ANCHOR
 - STONEWALL
 - TREELINE
 - WETLAND
 - EXISTING WATER
 - EXISTING SEWER LINE
 - EXISTING STORM DRAIN
 - BUILDING SETBACK LINE



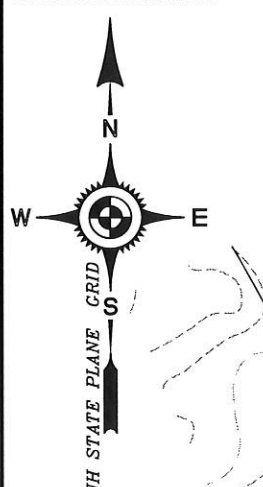
BAILEY ASSOCIATES
LAND SURVEYING & LAND PLANNING
ENGINEERING & NATURAL RESOURCE SCIENCES
WWW.BAILEY-ASSOCIATES.COM
(603) 528-3734
217 COTTON HILL RD. GILFORD, NH 03249

TAX MAP 228 LOT 11
SUBDIVISION PLAN
LAND OF JAMES & SUSAN SNYDER
LAND LOCATED AT 115 ASBY RD., CANTERBURY, NH
PROPERTY OWNER: JAMES SNYDER
DEED: BK. 2115 PG. 439
115 ASBY RD.
CANTERBURY, NH 03256
BK. 2253 PG. 1978
DATE OF PLAN: December 2023
SHEET 1 OF 2

G:\3720_SNYDER\dwg\3720_SD_D1.dwg, 12/19/2023 3:09:35 PM
BRYAN L. BAILEY ASSOCIATES, INC.

SURVEY DATUM

THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING BAD ELF "FLEX 5600" DUAL FREQUENCY GNSS (GPS, GLONASS, GALILEO & BEIDOU) RECEIVERS, RTK, VIRTUAL NETWORK METHODS. OBSERVATIONS WERE TAKEN ON 10/03/2023. VERTICAL DATUM: NAVD 88 UTILIZING (GEOID 18). HORIZONTAL DATUM: NAD83(2011) MULTI-YEAR CORS SOLUTION 2 (MYCS2) EPOCH = 2010.000 BEGIN DATE = 01/01/2020. REFERENCE FRAME: ITRF2014



TAX MAP 228 LOT 12
ARNOLD ALPERT & JUDITH ELLIOT
1 MUDGETT HILL ROAD
CANTERBURY, NH 03224
BK. PG. N/A

TAX MAP 228 LOT 13
SHAKER VILLAGE INC.
288 SHAKER ROAD
CANTERBURY, NH, 03224
BK. PG. N/A

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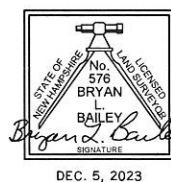
CHAIRMAN _____
DATE _____

APPROVED BY THE CANTERBURY PLANNING BOARD:

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CHAIRMAN: _____
DATE SIGNED: _____

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LEGEND

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- IRON PIPE FOUND
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- ▲ MAGNAIL (PK) FND/SET
- ▲ HUB & TACK FND/SET
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BK. PG. N/A

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R & K REED FAMILY TRUST
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BK. 3686 PG. 166

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PO BOX 966
NEW LONDON, NH 03257
BK. 3643 PG. 1636

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130 ASBY ROAD
CANTERBURY, NH 03224
BK. 3542 PG. 378

TAX MAP 227 LOT 10
LOGAN ARES SNYDER
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CANTERBURY, NH 03224
BK. 3476 PG. 547

LOUDON ABUTTERS

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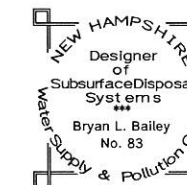
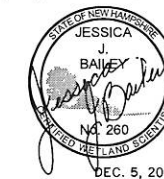
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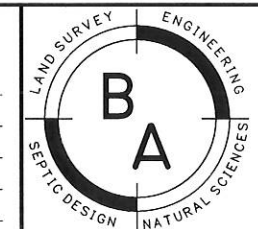
TOPOGRAPHICAL DATA

TOPOGRAPHICAL DATA PRESENTED HEREON THIS PLAN IS LIDAR BASED, BARE EARTH, NO CANOPY, NO SNOW CONDITIONS RESULTING IN SMOOTHED, 2-FOOT (OR GREATER) CONTOUR LINES WHICH HAVE BEEN ANALYZED ON THE "HUC-10" WATERSHED LEVEL. AERIAL COLLECTION OF THE LIDAR DATA FOR THE CONNECTICUT RIVER VALLEY, MERRIMACK RIVER VALLEY AND OTHERS WAS EXECUTED BETWEEN THE YEARS OF 2011 - 2019. THE BASE DATA HAS A VERTICAL ACCURACY OF 7 - 18 cm RMSEz AND MEETS OR EXCEEDS THE USGS NATIONAL GEOSPATIAL PROGRAM BASE LIDAR SPECIFICATIONS. THE ORIGINAL ELEVATION UNITS OF METERS HAVE BEEN CONVERTED TO U.S. SURVEY FEET, AND THE FINAL DATASET HAS BEEN FILTERED AND SMOOTHED USING ARC-SIS TOOLS. THE ORIGINAL DATASET IS PUBLISHED BY "GRANTI" EARTH SYSTEMS RESEARCH CENTER AT THE UNIVERSITY OF NEW HAMPSHIRE. THE END-USER ASSUMES ALL RESPONSIBILITY FOR VERIFICATION AND USE AS MAY BE APPROPRIATE FOR THEIR PURPOSE. IT IS RECOMMENDED THAT CRITICAL DESIGN AREAS SUCH AS IMPERVIOUS PAVEMENT AND OTHER HARDCAPE SHOULD BE VERIFIED BY GROUND SURVEY. BAILEY ASSOCIATES ASSUMES NO LIABILITY FOR USE OF THIS DATA.

DATE	REVISION	INITIALS
12/19/23	NOTE #2 CORRECTION	BLB

DATE 12/19/2023 JOB No. 3720
DRAWN BY: RGB/BLB

SCALE: 1" = 50'
50' 25' 0' 50' 100'



BAILEY ASSOCIATES

LAND SURVEYING & LAND PLANNING
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(603) 528-3734
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**TAX MAP 228 LOT 11
TOPOGRAPHICAL PLAN**

LAND OF JAMES & SUSAN SNYDER
LAND LOCATED AT 115 ASBY RD., CANTERBURY, NH
PROPERTY OWNER: JAMES SNYDER DEED: BK. 2115 PG. 439
115 ASBY RD. BK. 2253 PG. 1978
CANTERBURY, NH 03256

DATE OF PLAN: December 2023

SHEET 2 OF 2

6/3720_SNYDER.dwg, 12/19/2023 3:05:37 PM
BRYAN L. BAILEY ASSOCIATES, INC.

