

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, GALELIO & 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

ADDITIONAL CANTERBURY ABUTTERS

TAX MAP 228 LOT 9
 PHYLLIS & LINDSAY GREGORY
 78 ASBY ROAD
 CANTERBURY, NH 03224
 BK. PG. N/A

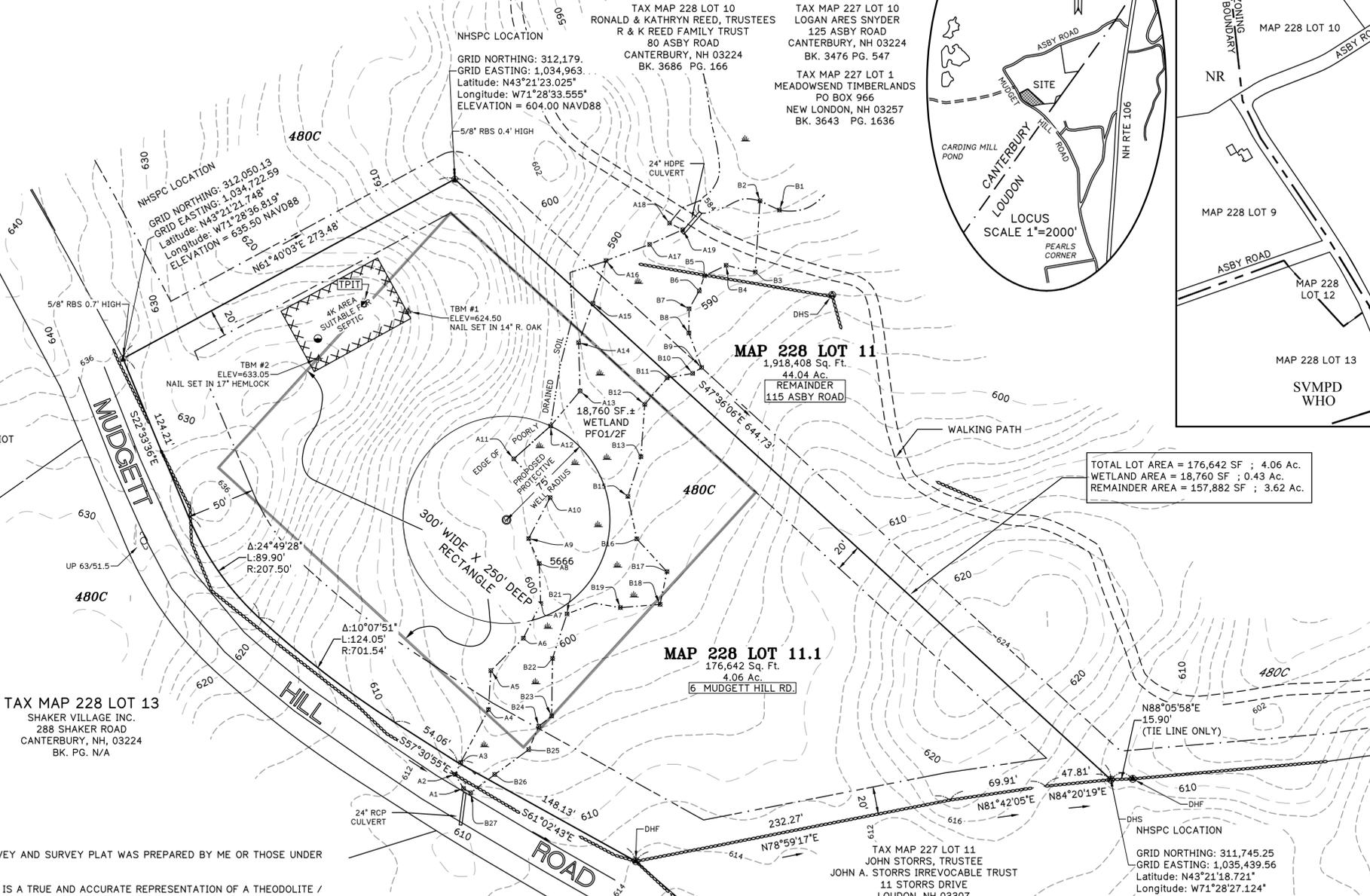
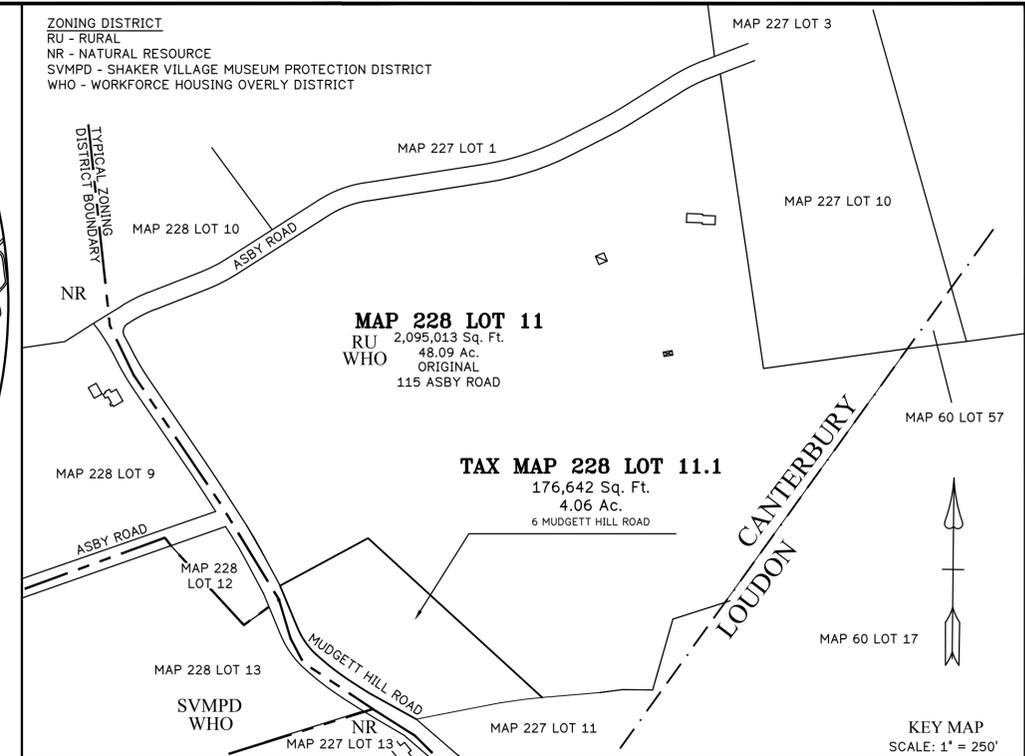
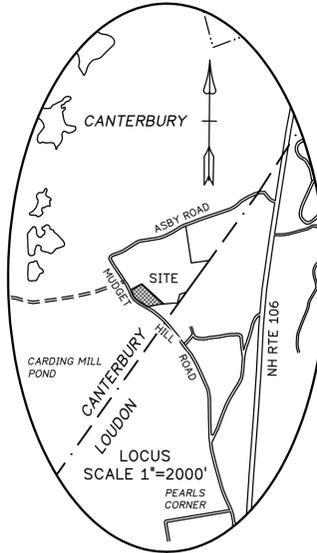
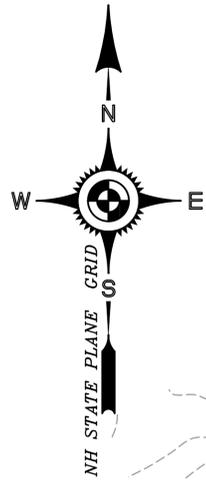
TAX MAP 227 LOT 3
 MICHAEL & CHERYL MOORE
 130 ASBY ROAD
 CANTERBURY, NH 03224
 BK. 3542 PG. 378

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

ZONING DISTRICT
 RU - RURAL
 NR - NATURAL RESOURCE
 SVMPD - SHAKER VILLAGE MUSEUM PROTECTION DISTRICT
 WHO - WORKFORCE HOUSING OVERLY DISTRICT



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.
- SEE STATE OF NH DES SUBDIVISION APPROVAL NO. eSA2024011201, DATED 01/12/2024.
- LOT #11.1 IS ENTIRELY WITHIN THE USDA SOIL 480C, MILLSITE-WOODSTOCK-HENNIKER COMPLEX.

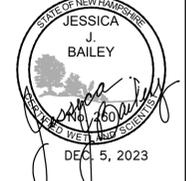
WETLAND DELINEATION CERTIFICATION
 JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. 217 COTTON HILL ROAD GILFORD, NH 03249. DURING FALL 2023 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- 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: _____



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.

DEC. 5, 2023
 DATE: _____
 Bryan L. Bailey
 BRYAN L. BAILEY L.L.S. #576



LOUDON ABUTTERS

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

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

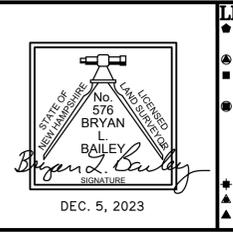
TAX MAP 60 LOT 17
 JOHN A. STORRS, TRUSTEE
 STORRS, JOHN A IRREVOCABLE TRUST
 11 STORRS DRIVE
 LOUDON, NH 03307
 BK. 3545 PG. 864

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

DATE	REVISION	INITIALS
12/21/23	NOTE #2 CORRECTION & PARCEL LABEL	BLB
12/28/23	SHOW APPROX. HOUSE LOCATION, MAP 227 LOT 13	BLB
01/12/24	EDIT LOCUS MAP, NH DES SD APPROVAL NO.	BLB
01/25/24	ADD TOPOGRAPHY, DELETE SHEET #2	BLB

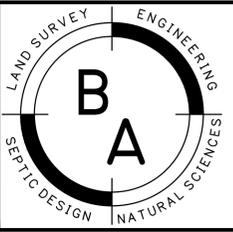
DATE 1/25/2024 JOB No. 3720
 DRAWN BY :RGB/BLB

SCALE: 1" = 50'



LEGEND

<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> TEMPORARY BENCHMARK PERMANENT BENCHMARK WETLAND FLAG WETLAND TREE STUMP FOUND PERCOLATION TEST TEST PIT DECIDUOUS TREE CONIFEROUS TREE SOIL TYPE EDGE OF GRAVEL DRIVE 	<ul style="list-style-type: none"> SEWER MAN HOLE DRAIN MAN HOLE WELL HYDRANT WATER SHUTOFF GATE VALVE CATCH BASIN UTILITY POLE LIGHT POLE GUY ANCHOR
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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 & SUSAN SNYDER
 115 ASBY RD.
 CANTERBURY, NH 03256

DEED: BK. 2115 PG. 439
 BK. 2253 PG. 1978

DATE OF PLAN: January 2024