

ADDDITIONAL 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 1
MEADOWSEND TIMBERLANDS
PO BOX 966
NEW LONDON, NH 03257
BK. 3643 PG. 1636

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

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

NHSPC LOCATION
GRID NORTHING: 312,050.13
GRID EASTING: 1,034,722.59
Latitude: N43°21'21.748"
Longitude: W71°28'36.819"
ELEVATION = 635.50 NAVD88

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 = 1 ACRE
 - MINIMUM LOT FRONTAGE = 150 FT.
 - FRONT YARD SETBACK = 35 FT.
 - SIDE/REAR YARD SETBACK = 15 FT.
 - WETLAND SETBACK = 50 FT.

- 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

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
Bryan L. Bailey
BRYAN L. BAILEY L.L.S. #576



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
HOLLY ARES SNYDER
125 ASBY ROAD
CANTERBURY, NH 03224
BK. 3476 PG. 547

TAX MAP 60 LOT 58
HOLLY ARES SNYDER
125 ASBY ROAD
CANTERBURY, NH 03224
BK. 3476 PG. 547

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: _____

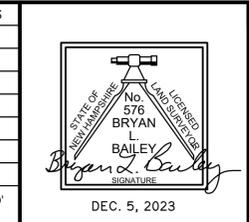


MULTIPLE SHEET SUBDIVISION PLAN

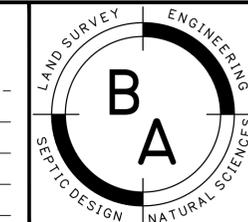
THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER 1 IS RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF CANTERBURY PLANNING DEPT., WHICH IN ITS ENTIRETY CONSTITUTES THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

DATE OF PLAN: December 2023

DATE	REVISION	INITIALS



- 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
 - 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
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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
115 ASBY RD.
CANTERBURY, NH 03256

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

DATE OF PLAN: December 2023

G:\3720 SNYDER\dwg\3720_SD D1.dwg, 12/14/2023 8:55:34 AM BRYAN L. BAILEY ASSOCIATES, INC.

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
DATE: 12/5/2023
JOB No. 3720
DATE: 1/12/2024 = 50' 50' 25' 0' 50' 100'
#eSA2024011201

ADDDITIONAL CANTERBURY ABUTTERS **LOUDON ABUTTERS**

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

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 1
MEADOWSEND TIMBERLANDS
STREET ADDRESS
CITY, STATE, ZIP
BK. 3643 PG. 1636

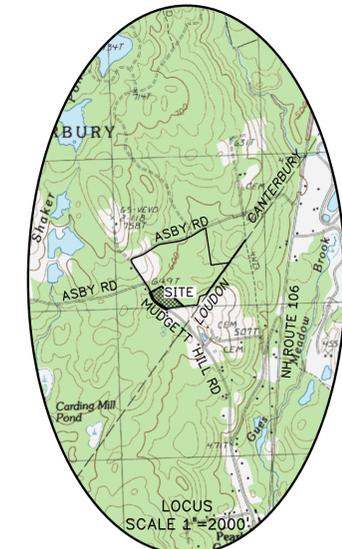
TAX MAP 227 LOT 3
MICHAEL & CHERYL MOORE
130 ASBY ROAD
CANTERBURY, NH 03224
BK. 3542 PG. 378

TAX MAP 227 LOT 10
LOUGAN ARES SNYDER
125 ASBY ROAD
CANTERBURY, NH 03224
BK. 3476 PG. 547

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

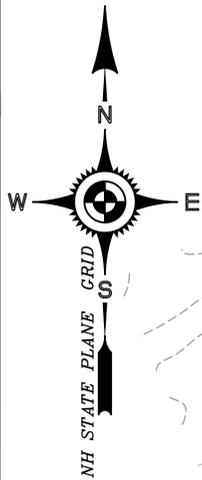
TAX MAP 60 LOT 58
HOLLY ARES SNYDER
125 ASBY ROAD
CANTERBURY, NH 03224
BK. 3476 PG. 547

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



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: NAVD83(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

MAP 228 LOT 11
1,918,371 Sq. Ft.
44.04 Ac.
REMAINDER

MAP 228 LOT 11.1
176,642 Sq. Ft.
4.06 Ac.
MUDGETT HILL RD.

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

GENERAL NOTES

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 - MINIMUM LOT AREA = 1 ACRE
 - MINIMUM LOT FRONTAGE = 150 FT.
 - FRONT YARD SETBACK = 35 FT.
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 - WETLAND SETBACK = 50 FT.

WETLAND DELINEATION CERTIFICATION

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CHAIRMAN _____
DATE _____

APPROVED BY THE CANTERBURY PLANNING BOARD:

DATE APPROVED: _____
CHAIRMAN: _____
DATE SIGNED: _____

MULTIPLE SHEET SUBDIVISION PLAN

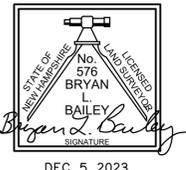
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RONALD & KRISTIN ROUTHIER
15 MUDGETT HILL ROAD
CANTERBURY, NH 03224
BK. 3550 PG. 2173

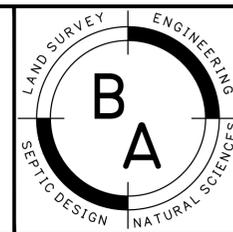
TAX MAP 227 LOT 11
JOHN STORRS, TRUSTEE
JOHN A. STORRS IRREVOCABLE TRUST
11 STORRS DRIVE
LOUDON, NH 03307
BK. 3545 PG. 864

GRID NORTHING: 311,745.25
GRID EASTING: 1,035,439.56
Latitude: N43°21'18.721"
Longitude: W71°28'27.124"
ELEVATION = 612.30 NAVD88

DATE	REVISION	INITIALS



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



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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
115 ASBY RD.
CANTERBURY, NH 03256
DEED: BK. 2115 PG. 439
BK. 2253 PG. 1978
DATE OF PLAN: December 2023

G:\3720 SNYDER\dwg\3720_SD D1.dwg, 12/14/2023 9:27:31 AM
BRYAN L. BAILEY ASSOCIATES, INC.

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
DATE 12/5/2023
JOB No. 3720
Date: 1/12/2024 = 50'
#eSA2024011201