

ZONING REQUIREMENTS

Property is Zoned: RE = RESIDENTIAL DISTRICT
Minimum Lot Size = 2.00 Ac.
Minimum Frontage = 300 feet
Structure Setbacks:
Front = 50 feet
Side = 20 feet
Rear = 20 feet

Tax Map 247 Lot 5 PRISCILLA SALEM 317 Southwest Road Canterbury, NH 03224 Bk. 3473 Pg. 253 SEE PLAN REFERENCE #2 & #3

Tax Map 247 Lot 17 DAVID BALSHAW 2006 REVOCABLE TRUST 12 Cogswell Hill Road Canterbury, NH 03224

Tax Map 247 Lot 18 KENT A. HATFIELD NORMA J. STALLINGS 18 Cogswell Hill Road Canterbury, NH 03224

Tax Map 247 Lot 4 NED & CAROLYN WITHAM 325 Southwest Road Canterbury, NH 03224 Bk. 2303 Pg. 1395

Tax Map 247 Lot 37 FAITH ANNE BERRY TRUST 18 Pickard Road Canterbury, NH 03224

Tax Map 247 Lot 36 MARCHELE E. QUINN 19 Center Road Canterbury, NH 03224

Tax Map 247 Lot 3 DONALD & KAYLEE HUCKINS 90 Center Road Canterbury, NH 03224 Bk. 2672 Pg. 884 SEE PLAN REFERENCE #1, #2 & #3

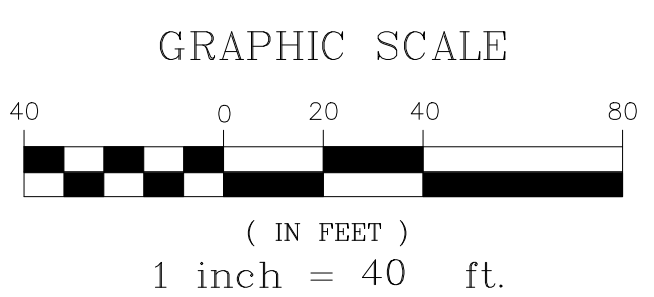
Tax Map 247 Lot 7 HILL TRUST 2019 REVOCABLE TRUST 307 Southwest Road Canterbury, NH 03224 Bk. 3639 Pg. 1601 SEE PLAN REFERENCE #2 & #3

I hereby certify that the survey and this plat was prepared by me or those under my direct immediate supervision.

Licensed Land Surveyor License No. Date

F. WEBSTER STOUT LAND SURVEYOR/SEPTIC DESIGNER

56 BOYCE ROAD CANTERBURY, NH 03224 (603) 783 - 9924

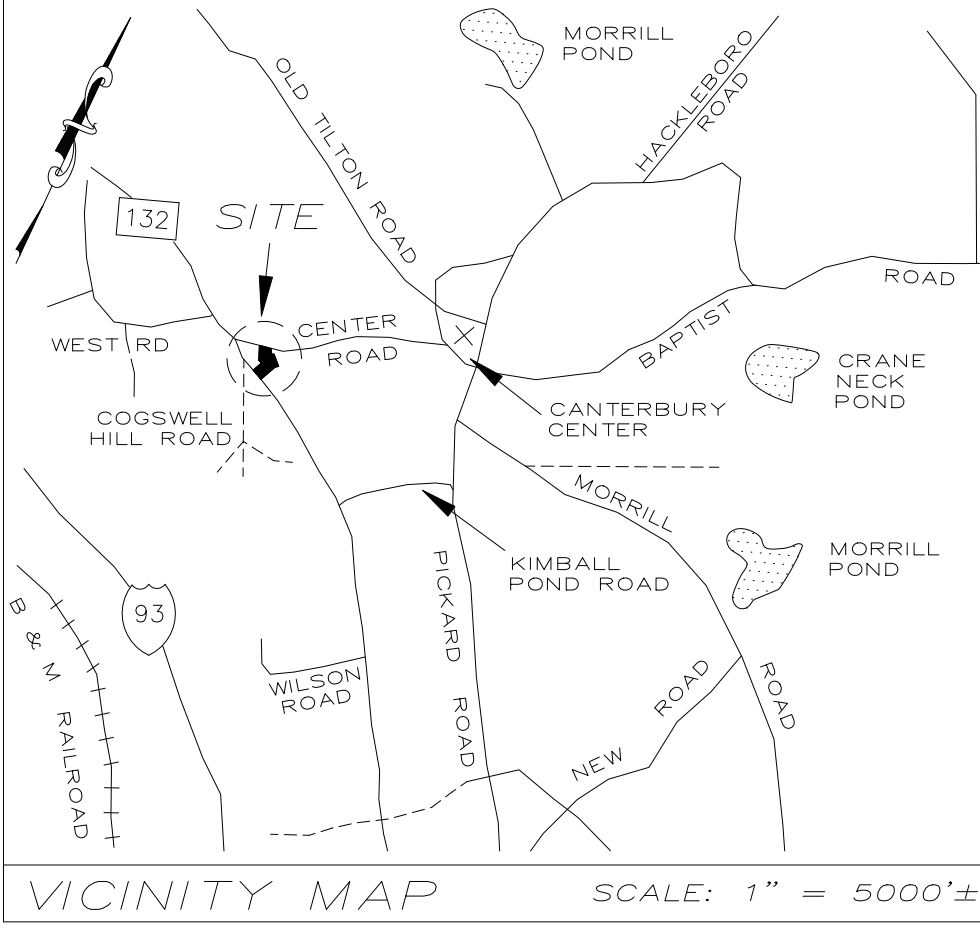


NO.	DATE	REVISION
1	3/18/2024	ADD STATE OF NH SUBDIVISION APPROVAL NUMBER ADD ADDRESS NUMBERS TO LOTS 6 & 6-1 ADD NOTE NUMBER 9

DATE: JANUARY 5, 2024
PROJECT NO. 23-27 SHT2
SHEET 2 OF 2

LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" REBAR WITH CAP SET
- 1" REBAR SET
- GRANITE BOUND SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- UTILITY POLE
- EDGE OF PAVEMENT
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- APPROXIMATE PROPERTY LINE



PLAN REFERENCES

- Plan entitled "SUBDIVISION PLAN PREPARED FOR RONALD E. & KERRI A. COOK" dated November 5, 2002. Prepared by Lamarine Technical Land Services and recorded at the Merrimack County Registry of Deeds as plan number 16202.
- Plan entitled "SUBDIVISION OF THE LAND OF R.P.I." dated July 23, 1982. Prepared by Holden Engineering & Surveying Inc. and recorded at the Merrimack County Registry of Deeds as plan number 8496.
- Plan entitled "SUBDIVISION OF THE LAND OF R.P.I." dated July 23, 1982. Prepared by Holden Engineering & Surveying Inc. and recorded at the Merrimack County Registry of Deeds as plan number 7520.

NOTES

- The intent of this plat is to subdivide one (1) additional residential lot from Tax Map 247 Lot 6 per the Town of Canterbury's Zoning & Subdivision Regulations in effect at the time of approval of this subdivision. Excepting any conditions or waivers granted by the planning board.
- Owner of Record: Tax Map 247 Lot 6 - Corey B. & Marcelle C. Pethic having a mailing address of 315 Southwest Road - Canterbury, NH 03224. For deed reference see M.C.R.D. at Bk. 3507 Pg. 922.
- Boundary information shown is a combination of a field survey performed by this office between the dates of December 29, 2023 and January 4, 2024 with an electronic robotics instrument having a control traverse error of closure of better than 1 in 20000. Performed according to the NH Code of Administration Rules (Lan 503.04 - Classification "U") for the surveys of real property and plan ref. #1.
- See number 1 of the "RESTRICTIONS AFFECTING THE SUBDIVISION OF LAND OF R.P.I., INC." recorded at the Merrimack County Registry of Deeds at book 1446 page 651. The restriction states "The building setback distance from Route 132 and Center Road shall be a minimum of 100 feet from the edge of the right of way of those roads."
- Wetlands as shown on this plan were delineated by this office on December 29, 2023 in accordance with:
US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, version 2.0.
New England Hydric Soils Technical Committee, 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England, New England Interstate Water Pollution Control Commission, Lowell, Ma.
North American Digital Flora: National wetland plant list, current version.

TOPOGRAPHY NOTES

- The vertical datum of this plan is NAVD88. The orthometric elevations were derived using Geoid 99. This datum was established at the site using GPS data from Ashtech Promark 2 receivers at the site. Static field procedures were used.
- Topography shown for all of proposed lot 6-1 and 2.5 acres of lot 6 is from a topographic survey performed by this office. The topography shown on the remainder of the proposed lots is LIDAR topography extrapolated from the UNH GRANIT web site and is NAVD 88 Datum.

AREA SYNOPSIS

LOT 6
Area between Center Road R-O-W and the 50' front structure setback line = 15,117 Sq. Ft. or 0.347 Ac.
Minimum Lot Acreage = 162,318 Sq. Ft. or 3.726 Ac.

LOT 6-1
Area between Southwest Road R-O-W and the 50' front structure setback line = 14,978 Sq. Ft. or 0.344 Ac.
Wetland Areas = 1,175 Sq. Ft.± or 0.03 Ac.±
Minimum Lot Acreage = 5,320 Acres
88,490 Sq. Ft.± or 2.03 Ac.±

SOILS DATA

Soils information has been electronically reproduced from the USDA - NRCS - Natural Resource Conservation Services
46C = HENNIKER fine sandy loam, 8 to 15 percent slopes - well drained - soil group 3.
480C = MILLSITE-WOODSTOCK-HENNIKER complex, very stony, 8 to 15 percent slopes. Millsite soils are well drained with bedrock at a depth of 20 to 40 inches; soil group 4 - Woodstock soils are somewhat excessively drained with bedrock at a depth of 30 to 20 inches; soil group 4 and Hennesker soils are well drained; soil group 3.

APPROVED
THIS MAP IS HEREBY APPROVED BY THE CANTERBURY PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____
DATE CHAIRPERSON OF THE CANTERBURY PLANNING BOARD

SUBDIVISION PLAT
LAND OF
COREY B. & MARCELLE C. PETHIC
LOCATION
315 SOUTHWEST ROAD aka NH RTE 132 - CANTERBURY, NH
MERRIMACK COUNTY
TAX MAP 247 LOT 6