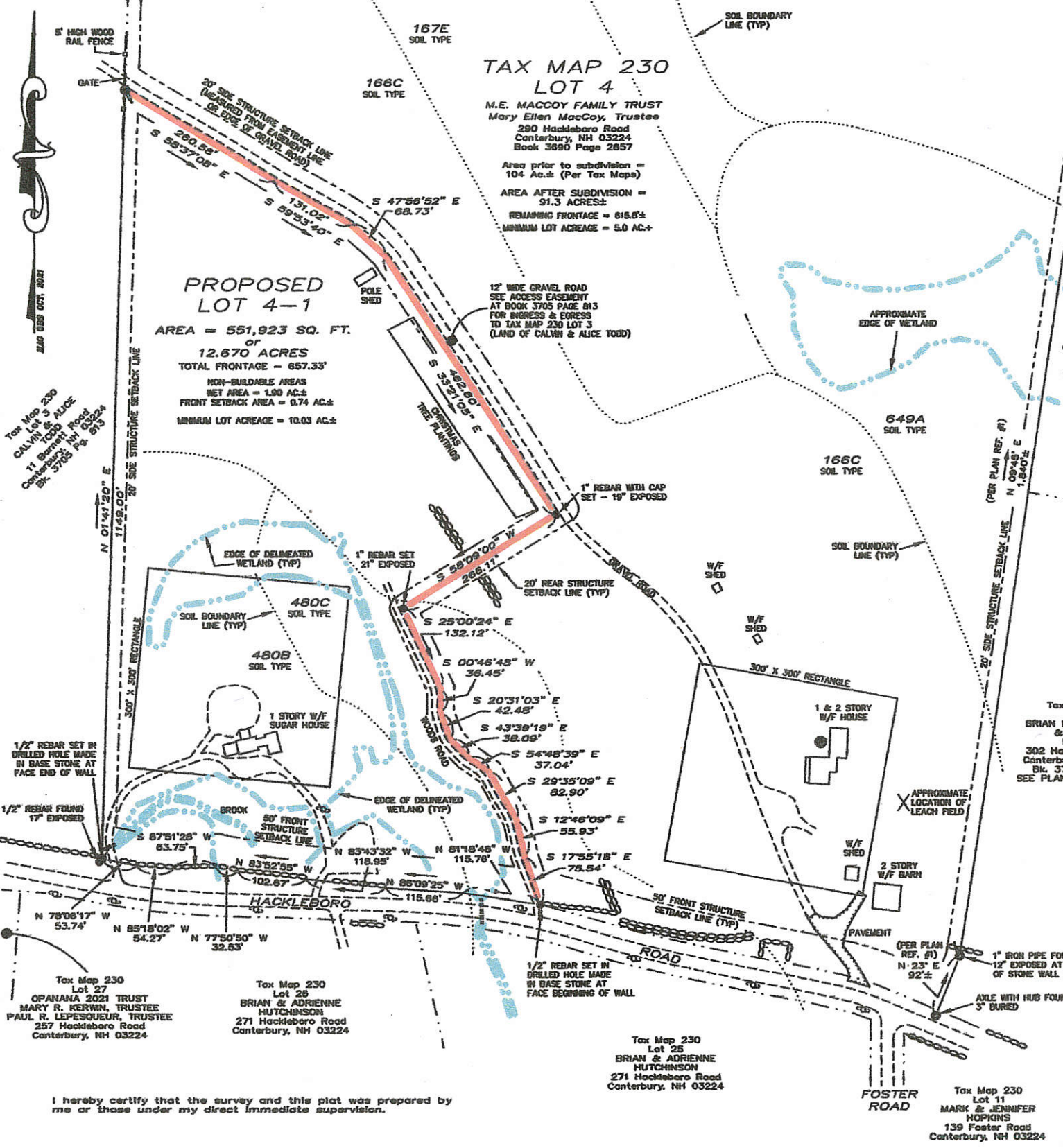


FOR MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) USE ONLY



**TAX MAP 230  
LOT 4**

**M.E. MACCOY FAMILY TRUST**  
Mary Ellen MacCoy, Trustee  
290 Hackleboro Road  
Canterbury, NH 03224  
Book 3890 Page 2657

Area prior to subdivision = 104 Ac.± (Per Tax Maps)  
Area after subdivision = 91.3 AC.±  
REMAINING FRONTAGE = 815.8'±  
MINIMUM LOT ACREAGE = 5.0 AC.±

**PROPOSED  
LOT 4-1**

AREA = 551,923 SQ. FT.  
OR  
12.670 ACRES  
TOTAL FRONTAGE = 657.33'  
NON-BUILDABLE AREAS  
NET AREA = 1.90 AC.±  
FRONT SETBACK AREA = 0.74 AC.±  
MINIMUM LOT ACREAGE = 10.03 AC.±

**SOILS DATA**

Soils information has been electronically reproduced from the USDA - NRCS - Natural Resource Conservation Services

166C = CANTERBURY fine sandy loam, 8 to 15 percent slopes - well drained - soil group 3.

167E = CANTERBURY fine sandy loam, 25 to 35 percent slopes - very steep - well drained soils - soil group 3.

415A = MOOSILAUKE fine sandy loam, 0 to 3 percent slopes - very stony - poorly drained soils - soil group 5.

480B = MILLSITE-WOODSTOCK-HENNIKER complex, very stony, 3 to 8 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 10 to 20 inches, soil group 4 and Henniker soils are well drained, soil group 3.

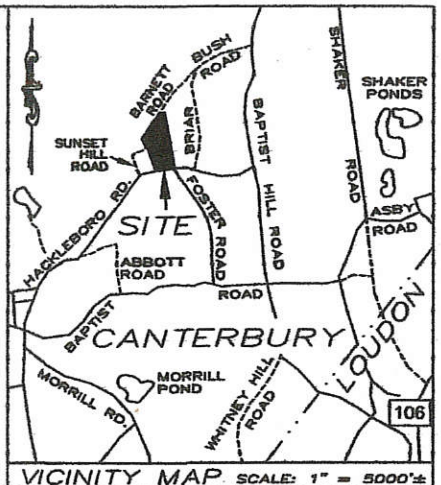
480C = MILLSITE-WOODSTOCK-HENNIKER complex, very stony, 8 to 15 percent slopes - Millsite soils are well drained with bedrock at a depth of 20 to 40 inches, soil group 4 - Woodstock soils are somewhat excessively drained with bedrock at a depth of 10 to 20 inches, soil group 4 and Henniker soils are well drained, soil group 3.

480D = MILLSITE-WOODSTOCK-HENNIKER complex, very stony, 15 to 25 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 10 to 20 inches, soil group 4 and Henniker soils are well drained, soil group 3.

415A = RIDGEBURY fine sandy loam, 0 to 3 percent slopes - very stony - poorly to somewhat poorly drained soils - soil group 5.

**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
- EDGE OF PAVEMENT
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)



**ZONING REQUIREMENTS**

Property is Zoned: A = AGRICULTURAL/CONSERVATION DISTRICT

Minimum Lot Size = 5.00 Acres  
Minimum Frontage = 300 feet  
Minimum Lot Depth = 300 feet

Structure Setbacks:  
Front = 50 feet  
Side = 20 feet  
Rear = 20 feet

**NOTES**

- The intent of this plat is to subdivide one (1) additional residential lot from Tax Map 230 Lot 4 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 230 Lot 4 - M.E. MacCoy Family Trust Mary Ellen MacCoy, Trustee having a mailing address of 290 Hackleboro Road - Canterbury, NH 03224. For deed reference see M.C.R.D. as book 3890 page 2657.
- Boundary information shown is from a field survey performed by this office between the dates of September 15 and October 31, 2022 with an electronic robotics instrument having a control traverse error of closure of 1 in 10147. Performed according to the NH Code of Administration Rules (Lan 503.04-Classification "U") for the surveys of real property.
- F. Webster Stout performed the wetland mapping between the dates of September 15 and October 31, 2022 according to the Corps of Engineers Wetland Delineation Manual and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, October 2009, US Army Corps of Engineers.
- Hydrophytic vegetation was identified using the National List of Plant Species That Occur in Wetlands: New Hampshire, published by the United States Fish and Wildlife Service, May 1988.
- The entire site falls in ZONE X as shown on Panel 0335E of the FIRM - Flood Insurance Rate Map - Merrimack County - Map Number 33013C0335E having an effective date of April 19, 2010. ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.

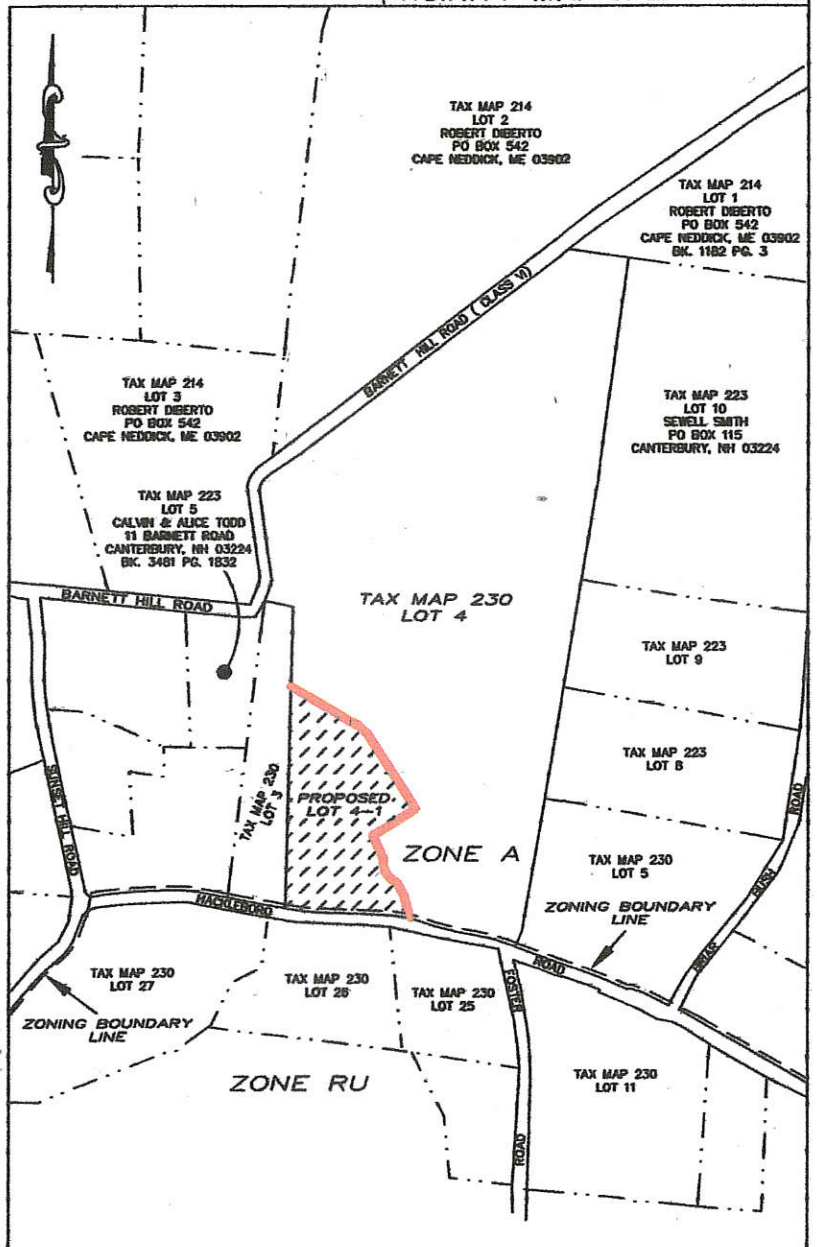
**PLAN REFERENCES**

- Plan entitled "SUBDIVISION OF LAND BELONGING TO KENNETH G. & JANET W. HUTCHINSON" dated November 28, 1981. Prepared by Gilbert C. Castle and recorded at the M.C.R.D. as plan number 7146.
- Plan entitled "SUBDIVISION OF LAND BELONGING TO KENNETH G. & JANET W. HUTCHINSON" dated November 28, 1981. Prepared by Gilbert C. Castle and recorded at the M.C.R.D. as plan number 7620.
- Plan entitled "BOUNDARY LINE ADJUSTMENT PROPERTIES OF KENNETH G. HUTCHINSON & KEVIN & JAN HUTCHINSON" dated May 18, 2000. Prepared by Raymond G. Cushman and recorded at the M.C.R.D. as plan number 15180.

**APPROVED**

THIS MAP IS HEREBY APPROVED BY THE CANTERBURY PLANNING BOARD AT AN OFFICIAL MEETING HELD ON \_\_\_\_\_

DATE \_\_\_\_\_ CHAIRPERSON OF THE CANTERBURY PLANNING BOARD



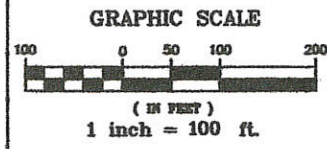
**PLOT PLAN**  
SCALE: 1" = 500'

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

DATE: NOV. 1, 2022  
PROJECT NO. W22-18  
RECORDING NO:  
DATE:  
SHEET 1 OF 1

**SUBDIVISION PLAT**  
LAND OF  
**M.E. MACCOY FAMILY TRUST**  
Mary Ellen MacCoy, Trustee  
LOCATION  
290 HACKLEBORO ROAD - CANTERBURY, NH - MERRIMACK COUNTY  
TAX MAP 230 LOT 4