

PARCEL ID	EXISTING PARCEL AREA (SF)	+ PARCEL "A" (SF)	PROPOSED PARCEL AREA (SF)
MAP 101 LOT 34	14,143	11,813	25,956
MAP 101 LOT 49	1,045,440	(11,813)	1,033,627

PARCEL AREA TABLE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 101 LOT 49 AND TAX MAP 101 LOT 34.
2. DIMENSIONAL CONTROLS: ZONING DISTRICT = RURAL RU
 - 2.1. MINIMUM LOT AREA = 3 ACRE
 - 2.2. MINIMUM LOT FRONTAGE = 300 FT.
 - 2.3. MINIMUM LOT WIDTH = 300 FT.
 - 2.4. FRONT YARD SETBACK = 50 FT.
 - 2.5. SIDE/REAR YARD SETBACK = 20 FT.
 - 2.6. POND STRUCTURAL SETBACK = 75 FT.
 - 2.7. WETLAND SEPTIC SETBACK FROM WATERS = 125 FT.
3. BOTH LOTS UNDER CONSIDERATION OF BOUNDARY LINE ADJUSTMENT ARE LEGAL NON-CONFORMING LOTS OF RECORD. THE PROPOSED BOUNDARY LINE ADJUSTMENT MAKES LOT 34 (120 CANTERBURY SHORE DR.) MORE NEARLY CONFORMING.
4. NEW POND IS OVER 10 ACRES, AND THUS IS CLASSIFIED AS PUBLIC WATERS.

SURVEY DATUM

THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING LEICA "ZENO" G604 DUAL FREQUENCY (GPS & GLONASS) RECEIVERS, RTK, VIRTUAL NETWORK METHODS. OBSERVATIONS WERE TAKEN ON 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

PLAN CERTIFICATIONS

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

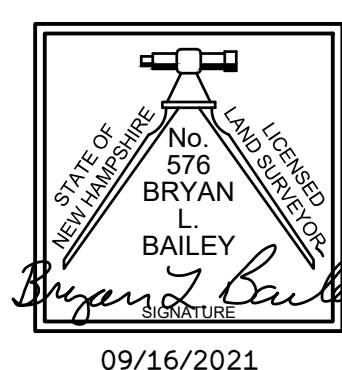
I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING JUNE, 2021 AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

09/16/2021

DATE: _____

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

DATE	REVISION	INITIALS
DATE 16 SEPTEMBER 2021	JOB No.	3465
DRAWN BY: BLB		
SCALE: 1" = 20'		



THE ZONING ORDINANCE & SUBDIVISION REGULATIONS OF THE TOWN OF CANTERBURY
ARE HEREBY INCORPORATED BY REFERENCE AS PART OF THE APPROVAL OF THIS PLAN.

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD AT AN OFFICIAL MEETING
HELD ON _____.

CHAIRMAN OF THE PLANNING BOARD; _____

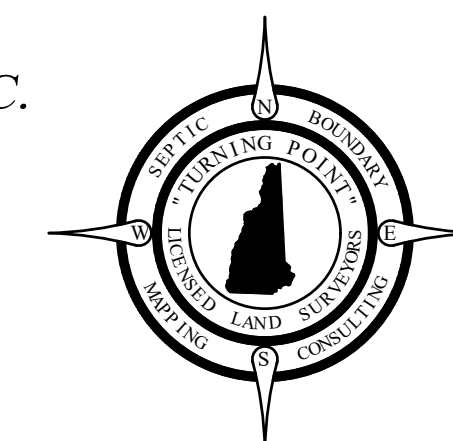
BRYAN L. BAILEY ASSOCIATES, INC.

TURNING POINT

LAND SURVEYORS & LAND PLANNERS

217 Cotton Hill Road

Ph 528-3734



TAX MAP 101 LOTS 34 & 49

BOUNDARY LINE ADJUSTMENT PLAN

LAND OF PARE AND POLLAK
LAND LOCATED AT 120 CANTERBURY SHORE DRIVE, CANTERBURY NH

MAP 101 LOT 34
DAVID R. POLLAK
120 CANTERBURY SHORE DR.
CANTERBURY, NH 03224
DEED: BK. 3570 PG. 1954

MAP 101 LOT 49
DONALD C. & SONIA R. PARE
19 OLD GILMANTON RD.
CANTERBURY, NH 03224
DEED: BK. 3672 PG. 593

DATE OF PLAN: SPTEMBER 2021

SHEET 2 OF 3