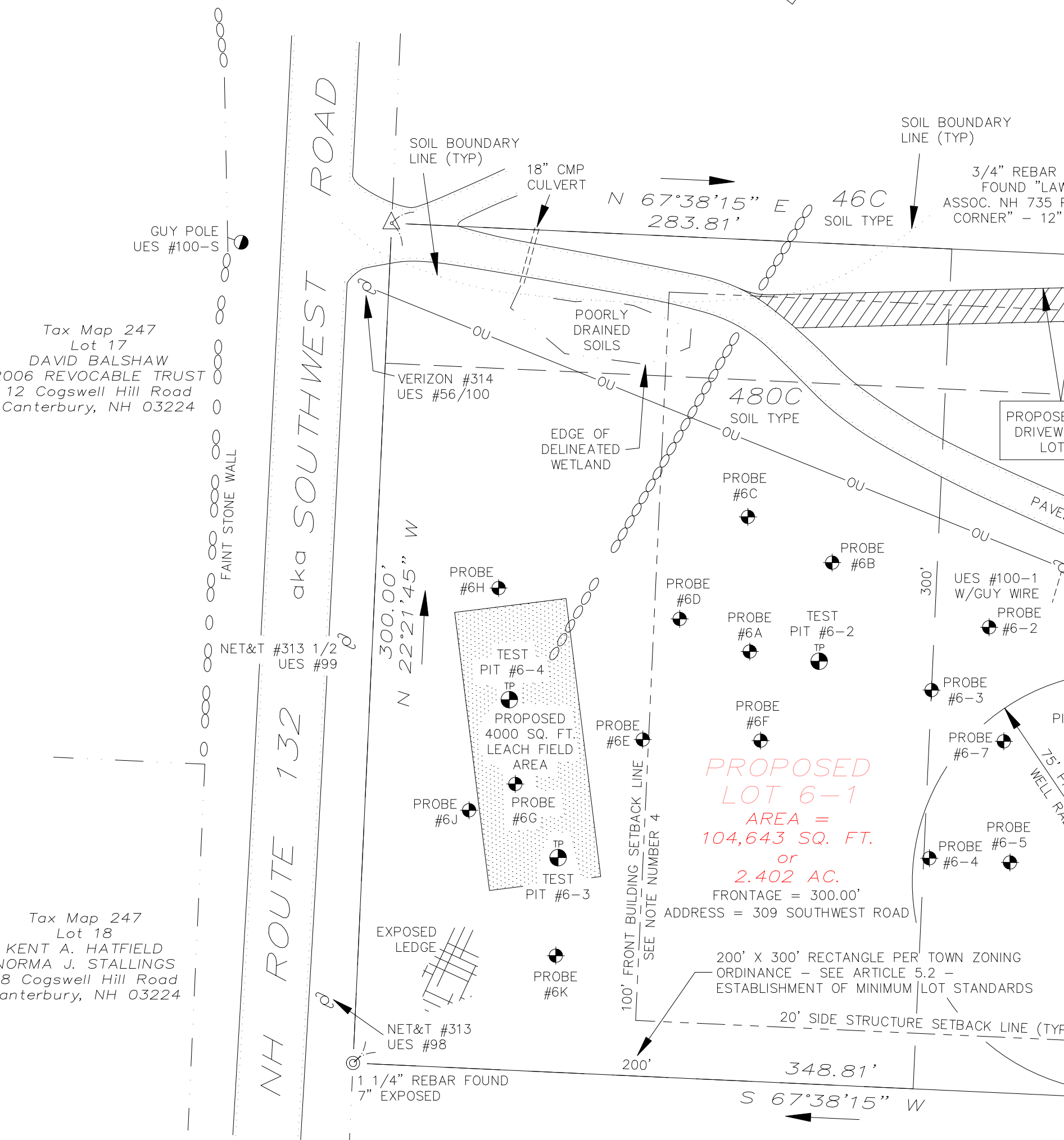


ZONING REQUIREMENTS

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



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

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

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

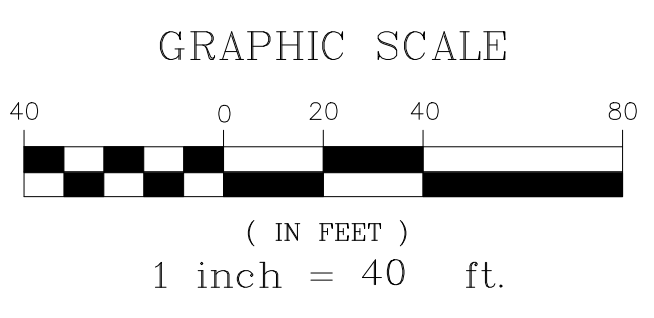
Tax Map 247 Lot 3 DONALD & KAYLEE HUCKINS 90 Center Road Canterbury, NH 03224 Bk. 2672 Pg. 864 SEE PLAN REFERENCE #1, #2 & #3

LOT 6 AREA PRIOR TO SUBDIVISION 282,078 SQ. FT. OR 6.475 AC. AREA AFTER SUBDIVISION 177,435 SQ. FT. or 4.073 AC. FRONTAGE = 300.02' ADDRESS = 315 SOUTHWEST ROAD

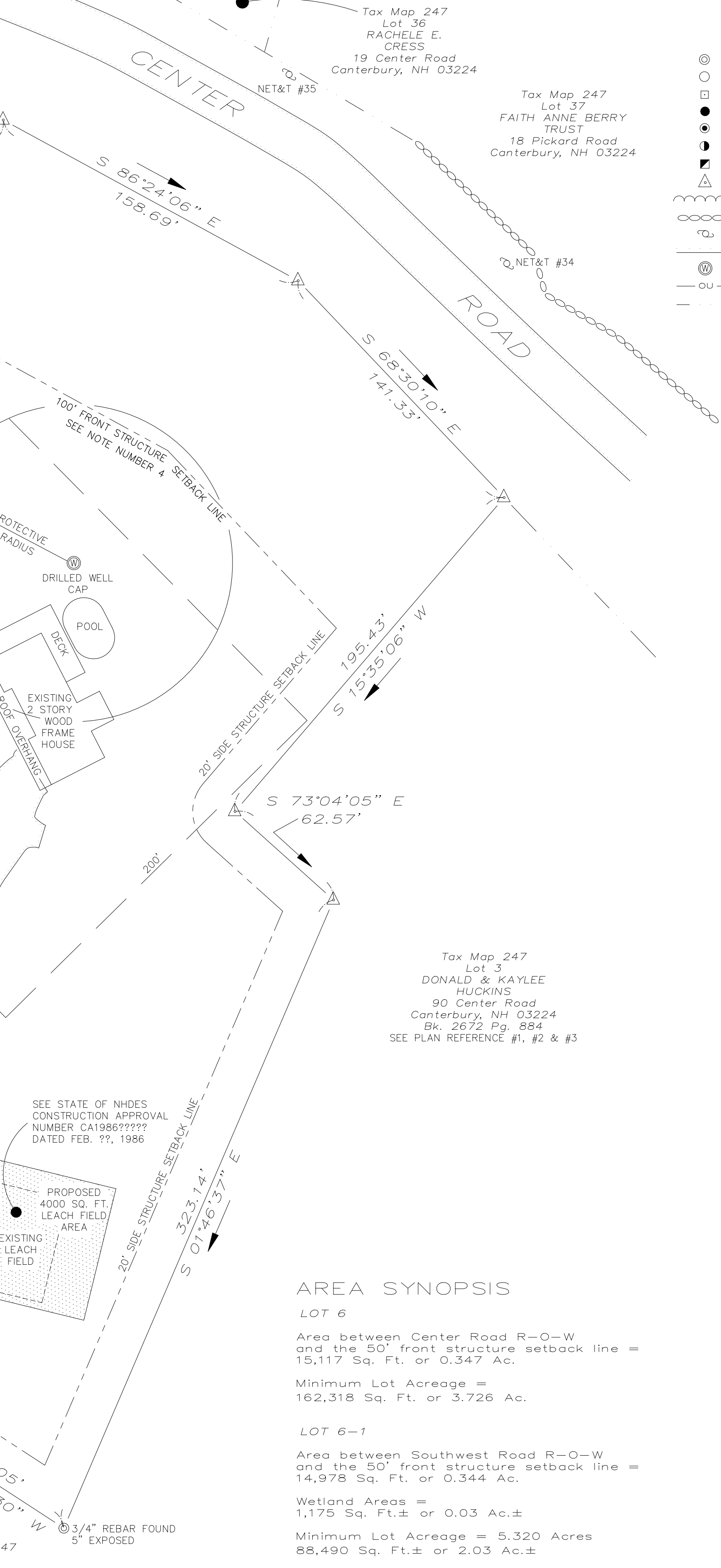
200' X 300' RECTANGLE PER TOWN ZONING ORDINANCE - SEE ARTICLE 5.2 - ESTABLISHMENT OF MINIMUM LOT STANDARDS

200' X 300' RECTANGLE PER TOWN ZONING ORDINANCE - SEE ARTICLE 5.2 - ESTABLISHMENT OF MINIMUM LOT STANDARDS

1 1/4" REBAR FOUND 3" EXPOSED AT BASE OF 5' DIAMETER BOULDER 4' HIGH



Tax Map 247 Lot 3

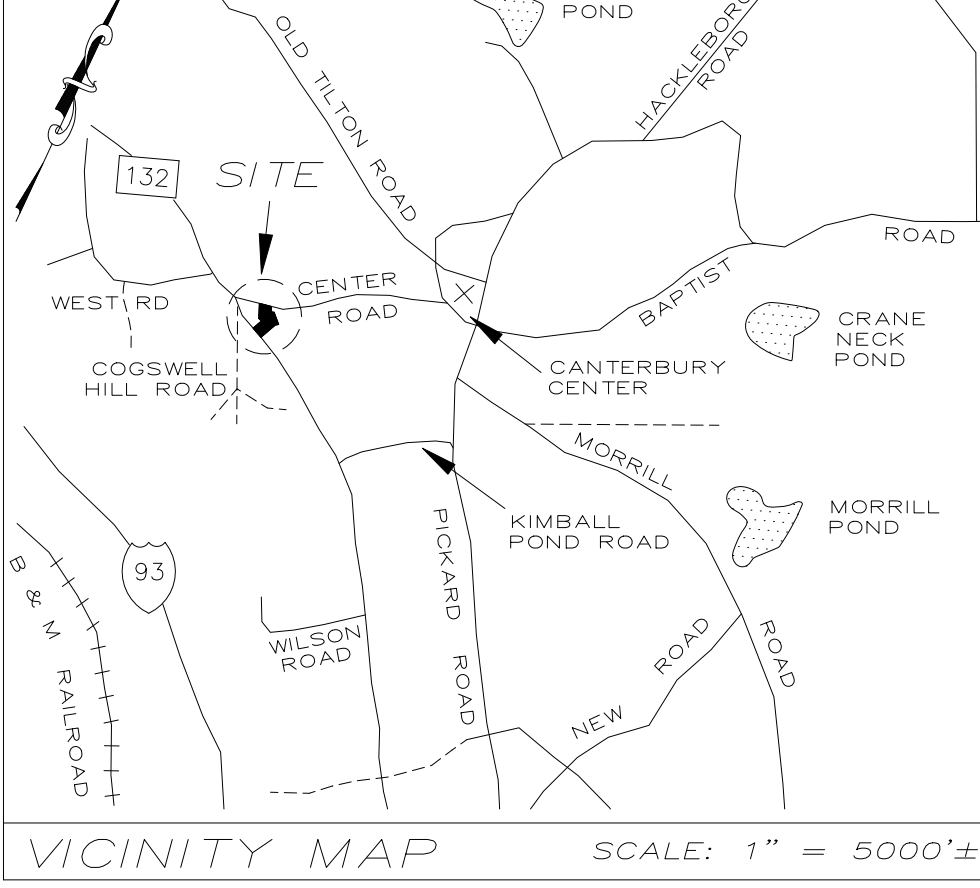


AREA SYNOPSIS

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.±

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
- OU 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.
- The entire site falls in ZONE X as shown on Panel 0330E of the FIRM - Flood Insurance Rate Map - Merrimack County - Map Number 33013C0330E having an effective date of April 19, 2010.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.
- Sheet 1 will be recorded at the Merrimack County Registry of Deeds. Sheet 2 will be on file at the Town of Canterbury's Planning Department. Sheet 2 is a topographic survey and plan.
- State of New Hampshire Department of Environmental Services - Subsurface Systems Bureau Subdivision approval number ESA2024030801 dated March 8, 2024.
- Address numbers are to be installed at each driveway with all three address numbers at the entrance of the common driveway.

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 10 to 20 inches, soil group 4 and Heniker 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

DATE:	JANUARY 5, 2024	
PROJECT NO.	23-27	
RECORDING NO.:		
DATE:		
ADD STATE OF NH SUBDIVISION APPROVAL NUMBER		
ADD ADDRESS NUMBERS TO LOTS 6 & 6-1		
ADD NOTE NUMBER 9		
NO.	DATE	REVISION

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
SHEET 1 OF 2