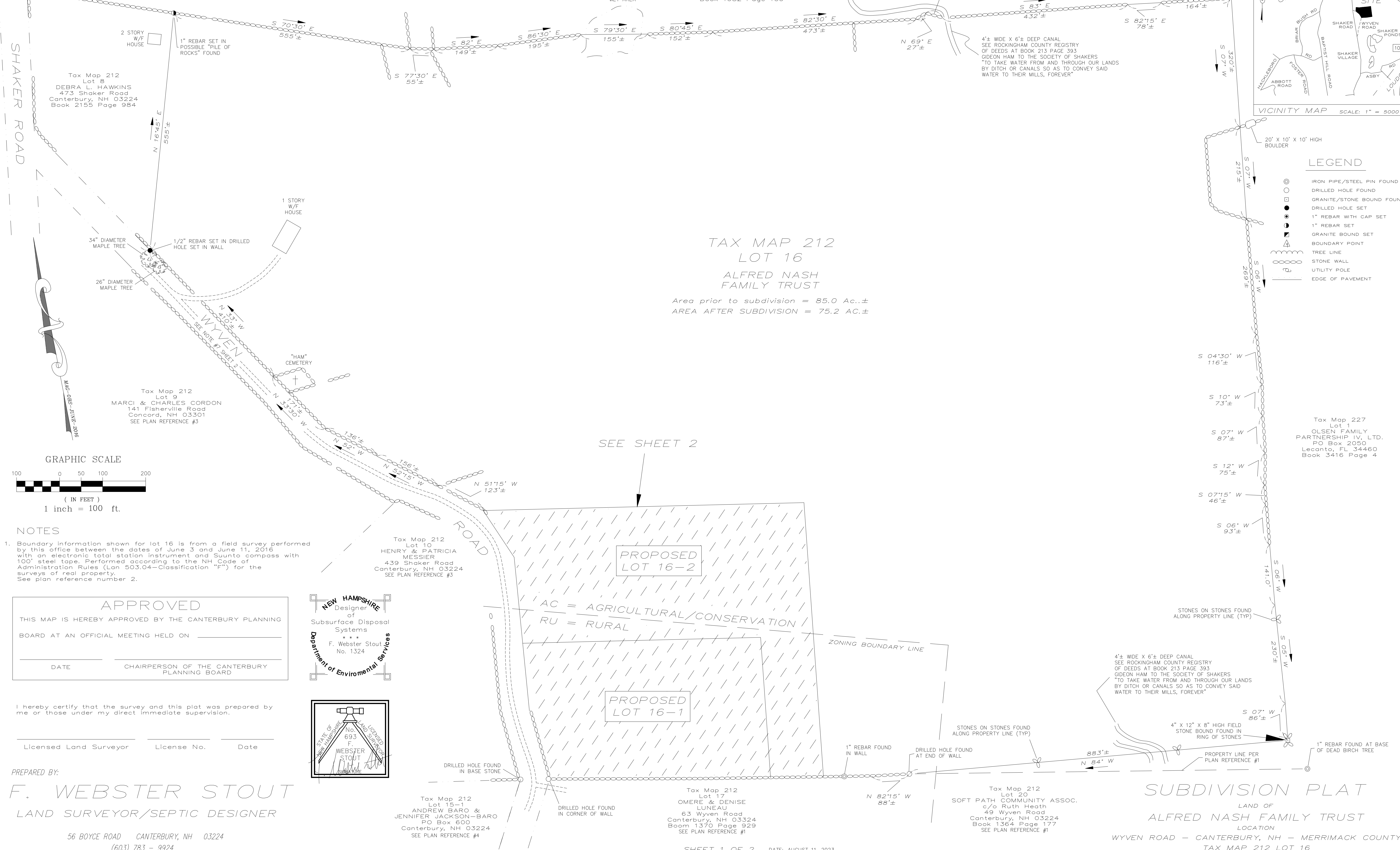
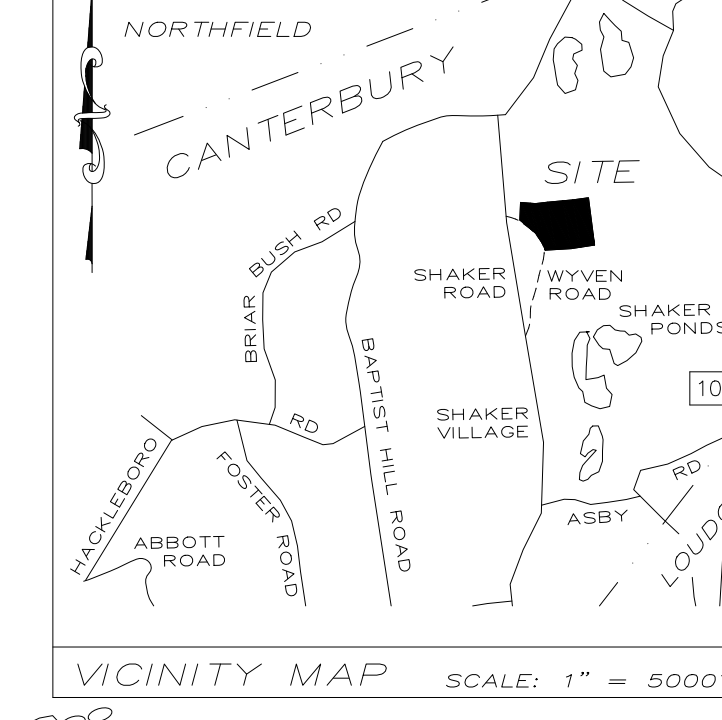
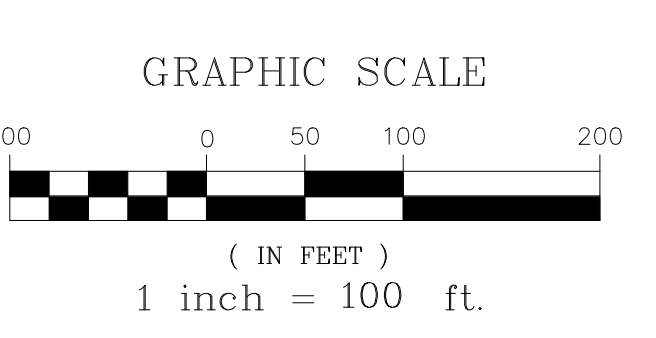


Tax Map 209
HILL CORNER FARM REALTY TRUST
John Clano, Trustee
PO Box 410212
Cambridge, Ma 02141
Book 1682 Page 106

Tax Map 212
DEBRA L. HAWKINS
473 Shaker Road
Canterbury, NH 03224
Book 2155 Page 984



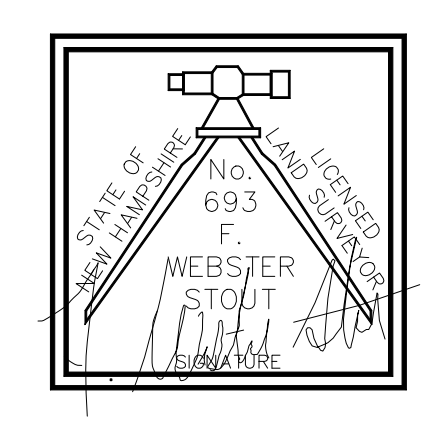
TAX MAP 212
LOT 16
ALFRED NASH
FAMILY TRUST
Area prior to subdivision = 85.0 AC.
Area AFTER SUBDIVISION = 75.2 AC.



NOTES
1. Boundary information shown for lot 16 is from a field survey performed by this office between the dates of June 3 and June 11, 2016 with an electronic total station instrument and Suunto compass with 100' steel tape. Performed according to the NH Code of Administration Rules (Lan 503.04-Classification "F") for the surveys of real property. See plan reference number 2.

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

DESIGNER OF
Subsurface Disposal
Systems
F. Webster Stout
No. 1324
Department of Environmental Services



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 _____

PREPARED BY:
F. WEBSTER STOUT
LAND SURVEYOR/SEPTIC DESIGNER
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924

- LEGEND
- IRON PIPE/STEEL PIN FOUND
 - DRILLED HOLE FOUND
 - GRANITE/STONE FOUND 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

Tax Map 227
Lot 1
OLSEN FAMILY
PARTNERSHIP IV, LTD.
PO Box 20050
Leclaire, FL 34460
Book 3416 Page 4

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

- Plan entitled "PROPOSED SUBDIVISION OF THE LAND OF SOFT PATH COMMUNITY ASSOC., INC." dated December 10, 1979. Prepared by Dickson, Holden & Assoc. and recorded at the M.C.R.D. as plan number 6190.
- Plan entitled "BOUNDARY SURVEY LAND OF GARRETT T. HEBERLEIN - KAREN J. HEBERLEIN AND ELIZABETH A. FREEMAN" dated June 7, 2016. Prepared by this office and recorded at the M.C.R.D. as plan number 2016000164.
- Plan entitled "SUBDIVISION OF THE PROPERTY OF RONALD P. & WILLO A. DIETER" dated September 24, 1984. Prepared by Raymond G. Cushman and recorded at the M.C.R.D. as plan number 8418.
- Plan entitled "SUBDIVISION PLAT LAND OF GREGORY MEEH AND 1992 REVOCABLE TRUST INDENTURE OF TIMOTHY P. MEEH, TIMOTHY P. MEEH, TRUSTEE" dated October 23, 2017. Prepared by this office and recorded at the M.C.R.D. as plan number 2020000691.

NOTES
1. The intent of this plat is to subdivide one (2) additional residential lots from Tax Map 212 Lot 16 per the Town of Canterbury's Zoning and Subdivision Regulations in effect at the time of approval of this plat. Extending any conditions or waivers granted by the planning board.

2. Owner of Record: Tax Map 212 Lot 16 - Alfred Nash Family Trust having a mailing address at 63 Wyven Road - Canterbury, NH 03224. For deed reference see M.C.R.D. at Bk. 3451 Pg. 2298.

3. Boundary information shown for lots 16-1 and 16-2 is from a field survey performed by this office between the dates of April 20 and June 19, 2023 with an electronic total station instrument having a control traverse error of closure of 1 in 20147. Performed according to the NH Code of Administration Rules (Lan 503.04-Classification "U") for the surveys of real property.

4. The limits of jurisdictional wetlands as shown on this plan were delineated by Joshua Brian CWS #256 between the dates of June 10 and August 6, 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.

5. The entire site falls in ZONE X as shown on Panel 0195E of the FIRM Flood Insurance Rate Map - Merrimack County, Map Number 330300195E having an effective date of April 19, 2010.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.

6. The Planning Board may approve a subdivision with the required lot frontage on a Class VI or private road, provided that the subdivider upgrades the road to current Class V road standards prior to approval or posts adequate surety therefor in accordance with Subdivision Regulations. See Zoning Article 5:2-D-4-g; Subdivision Standards.

7. It is the opinion of this office that Wyven Road is a Class VI road and NOT a private road. Wyven Road was discontinued by the Town at an annual meeting held March 1941. See Article 14 of the Town report. The complete discontinuance of a local highway (Class IV, V or VI) takes a vote of the town RSA 231:43 action by the selectmen is not sufficient to discontinue a highway. Prior to 1945 the law required permission from a court, as well as the town vote.

8. State of New Hampshire Department of Environmental Services - Subsurface Systems Bureau Subdivision approval number ESA2023777777 dated August ??, 2023 (for lot 16-1 only).

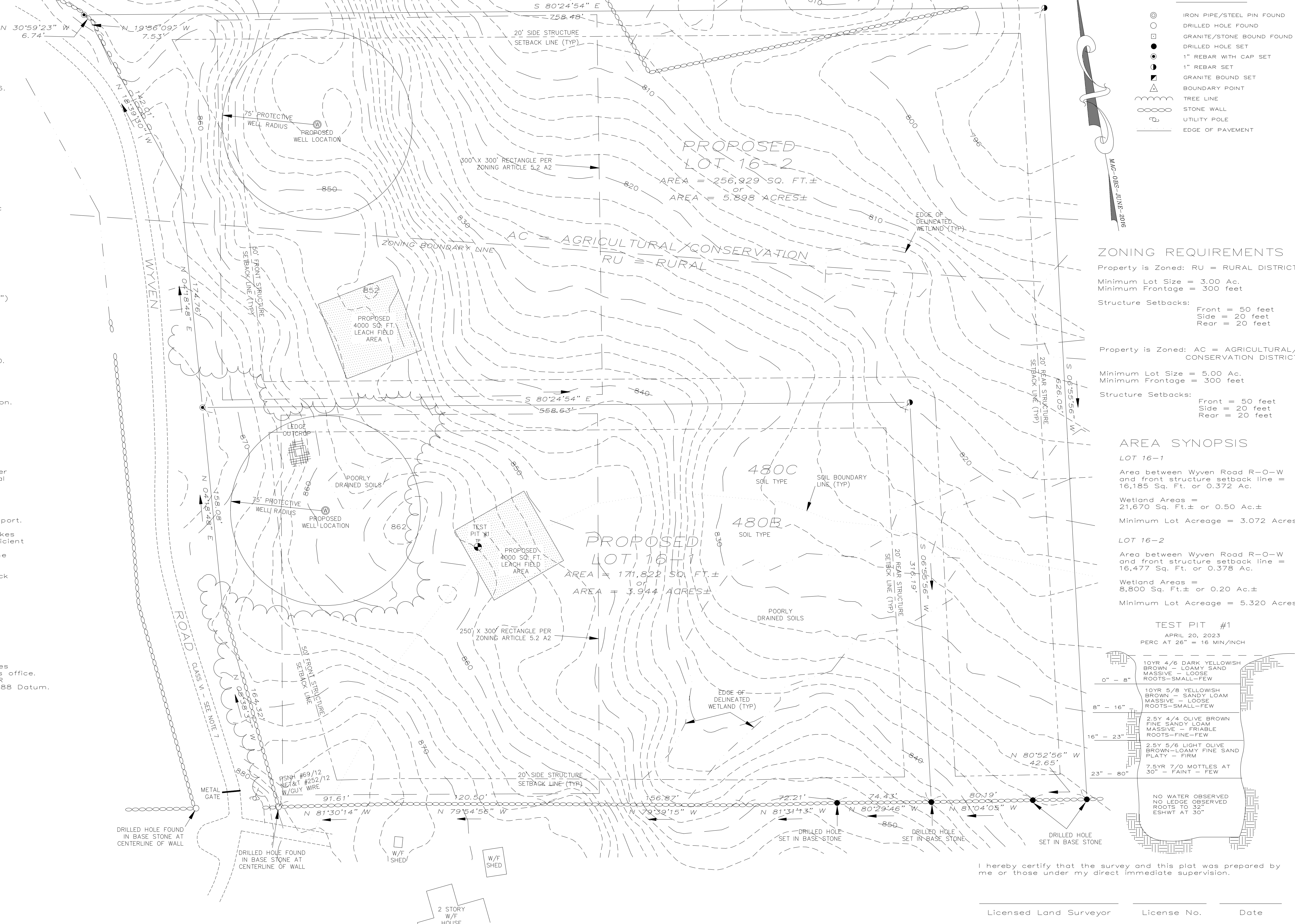
9. The vertical datum of this plan is NAVD83. The orthometric elevations were derived using GNSS 09. This datum was established at the site using GPS data from Ashtech Promark 2 receivers at the site. Static field procedures were used.

10. Topography shown for all of proposed lot 16-1 and the front 2.5 acres for proposed lot 16-2 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 GRANT web site and is NAVD 88 Datum.

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

DESIGNER OF
Subsurface Disposal
Systems
F. Webster Stout
No. 1324
Department of Environmental Services

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NHDDESIGNER/SEPTIC DESIGNER
DATE 9/7/2023
#ESR2023090704
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9924



- LEGEND
- IRON PIPE/STEEL PIN FOUND
 - DRILLED HOLE FOUND
 - GRANITE/STONE FOUND 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

ZONING REQUIREMENTS
Property is Zoned: RU = RURAL DISTRICT
Minimum Lot Size = 3.00 Ac.
Minimum Frontage = 300 feet
Structure Setbacks: Front = 50 feet, Side = 20 feet, Rear = 20 feet

Property is Zoned: AC = AGRICULTURAL CONSERVATION DISTRICT
Minimum Lot Size = 5.00 Ac.
Minimum Frontage = 300 feet
Structure Setbacks: Front = 50 feet, Side = 20 feet, Rear = 20 feet

AREA SYNOPSIS
LOT 16-1
Area between Wyven Road R-O-W and front structure setback line = 16,185 Sq. Ft. or 0.372 Ac.
Wetland Areas = 21,670 Sq. Ft. or 0.50 Ac.
Minimum Lot Acreage = 3.072 Acres

LOT 16-2
Area between Wyven Road R-O-W and front structure setback line = 16,477 Sq. Ft. or 0.378 Ac.
Wetland Areas = 8,800 Sq. Ft. or 0.20 Ac.
Minimum Lot Acreage = 5.320 Acres

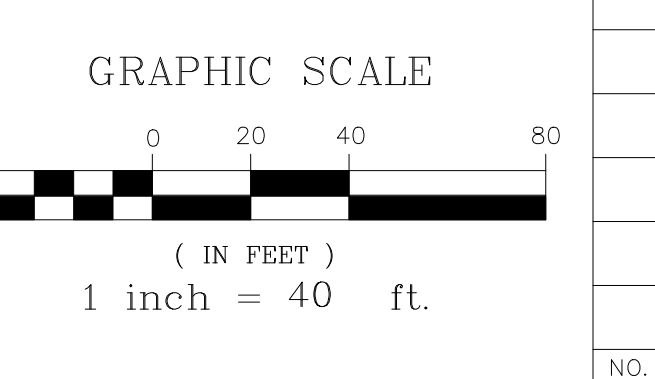
TEST PIT #1

APRIL 20, 2023
PERC AT 2" = 16 MN/INCH
0" - 8" 10VR 4/8 DARK YELLOWISH BROWN - LOAMY SAND MASSIVE - SMALL FEW ROOTS - SMALL FEW
8" - 16" 10VR 5/8 YELLOWISH BROWN - SANDY LOAM MASSIVE - LOOSE
16" - 23" 2.5Y 4/8 OLIVE BROWN FINE SANDY LOAM MASSIVE - FRIABLE
23" - 30" 2.5Y 5/8 LIGHT OLIVE FINE SAND PLATY - FIRM
30" - 48" 7.5YR 7/0 MOTTLER AT 30" - FAINT - FEW

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 _____

SUBDIVISION PLAT
LAND OF
ALFRED NASH FAMILY TRUST
LOCATION
WYVEN ROAD - CANTERBURY, NH - MERRIMACK COUNTY
TAX MAP 212 LOT 16



NO. DATE REVISION