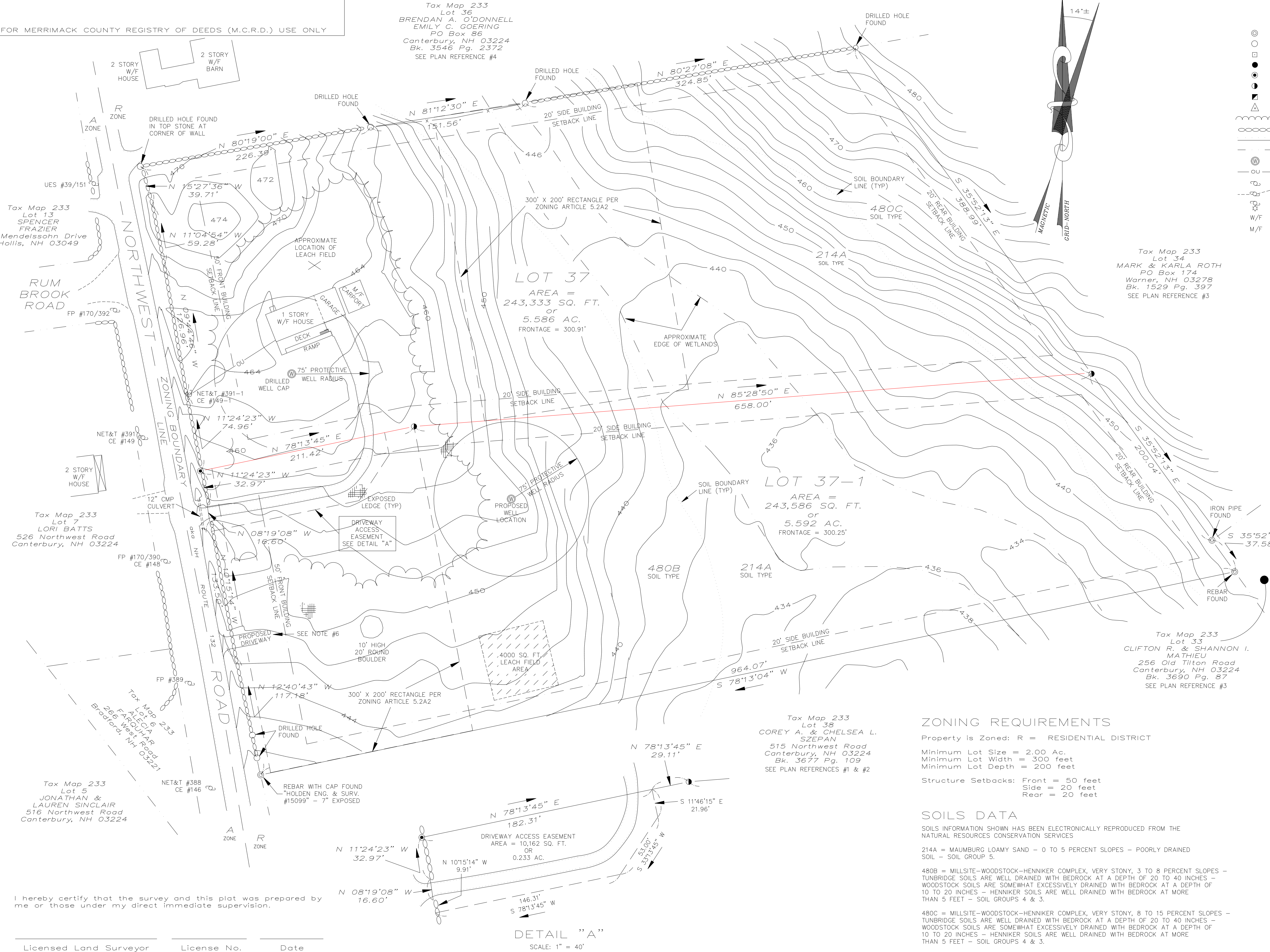
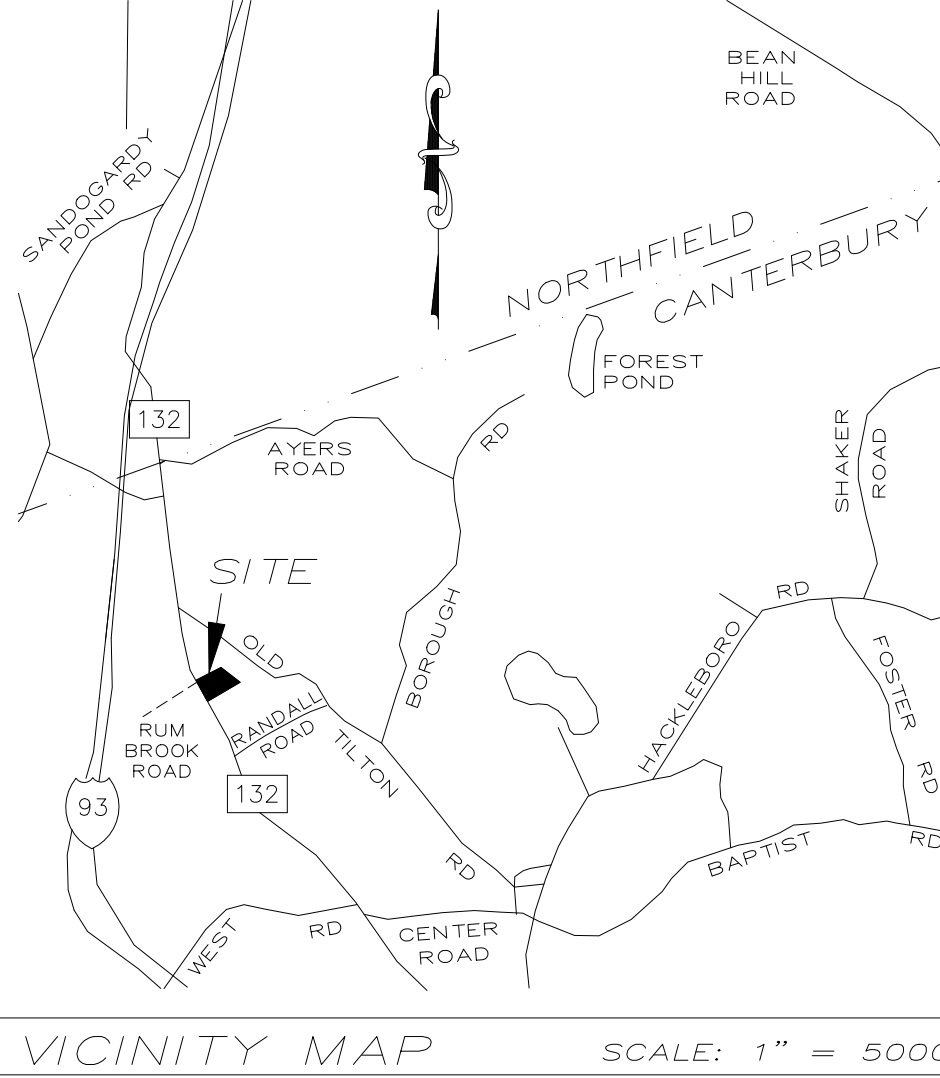


Tax Map 233
Lot 36
BRENDAN A. O'DONNELL
EMILY C. GOERING
P.O. Box 86
Canterbury, NH 03224
Bk. 3345 Pg. 2372
SEE PLAN REFERENCE #4



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
- APPROXIMATE PROPERTY LINE
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE(S)
- UTILITY POLE WITH LIGHT
- WOOD FRAME
- M/F METAL FRAME



PLAN REFERENCES

- Plan entitled "LOT LINE ADJUSTMENT PLAN BOUNDARY SURVEY THOMAS SCRIVENS & JAMES SCRIVENS" dated August 10, 2009 with a revision date of 9/16/2009. Prepared by Holden Engineering & Surveying and recorded at the M.C.R.D. as plan number 19357.
- Plan entitled "MEADOW BROOK ACRE SUBDIVISION PHASE 3" dated November 29, 1978. Prepared by Dickson, Holden & Assoc. and recorded at the M.C.R.D. as plan number 5707.
- Plan entitled "MEADOW BROOK ACRE SUBDIVISION PHASE 2 OWNER ALICE MESSIER." Prepared by Dickson, Holden & Assoc. and recorded at the M.C.R.D. as plan number 3700.
- Plan entitled "LOT LOT RELOCATION BETWEEN ROBERT & LINDA FIFE AND JON BURBANK" dated June 2016. Prepared by Stevens Surveying, Inc. and recorded at the M.C.R.D. as plan number 201600014807.

NOTES

- The intent of this plat is to subdivide one (1) additional residential lot from Tax Map 233 Lot 37 per the Town of Canterbury's Zoning and Subdivision Regulations in effect at time of approval of this subdivision. Excepting any conditions or waivers granted by the planning board.
- Area of Tax Map 233 Lot 37 prior to subdivision = 486,917 Sq. Ft. or 11.178 Acres.
- Owner of Record: Tax Map 233 Lot 37 - Estate of Thomas Scrivens - James Scrivens-Trustee having a mailing address of 1929 Harpswell Neck Road - Harpswell, ME 04079. For deed reference see M.C.R.D. at book 1495 page 307 and book 3208 page 1556.
- Boundary information shown is in part from a field survey performed by this office between the dates of April 10 and April 15, 2025 with an electronic robotics instrument having a control traverse error of closure of 1 in 58613. Performed according to the NH Code of Administration Rules (Lan 503.04 - Classification "U") for the surveys of real property and plan reference number 1.
- The entire site falls in ZONE X as shown on Panel 0326E of the FIRM - Flood Insurance Rate Map - Merrimack County - Map Number 33013C0326E having an effective date of April 19, 2010.
ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.
- See State of New Hampshire Department of Transportation driveway permit number ???????? dated May ??, 2025.
- Topography shown is from a topographic survey performed by this office.
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 the State of New Hampshire Department of Transportation standard disk stamped "073-0260" and Ashtech Promark 2 receivers at the site. Static field procedures were used.
Topography shown for the 2.5 acres of the front of lots 37 and 37-1 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.

ZONING REQUIREMENTS

Property is Zoned: R = RESIDENTIAL DISTRICT

Minimum Lot Size = 2.00 Ac.
Minimum Lot Width = 300 feet
Minimum Lot Depth = 200 feet

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

SOILS DATA

SOILS INFORMATION SHOWN HAS BEEN ELECTRONICALLY REPRODUCED FROM THE NATURAL RESOURCES CONSERVATION SERVICES

214A = MAUMBURG LOAMY SAND - 0 TO 5 PERCENT SLOPES - POORLY DRAINED SOIL - SOIL GROUP 5.

480B = MILLSITE-WOODSTOCK-HENNIKER COMPLEX, VERY STONY, 3 TO 8 PERCENT SLOPES - TUNBRIDGE SOILS ARE WELL DRAINED WITH BEDROCK AT A DEPTH OF 20 TO 40 INCHES - WOODSTOCK SOILS ARE SOMEWHAT EXCESSIVELY DRAINED WITH BEDROCK AT A DEPTH OF 10 TO 20 INCHES - HENNIKER SOILS ARE WELL DRAINED WITH BEDROCK AT MORE THAN 5 FEET - SOIL GROUPS 4 & 3.

480C = MILLSITE-WOODSTOCK-HENNIKER COMPLEX, VERY STONY, 8 TO 15 PERCENT SLOPES - TUNBRIDGE SOILS ARE WELL DRAINED WITH BEDROCK AT A DEPTH OF 20 TO 40 INCHES - WOODSTOCK SOILS ARE SOMEWHAT EXCESSIVELY DRAINED WITH BEDROCK AT A DEPTH OF 10 TO 20 INCHES - HENNIKER SOILS ARE WELL DRAINED WITH BEDROCK AT MORE THAN 5 FEET - SOIL GROUPS 4 & 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

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

Licensed Land Surveyor

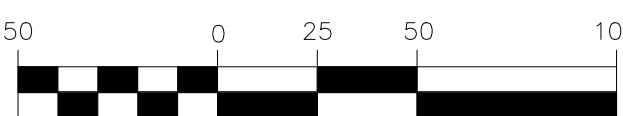
License No.

Date

F. WEBSTER STOUT
LAND SURVEYOR/SEPTIC DESIGNER

56 BOYCE ROAD CANTERBURY, NH 03224
(603) 455 - 9924

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

DATE: APRIL 15, 2025

PROJECT NO. 25-04

RECORDING NO:

DATE:

SHEET 1 OF 1

MINOR SUBDIVISION PLAT

LAND OF

ESTATE OF THOMAS SCRIVENS

LOCATION

527 NORTHWEST ROAD aka NH ROUTE 132 - CANTERBURY, NH
MERRIMACK COUNTY
TAX MAP 233 LOT 37

NO. DATE REVISION