

## ADDITIONAL ABUTTERS

MAP 249 LOT 12  
CHRISTOPHER DUBE  
& SHERRI DEMAYO  
65 INTERVALE ROAD  
CANTERBURY, NH 03224  
BOOK 3800 PAGE 2284

MAP 249 LOT 16  
ALL PURPOSE STORAGE  
CANTERBURY, LLC  
4007 DEAN MARTIN DRIVE  
LAS VEGAS, NV 89103  
BOOK 3794 PAGE 1050

MAP 249 LOT 17  
MAP 249 LOT 18  
DAVID DYER &  
TEN MILE BROOK HOLDINGS, LLC  
85 TEN MILE BROOK ROAD  
BRISTOL, NH 03222  
BOOK 3672 PAGE 468

## PLAN REFERENCES:

- "SUBDIVISION AND LOT LINE ADJUSTMENT PLAN" BOUNDARY PLAN OF MAP 4 LOT 032,000, ROBYN L. NELSON, CANTERBURY, NEW HAMPSHIRE. SCALE 1"=50'. DATE: MARCH 20, 2008. PREPARED BY HOLDEN ENGINEERING AND SURVEYING, INC. OF 19 TRIANGLE PARK DRIVE, CONCORD, NH 03302 AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #18314.
- "LOT LINE ADJUSTMENT PLAN" PREPARED FOR BENJAMIN A. MATOTT, ASSESSOR'S MAP 249 LOTS 14 & 15 AND ASSESSOR'S MAP 250 LOT 3, 75 INTERVALE ROAD, CANTERBURY, NEW HAMPSHIRE. SCALE: 1"=50'. DATE: JUNE 2017. PREPARED BY T.F. BERNIER, INC. OF 50 PLEASANT STREET, CONCORD, NH 03301 AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #201700016877.

## PARCEL "B"

8,463 S.F.  
0.194 Ac.  
TO BE TRANSFERRED  
FROM LOT 14  
TO LOT 15-1

ORIGINAL  
MAP 249 LOT 14  
±20.8 Ac.  
PER TAX MAP

NEW  
MAP 249 LOT 14  
±17.5 Ac.  
PER TAX MAP  
(>3 Ac. UPLAND)

## PARCEL "A"

127,257 S.F.  
2.921 Ac.  
TO BE TRANSFERRED  
FROM LOT 14  
TO LOT 15

NEW  
MAP 249 LOT 15-1

138,720 S.F. ± 11,717 S.F. = 147,437 S.F.  
3.116 Ac.  
(3 Ac. UPLAND)  
FRONTAGE=300.01'

ORIGINAL  
MAP 149 LOT 15

880,294 S.F.  
20.017 Ac.  
FRONTAGE=801.01'

NEW  
MAP 149 LOT 15  
880,294 S.F. ± 11,717 S.F. = 888,577 S.F.  
20.017 Ac.  
(>3 Ac. UPLAND)  
FRONTAGE=301.00'

MAP 249 LOT 1  
CHRISTOPHER & TIFFANY CRYANS  
76 INTERVALE ROAD  
CANTERBURY, NH 03224  
BOOK 2239 PAGE 258

MAP 250 LOT 2  
SOIL SHARES LLC  
DBA BROOKFORD FARM  
250 WEST ROAD  
CANTERBURY, NH 03224  
BOOK 3330 PAGE 253

MAP 250 LOT 3  
SCOTT C. GENO  
57 INTERVALE ROAD  
CANTERBURY, NH 03224  
BOOK 2572 PAGE 121

MAP 250 LOT 4  
ROBYN L. NELSON  
185 WEST ROAD  
CANTERBURY, NH 03224  
BOOK 1796 PAGE 9

MAP 248 LOT 14  
GROVER STREET, LLC  
5/5 PRESTIGE SERVICES  
200 EAST LAS OLAS BLVD.  
SUITE 2040  
FORT LAUDERDALE, FL 33301  
BOOK 2678 PAGE 852

MAP 248 LOT 13  
RONALD OLSZAK  
PO BOX 732  
BRISTOL, NH 03222  
BOOK 2890 PAGE 1365

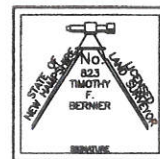
MAP 250 LOT 4  
ROBYN L. NELSON  
185 WEST ROAD  
CANTERBURY, NH 03224  
BOOK 1796 PAGE 9

## NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT/ANNEXATION BETWEEN LOTS 14 AND 15 AS SEEN ON THE TOWN OF CANTERBURY ASSESSOR'S MAP 249 AND TO SUBDIVIDE LOT 15 INTO TWO NEW RESIDENTIAL BUILDING LOTS.
  - THE SUBJECT PARCEL LIES IN THE "RU" RURAL ZONING DISTRICT AND THE "I" INDUSTRIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- |                    | RURAL<br>3 Ac.<br>300'<br>250'<br>300' | INDUSTRIAL<br>2 Ac.<br>200'<br>150'<br>200' |
|--------------------|--|---|
| MIN. LOT SIZE:     | 3 Ac.                                  | 2 Ac.                                       |
| MIN. LOT DEPTH:    | 300'                                   | 200'  |
| MIN. LOT WIDTH:    | 250'                                   | 150'  |
| BUILDING SETBACKS: |  |   |
| FRONT:             | 50'                                    | 50'   |
| SIDE:              | 20'                                    | 20'   |
| REAR:              | 20'                                    | 20'   |
- THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE 2025 USING A TOTAL STATION INSTRUMENT. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500.
  - THE BEARINGS SHOWN HEREON ARE REFERENCED TO NEW HAMPSHIRE STATE PLANE GRID COORDINATES, NAD83/98, BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN 2008.
  - BOUNDARY INFORMATION SHOWN HEREON IS FROM PLAN REFERENCE #2. PLAN REFERENCE #2 HAS BEEN ROTATED 1°05'03" TO MATCH NH STATE PLANE GRID COORDINATES.
  - THE WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD UNDER THE SUPERVISION OF TIMOTHY F. BERNIER, CWS #052, IN JUNE 2025 IN ACCORDANCE WITH ENV-WQ 1014.03.
  - A PORTION OF THE SUBJECT PARCELS LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CANTERBURY, MAP NO. 3301300330E, WITH EFFECTIVE DATE APRIL 19, 2010.

## LEGEND

- ANGLE POINT
- IRON ROD TO BE SET
- GRANITE / STONE BOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- UTILITY POLE W/ANCHOR
- DECIDUOUS TREE
- CONIFEROUS TREE
- WELL
- CATCH BASIN
- PAVEMENT
- GRAVEL
- TREELINE
- WETLAND
- STONEMAN
- APPROX. UNDERGROUND UTILITIES
- FENCE
- GRANITE BOUND FOUND
- IRON ROD FOUND
- IRON PIPE FOUND



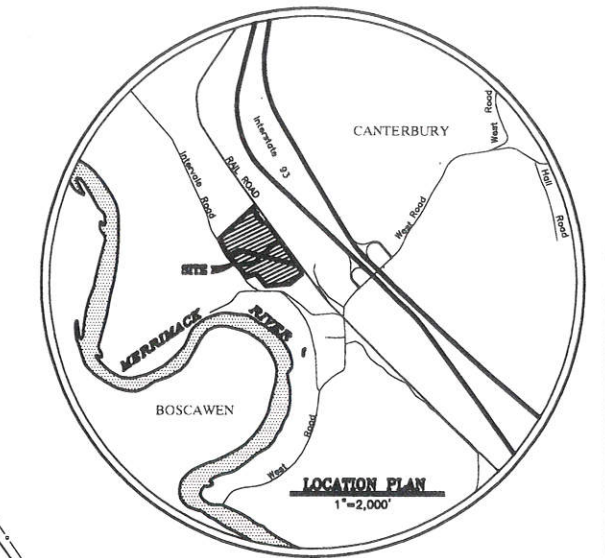
## MINIMUM LOT STANDARDS

ZONING 5.2(A)(3)  
NEW LOT 15-1  
TOTAL LOT AREA: 147,437 S.F.  
— UPLAND AREA IN FRONT SETBACK: 13,778 S.F.  
— WETLANDS: 2,888 S.F.  
MINIMUM LOT AREA PROVIDED= 130,771 S.F.  
MINIMUM LOT AREA REQUIRED= 3 Ac. (130,680 S.F.)

## SHEET INDEX

- SHEET 1: SUBDIVISION & LOT LINE ADJUSTMENT PLAN  
SHEET 2: TOPOGRAPHIC PLAN  
SHEET 3: TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE WITH THE TOWN OF CANTERBURY.

Prepared By  
Hoyle, Tanner & Associates, Inc.  
150 Dow Road, Suite 402  
Manchester, NH 03101



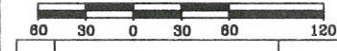
**SUBDIVISION &  
LOT LINE ADJUSTMENT PLAN**  
PREPARED FOR  
**BENJAMIN A. MATOTT**  
ASSESSORS MAP 249 LOTS 15  
AND  
**G. FREDRICK ZELLER, III**  
ASSESSORS MAP 249 LOTS 14  
**75 & 77 INTERVALE ROAD**  
**CANTERBURY, NEW HAMPSHIRE**  
SCALE: 1"=60' \* DATE: JULY 2025  
SHEET 1 OF 2

## OWNERS OF RECORD

MAP 249 LOT 15  
BENJAMIN A. & DARLENE MATOTT  
75 INTERVALE ROAD  
CANTERBURY, NH 03224  
BOOK 3498 PAGE 1995

MAP 249 LOT 14  
G. FREDRICK, III & LUCYANN ZELLER  
77 INTERVALE ROAD  
CANTERBURY, NH 03224  
BOOK 1927 PAGE 1950

## GRAPHIC SCALE



NO.	REVISION	DATE
2	INCREASE LOT 15-1, LOT STANDARDS	7/22/25
1	OWNER UPDATED, WELL REMOVED	7/2/25

**HOYLE  
TANNER**

50 Pleasant Street, Suite #1  
Concord, NH 03301  
(603) 224-4148  
www.hoyletanner.com

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	P.C.	JOB #
TJB	JRC	JRC	008	48	034-001

## CERTIFICATIONS

a. I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS JUNE, 2017.

DATE \_\_\_\_\_ TIMOTHY F. BERNIER, LLS

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

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

DATE \_\_\_\_\_ CHAIR - CANTERBURY PLANNING BOARD



1. "SUBDIVISION AND LOT LINE ADJUSTMENT" BOUNDARY PLAN OF MAP 4 AND LOT 032.000, ROBYN L. NELSON, CANTERBURY, NEW HAMPSHIRE. SCALE 1"=50' DATE: MARCH 20, 2008. PREPARED BY HOLDEN ENGINEERING AND SURVEYING, INC. OF 19 TRIANGLE PARK DRIVE, CONCORD, NH 03302 AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #18314.
2. "LOT LINE ADJUSTMENT PLAN" PREPARED FOR BENJAMIN A. MATOTT, ASSESSOR'S MAP 249 LOTS 14 & 15 AND ASSESSOR'S MAP 250 LOT 3, 75 INTERVALLE ROAD, CANTERBURY, NEW HAMPSHIRE. SCALE 1"=50' DATE: JUNE 2017, PREPARED BY T.F. BERNIER, INC. OF 50 PLEASANT STREET, CONCORD, NH 03301 AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #201700016877.

**PARCEL "A"**  
127,257 S.F.  
2.921 Ac.  
TO BE TRANSFERRED  
FROM LOT 14  
TO LOT 15

**ORIGINAL**  
**MAP 149 LOT 15**  
680,294 S.F.  
15,817 Ac.  
FRONTAGE=301.01'

**NEW**  
**MAP 149 LOT 15**

1. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT/ANNEXATION BETWEEN LOTS 14, AND 15 AS SEEN ON THE TOWN OF CANTERBURY ASSESSOR'S MAP 249 AND TO SUBDIVIDE LOT 13 INTO TWO NEW RESIDENTIAL BUILDING LOTS.
2. THE SUBJECT PARCEL LIES IN THE "RU" RURAL ZONING DISTRICT AND THE "I" INDUSTRIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

	RURAL	INDUSTRIAL
MIN. LOT SIZE:	3 Ac.	2 Ac.
MIN. FRONTAGE:	300'	200'
MIN. LOT DEPTH:	250'	150'
MIN. LOT WIDTH:	300'	200'
BUILDING SETBACKS:		
FRONT:	50'	50'
SIDE:	20'	20'
REAR:	20'	20'
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREIN IS FROM FIELD A FIELD SURVEY PERFORMED BY THIS OFFICE IN 2012 WITH UPDATES IN JUNE 2025 USING AN ASSUMED VERTICAL DATUM.
4. THE WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD UNDER THE SUPERVISION OF TIMOTHY F. BERNER, CWS #052, IN JUNE 2025 IN ACCORDANCE WITH Err-W-104.4.03.
5. A PORTION OF THE SUBJECT PARCELS LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CANTERBURY, MAP No. 33013003302, WITH EFFECTIVE DATE APRIL 18, 2010.

35A - CHAMPLAIN LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES  
35B - CHAMPLAIN LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES  
35C - CHAMPLAIN LOAMY FINE SAND, 15 TO 80 PERCENT SLOPES.  
40A - AGWASH MINORIT FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES.  
105A - RUNNEY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES.  
FREQUENTLY FLOODED.  
406A - MEDOMAK MUCKY SILT LOAM, 0 TO 2 PERCENT SLOPES,  
FREQUENTLY FLOODED.

•	ANGLE POINT		
○	IRON ROD TO BE SET		
□	GRANITE / STONE BOUND		
⊙	IRON ROD FOUND		
⊗	IRON PIPE FOUND		
⊕	UTILITY POLE W/ANCHOR		
⊙	DECIDUOUS TREE		
⊗	CONIFEROUS TREE		
⊙	WELL		
⊗	CATCH BASIN		
		— R/R — R/R	RIP—RAP
		— — — — —	PAVEMENT
		— — — — —	GRAVEL
		— — — — —	TREE LINE
		— — — — —	WETLAND
		— — — — —	STONEWALL
		— — — — —	UNDERGROUND UTILITIES
		— — — — —	FENCE
		— — — — —	10' CONTOUR
		— — — — —	2' CONTOUR

SHEET 1: SUBMISSION & LOT LINE ADJUSTMENT PLAN  
SHEET 2: TOPOGRAPHIC PLAN  
SHEET 1 IS TO BE RECORDED AT THE MERRIMACK  
COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE  
ON FILE WITH THE TOWN OF CANTERBURY.

**Prepared By**  
Hoyle, Tanner & Associates, Inc.  
150 Dow Road, Suite 402  
Manchester, NH 03101

a. I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS JUNE, 2017.

DATE \_\_\_\_\_ TIMOTHY F. BERNIER, LLS

OF CANTERBURY ARE HEREBY INCORPORATED BY REFERENCE AS PART  
OF THE APPROVAL OF THIS PLAN.

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

DATE \_\_\_\_\_ CHAIR - CANTERBURY PLANNING BOARD

**MAP 248 LOT 15**  
**BENJAMIN A. & DARLENE MATOTT**  
**75 INTERVALE ROAD**  
**CANTERBURY, NH 03224**  
**BOOK 3498 PAGE 1995**

MAP 248 LOT 14  
G. FREDERICK, III & LUCYANN ZELLER  
77 INTERVALE ROAD  
CANTERBURY, NH 03224  
BOOK 1927 PAGE 1950

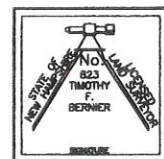
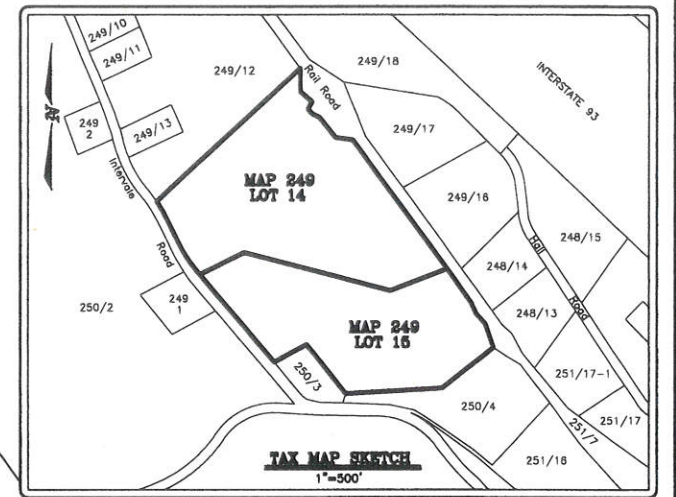
SCALE: 1"=60' \* DATE: JULY 2025

SHEET 2 OF 2



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GRAPHIC SCALE

