

FOR REGISTRY OF DEEDS USE ONLY

ADDITIONAL ABUTTERS

MAP 249 LOT 12
CHRISTOPHER DUBE
& SHERRI DEMAYO
95 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 469

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, 2006. 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.

ORIGINAL
MAP 249 LOT 14
±20.6 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
135,720 Sq. Ft.
3.116 Ac.
(3 Ac. UPLAND)
FRONTAGE=300.01'

ORIGINAL
MAP 149 LOT 15
680,294 S.F.
15.617 Ac.
FRONTAGE=601.01'

NEW
MAP 149 LOT 15
680,294 S.F.
15.617 Ac.
(>3 Ac. UPLAND)
FRONTAGE=301.00'

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

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

MAP 248 LOT 14
GROVER STREET, LLC
C/O PRESTIGE SERVICES
200 EAST LAS OLAS BLVD.
SUITE 2040
FORT LAUDERDALE, FL 33301
BOOK 2679 PAGE 952

MAP 249 LOT 13
RONALD OLSZAK
PO BOX 732
BRISTOL, NH 03222
BOOK 2880 PAGE 1365

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

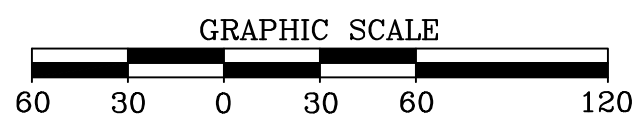
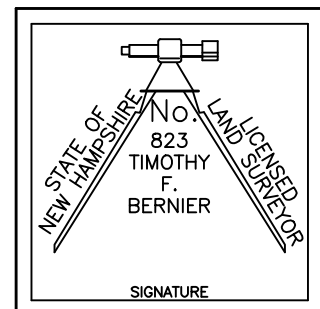
NOTES:

- 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	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'
- 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 Lc 500.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO NEW HAMPSHIRE STATE PLANE GRID COORDINATES, NAD83/96, 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 14°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. 33013C0330E, WITH EFFECTIVE DATE APRIL 19, 2010.

LEGEND

- | | | | |
|---|-----------------------|-------|----------------------------|
| • | ANGLE POINT | — | PAVEMENT |
| ● | IRON ROD TO BE SET | - - - | GRAVEL |
| □ | GRANITE / STONE BOUND | ~~~~~ | TREELINE |
| ○ | IRON ROD FOUND | ~~~~~ | WETLAND |
| ● | IRON PIPE FOUND | ~~~~~ | STONEWALL |
| ○ | UTILITY POLE W/ANCHOR | ~~~~~ | UGU: UNDERGROUND UTILITIES |
| ○ | DECIDUOUS TREE | ~~~~~ | GBF: GRANITE BOUND FOUND |
| ○ | CONIFEROUS TREE | ~~~~~ | IRF: IRON ROD FOUND |
| ○ | WELL | ~~~~~ | IPF: IRON PIPE FOUND |
| ○ | CATCH BASIN | ~~~~~ | |



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: _____

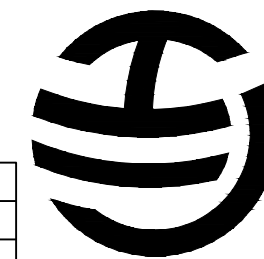
DATE _____ CHAIR - CANTERBURY PLANNING BOARD

OWNERS OF RECORD

MAP 249 LOT 15
BENJAMIN A. & DARLENE MATOTT
75 INTERVALE ROAD
CANTERBURY, NH 03224
BOOK 3496 PAGE 1995

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

NO.	OWNER UPDATED, WELL REMOVED	7/2/25
REVISION	DATE	

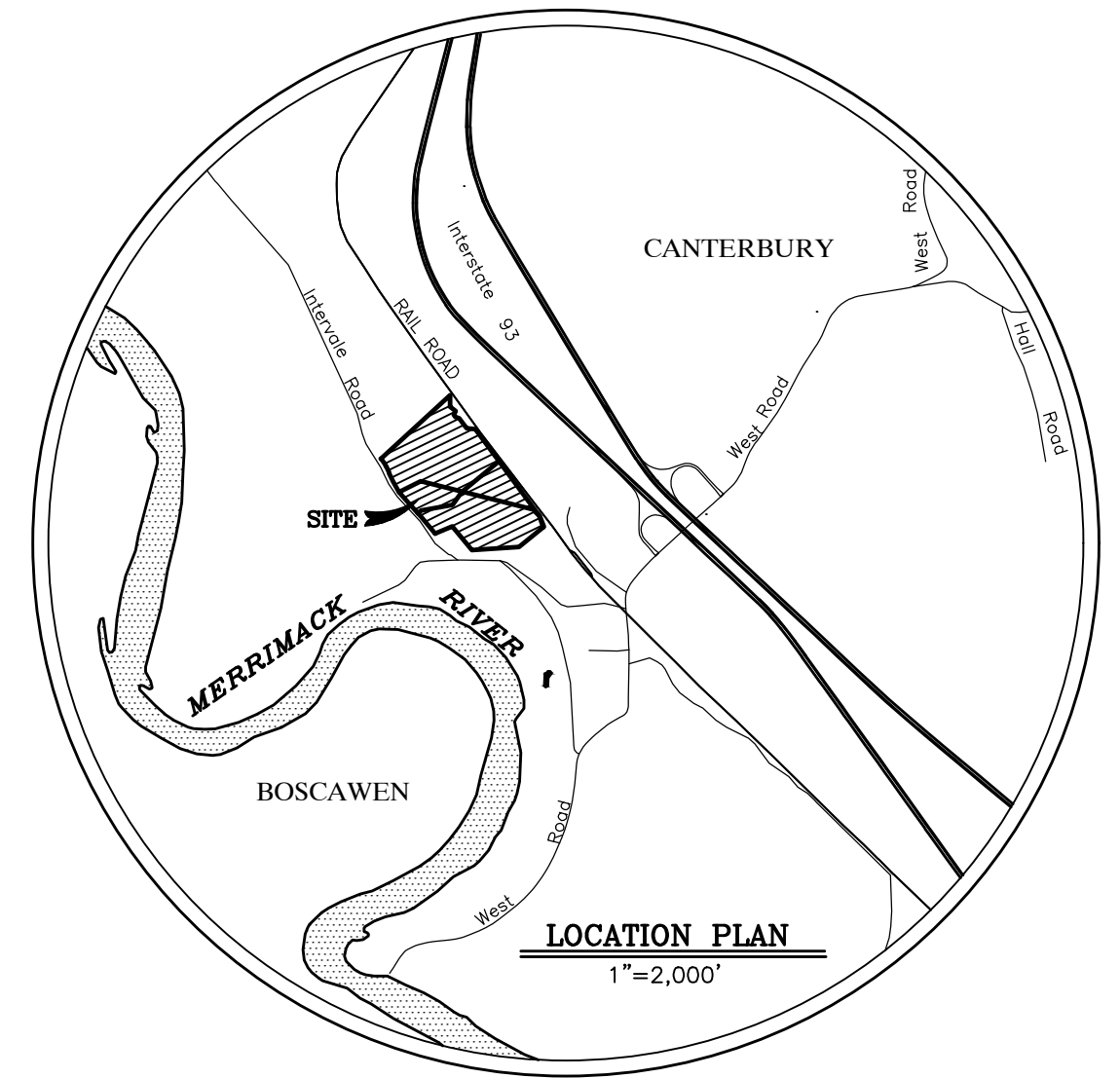


**HOYLE
TANNER**

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Concord, NH 03301
(603) 224-4148
www.hoyletanner.com

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	TJH	JRC	006	48	034-001

DRAWING NAME
01_Subdivision_2025.dwg



SUBDIVISION & LOT LINE ADJUSTMENT PLAN PREPARED FOR

BENJAMIN A. MATOTT
ASSESSOR'S MAP 249 LOTS 15
AND
G. FREDRICK ZELLER, III
ASSESSOR'S MAP 249 LOTS 14
75 & 77 INTERVALE ROAD
CANTERBURY, NEW HAMPSHIRE

SCALE: 1"=60' * DATE: JULY 2025
SHEET 1 OF 2



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±20.6 Ac.
PER TAX MAP

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TO BE TRANSFERRED
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PARCEL "B"
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TO BE TRANSFERRED
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TO LOT 15-1

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(>3 Ac. UPLAND)
FRONTAGE=300.01'

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FRONTAGE=601.01'

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FRONT:	50'	50'
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REAR:	20'	20'

- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM FIELD A FIELD SURVEY PERFORMED BY THIS OFFICE IN 2012 WITH UPDATES IN JUNE 2025 USING AN ASSUMED VERTICAL DATUM.
- 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.
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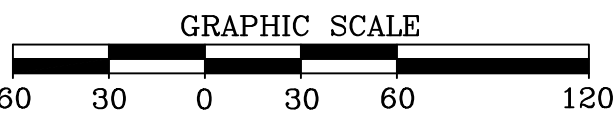
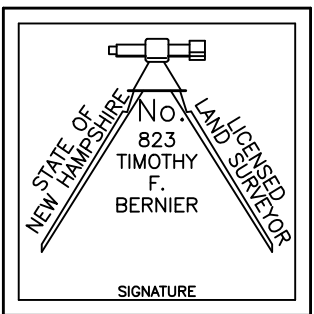
SOIL LEGEND

- 35A - CHAMPLAIN LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES
35B - CHAMPLAIN LOAMY FINE SAND, 3 TO 6 PERCENT SLOPES
35E - CHAMPLAIN LOAMY FINE SAND, 15 TO 60 PERCENT SLOPES
9AA - AGAWAM-MINGRETT FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
105A - RUNNEY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
406A - MEADOWMUCK MUCKY SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

FROM THE MOST RECENT SOIL SURVEY
SURVEY OF MERRIMACK COUNTY

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
- RIP-RAP
- PAVEMENT
- GRAVEL
- TREELINE
- WETLAND
- STONEWALL
- UNDERGROUND UTILITIES
- FENCE
- 10' CONTOUR
- 2' CONTOUR
- SOILS



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

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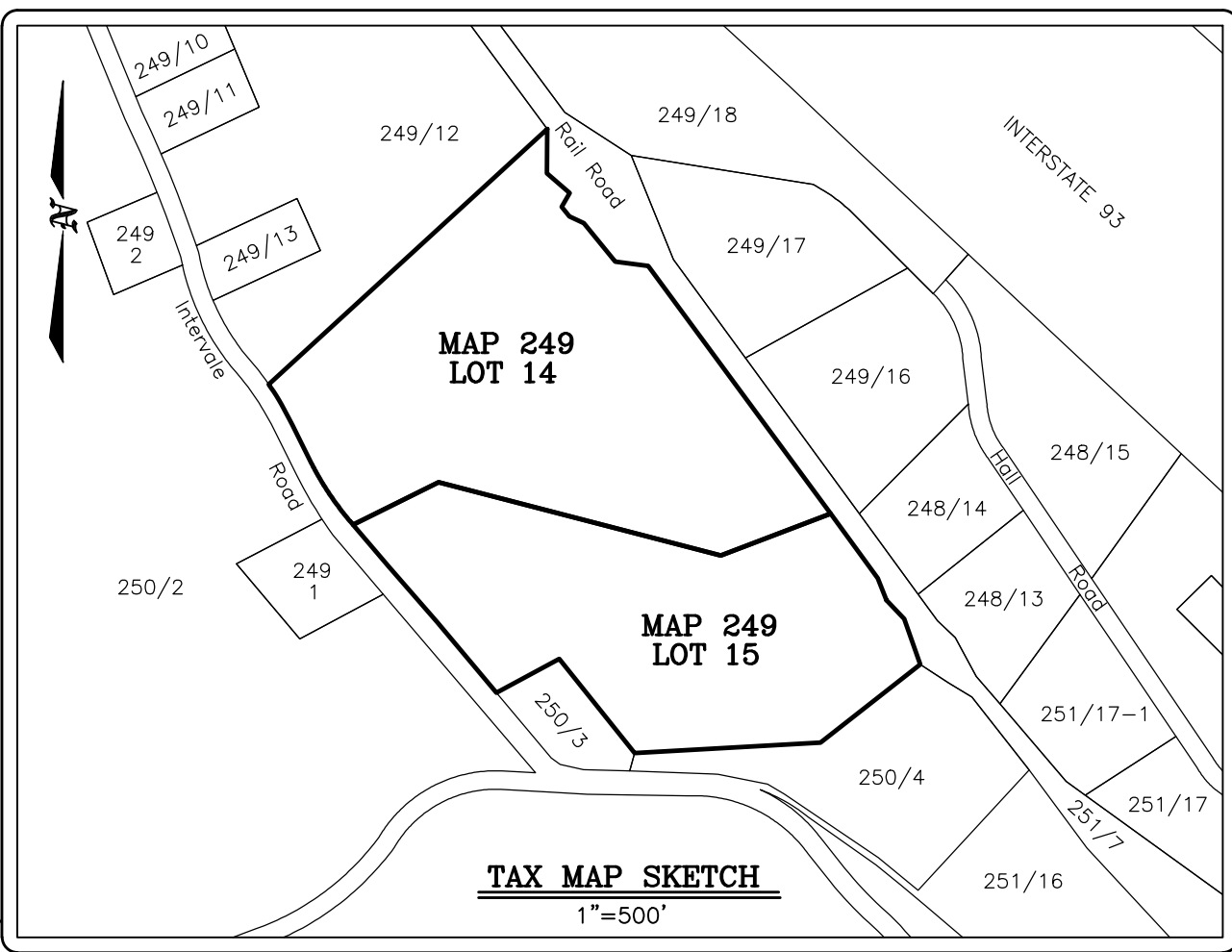
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	TJB	JRC	006	48	034-001
DRAWING NAME					
01_Topographic_2025.dwg					



TOPOGRAPHIC 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 2 OF 2

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