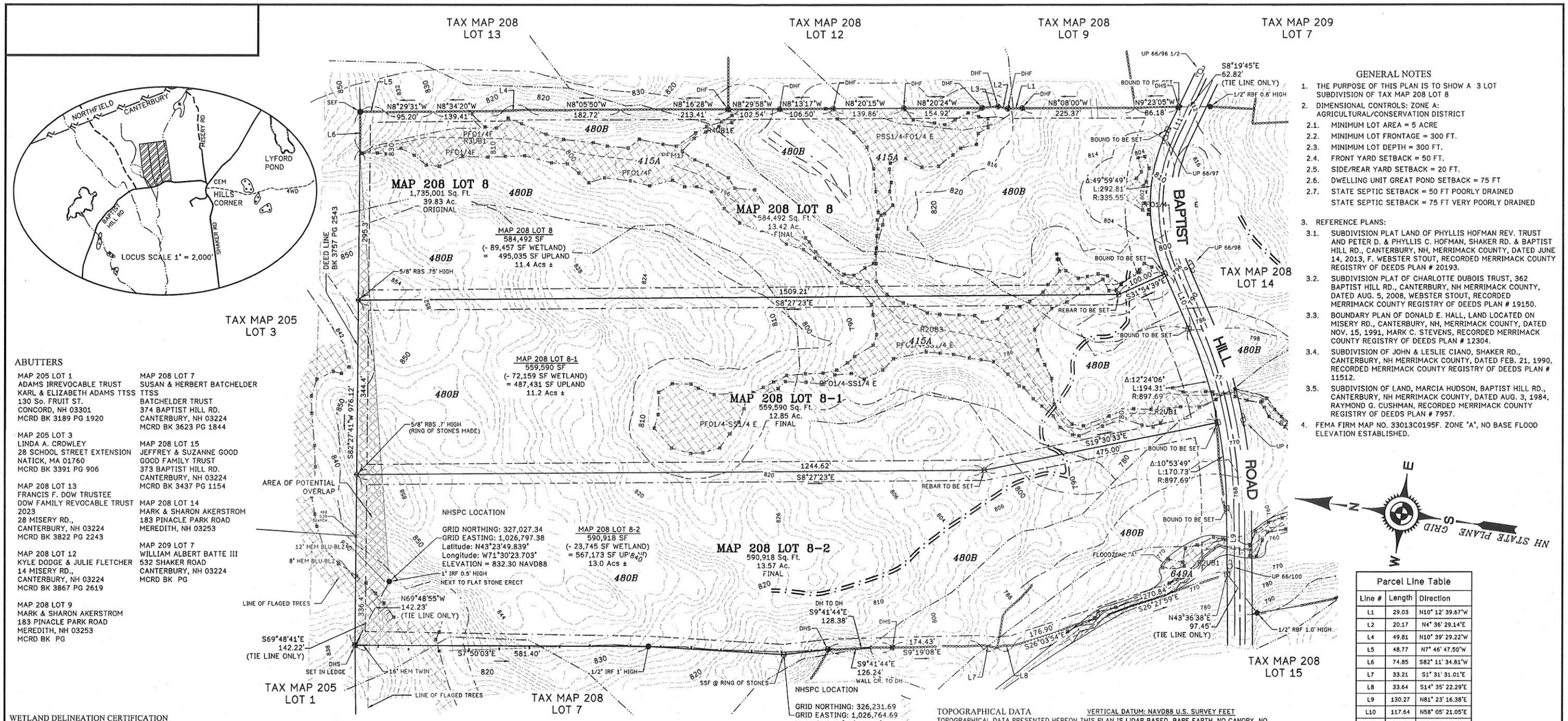

ABUTTERS

MAP 205 LOT 1
ADAMS IRREVOCABLE TRUST
KARL & ELIZABETH ADAMS TTSS
130 So. FRUIT ST.
CONCORD, NH 03301
MCRD BK 3189 PG 1920

MAP 205 LOT 3
LINDA A. CROWLEY
28 SCHOOL STREET EXTENSION
NATICK, MA 01760
MCRD BK 3391 PG 906

MAP 208 LOT 13
FRANCIS F. DOW TRUSTEE
DOW FAMILY REVOCABLE TRUST 2023
28 MISERY RD.,
CANTERBURY, NH 03224
MCRD BK 3822 PG 2243

MAP 208 LOT 12
KYLE DODGE & JULIE FLETCHER
14 MISERY RD.,
CANTERBURY, NH 03224
MCRD BK 3867 PG 2619

MAP 208 LOT 9
MARK & SHARON AKERSTROM
183 PINACLE PARK ROAD
MEREDITH, NH 03253
MCRD BK PG

MAP 208 LOT 7
SUSAN & HERBERT BATCHELDER TTSS
BATCHELDER TRUST
374 BAPTIST HILL RD.
CANTERBURY, NH 03224
MCRD BK 3623 PG 1844

MAP 208 LOT 15
JEFFREY & SUZANNE GOOD
GOOD FAMILY TRUST
373 BAPTIST HILL RD.
CANTERBURY, NH 03224
MCRD BK 3437 PG 1154

MAP 208 LOT 14
MARK & SHARON AKERSTROM
183 PINACLE PARK ROAD
MEREDITH, NH 03253

MAP 209 LOT 7
WILLIAM ALBERT BATTE III
532 SHAKER ROAD
CANTERBURY, NH 03224
MCRD BK PG

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT SUBDIVISION OF TAX MAP 208 LOT 8
2. DIMENSIONAL CONTROLS: ZONE A: AGRICULTURAL/CONSERVATION DISTRICT
   - 2.1. MINIMUM LOT AREA = 5 ACRE
   - 2.2. MINIMUM LOT FRONTAGE = 300 FT.
   - 2.3. MINIMUM LOT DEPTH = 300 FT.
   - 2.4. FRONT YARD SETBACK = 50 FT.
   - 2.5. SIDE/REAR YARD SETBACK = 20 FT.
   - 2.6. DWELLING UNIT GREAT POND SETBACK = 75 FT
   - 2.7. STATE SEPTIC SETBACK = 50 FT POORLY DRAINED
     STATE SEPTIC SETBACK = 75 FT VERY POORLY DRAINED
3. REFERENCE PLANS:
   - 3.1. SUBDIVISION PLAT LAND OF PHYLLIS HOFMAN REV. TRUST AND PETER D. & PHYLLIS C. HOFMAN, SHAKER RD. & BAPTIST HILL RD., CANTERBURY, NH, MERRIMACK COUNTY, DATED JUNE 14, 2013, F. WEBSTER STOUT, RECORDED MERRIMACK COUNTY REGISTRY OF DEEDS PLAN # 20193.
   - 3.2. SUBDIVISION PLAT OF CHARLOTTE DUBOIS TRUST, 362 BAPTIST HILL RD., CANTERBURY, NH MERRIMACK COUNTY, DATED AUG. 5, 2008, WEBSTER STOUT, RECORDED MERRIMACK COUNTY REGISTRY OF DEEDS PLAN # 19150.
   - 3.3. BOUNDARY PLAN OF DONALD E. HALL, LAND LOCATED ON MISERY RD., CANTERBURY, NH, MERRIMACK COUNTY, DATED NOV. 15, 1991, MARK C. STEVENS, RECORDED MERRIMACK COUNTY REGISTRY OF DEEDS PLAN # 12304.
   - 3.4. SUBDIVISION OF JOHN & LESLIE CIANO, SHAKER RD., CANTERBURY, NH MERRIMACK COUNTY, DATED FEB. 21, 1990, RECORDED MERRIMACK COUNTY REGISTRY OF DEEDS PLAN # 11512.
   - 3.5. SUBDIVISION OF LAND, MARCIA HUDSON, BAPTIST HILL RD., CANTERBURY, NH MERRIMACK COUNTY, DATED AUG. 3, 1984, RAYMOND G. CUSHMAN, RECORDED MERRIMACK COUNTY REGISTRY OF DEEDS PLAN # 7957.
4. FEMA FIRM MAP NO. 33013C0195F. ZONE "A", NO BASE FLOOD ELEVATION ESTABLISHED.

NH STATE PLANE GRID

Parcel Line Table

Line #	Length	Direction
L1	29.03	N10° 12' 39.67"W
L2	20.17	N4° 36' 29.14"E
L4	49.81	N10° 39' 29.22"W
L5	48.77	N7° 46' 47.50"W
L6	74.85	S82° 11' 34.81"W
L7	33.21	S1° 31' 31.01"E
L8	33.64	S14° 35' 22.29"E
L9	130.27	N81° 23' 16.38"E
L10	117.64	N58° 05' 21.05"E
L11	49.89	S71° 54' 49.85"E

WETLAND DELINEATION CERTIFICATION

DATE OF WETLAND DELINEATION: APRIL - MAY 2025
JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BAILEY ASSOCIATES, 217 COTTON HILL ROAD GILFORD, NH 03249. IN ACCORDANCE WITH:

1. ENVIRONMENTAL LABORATORY. (1987) *CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987,* U.S. ARMY ENGINEER WATERWAYS EXPERIMENT STATION, VICKSBURG, MS.
2. U.S. ARMY CORPS OF ENGINEERS. 2011. (JANUARY 2012) *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VER. 2.0),* ERDC/EL TR-12-1. ARMY ENGINEER RESEARCH & DEVELOPMENT CENTER. VICKSBURG, MS.
3. U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 *NATIONAL WETLAND PLANT LIST,* VER. 3.6. U.S. ARMY ENGINEER RESEARCH & DEVELOPMENT CENTER, VICKSBURG, MS.
4. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2025 VERSION 5, *FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND.* NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
5. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2024. *FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES,* VER. 9.0.
7. FEDERAL GEOGRAPHIC DATA COMMITTEE. 2013. *CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES.* FGDC-STD-004-2013. SECOND ED. WETLANDS SUBCOMMITTEE, FEDERAL GEOGRAPHIC DATA COMMITTEE AND U.S. FISH & WILDLIFE SERVICE, WASHINGTON, DC.
8. NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WT 100-900. CURRENT EDITION.

UPDATED: SEPTEMBER 2025

STATE OF NEW HAMPSHIRE JESSICA J. BAILEY No. 260 CERTIFIED WETLAND SCIENTIST
09/22/2025

LEGEND

REBAR FND/SET
REBAR TO BE SET
DRILL HOLE FND/SET
CONCRETE BND.FND/SET
CONC. BND. TO BE SET
GRANITE BND. FND/SET
STONE ERECT FOUND
STAKE & STONES FND.
IRON ROD FOUND
IRON PIPE FOUND
SPIKE FND/SET
MAGNAIL (PK) FND/SET
HUB & TACK FND/SET
TEMPORARY BENCHMARK
PERMANENT BENCHMARK
WETLAND FLAG
WETLAND
TREE STUMP FOUND
MAIL BOX
PERCOLATION TEST
TEST PIT
DECIDUOUS TREE
CONIFEROUS TREE
22B SOIL TYPE
EDGE OF GRAVEL DRIVE
WETLAND FLOOD ZONE
SEWER MAN HOLE
DRAIN MAN HOLE
WELL
HYDRANT
WATER SHUTOFF
GATE VALVE
CATCH BASIN
UTILITY POLE
LIGHT POLE
GUY ANCHOR
STONEWALL
TREELINE
WETLAND
EXISTING WATER
EXISTING SEWER LINE
EXISTING STORM DRAIN
BUILDING SETBACK LINE

TOPOGRAPHICAL DATA

VERTICAL DATUM: NAVD88 U.S. SURVEY FEET

TOPOGRAPHICAL DATA PRESENTED HEREON THIS PLAN IS LIDAR BASED, BARE EARTH, NO CANOPY, NO SNOW CONDITIONS RESULTING IN SMOOTHED, 2-FOOT (OR GREATER) CONTOUR LINES WHICH HAVE BEEN ANALYZED ON THE 'HUC-10' WATERSHED LEVEL. AERIAL COLLECTION OF THE LIDAR DATA FOR THE CONNECTICUT RIVER VALLEY, MERRIMACK RIVER VALLEY AND OTHERS WAS EXECUTED BETWEEN THE YEARS OF 2011 - 2019. THE BASE DATA HAS A VERTICAL ACCURACY OF 7 - 18 cm RMSEz AND MEETS OR EXCEEDS THE USGS NATIONAL GEOSPATIAL PROGRAM BASE LIDAR SPECIFICATIONS. THE ORIGINAL ELEVATION UNITS OF METERS HAVE BEEN CONVERTED TO U.S. SURVEY FEET, AND THE FINAL DATASET HAS BEEN FILTERED AND SMOOTHED USING ARC-GIS TOOLS. THE ORIGINAL DATASET IS PUBLISHED BY 'GRANIT' EARTH SYSTEMS RESEARCH CENTER AT THE UNIVERSITY OF NEW HAMPSHIRE. THE END-USER ASSUMES ALL RESPONSIBILITY FOR VERIFICATION AND USE AS MAY BE APPROPRIATE FOR THEIR PURPOSE. IT IS RECOMMENDED THAT CRITICAL DESIGN AREAS SUCH AS IMPERVIOUS PAVEMENT AND OTHER HARDSCAPE SHOULD BE VERIFIED BY GROUND SURVEY. BAILEY ASSOCIATES ASSUMES NO LIABILITY FOR USE OF THIS DATA.

SURVEY DATUM

THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING BAD ELF "FLEX 5600" DUAL FREQUENCY GNSS (GPS, GLONASS, GALELIO & BEIDOU) RECEIVERS, RTK, REALTIME NETWORK METHODS. OBSERVATIONS WERE TAKEN ON 07/31/25
VERTICAL DATUM: NAVD 88 UTILIZING (GEOID 18).
HORIZONTAL DATUM: NAD83(2011) MULTI-YEAR CORS SOLUTION 2 (MYCS2) EPOCH = 2010.000
BEGIN DATE = 01/01/2020.
REFERENCE FRAME: ITRF2014

HORIZTONAL DISTANCES SHOWN ARE GROUND DISTANCES

FINAL
SUBDIVISION APPROVAL
CANTERBURY PLANNING BOARD

DATE: _____

BY: _____
CHAIRMAN OF THE PLANNING BOARD

AS PER DISCUSSION AND WITH ANY CONDITIONS IN _____ MEETING MINUTES

The Zoning Ordinance and Subdivision Regulations of the Town of Canterbury are hereby incorporated by reference as part of the approval of this plan.

DATE	REVISION	INITIALS

DATE 10/7/2025 | JOB No. 3874
DRAWN BY ; B/B /JJB / ARH
SCALE ; 1" = 100' (100' 50' 0' 100' 200')

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 576 BRYAN L. BAILEY SIGNATURE
10/07/2025

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
OCTOBER 7, 2025
DATE;
Bryan L. Bailey
CRAIG T. BAILEY L.L.S. #1001

MULTIPLE SHEET SUBDIVSION PLAN
THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER 2 IS RECORDED AT THE MERRIMAC COUNTY REGISTRY OF DEEDS. THE REMAINING SHEET IS ON FILE AT THE MUNICIPALITY OF CANTERBURY PLANNING DEPT., WHICH IN ITS ENTIRETY CONSTITUTES THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

BAILEY ASSOCIATES
LAND SURVEYING & LAND PLANNING
ENGINEERING & NATURAL RESOURCE SCIENCES
www.bailey-associates.com
(603) 528-3734
217 Cotton Hill Rd. Gilford, NH 03249
SERVING NEW HAMPSHIRE SINCE 1978

TAX MAP 208 LOT 8
SUBDIVISION PLAN

LAND OF MARK & SHARON AKERSTROM
LAND LOCATED BAPTIST HILL ROAD, CANTERBURY, NH

PROPERTY OWNER: MARK & SHARON AKRERSTROM
183 PINACLE PARK RD.
MEREDITH, NH 03253

DEED: BK. 3757 PG. 2543

DATE OF PLAN: OCTOBER 2025

SHEET 1 OF 2

G:\3874_AKERSTROM\dwg\3874-SD NORTH D1B.dwg, 10/10/2025 10:44:01 AM
BRYAN L. BAILEY ASSOCIATES, INC.