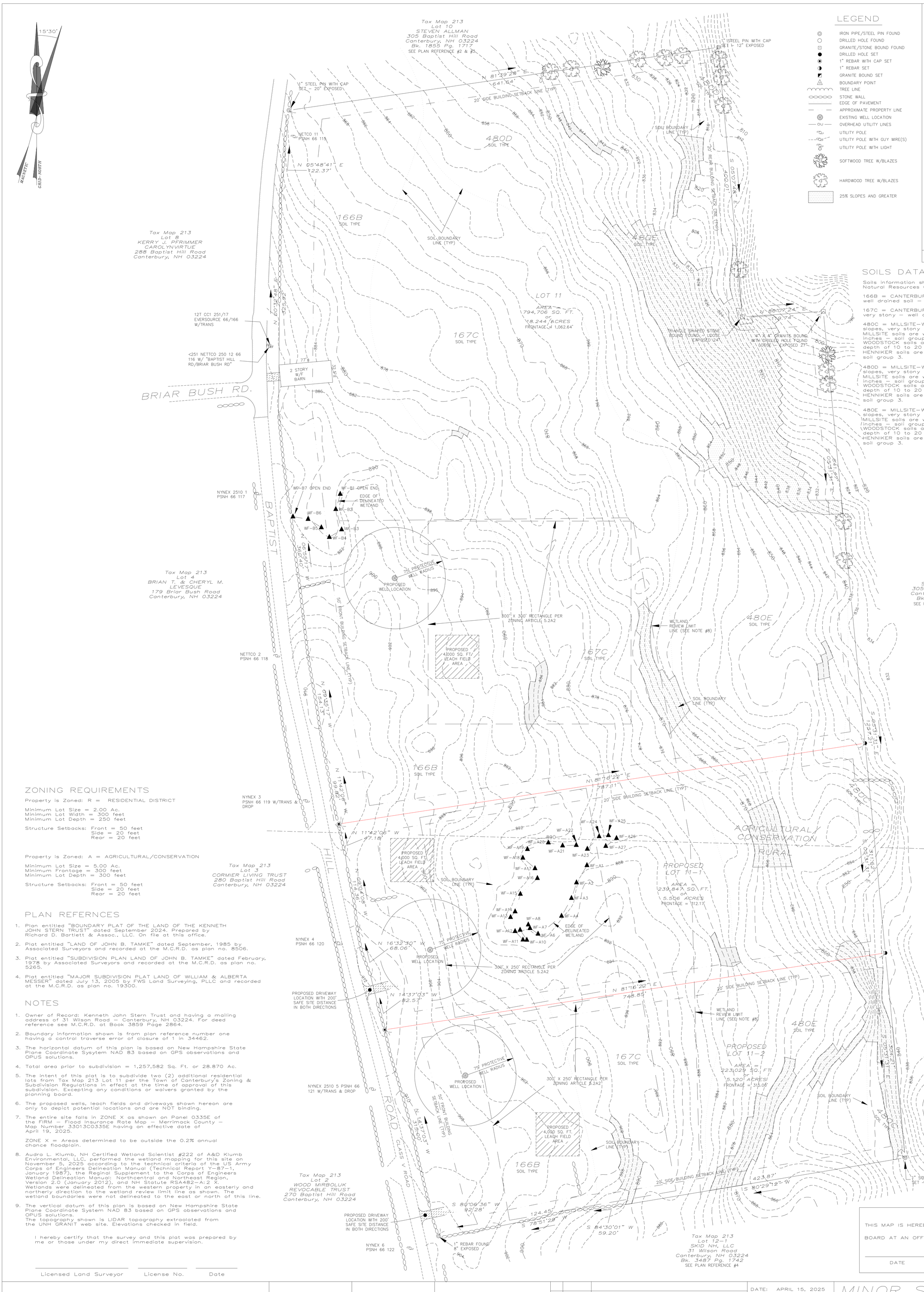
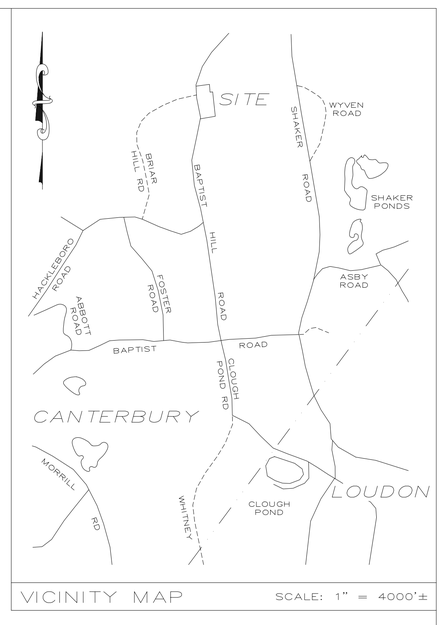


LEGEND

- 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
- SOFTWOOD TREE W/BLAZES
- HARDWOOD TREE W/BLAZES
- 25% SLOPES AND GREATER



VICINITY MAP SCALE: 1" = 4000'±

SOILS DATA

Soils information shown has been electronically reproduced from the Natural Resources Conservation Services

166B = CANTERBURY fine sandy loam, 3 to 8 percent slopes – well drained soil – soil group 3.

167C = CANTERBURY fine sandy loam, 8 to 15 percent slopes – very stony – well drained soil – soil group 3.

480C = MILLSITE–WOODSTOCK–HENNIKER COMPLEX, 8 to 15 percent slopes, very stony
MILLSITE soils are well drained with bedrock at a depth of 20 to 40 inches – soil group 4.
WOODSTOCK soils are somewhat excessively drained with bedrock at a depth of 10 to 20 inches – soil group 4.
HENNIKER soils are well drained soils with bedrock at more than 5 feet soil group 3.

480D = MILLSITE–WOODSTOCK–HENNIKER COMPLEX, 15 to 25 percent slopes, very stony
MILLSITE soils are well drained with bedrock at a depth of 20 to 40 inches – soil group 4.
WOODSTOCK soils are somewhat excessively drained with bedrock at a depth of 10 to 20 inches – soil group 4.
HENNIKER soils are well drained soils with bedrock at more than 5 feet soil group 3.

480E = MILLSITE–WOODSTOCK–HENNIKER COMPLEX, 25 to 35 percent slopes, very stony
MILLSITE soils are well drained with bedrock at a depth of 20 to 40 inches – soil group 4.
WOODSTOCK soils are somewhat excessively drained with bedrock at a depth of 10 to 20 inches – soil group 4.
HENNIKER soils are well drained soils with bedrock at more than 5 feet soil group 3.

ZONING REQUIREMENTS

Property is Zoned: R = RESIDENTIAL DISTRICT

Minimum Lot Size = 2.00 Ac.
Minimum Lot Width = 300 feet
Minimum Lot Depth = 250 feet

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

Property is Zoned: A = AGRICULTURAL/CONSERVATION

Minimum Lot Size = 5.00 Ac.
Minimum Frontage = 300 feet
Minimum Lot Depth = 300 feet

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

PLAN REFERNCES

1. Plan entitled "BOUNDARY PLAT OF THE LAND OF THE KENNETH JOHN STERN TRUST" dated September 2024. Prepared by Richard D. Bartlett & Assoc., LLC. On file at this office.
2. Plat entitled "LAND OF JOHN B. TAMKE" dated September, 1985 by Associated Surveyors and recorded at the M.C.R.D. as plan no. 8506.
3. Plat entitled "SUBDIVISION PLAN LAND OF JOHN B. TAMKE" dated February, 1978 by Associated Surveyors and recorded at the M.C.R.D. as plan no. 5265.
4. Plat entitled "MAJOR SUBDIVISION PLAT LAND OF WILLIAM & ALBERTA MESSER" dated July 13, 2005 by FWS Land Surveying, PLLC and recorded at the M.C.R.D. as plan no. 19300.

NOTES

1. Owner of Record: Kenneth John Stern Trust and having a mailing address of 31 Wilson Road – Canterbury, NH 03224. For deed reference see M.C.R.D. at Book 3859 Page 2864.
2. Boundary information shown is from plan reference number one having a control traverse error of closure of 1 in 34462.
3. The horizontal datum of this plan is based on New Hampshire State Plane Coordinate Sysytem NAD 83 based on GPS observations and OPUS solutions.
4. Total area prior to subdivision = 1,257,582 Sq. Ft. or 28.870 Ac.
5. The intent of this plat is to subdivide two (2) additional residential lots from Tax Map 213 Lot 11 per the Town of Canterbury's Zoning & Subdivision Regulations in effect at the time of approval of this subdivision. Excepting any conditions or waivers granted by the planning board.
6. The proposed wells, leach fields and driveways shown hereon are only to depict potential locations and are NOT binding.
7. The entire site falls in ZONE X as shown on Panel 0335E of the FIRM – Flood Insurance Rate Map – Merrimack County – Map Number 33013C0335E having an effective date of April 19, 2025.

   ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.
8. Audra L. Klumb, NH Certified Wetland Scientist #222 of A&D Klumb Environmental, LLC, performed the wetland mapping for this site on November 5, 2025 according to the technical criteria of the US Army Corps of Engineers Delineation Manual (Technical Report Y-87-1, January 1987), the Reginal Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012), and NH Statute RSA482-A:2 X. Wetlands were delineated from the western property in an easterly and northerly direction to the wetland review limit line as shown. The wetland boundaries were not delineated to the east or north of this line.
9. The vertical datum of this plan is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
   The topography shown is LIDAR topography extraolated from the UNH GRANIT web site. Elevations checked in field.

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 _____

APPROVED

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

DATE _____ CHAIRPERSON OF THE CANTERBURY PLANNING BOARD _____

F. WEBSTER STOUT
LAND SURVEYOR/SEPTIC DESIGNER
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 455 – 9924

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION

DATE: APRIL 15, 2025
PROJECT NO. 25-06
RECORDING NO:
DATE:
SHEET 1 OF 1

MINOR SUBDIVISION PLAT

LAND OF

KENNETH JOHN STERN TRUST

LOCATION

BAPTIST HILL ROAD – CANTERBURY, NH – MERRIMACK COUNTY
TAX MAP 213 LOT 11