

SOILS DATA

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

W = WATER

167C - MARLOW WABANT FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY WELL DRAINED SOIL - SOIL GROUP 3

167D - MARLOW WABANT FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY WELL DRAINED SOIL - SOIL GROUP 3

406A - MEDOW WABANT FINE SANDY LOAM, FREQUENTLY FLOODED, NEARLY LEVEL, VERY POORLY DRAINED SOIL - SOIL GROUP 6

647B - PASTURE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY POORLY DRAINED SOIL, IN DEPRESSIONS AND ALONG DRAINAGE WAVES SOIL GROUP 5



ZONING REQUIREMENTS

Parcel is Zoned: RU = RURAL

Minimum Front Setback: 300 feet

Minimum Side Setback: 50 feet

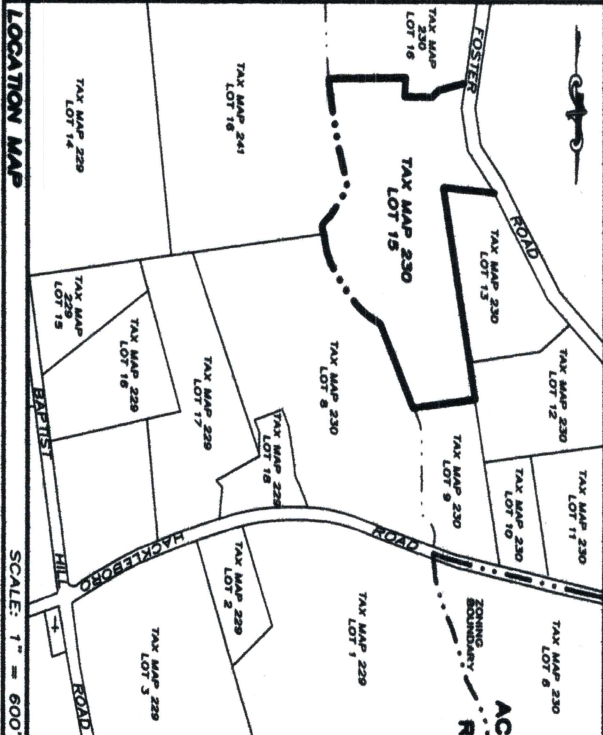
Minimum Rear Setback: 20 feet

LEGEND

- IRON PIPE/STEEL PIPE FOUND
- DRAINED HOLE FOUND
- GRANITE/STONE FOUND
- DRAINED HOLE SET
- 1" STEEL PIPE WITH CAP SET
- 1" STEEL PIPE SET
- GRANITE BOUNDARY SET
- BOUNDARY POINT
- TREE LINE
- UTILITY POLE
- EDGE OF PAVEMENT
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES
- DECIDUOUS TREE WITH BARK WIRE FENCE

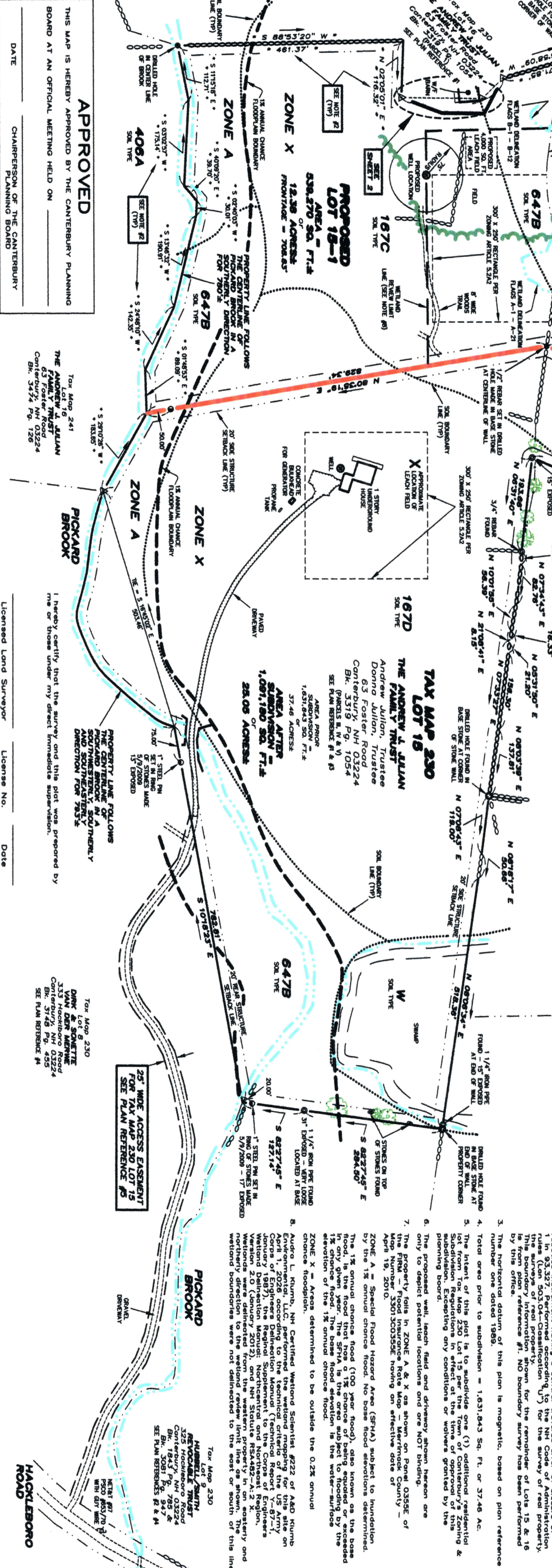
PLAN REFERENCES

- Plan entitled "SUBDIVISION OF THE PROPERTY OF PETER S. & LEONIE G. WILLET" dated October 11, 1989, prepared by R & K Surveyors and recorded at the M.C.R.D. as plan number 11426.
- Plan entitled "ANNEKATON PLAN - BENJAMIN LADD & MELANIE STEPHENS" dated February 9, 1987, prepared by H.H. Amsden & Sons and recorded at the M.C.R.D. as plan number 9497.
- Plan entitled "LOT LINE ADJUSTMENT PLAT LANDS OF JOHN P. & FRANK J. SNEEDER" dated May 24, 2007, prepared by this office and recorded at the M.C.R.D. as plan number 19871.
- Plan entitled "LOT LINE ADJUSTMENT PLAT LANDS OF BENJAMIN LADD & DONNA JULIAN" dated June 17, 2008, prepared by this office and recorded at the M.C.R.D. as plan number 19970.
- Plan entitled "LOT LINE ADJUSTMENT PLAT LANDS OF BENJAMIN LADD & DONNA JULIAN" dated April 3, 2009, prepared by this office and recorded at the M.C.R.D. as plan number 19253.
- Plan entitled "SUBDIVISION OF THE PROPERTY OF RICHARD A. DICKSON, JR." dated May 28, 1980, prepared by D.H.A. - Dickson, Hidden & Assoc., and recorded at the M.C.R.D. as plan number 6731.



NOTES

- Owner of Record: The Andrew J. Julian Family Trust and having a mailing address of 63 Foster Road - Canterbury, NH 03224. For deed reference see M.C.R.D. at Book 3319 Page 1054.
- Boundary information shown for the new lot lines are from a field survey conducted by the surveyor on or about the date of the survey. The survey was conducted in accordance with the rules in 93:327. Performed according to the NH Code of Administration rules (Loan 503.04-Classification "U") for the survey of real property. The survey of real property was conducted for the remainder of Lots 15 & 16 is from plan reference #1. NO boundary survey has been performed by this office.
- The horizontal datum of this plan is magnetic, based on plan reference number one dated 1989.
- Total area prior to subdivision = 1,631,843 Sq. Ft. or 37.46 Ac.
- The intent of this plat is to subdivide one (1) additional residential lot from Tax Map 230 Lot 15 per the town of Canterbury's zoning & subdivision regulations. Excepting any conditions or waivers granted by the planning board.
- The proposed well, leach field and driveway shown hereon are only to depict potential locations and are NOT binding.
- The property falls in ZONE A & X as shown on Panel 0355E of Map Number 3301500355E having an effective date of April 19, 2010.
- ZONE A = Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood. No base flood elevations determined. The 1% annual chance flood (100 year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The SFHA is the area subject to flooding by the 1% annual chance flood. The base flood elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE X = Areas determined to be outside the 0.2% annual chance floodplain.
- Andrus L. Klumb, NH Certified Wetland Scientist #222 of A&D Klumb & Associates, Inc. (A&D Klumb & Associates, Inc. is a professional engineering firm) on April 1, 2026, according to the technical criteria of the US Army Corps of Engineers' Delineation Manual (Technical Report Y-87-1, January 1987), the Regional Supplement to the Corps of Engineers' Wetland Delineation Manual: Northeast and Northcentral Region. 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 south of this line.



APPROVED

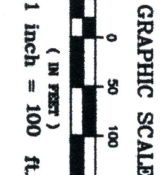
THIS MAP IS HEREBY APPROVED BY THE CANTERBURY PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____

DATE _____ CHAIRPERSON OF THE CANTERBURY PLANNING BOARD

F. WEBSTER STOUT

LAND SURVEYOR/SEPTIC DESIGNER

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



NO.	DATE	REVISION

DATE: MARCH 21, 2026
PROJECT NO. 26-04
RECORDING NO.:
DATE:

LOT LINE ADJUSTMENT/
MINOR SUBDIVISION PLAT

LAND OF
ANDREW & DONNA JULIAN FAMILY TRUST

LOCATION
FOSTER ROAD - CANTERBURY, NH - MERRIMACK COUNTY
TAX MAP 230 LOTS 15 & 16



LEGEND

- IRON PIPE/STEEL PIN FOUND
- DRILLED HOLE FOUND
- GRANITE/STONE BOUND FOUND
- DRILLED HOLE SET
- 1" STEEL PIN WITH CAP SET
- 1" STEEL PIN SET
- GRANITE BOUND SET
- BOUNDARY POINT
- TREE LINE
- STONE WALL
- UTILITY POLE
- EDGE OF PAVEMENT
- EXISTING WELL LOCATION
- OVERHEAD UTILITY LINES

Tax Map 240
Lot 34
THE JAMES AND SHERRY UPTON
REVOCABLE TRUST
45 Foster Road
Canterbury, NH 03224
Bk. 366B Pg. 2958
(SEE PLAN REFERENCE #)

NOTES

- The intent of this sheet is to show the annex of 4,548 Sq. Ft. from Tax Map 230 Lot 15 to Tax Map 230 Lot 16 as shown herein. The property conveyed as a result of this annexation shall not be deemed to be a subdivision of land for purposes of the RSA 223:1, II, as amended, and shall be recorded as merged into the lot of land as shown, so that that some shall be considered a single lot of record.
- Owner of Record: The Andrew J. Julian Family Trust and Donna Julian, Trustees
63 Foster Road
Canterbury, NH 03224
For deed reference see M.C.R.D. at Book 3319 Page 1054 (parcel 1).

APPROVED

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

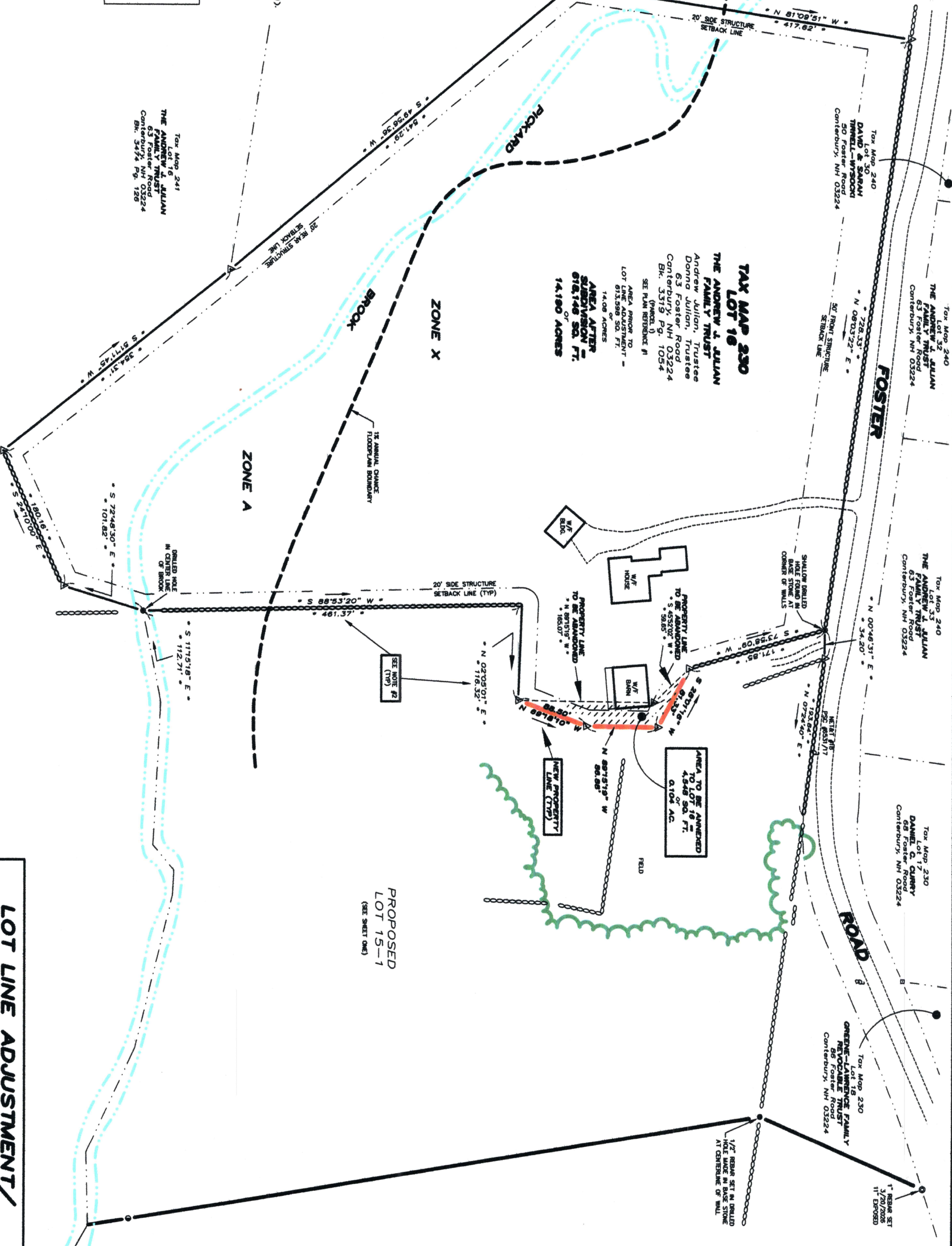
DATE _____ CHAIRPERSON OF THE CANTERBURY PLANNING BOARD

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



PROPOSED
LOT 15-1
(SEE SHEET ONE)

GRAPHIC SCALE



NO.	DATE	REVISION

DATE: MAY 17, 2022
PROJECT NO. 26-04
RECORDING NO.:
DATE:
SHEET 2 OF 2

LOT LINE ADJUSTMENT/
MINOR SUBDIVISION PLAT

ANDREW & DONNA JULIAN FAMILY TRUST
FOSTER ROAD - CANTERBURY, NH - MERRIMACK COUNTY
TAX MAP 230 LOTS 15 & 16