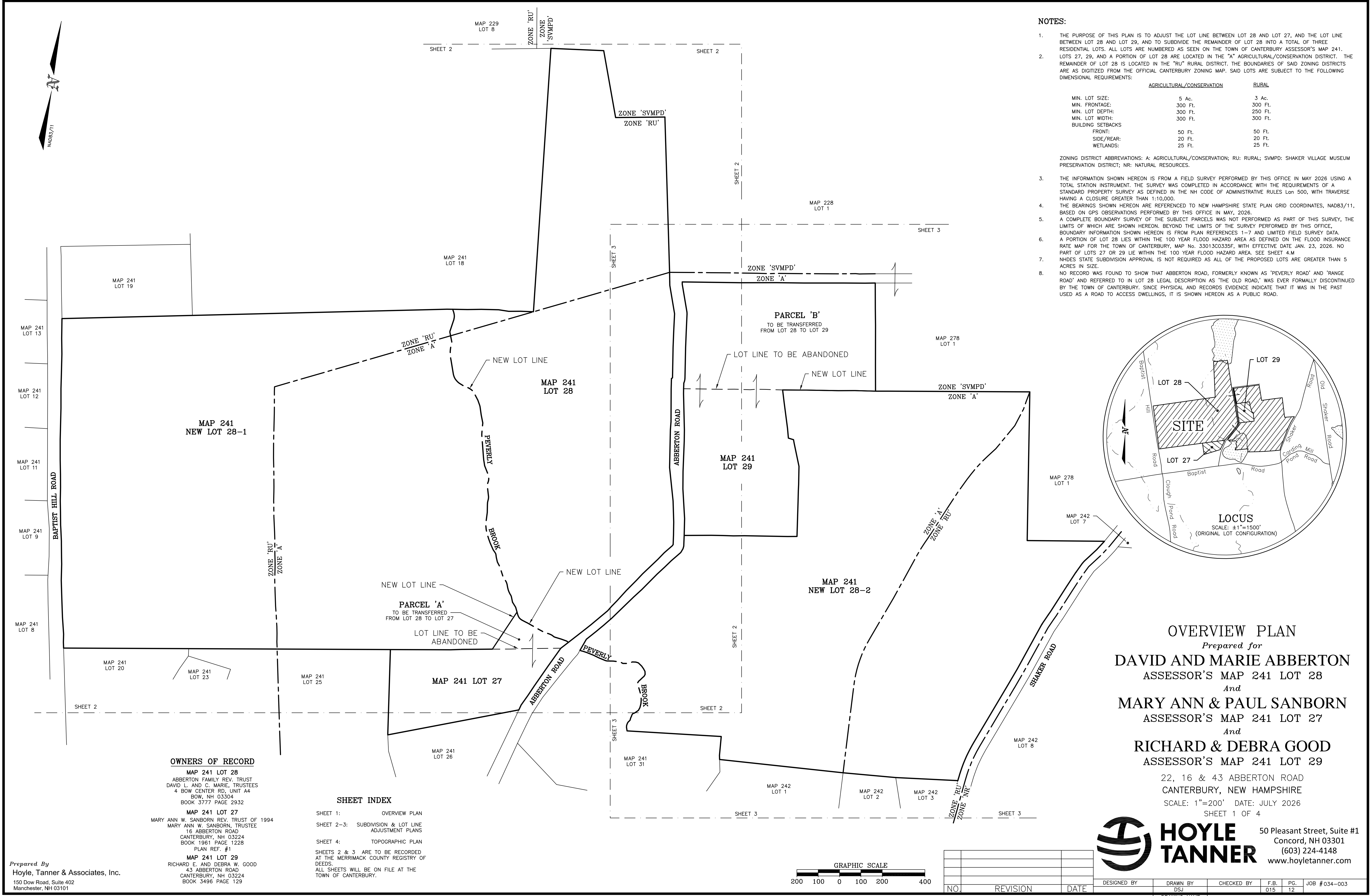




FOR REGISTRY OF DEEDS USE ONLY

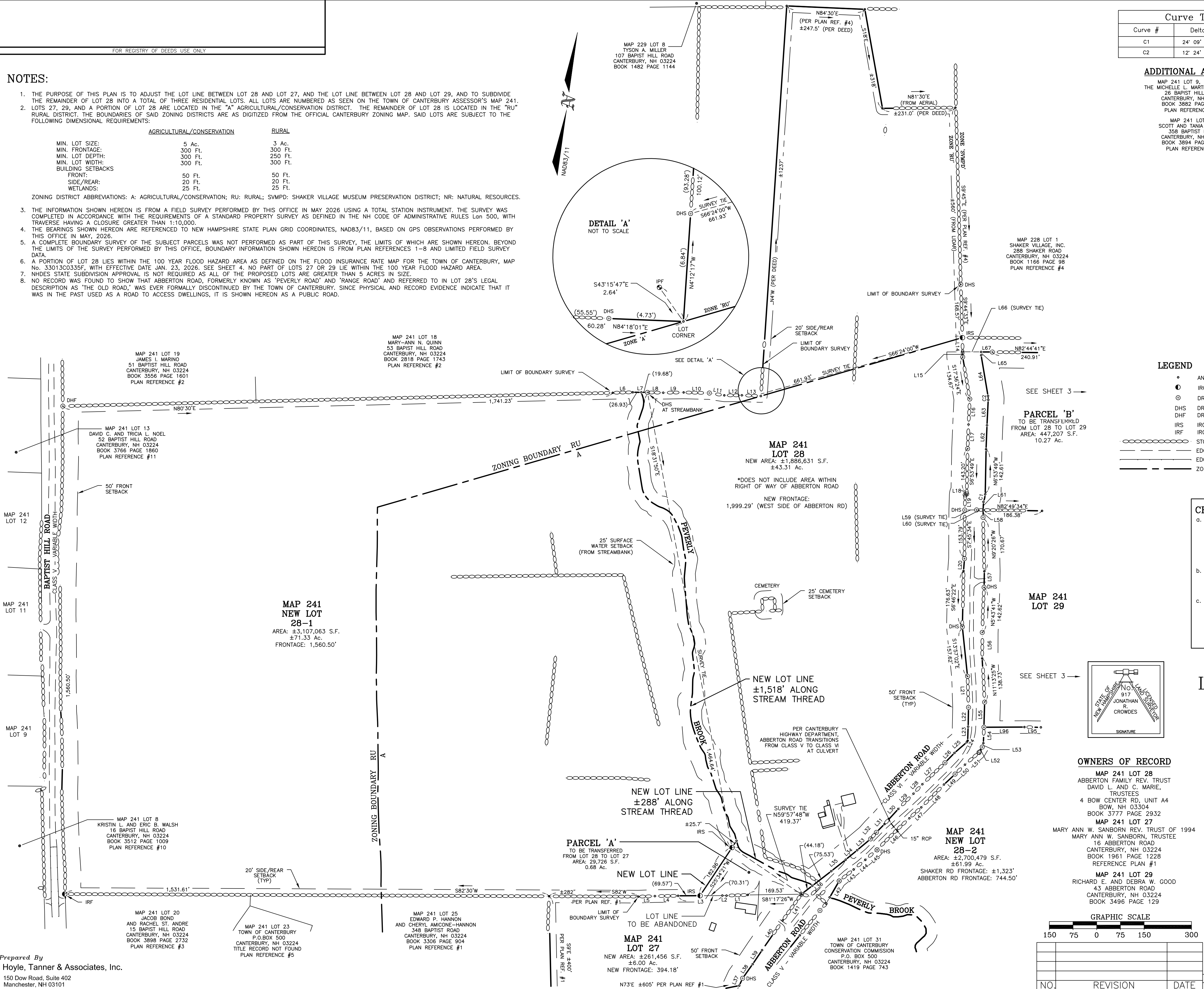
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN LOT 28 AND LOT 27, AND THE LOT LINE BETWEEN LOT 28 AND LOT 29, AND TO SUBDIVIDE THE REMAINDER OF LOT 28 INTO A TOTAL OF THREE RESIDENTIAL LOTS. ALL LOTS ARE NUMBERED AS SEEN ON THE TOWN OF CANTERBURY ASSESSOR'S MAP 241.
2. LOTS 27, 29, AND A PORTION OF LOT 28 ARE LOCATED IN THE "A" AGRICULTURAL/CONSERVATION DISTRICT. THE REMAINDER OF LOT 28 IS LOCATED IN THE "RU" RURAL DISTRICT. THE BOUNDARIES OF SAID ZONING DISTRICTS ARE AS DIGITIZED FROM THE OFFICIAL CANTERBURY ZONING MAP. SAID LOTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

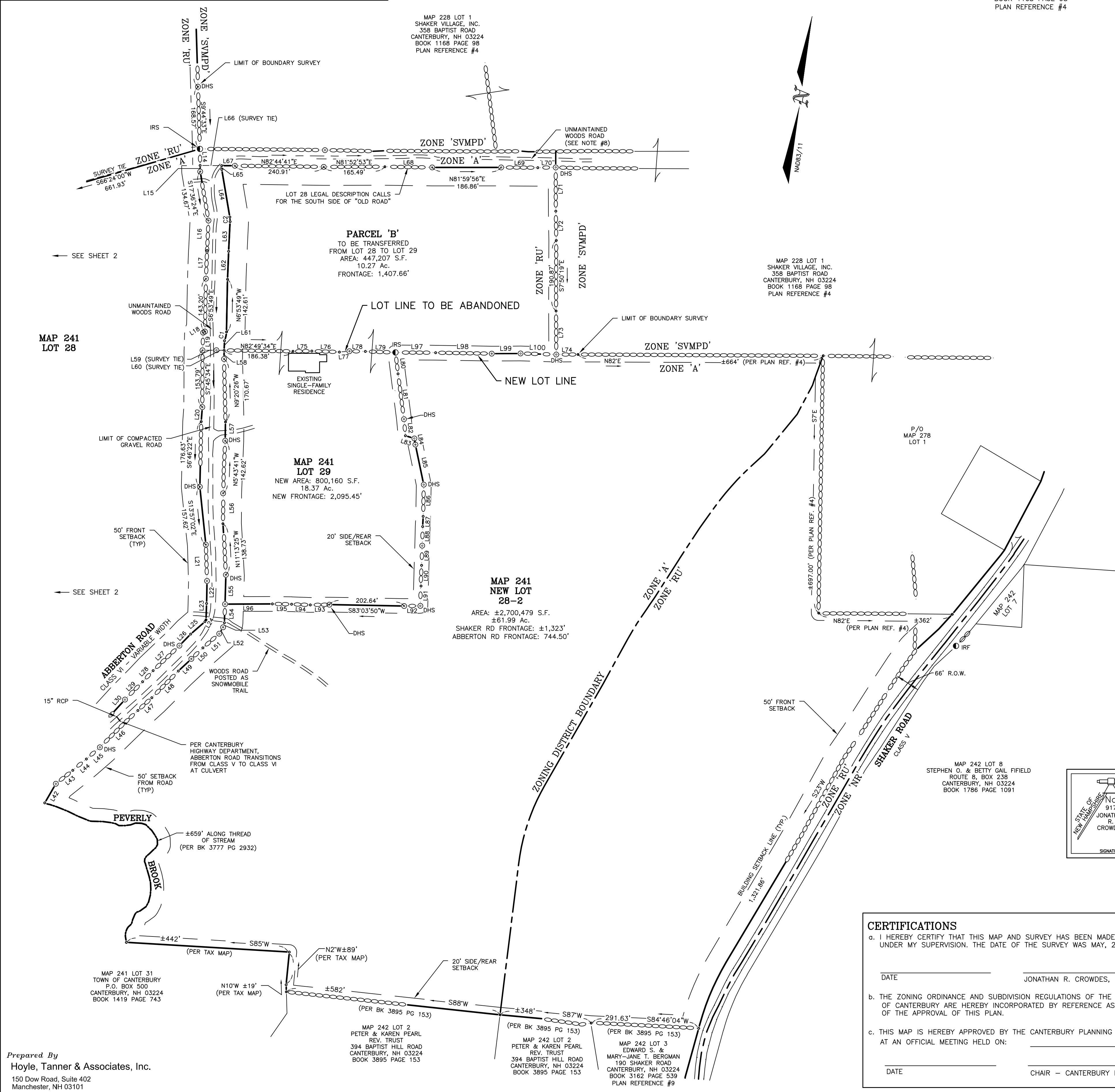
	AGRICULTURAL/CONSERVATION	RURAL
MIN. LOT SIZE:	5 Ac.	3 Ac.
MIN. FRONTAGE:	300 Ft.	300 Ft.
MIN. LOT DEPTH:	300 Ft.	250 Ft.
MIN. LOT WIDTH:	300 Ft.	300 Ft.
BUILDING SETBACKS:		
FRONT:	50 Ft.	50 Ft.
SIDE/REAR:	20 Ft.	20 Ft.
WETLANDS:	25 Ft.	25 Ft.

ZONING DISTRICT ABBREVIATIONS: A: AGRICULTURAL/CONSERVATION; RU: RURAL; SVMPD: SHAKER VILLAGE MUSEUM PRESERVATION DISTRICT; NR: NATURAL RESOURCES.

3. THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2026 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, WITH TRAVERSE HAVING A CLOSURE GREATER THAN 1:10,000.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO NEW HAMPSHIRE STATE PLAN GRID COORDINATES, NAD83/11, BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN MAY, 2026.
5. A COMPLETE BOUNDARY SURVEY OF THE SUBJECT PARCELS WAS NOT PERFORMED AS PART OF THIS SURVEY, THE LIMITS OF WHICH ARE SHOWN HEREON. BEYOND THE LIMITS OF THE SURVEY PERFORMED BY THIS OFFICE, BOUNDARY INFORMATION SHOWN HEREON IS FROM PLAN REFERENCES 1-8 AND LIMITED FIELD SURVEY DATA.
6. A PORTION OF LOT 28 LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CANTERBURY, MAP No. 33013C0335F, WITH EFFECTIVE DATE JAN. 23, 2026. SEE SHEET 4. NO PART OF LOTS 27 OR 29 LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
7. NHDES STATE SUBDIVISION APPROVAL IS NOT REQUIRED AS ALL OF THE PROPOSED LOTS ARE GREATER THAN 5 ACRES IN SIZE.
8. NO RECORD WAS FOUND TO SHOW THAT ABBERTON ROAD, FORMERLY KNOWN AS "PEVERLY ROAD" AND "RANGE ROAD" AND REFERRED TO IN LOT 28'S LEGAL DESCRIPTION AS "THE OLD ROAD," WAS EVER FORMALLY DISCONTINUED BY THE TOWN OF CANTERBURY. SINCE PHYSICAL AND RECORD EVIDENCE INDICATE THAT IT WAS IN THE PAST USED AS A ROAD TO ACCESS DWELLINGS, IT IS SHOWN HEREON AS A PUBLIC ROAD.



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ADDITIONAL ABUTTERS

MAP 242 LOT 7
SHAKER VILLAGE, INC.
288 SHAKER ROAD
CANTERBURY, NH 03224
BOOK 1168 PAGE 98
PLAN REFERENCE #4

PLAN REFERENCES:

- "PROPOSED SUBDIVISION OF THE LAND OF RICHARD DICKSON SR., CANTERBURY, N.H."; PREPARED BY: DICKSON, HOLDEN AND ASSOCIATES; SCALE: 1"=100'; DATE: MAY 12, 1978; RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD) AS PLAN #5354.
- "PROPERTY SURVEY, LOTS A & B"; PREPARED FOR: JAMES H. PANNELL; PREPARED BY: ERNEST E. VEINOTTE, LLS; SCALE: 1"=50'; DATE: APR. 29, 1981 (REV. MAY 21, 1981); RECORDED AT THE MCRD AS PLAN No. 6720.
- "PROPERTY OF CARL & ELIZABETH PETERSON, BAPTIST HILL ROAD, CANTERBURY, NEW HAMPSHIRE"; PREPARED BY: RAYMOND G. CUSHMAN, LLS; SCALE: 1"=40'; DATE: DEC. 12, 1973; RECORDED AT THE MCRD AS PLAN #9627.
- "PLAN OF THE LAND OF CANTERBURY SHAKER VILLAGE, INC."; PREPARED BY: HOLDEN ENGINEERING & SURVEYING INC.; SCALE: 1"=400'; DATE: JUN. 4, 1992 (REV. OCT. 23, 1992); RECORDED AT THE MCRD AS PLAN #12606.
- "LOT LINE ADJUSTMENT PLAT, LANDS OF TOWN OF CANTERBURY AND EDWARD P. & CHERYL AMICONE HANNON"; PREPARED BY: F. WEBSTER STOUT, LLS; SCALE: 1"=50'; DATE: JAN. 8, 2024; RECORDED AT THE MCRD AS PLAN #202400006761.
- "LANDS OF NELLY M. PEVERLY IN CANTERBURY, COUNTY OF MERRIMACK, NEW HAMPSHIRE"; PREPARED BY: GEORGE PEVERLY; SCALE: 1"=20 RODS; UNRECORDED, PROVIDED BY CLIENT.
- "TOWN AND CITY ATLAS OF THE STATE OF NEW HAMPSHIRE, HILL AND CANTERBURY"; PREPARED BY: D.H. HURD & Co.; SCALE: 1"=30 RODS; DATE: 1892; ON FILE ONLINE IN RUMSEY COLLECTION.
- "A PLAN OF THE TOWN OF CANTERBURY, TAKEN FROM THE RETURNS OF THE PROPRIETORS OF SAID TOWN"; DATE: 1820 (LATEST REVISION 1902); ON FILE AT THIS OFFICE.
- "SUBDIVISION OF THE PROPERTY OF WILLIAM C. & JACQUELINE M. MEARS, BAPTIST & SHAKER ROADS, CANTERBURY, N.H."; PREPARED BY: R & K SURVEYORS; SCALE 1"=100'; DATED: MAY 20, 1996; RECORDED AT THE MCRD AS PLAN #13788.
- "SUBDIVISION OF A PORTION OF THE LAND OF J. GILBERT SMITH, CANTERBURY N.H."; PREPARED BY: DICKSON, HOLDEN AND ASSOCIATES; SCALE: 1"=50'; DATE: JUL. 21, 1979; RECORDED AT THE MCRD AS PLAN #6007.
- "SUBDIVISION OF THE LAND OF FRANCIS DEOSS, BAPTIST HILL ROAD, CANTERBURY N.H."; PREPARED BY: RAYMOND G. CUSHMAN, LLS; SCALE: 1"=100'; DATE: AUG. 9, 1984; RECORDED AT THE MCRD AS PLAN #8041.

Line Table		
Line #	Bearing	Length
L14	S8° 48' 27"E	44.70
L15	S8° 48' 27"E	16.51
L16	S5° 11' 54"E	80.85
L17	S5° 44' 37"E	76.72
L18	S51° 19' 28"W	5.71
L19	S6° 10' 16"E	47.91
L20	S3° 44' 52"E	39.20
L21	S9° 47' 07"E	98.27
L22	S6° 57' 44"E	61.11
L23	S5° 56' 21"E	44.27
L24	S22° 56' 13"W	5.87
L25	S40° 58' 25"W	51.33
L26	S35° 57' 46"W	43.48
L27	S38° 28' 00"W	98.31
L28	S35° 29' 22"W	41.30
L29	S36° 45' 28"W	68.07
L30	S34° 24' 46"W	64.88
L42	N22° 02' 43"E	59.76
L43	N43° 27' 50"E	58.65
L44	N42° 20' 19"E	48.00
L45	N41° 02' 20"E	48.24
L46	N37° 52' 15"E	143.54
L47	N39° 38' 46"E	51.14
L48	N36° 50' 28"E	101.72
L49	N38° 55' 03"E	48.28
L50	N38° 22' 16"E	43.08
L51	N40° 58' 25"E	58.70
L52	N22° 56' 13"E	20.24
L53	N8° 12' 35"E	12.72
L54	N5° 56' 21"W	50.44
L55	N6° 27' 56"W	79.37
L56	N7° 40' 55"W	82.23
L57	N7° 09' 50"W	50.82
L58	N7° 04' 45"W	23.35
L59	N81° 28' 15"E	37.65
L60	N82° 55' 15"E	20.84
L61	N6° 10' 16"W	25.86
L62	N5° 44' 37"W	75.85

Line Table		
Line #	Bearing	Length
L63	N5° 11' 54"W	80.57
L64	N17° 36' 24"W	130.17
L65	N8° 48' 27"W	10.71
L66	N82° 28' 12"E	58.47
L67	N82° 28' 12"E	35.37
L68	N82° 47' 26"E	128.17
L69	N82° 27' 23"E	99.35
L70	N80° 57' 50"E	48.43
L71	S8° 05' 46"E	118.72
L72	S8° 53' 08"E	79.27
L73	S8° 16' 05"E	117.94
L74	N81° 54' 16"E	58.99
L75	N81° 16' 08"E	51.10
L76	N83° 58' 02"E	74.75
L77	N77° 25' 20"E	27.19
L78	N82° 49' 46"E	43.14
L79	N83° 57' 30"E	81.48
L80	S15° 06' 06"E	58.45
L81	S15° 24' 10"E	123.63
L82	S13° 06' 28"E	44.99
L83	S80° 47' 31"E	25.25
L84	S17° 38' 21"E	16.85
L85	S19° 48' 24"E	110.75
L86	S6° 55' 41"E	86.06
L87	S5° 25' 05"E	27.38
L88	S6° 30' 15"E	51.88
L89	S6° 05' 14"E	53.19
L90	S6° 26' 27"E	56.03
L91	S6° 09' 05"E	53.90
L92	S81° 30' 35"W	43.93
L93	S80° 59' 04"W	51.28
L94	S84° 09' 49"W	50.98
L95	S82° 59' 13"W	52.06
L96	S81° 42' 57"W	128.11
L97	N82°18'00"E	108.76'
L98	N82°58'07"E	152.14'
L99	N81°41'21"E	77.98'
L100	N83°39'28"E	96.76'

Curve Table			
Curve #	Delta	Radius	Length
C1	24° 09' 07"	58.46	24.64
C2	12° 24' 31"	58.46	12.66

Lot Area Table		
Lot #	Original Area	New Area
241/28	±8,171,107 Sq. Ft. (187.58 Ac.)	±1,886,631 Sq. Ft. (43.31 Ac.)
241/28-1	N/A	±3,107,064 Sq. Ft. (71.33 Ac.)
241/28-2	N/A	±2,700,479 Sq. Ft. (61.99 Ac.)
241/27	±231,731 Sq. Ft. (5.32 Ac.)	±261,457 Sq. Ft. (6.00 Ac.)
241/29	±352,954 Sq. Ft. (8.10 Ac.)	±800,161 Sq. Ft. (18.37 Ac.)

SUBDIVISION AND
LOT LINE ADJUSTMENT PLAN

Prepared for
DAVID AND MARIE ABBERTON
ASSESSOR'S MAP 241 LOT 28

And
MARY ANN & PAUL SANBORN
ASSESSOR'S MAP 241 LOT 27

And
RICHARD & DEBRA GOOD
ASSESSOR'S MAP 241 LOT 29

22, 16 & 43 ABBERTON ROAD
CANTERBURY, NEW HAMPSHIRE

SCALE: 1"=150' DATE: JULY 2026
SHEET 3 OF 4

OWNERS OF RECORD

MAP 241 LOT 28
ABBERTON FAMILY REV. TRUST
DAVID L. AND C. MARIE,
TRUSTEES

4 BOW CENTER RD., UNIT A4
BOW, NH 03304
BOOK 3777 PAGE 2932

MAP 241 LOT 27
MARY ANN W. SANBORN REV. TRUST OF 1994
MARY ANN W. SANBORN, TRUSTEE
16 ABBERTON ROAD
CANTERBURY, NH 03224
BOOK 1961 PAGE 1228
PLAN REF. #1

MAP 241 LOT 29
RICHARD E. AND DEBRA W. GOOD
43 ABBERTON ROAD
CANTERBURY, NH 03224
BOOK 3496 PAGE 129

CERTIFICATIONS

a. I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE
UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS MAY, 2026.

DATE _____ JONATHAN R. CROWDES, 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

GRAPHIC SCALE

150 75 0 75 150 300

NO.	REVISION	DATE



**HOYLE
TANNER**

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150 Dow Road, Suite 402
Manchester, NH 03101

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	DSJ		015	12	034-003
DRAWING NAME					
03-Subdivision.dwg					

