

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER TRACT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL DRIVE
- EDGE OF WETLANDS
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- TEST PIT W/DATA
- TEST PIT NUMBER
- DEPTH-LEDGE FOUND
- SEASONAL HIGH WATER
- 1. PIPE(F) IRON PIPE FOUND
- 2. PIN(F) IRON PIN FOUND
- 3. D.H.(F) DRILL HOLE FOUND
- 4. G.B.(F) GRANITE BOUND FOUND
- 5. D.H.(S) DRILL HOLE SET
- 6. L.P.(S) L.PIN/DISK SET

F-8
DAVID M. JANIK
658 BROOKLINE ROAD
MASON, NH 03048
VOL. 7657 PG. 2390 4/12/06
(RESIDENTIAL USE)

F-7
DAVID M. JANIK
658 BROOKLINE ROAD
MASON, NH 03048
VOL. 7657 PG. 2390 4/12/06
(RESIDENTIAL USE)

F-38
3.068 ACRES
133,652 SQ. FT.

F-38-1
3.030 ACRES
132,000 SQ. FT.

F-38-2
32.980 ACRES
1,436,583 SQ. FT.

F-37-1
SHAWN I. JODION
749 BROOKLINE RD.
MASON, NH 03048
VOL. 5718 PG. 459 5/16/96
(RESIDENTIAL USE)

F-37-4
PATRICK & DREMA CADDY
855 BROOKLINE RD.
MASON, NH 03048
VOL. 5228 PG. 1906 12/12/89
(RESIDENTIAL USE)

F-37-5
MARK D. & CAROLYN PLACE
891 BROOKLINE RD.
MASON, NH 03048
VOL. 4468 PG. 115 10/15/87
(RESIDENTIAL USE)

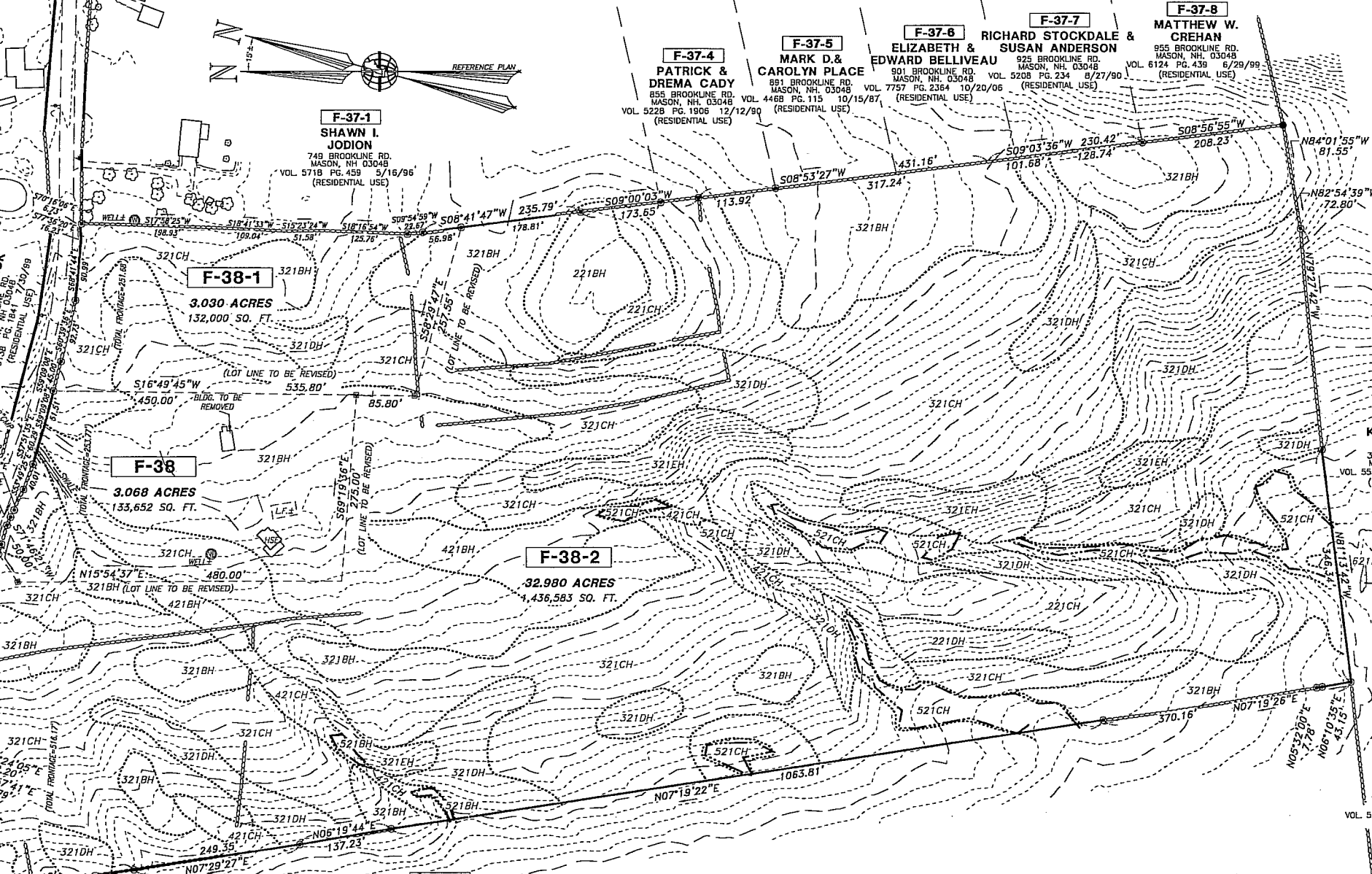
F-37-6
ELIZABETH & EDWARD BELLIVEAU
901 BROOKLINE RD.
MASON, NH 03048
VOL. 7757 PG. 234 10/20/06
(RESIDENTIAL USE)

F-37-7
RICHARD STOCKDALE & SUSAN ANDERSON
925 BROOKLINE RD.
MASON, NH 03048
VOL. 5208 PG. 234 8/27/90
(RESIDENTIAL USE)

F-37-8
MATTHEW W. CREHAN
955 BROOKLINE RD.
MASON, NH 03048
VOL. 6124 PG. 439 6/29/99
(RESIDENTIAL USE)

F-40
KATHLEEN M. EDELBLUT
35 FREEMAN'S BEND
MASON, NH 03048
VOL. 5555 PG. 1530 6/14/94
(RESIDENTIAL USE)

F-41
TOWN OF MASON
16 DARLING HILL RD
MASON, NH 03048
VOL. 5561 PG. 91 7/01/04
(RESIDENTIAL USE)



SOILS KEY
THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS AND DESIGNATED WITH A FIVE PART SYMBOL.
PARENT MATERIAL
DRAINAGE CLASS
RESTRICTIVE FEATURE
SLOPE
MAP INTENSITY

- SYMBOL A - DRAINAGE CLASS**
- 1 - EXCESSIVELY DRAINED
 - 2 - WELL DRAINED
 - 3 - MODERATELY WELL DRAINED
 - 4 - SOMEWHAT POORLY DRAINED
 - 5 - POORLY DRAINED
 - 6 - VERY POORLY DRAINED
 - 7 - NOT DETERMINABLE (TO BE USED ONLY WITH SYMBOL B-6)
- SYMBOL B - PARENT MATERIAL**
- 1 - GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
 - 2 - GLACIAL TILL MATERIAL
 - 3 - MARINE OR GLACIOACUSTRINE DEPOSITS; VERY FINE SAND AND SILT DEPOSITS
 - 4 - MARINE OR GLACIOACUSTRINE DEPOSITS; LOAMY/SANDY OVER SILT/CLAY DEPOSITS
 - 5 - MARINE OR GLACIOACUSTRINE DEPOSITS; SILT AND CLAY DEPOSITS
 - 6 - EXCAVATED, REGRADED OR FILLED
 - 7 - ALLUVIAL DEPOSITS
 - 8 - ORGANIC MATERIALS - FRESH WATER
 - 9 - ORGANIC MATERIALS - TIDAL MARSH
- SYMBOL C - RESTRICTIVE FEATURE (IF MORE THAN ONE APPLIES, LIST THE MOST RESTRICTIVE)**
- 1 - NONE
 - 2 - BOULDERY WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 12 INCHES IN DIAMETER)
 - 3 - MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE SUCH AS HARD PAN, PLATY STRUCTURE, CLAYEY TEXTURE. FOR EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER; SEE SOIL MANUAL FOR SITE EVALUATION IN NEW HAMPSHIRE, PAGE 2-22, FIGURE 2-8
 - 4 - BEDROCK PRESENT IN THE SOIL PROFILE 0 TO 20 INCHES BELOW THE SOIL SURFACE (BEDROCK IS EITHER A LITHIC OR PARALITHIC CONTACT - SEE SOIL TAXONOMY P. 48-49)
 - 5 - SUBJECT TO FLOODING
 - 6 - DOES NOT MEET FILL STANDARDS (SEE ADDENDUM - STANDARDS FOR FILL MATERIAL) (ONLY TO BE USED WITH SYMBOL B-6)
 - X - AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED WILL BE MAPPED AS A COMPLEX OF SOIL TYPES AND WILL HAVE A SYMBOL C OF X
- SYMBOL D - SLOPE CLASS**
- B - 0-8%
 - C - 8-15%
 - D - 15-25%
 - E - 25% AND GREATER
- SYMBOL E - MAP INTENSITY**
- H - HIGH INTENSITY SOIL MAP
 - P - PRELIMINARY SOIL MAP

REFERENCE PLANS.

- 1. "SUBDIVISION PLAN OF LAND - PREPARED FOR - HOWARD M. TURNER - MASON, NEW HAMPSHIRE" SCALE: 1"= 100' DATED SEPTEMBER 5, 1989, REVISED THROUGH 11/20/89 BY THOMAS F. MORAN, INC. HCRD PLAN #24023.
- 2. "SUBDIVISION - PLAN OF LAND - EDDY & BARBARA WHITCOMB - MASON, N.H." SCALE: 1"= 100', DATED JUNE 4, 1979 BY THOMAS F. MORAN, INC. HCRD PLAN #12456.

CERTIFICATION.
I HEREBY CERTIFY THAT THIS PLAN HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

GRAPHIC SCALE
100' 50' 0 100' 200' 300'

REV. DATE DESCRIPTION C/O DR CK

C	1/09/08	UPDATE NOTE #6, SHT 2	MPB	RAH	RAH
B	11/26/07	UPDATE NOTES & LEGEND	MPB	RAH	RAH
A	9-26-07	ADD DRINKING, MON. & FRITOLIN, SHT2	MPB	RAH	RAH

TAX MAP INSERT
SCALE: 1"= 400' +/-

NOTES:

- THE OWNERS OF RECORD FOR TAX MAP LOT F-38 ARE HOWARD M. JR. & JOSEPHINE R. TURNER - 10 LONGWOOD DR., WESTWOOD, MA 02090. DEED REFERENCE IS VOL. 2157 PG. 142 DATED AUG. 8, 1971 IN THE H.C.R.D.
- THE OWNERS OF RECORD OF TAX MAP PARCELS F-38-1 & F-38-2 ARE HOWARD R. TURNER & HOPE TURNER-CROOKS - 7001 VIVAN AVE. - DALLAS, TX. DEED REFERENCE IS VOL. 5489 PGS. 1392 & 1392 DATED DEC. 19, 1989 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO REVISE LOTS F-38, F-38-1 & F-38-2, THEN SUBDIVIDE LOT F-38-2 INTO SEVEN LOTS, WHICH WILL BE SERVICED BY ONSITE SEPTIC & INDIVIDUAL WELLS.
- F-38 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- ZONING FOR THE ENTIRE SITE IS GRAF ZONE. MINIMUM LOT AREA IS 132,000 SQ. FT., MINIMUM FRONTAGE IS 250'. BUILDING SETBACKS ARE 35' FRONT, SIDE & REAR. SEPTIC SETBACK IS 75' FRONT, SIDE & REAR.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM A FIELD SURVEY MADE ON THE GROUND IN 1989 BY T.F. MORAN, INC. UNDER MY DIRECT SUPERVISION. THE IMPROVEMENTS SHOWN ARE THE RESULT OF THAT FIELD SURVEY AND PHOTOGRAMMETRY.
- TOTAL AREA OF THE SITE IS 39.076 ACRES (1,702,145 SF), TOTAL FRONTAGE IS 1019.87'.
- THERE ARE NO KNOWN EXISTING EASEMENTS.
- THE SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA DEPICTED ON FEMA COMMUNITY NUMBER 330221, PANEL #05, DATED FEB. 21, 1975.
- NHDES RECORD SUBDIVISION APPROVAL FOR EXISTING LOTS F-38 & F-38-1 IS 38355.
- EXISTING LOTS F-38-1 & F-38-2 ARE UNDER A CURRENT USE TAX LIEN NOTED IN VOL. 2826 PG. 213 IN THE HCRD.

APPROVED BY MASON PLANNING BOARD
ON: February 14, 2008 CERTIFIED BY
CHAIRMAN: Timothy J. Ferwerda

EXISTING CONDITIONS
LOT LINE REVISION & SUBDIVISION PLAN
TAX MAP LOTS F-38, 38-1 & 38-2

TOM PASTURE
LAND OF
JOSEPHINE R. & HOWARD M. TURNER, Jr.
AND
HOWARD R. TURNER & HOPE TURNER-CROOKS
MASON, NEW HAMPSHIRE

SCALE: 1" = 100' JULY 26, 2007

MERIDIAN
Land Services, Inc.

ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE: 7072D02C.dwg PROJECT NO. 7072.00 SHEET NO. 1 OF 9

Doc # 8016224 Apr 11, 2008 12:37 PM
Plan 35953 1 of 2 DWR 167
Registrar of Deeds, Hillsborough County

