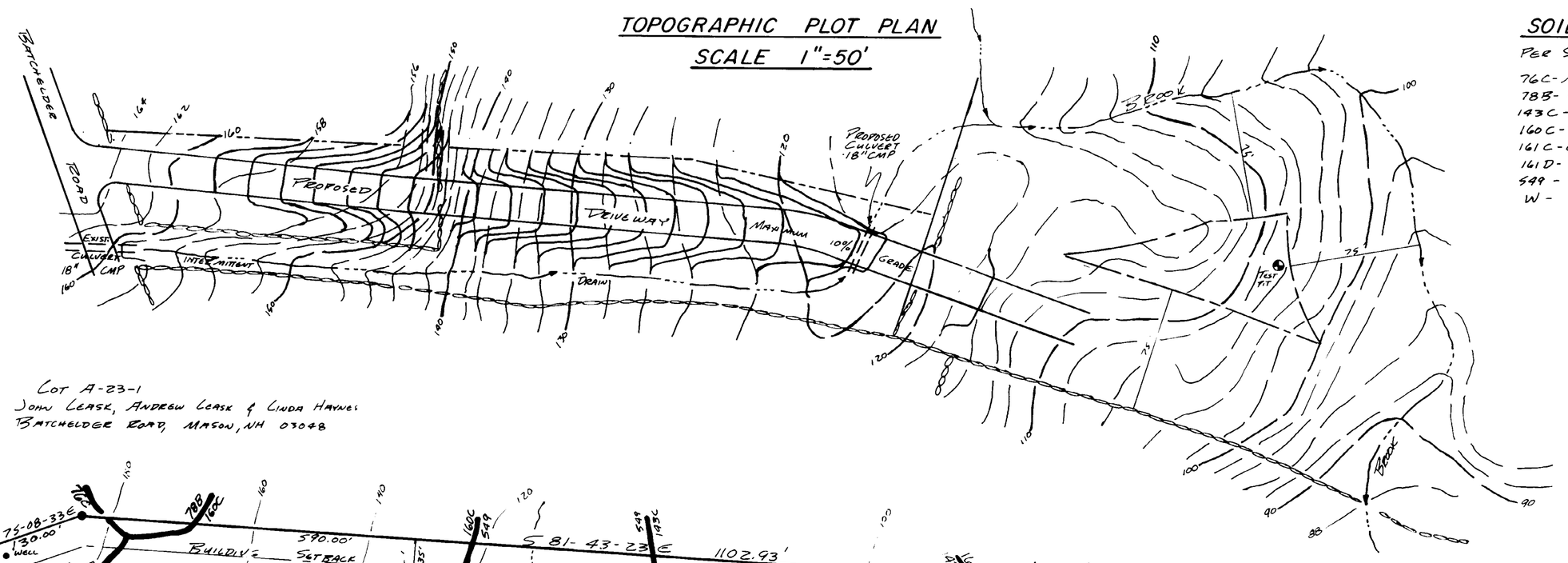
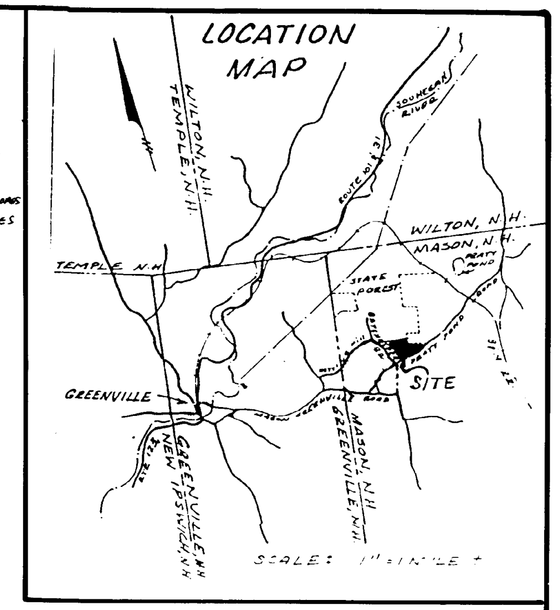
TOPOGRAPHIC PLOT PLAN
SCALE 1"=50'



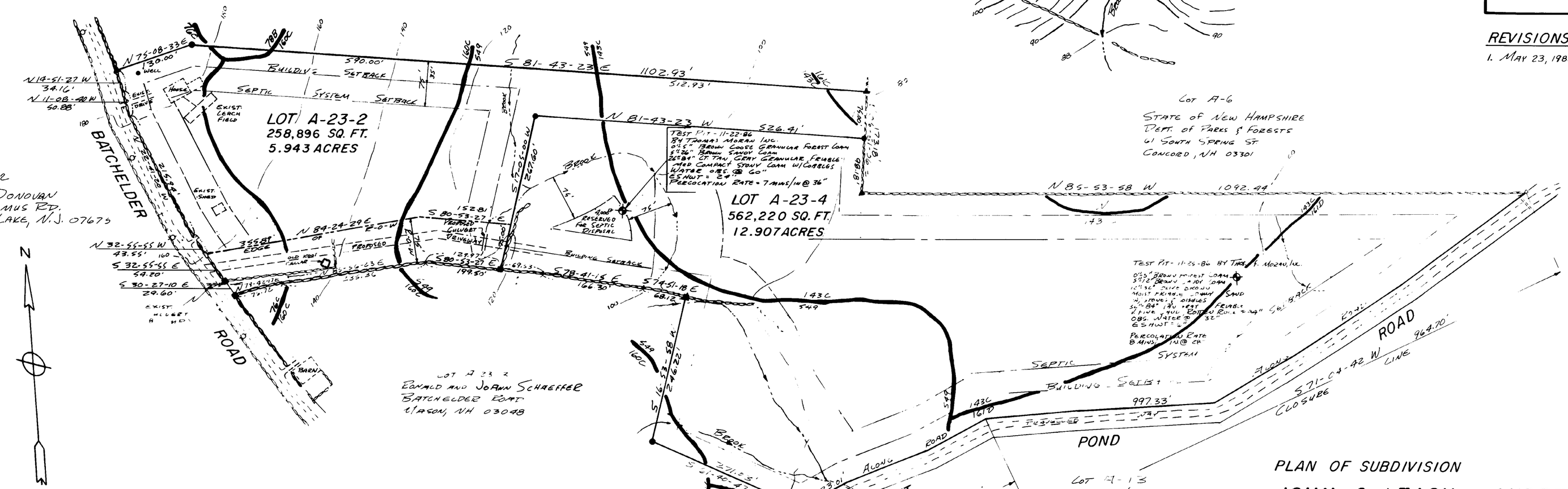
Lot A-23-1
John Leask, Andrew Leask & Linda Haynes
Batchelder Road, Mason, NH 03048

SOILS LEGEND
Per Sheet 29, Hillsborough County Soils

76C - Marlow Loam, 8-15% Slopes
78B - Peru Loam, 3-8% Slopes
143C - Monadnock, Stony, F.S.C. 8-15% Slopes
160C - Tunbridge-Lyman-Monadnock Complex
161C - Lyman-Tunbridge-Rock Outcrop, 3-15% Slopes
161D - " " " " , 15-35% Slopes
549 - Peacham Stony Muck
W - Water

LOCATION MAP


REVISIONS
1. May 23, 1988 Notes 10 & 11, Soils Legend, Shed



NOTES
1. Purpose of Plat is to Subdivide One Lot into Two Lots.
2. Present Zoning is CRAF - Minimum Building Requirements are: Frontage - 250'; Lot Area - 132,000 Sq.Ft. Front, Side & Rear Yards - 35'; Septic Setback - 75'.
3. Total Acreage of Parcel is 18.85 Acres.
4. Lots are to be Served by Individual Wells and Septic Systems.
5. No State Subdivision Approval Required As Lots Exceed 5 Acres.
6. ▬▬ Indicates Soils As Per Hillsborough County Soil Survey Book, Western Half.
7. 20' Contour Intervals Per USGS.
8. Not All Existing Wetland, Intermittent Drains, Etc. Has Been Shown Hereon. Only Those Within 75' of the Test Pits on Lot A-23-4.
9. A Dredge and Fill Permit is Required for the Proposed Culvert for the Driveway Crossing Lot A-23-2
10. A R-O-W is Reserved Over Lot A-23-2 for Access to Lot A-23-4. R-O-W to be 75' Wide and Parallel to the Stone Wall at the South Line of Lot A-23-2. It is Intended to be the Primary Access to Lot A-23-4. Further Information Pertaining to the R-O-W is Referenced on the Deeds of Lots A-23-2 and A-23-4
11. No Future Subdivision of Lot A-23-4 Will Be Considered.

APPROVED BY THE MASON PLANNING BOARD

_____ CHAIRMAN

_____ SECRETARY

26 May 1988 DATE

THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY THOSE VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD OR ANY VARIANCES GRANTED BY THE BOARD OF ADJUSTMENT, AND ATTACHED HERETO.

LEGEND
- O FOUND IRON PIPE
- ● IRON PIPE TO BE SET
- □ FOUND STONE BOUND OR DRILL HOLE
- ■ STONE BOUND OR DRILL HOLE TO BE SET
- STONE WALL
- WIRE FENCE
- WOODEN FENCE
- UTILITY POLE

PLAN OF SUBDIVISION

JOHN C. LEASK, ANDREW F. LEASK AND LINDA HAYNES LAND

BATCHELDER ROAD AND PRATT POND ROAD, MASON, N.H.

SCALE: 1" = 100' APRIL 15, 1988

1"=100' (1:1200)
1"= 30.4800m
100 0 100 200 300 400 FEET
50 0 50 100 METERS

OWNERS OF RECORD:
JOHN C. LEASK, ANDREW F. LEASK AND LINDA HAYNES
BATCHELDER ROAD, MASON, N.H. 03048 H.C.R.D. BOOK 4474, PAGE 124

I CERTIFY THAT THE HEREON SHOWN SURVEY IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE AND IS IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF MASON.

DAVID M. O'HARA & ASSOCIATES
LICENSED LAND SURVEYORS-LAND PLANNING
ROUTE 101-A, AMHERST, N.H.-TEL 882-8281

STATE OF NEW HAMPSHIRE — No. 267 DAVID M. O'HARA — LICENSED LAND SURVEYOR

#22189 Dwr 92

Jun 17 2 18 PM '88

Pl.#22189
Dwr. 92