ABUTTERS

H 53 — WILLIAM L. III & DEENA HALL, 261 BRIGGS ROAD, MASON, N.H. 03048, 5153/339 (1989), SEE REF. PLAN 4

H 13 — JOSEPH MCGNAN DARLEEN BLACK, 525 HURRICANE HILL ROAD, MASON, N.H. 03048, 5319/612 (1992), SEE REF. PLAN 5

H 54 — BOYD C. BAUMGARTNER, 278 BRIGGS ROAD, MASON, N.H. 03048, 5413/1304 (1993)

L 5 — RICHARD & CHAYA ROSEN, 628 HURRICANE HILL ROAD, MASON, N.H. 03048, 3072/40, SEE REF. PLAN 5

L 8 — ASSETT RESOLUTION CORP., 1028 HANOVER STREET, MANCHESTER, N.H. 03104, FOR DESCRIPTION SEE 5555/340, SEE REF. PLAN 6

H 51 — CURTIS M. DUNN, 120 HURRICANE HILL ROAD, MASON, N.H. 03048, H.C.R.D. 1056547, FOR DESCRIPTION SEE 921/525

L 9 — KENNETH S. & JUDITH A. TIBBETTS, 205 BRIGGS ROAD, MASON, N.H. 03048, 2115/266 (1971)

H 62 1-A — ROGER & CAROL FISSETTE, HURRICANE HILL ROAD, MASON, N.H. 03048, 2927/303, SEE REF. PLAN 3

L 11 — R. JAMES & CYNTHIA TIBBETTS, 369 BRIGGS ROAD, MASON, N.H. 03048, 3956/758, SEE REF. PLAN 2

H 52 — STUART J. FRAZIER AUDREY L. BURRIS, HURRICANE HILL ROAD, 3140/730 (1984), SEE REF. PLAN 1

REF. PLAN NO. 1

SOILS LEGEND

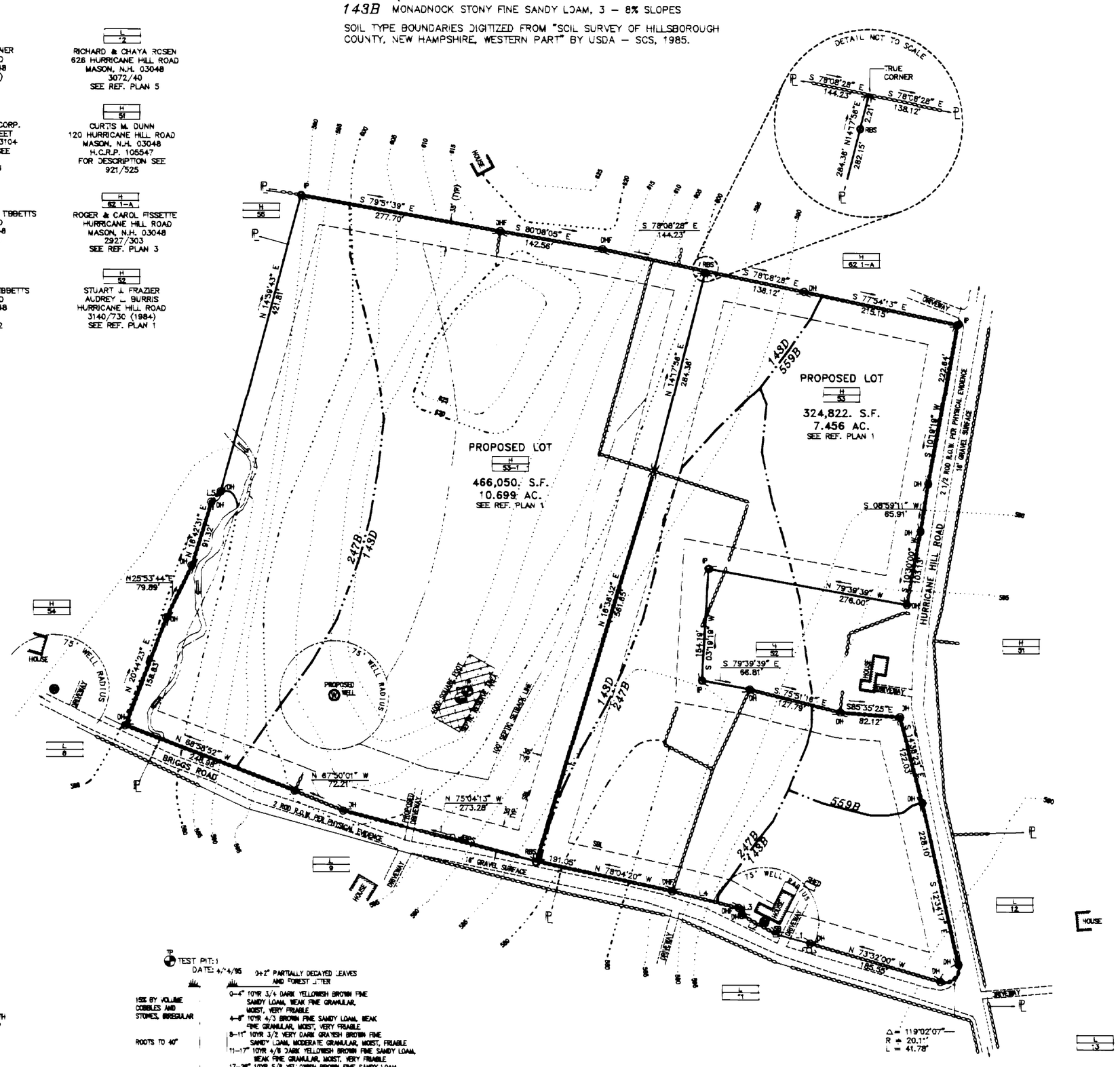
247B LYME STONY LOAM, C – 5% SLOPES

143D MONADNOCK STONY FINE SANDY LOAM, 15 – 35% SLOPES

559B SKERRY FINE SANDY LOAM, 3 – 8% SLOPES

143B MONADNOCK STONY FINE SANDY LOAM, 3 – 8% SLOPES

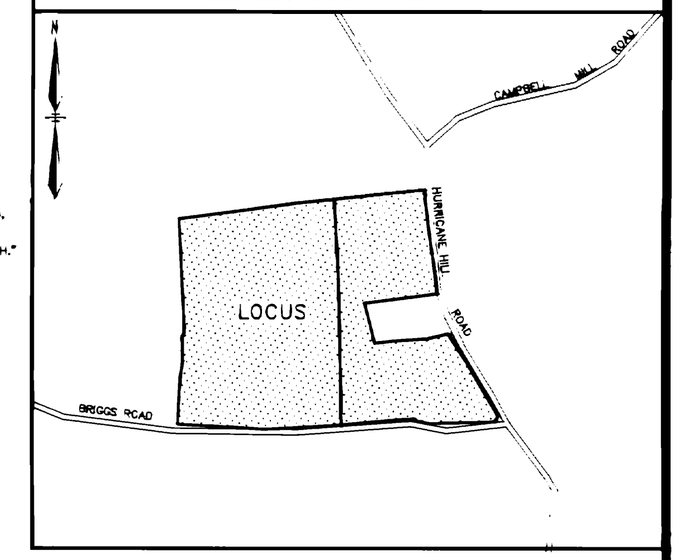
SOIL TYPE BOUNDARIES DIGITIZED FROM "SOIL SURVEY OF HILLSBOROUGH COUNTY, NEW HAMPSHIRE, WESTERN PART" BY USDA – SCS, 1985.



REFERENCE PLANS

1. "SUBDIVISION PLAN – TAX MAP "H" LOT 53 LAND OF RALPH & ALMA TIBBETTS, BRIGGS ROAD & HURRICANE HILL ROAD, MASON, N.H." DATED 1/3/89 BY ROLAND GIROUARD & ASSOCIATES. ON FILE THIS OFFICE. SEE ALSO H.C.R.D. PLAN NO. 22855.
2. "SUBDIVISION PLAN, LAND OF RALPH & ALMA TIBBETTS, BRIGGS ROAD, MASON, N.H., HILLSBOROUGH COUNTY" DATED 30 AUGUST 1975 BY ALBERT A. SCHALL, ON FILE THIS OFFICE.
3. H.C.R.D. PLAN NO. 13593 "2 MINOR SUBDIVISIONS IN MASON – NH, LOT 1, 1A & 2 & 2A" SHEET " OF 2, REVISED JULY 1979 BY R. FORACE LUNO.
4. H.C.R.D. PLAN NO. 6795 "SUBDIVISION PLAN OF LAND, PHILLIP STEPHENS, MASON, NEW HAMPSHIRE" DATED APRIL 10, 1973 BY THOMAS F. MORAN INC.
5. H.C.R.D. PLAN NO. 7536 "SUBDIVISION PLAN OF LAND, FRANCES R. LAMBERT, MASON, N.H." DATED MAY 15, 1974 BY THOMAS F. MORAN INC.
6. H.C.R.D. PLAN NO. 7404 "SUBDIVISION PLAN OF LAND, BRONSON POTTER, MASON, N.H." DATED JUNE 7, 1973 BY THOMAS F. MORAN INC.

LOCATION PLAN — SCALE: 1" = 400' — DIGITIZED FROM USGS TOPOGRAPHIC MAP, TOWNSEND QUADRANGLE, 7.5 MINUTE SERIES.



NOTES:

1. OWNER OF RECORD: RALPH F. TIBBETTS, 282 BRIGGS ROAD, MASON, N.H. 03048

FOR DESCRIPTION OF PROPERTY SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) VOLUME 1477, PAGE 275.

2. PLAT COMPILED FROM SURVEY DATA SHOWN ON REFERENCE PLAT 1 AND FROM AN ELECTRONIC TOTAL STATION INSTRUMENT SURVEY OF THE SUBDIVISION LINE BY THIS OFFICE. THE PERIMETER SURVEY WAS CERTIFIED BY ROLAND GIROUARD LLS AND HAD A RELATIVE PRECISION OF 1/10,000. THE SURVEY PERFORMED BY THIS OFFICE CLOSED IN RELATION TO POINTS ON THE PERIMETER BETTER THAN 1/3,000.

3. BEARING AND DISTANCE OF LINES AND AREAS COMPUTED, AND PLAT COMPILED ON AN OPEN TECHNOLOGIES COMPUTER USING AUTOCAD AND SOFTDESK ADCADD CIVIL SURVEY SOFTWARE. 10' CONTOURS DIGITIZED FROM USGS TOPOGRAPHIC MAP, TOWNSEND QUADRANGLE, 7.5 MINUTE SERIES. 5' CONTOURS INTERPOLATED.

4. PROPERTY LES WITHIN THE GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAF) DISTRICT. NO SPECIAL FLOOD HAZARD AREAS OCCUR.

5. THE PURPOSE AND INTENT OF THIS PLAT IS TO MEET THE MINOR SUBDIVISION REQUIREMENTS OF THE TOWN OF MASON AND TO FACILITATE RECORDING OF THE APPROVED SUBDIVISION AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 74°44'24" W	48.39'
L2	N 80°35'38" W	53.62'
L3	N 23°55'12" W	10.80'
L4	N 75°59'02" W	94.12'
L5	N 41°59'11" E	9.32'

LEGEND:

- P — PROPERTY LINE
- R.O.W. — RIGHT OF WAY
- W — EXISTING WELL
- RBS — REINFORCEMENT ROD (REBAR) SET WITH PUNCH MARK MADE IN ALUMINUM CAP STAMPED "ROBERT B. TODD LLS 260"
- DHF — DRILL HOLE FOUND
- DH — DRILL HOLE FOUND OR SET BY PREVIOUS SURVEYS
- IP — IRON PIPE FOUND OR SET BY PREVIOUS SURVEYS
- SB — STONE BOUND FOUND OR SET BY PREVIOUS SURVEYS
- UTILITY POLE
- STONE WALL
- MAP / PARCEL — TAX PARCEL IDENTIFIER
- 585 — 5' CONTOUR (SEE NOTE 3)
- 600 — 20' GUIDE CONTOUR (SEE NOTE 3)
- SOIL TYPE BOUNDARY
- SBL — MINIMUM BUILDING SETBACK LINE
- CULVERT

TEST PIT 1, DATE: 4/4/95, 3+2" PARTIALLY DECAYED LEAVES AND FOREST LITTER

- 0–4" 10YR 3/4 DARK YELLOWISH BROWN FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST, VERY FRIABLE
- 4–8" 10YR 4/3 BROWN FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST, VERY FRIABLE
- 8–11" 10YR 3/2 VERY DARK GRAYISH BROWN FINE SANDY LOAM, MODERATE GRANULAR, MOIST, FRIABLE
- 11–17" 10YR 4/6 DARK YELLOWISH BROWN FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST, VERY FRIABLE
- 17–28" 10YR 5/8 YELLOWISH BROWN FINE SANDY LOAM, MASSIVE, MOIST, FRIABLE
- 28–30" 10YR 6/4 LIGHT YELLOWISH BROWN SANDY LOAM, MASSIVE, MOIST, FRIABLE
- 30–60" 10YR 8/2 LIGHT BROWNISH GRAY LOAMY SAND, MOIST, MASSIVE, FIRM
- 60–120" 10YR 8/2 LIGHT BROWNISH GRAY GRAVELLY LOAMY SAND, MOIST, VERY FIRM

120" NO REFUSAL, NO FREE WATER

155 BY VOLUME COBBLES AND STONES, IRREGULAR. ROOTS TO 40". NO EVIDENCE OF SHWT.

PT PERCOLATION RATE = 3 MIN./INCH AT 30"

SCALE 1"=100'

130 90 0 130 200 FEET
30 0 30 METERS

1FT.=0.3048 METERS / 1AC.=0.4047 HECTARES

DATE

DATE

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

THE DEEP SOIL TEST PIT AND ANALYSIS OF SEWAGE DISPOSAL SITE HAVE BEEN CONDUCTED IN ACCORDANCE WITH N.H. DEPT. OF ENVIORMENTAL SERVICES ADMINISTRATIVE RULES, CHAPTER ENV-WS1000 AND WITH THE MASON SUBDIVISION REGULATIONS (9/30/93).

TO THE BEST OF MY KNOWLEDGE AND BELIEF I STATE THAT LOT 53-1 HAS ADEQUATE RECEIVING LAYER FOR SUBSURFACE SEWAGE DISPOSAL AND THAT A SYSTEM CAN BE SITED WITHOUT WAIVERS.

Robert B. Todd

ROBERT B. TODD

DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS #20

NEW HAMPSHIRE — Designer of Subsurface Disposal Systems — Robert B. Todd No. 201 — Water Supply & Pollution Control

I CERTIFY THAT THIS SURVEY & PLAT WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.

Robert B. Todd

ROBERT B. TODD, LLS 260

REVISIONS

NO.	DATE	DESCRIPTION	BY

THIS PLAT MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF ROBERT B. TODD, ENGR.

1. PUBLIC OFFICIALS MAY MAKE ADDITIONS HEREON AND/OR REPRODUCE OR HAVE REPRODUCED THIS PLAT AS MAY BE NECESSARY TO MEET ANY SUBDIVISION RULES, REGULATIONS AND LAWS AS MAY BE APPLICABLE TO THE PROPERTY AND/OR THE USES TO BE MADE OF THE PROPERTY.

2. THE PERSONS OR FIRM FOR WHOM THE PLAT HAS BEEN PREPARED MAY MAKE OR HAVE MADE OR THEIR BEHALF, SUFFICIENT COPIES TO ACCOMPLISH THE PURPOSES FOR WHICH THE PLAT WAS PREPARED.

SUBDIVISION PLAT
LAND OF
RALPH F. TIBBETTS
MAP H LOT 53
MASON, N.H.

TODD

LAND USE CONSULTANTS

ROBERT B. TODD 336 Francestown Road New Boston N.H. 603/487–2996
Professional Services / Land Surveys • Forestry • Septic Designs
Soil Analyses • Land Use Planning • Wetland Science
Trespass Damage Appraisal • Landscape Design

DATE: APRIL 17, 1995 — JOB #: 5881

SHEET 1 OF 1 — FIELD BOOK & PAGE: 236–75

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