

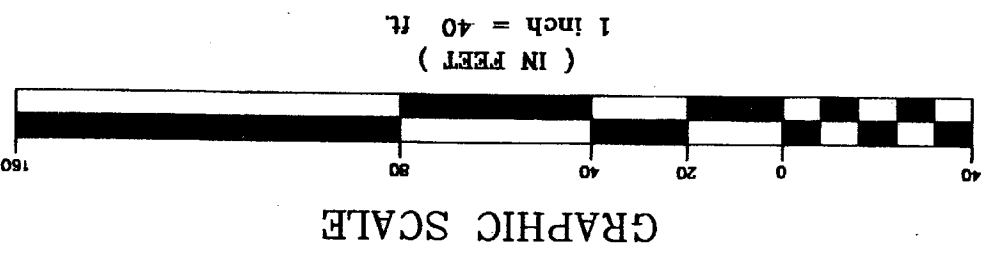
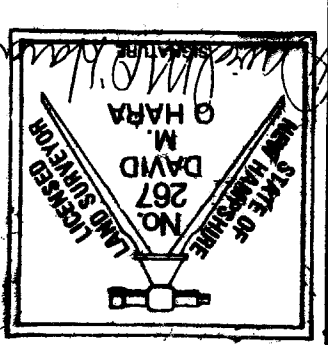
NO.	DATE	DESCRIPTION	BY
1	5-16-01	SWR.P.COMM.LTR.(5-14-01)	DMO
2	6-18-01	PER PLAN BOARD	DMO

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN LOTS F-47 & F-52 AND THEN SUBDIVIDE LOT F-52 INTO TWO (2) LOTS.
2. PARCEL IS ZONED GRAF. MINIMUM BUILDING REQUIREMENTS ARE: FRONTAGE.....250'; LOT AREA.....132,000 SF. 3.03 ACRES; REAR YARDS.....35'; TOTAL AREA OF LOT F-52 BEFORE LOT LINE ADJUSTMENT IS 255,607 SF. 5.868 ACS. PARCELS TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
3. N.H. D.E.S. SUBDIVISION APPROVAL #2001002706, DATED 06-07-2001. GROSS-HATCHED AREAS ARE POORLY DRAINED SOILS AS FLAGGED BY RICHARD W. BOND, C.S.S. CWS, ON 04-21-01 AND FIELD LOCATED BY THIS OFFICE.
4. LOT F-52 HAD ANY EXISTING DWELLING, SEPTIC SYSTEM & WELL AS SHOWN HEREON.
5. N.H. D.E.S. DONATES TOWN ASSESSORS NUMBER.
6. AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING AND ATTACHED HERETO.
10. APPROVALS ARE ISSUED A BUILDING PERMIT UNTIL N.H. DES SUBDIVISION & SEPTIC SYSTEM APPROVALS ARE ISSUED.
11. 5' CONTOUR INTERVALS PER ON-SITE SURVEY.
13. THERE IS NO WETLAND IMPACT PROPOSED.
14. PARCELS ARE NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE PER DEPT. OF HUD/FA.
15. FLOOD HAZARD BOUNDARY MAP, DATED 02-21-75.
16. LOT F-52 SEPTIC SYSTEM DESIGNED ON 06-17-82 BY ROBT. TODD, CERT. #201.
17. ABUTTING PARCELS ARE RESIDENTIAL.
18. LOT F-47 IS NOW IN CURRENT USE.

I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DAVID M. O'HARA, L.L.S. #267

DATE June 22, 2001



DAVID M. O'HARA & ASSOCIATES
790 ELM STREET, MANCHESTER, NH 03101
TELE: 666-5542 FAX: 625-1460

MARK R. NADEAU
and
DENNIS M. and PATRICIA A. FITZGERALD

PREPARED FOR:
MASON, N.H.
TAX MAP F, LOTS 47 & 52
2 LOT SUBDIVISION
PLAN OF LOT LINE ADJUSTMENT

ON: June 27, 2001
CERTIFIED BY: [Signature]

CHAIRMAN

APPROVED BY MASON PLANNING BOARD

PLAN REFERENCES:
1. ANNE C. SCHOPEN, MASON, NH, DATED 10-02-74, REVISED 01-08-76.
2. SUBDIVISION PLAN, ROBERT Y. GRANT, III & DAVID H. GRANT, BY T.F. MORAN INC. SEE HCRD PLAN #872, DWR. 12.
MASON, NH, DATED 01-05-89, IF MORAN INC. SEE HCRD PLAN #23232, DWR. 97.

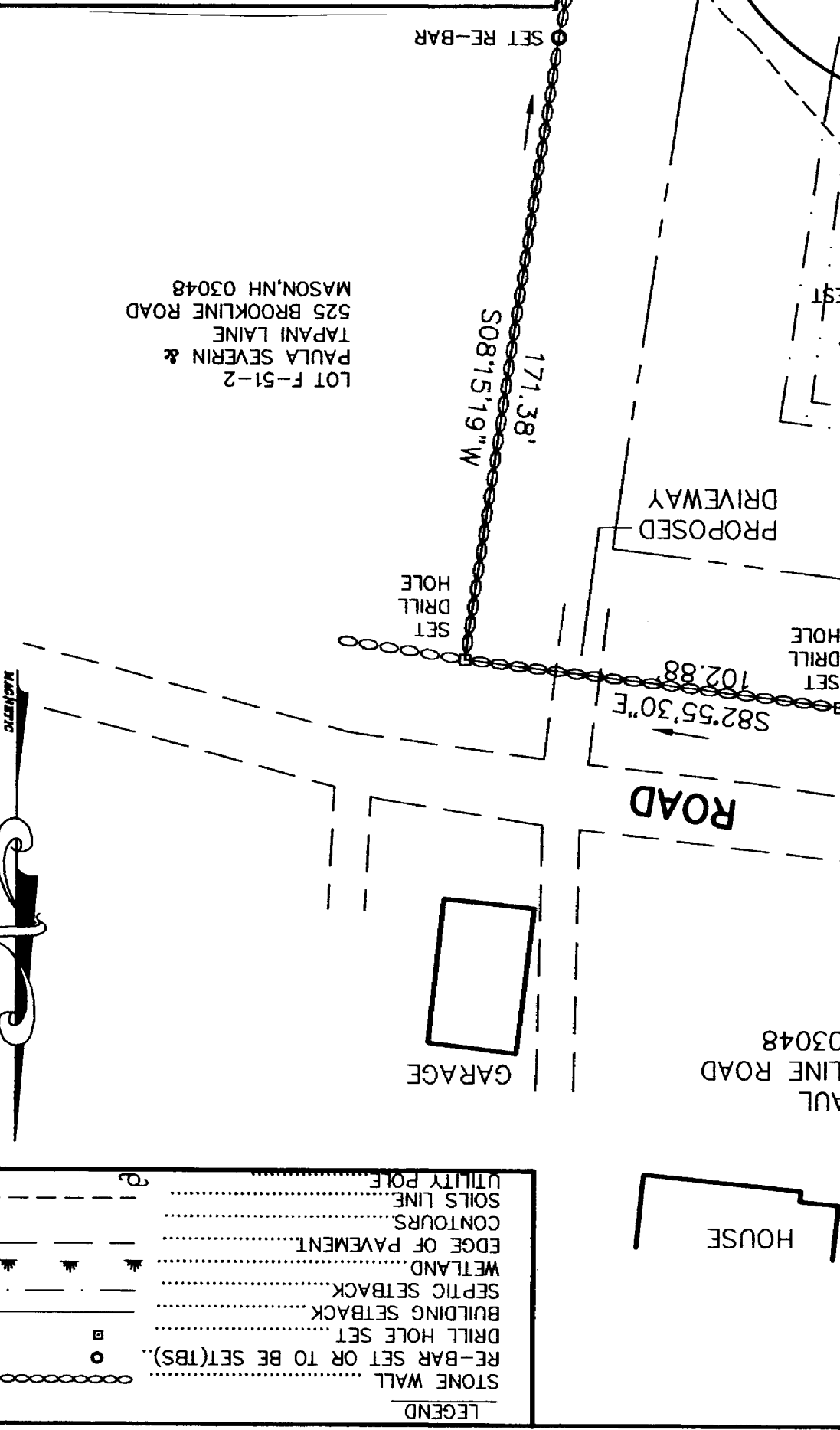
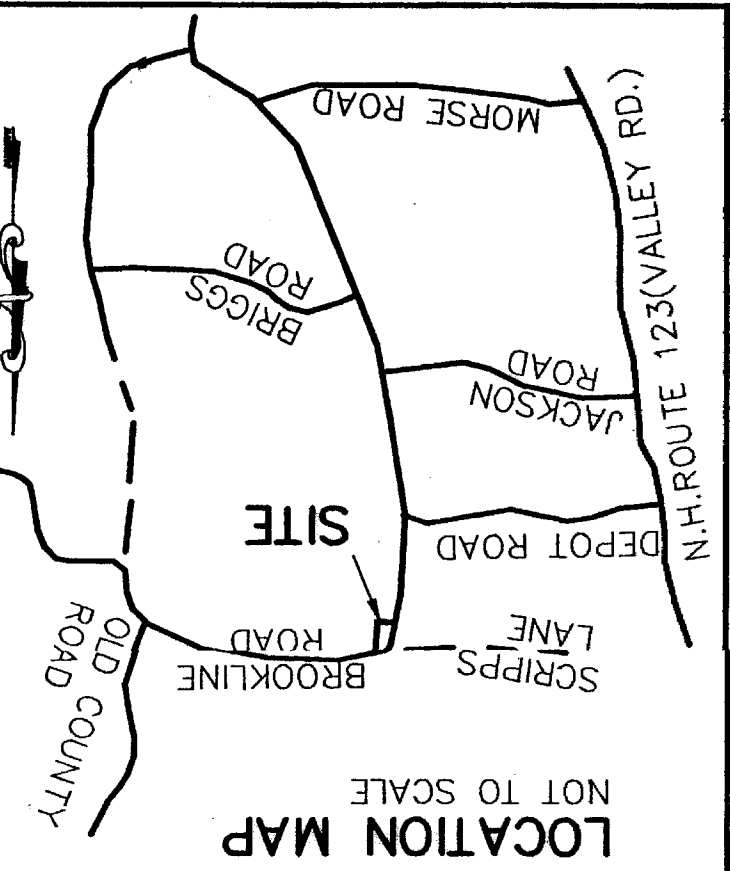
SOILS DATA
REDRAWN FROM SHEET 32, HILLS, CO. SOIL SURVEY, WESTERN PART
142C MONADNOCK FSL, 8-15% SLOPE
143B MONADNOCK STONY FSL, 3-8% SLOPE

TEST PIT DATA
(PIT DUG ON 04-27-01)
0'-6" FOREST LOAM, ORGANIC
6'-25" 10YR 5/3 BROWN F.SANDY LOAM, MOIST
25"-72" 2.5Y 5/4 IT OLIVE BROWN, COARSE SILTY SAND
WET, BOULDER
OBS. WATER AT 28"
SHWT = 24"
ROOTS TO 24"
NO LEODE
PERCOLATION RATE = 12 MINS./INCH AT 18"

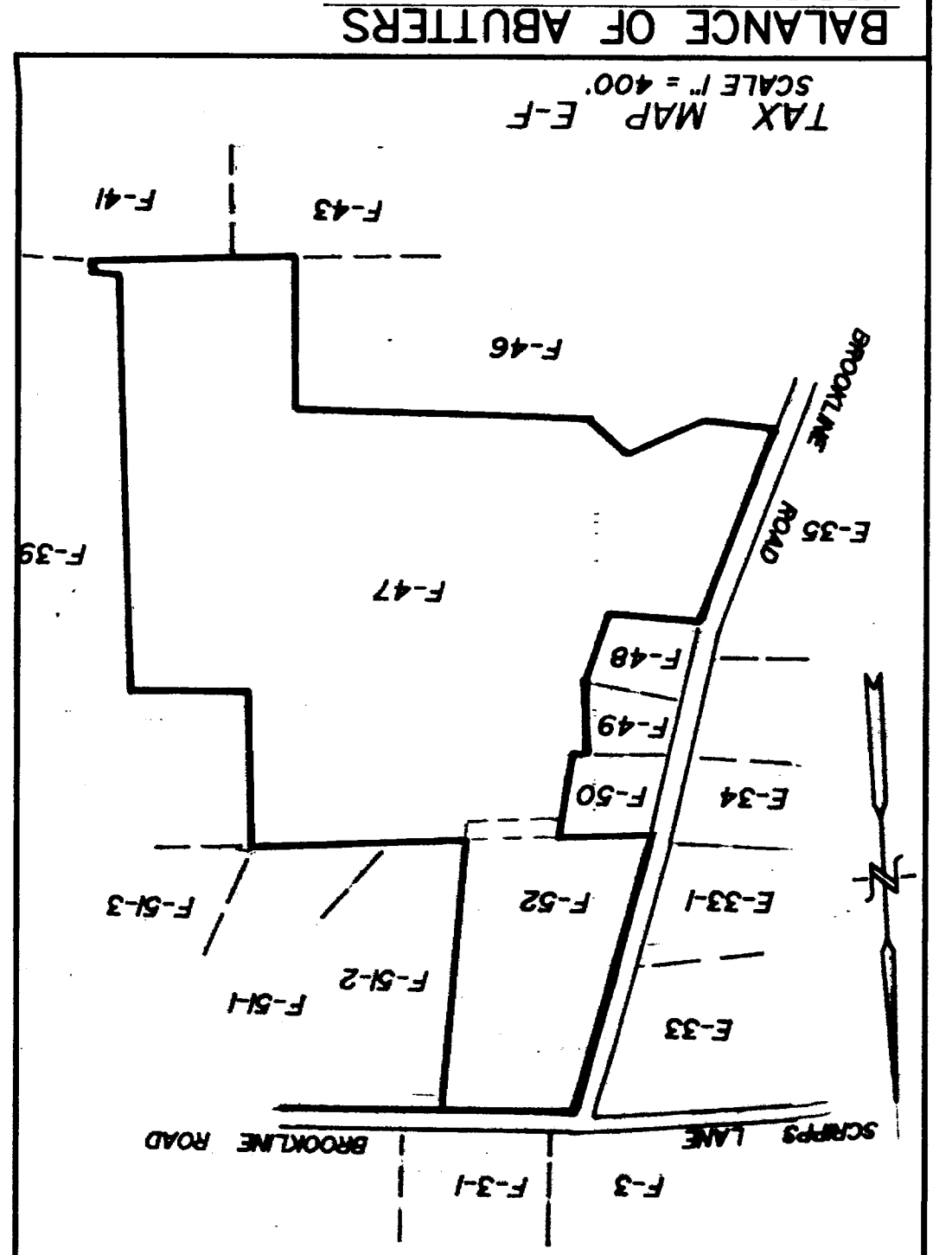
OWNERS OF RECORD
LOT F-47
MARK R. NADEAU
329 BROOKLINE ROAD
MASON, NH 03048
HCRD BK. 2437, PG. 1620
SIGNATURE: [Signature]
DATE: 6-27-01

LOT F-52
DENNIS M. and PATRICIA A. FITZGERALD
425 BROOKLINE ROAD
MASON, NH 03048
HCRD BK. 2437, PG. 493
SIGNATURE: [Signature]
DATE: 6-27-01

SOIL SCIENTIST CERTIFICATION
I HEREBY CERTIFY THAT THE WETLAND SOILS SHOWN HEREON WERE DELINEATED AND FLAGGED BY ME ON APRIL 21, 2001.
RICHARD W. BOND, C.S.S.
12 WOODBINE LANE
MERRIMACK, NH 03054
DATE: 6-27-01



- NOTES:**
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15. FLOOD HAZARD BOUNDARY MAP, DATED 02-21-75.
16. LOT F-52 SEPTIC SYSTEM DESIGNED ON 06-17-82 BY ROBT. TODD, CERT. #201.
17. ABUTTING PARCELS ARE RESIDENTIAL.
18. LOT F-47 IS NOW IN CURRENT USE.



31177 DWR 144 11:24:52 AM 1002 0198701 PLAN 31177 DWR 144