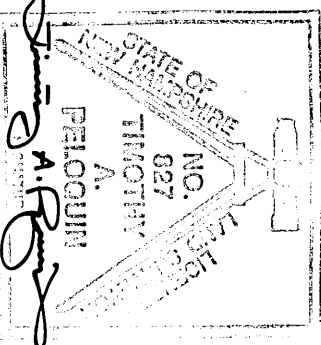


LEGEND

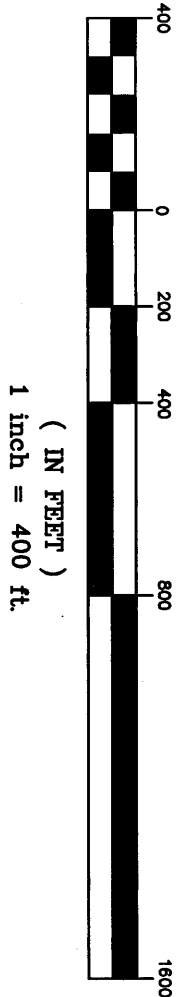
- EDGE OF JURISDICTION WETLANDS
- - - - - EXIST. EDGE OF PAVEMENT
- ===== BUILDING SETBACK LINE
- EXIST. STONE WALL
- EXIST. IRON PIN OR PIPE
- EXIST. STONE BOUND
- EXISTING DRILL HOLE (DHF)
- ~ EXIST. UTILITY POLE
- PROP. IRON PIN OR PIPE TO BE SET
- PROP. STONE BOUND TO BE SET

LAND SURVEYOR'S CERTIFICATION
I, TIMOTHY A. PELOQUIN, L.L.S. HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ON FOOT IN TEN THOUSAND FEET.



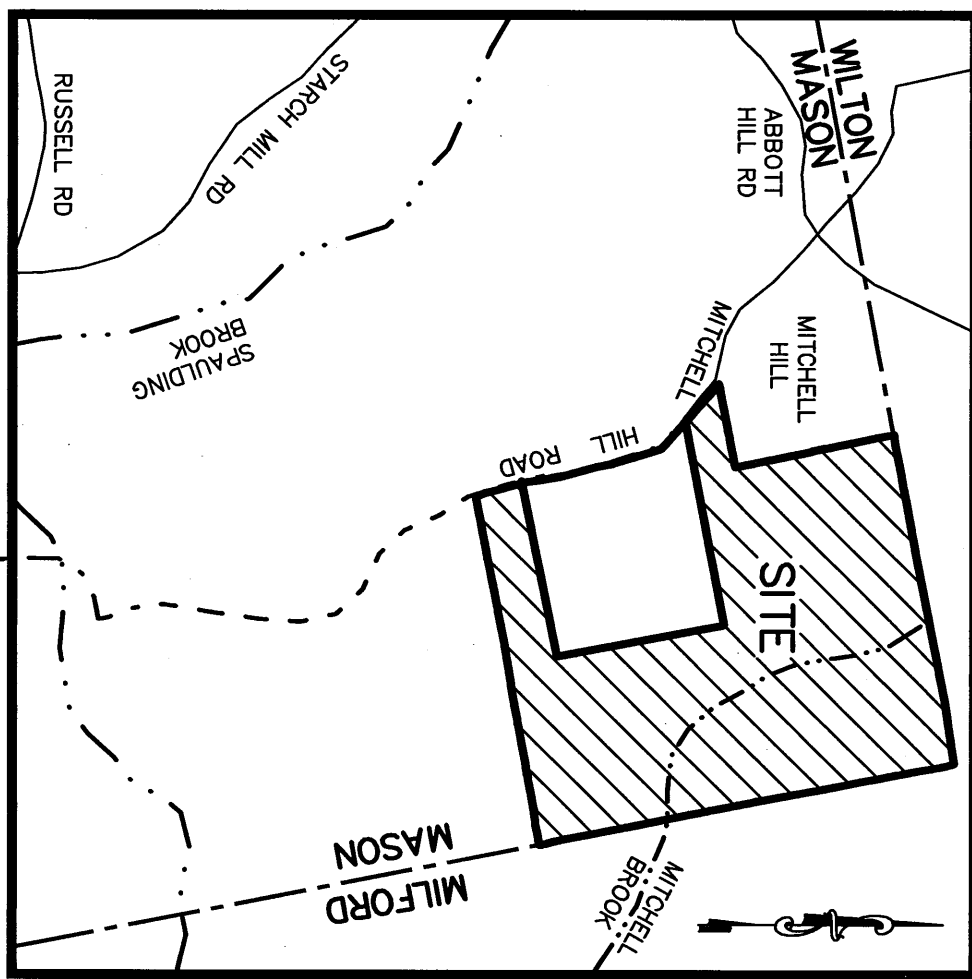
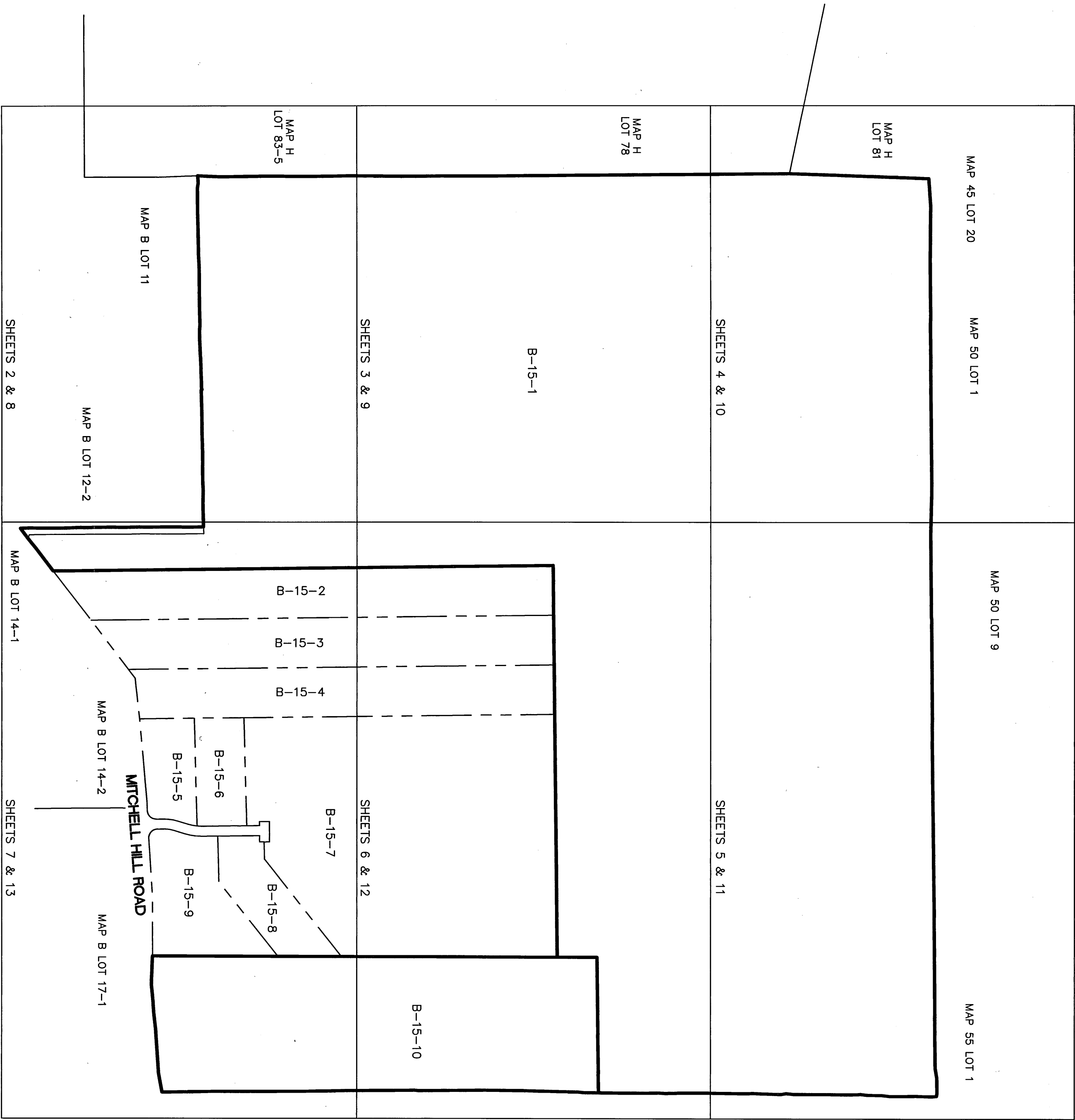
TIMOTHY A. PELOQUIN, L.L.S.
DATE: 21-09-2003

GRAPHIC SCALE



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Civil Engineering Land Planning Landscape Architecture
10 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 627-5861

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Landover, NH 03063
Tel: (603) 432-5800
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LOCATION PLAN
SCALE: 1" = 2,000'

ABUTTERS LIST

MAP B: LOT 12-2 N/F MARSHA L. FOSTER, TRUSTEE P.O. BOX 1227 WILTON, NH 03096 BK. 5388 Pg 0812	MAP H: LOT 78 N/F MARK H. & MELINDA E. WHITEHALL 8 HENRY'S WAY WILTON, NH 03096 BK. 5940 Pg 064
MAP B: LOT 11 N/F MARSHALL FOSTER, TRUSTEE P.O. BOX 1227 WILTON, NH 03096 BK. 0184 Pg 0415	MAP H: LOT 81 N/F MAXWELL G. SHERBURNE P.O. BOX 71 TYNGSBORO, MA 01879 BK. 5782 Pg 334
MAP H: LOT 83-5 N/F SOCIETY FOR THE PROTECTION OF NH FORESTS 34 FORTSMOUTH STREET TYNGSBORO, MA 01879 BK. 5638 Pg 1884	MAP 45: LOT 20 N/F MAXWELL G. SHERBURNE P.O. BOX 71 TYNGSBORO, MA 01879 BK. 5782 Pg 334
MAP 50: LOT 1 N/F ENTERPRISE, LLC 30 BERKLEY PLACE WILFORD, NH 03055 BK. 5973 Pg 1334	MAP 50: LOT 9 N/F ENTERPRISE, LLC 84 LAKE STREET NASHUA, NH 03060 BK. 6331 Pg 1085
MAP B: LOT 30 N/F CHRISTOPHER C. GURRY 566 MITCHELL HILL ROAD WILTON, NH 03096 BK. 4378 Pg 282	MAP 55: LOT 1 N/F MILES SLIP DEVELOPMENT, LLC NASHUA, NH 03060 BK. 6331 Pg 1085
MAP B: LOT 14-2 N/F MARSHALL FOSTER, TRUSTEE 566 MITCHELL HILL ROAD WILTON, NH 03096 BK. 6154 Pg 1005	MAP B: LOT 14-1 N/F MARSHALL FOSTER, TRUSTEE P.O. BOX 1227 WILTON, NH 03096 BK. 6154 Pg 1008
MAP B: LOT 17-1 N/F TOWN OF WILTON 16 DARING HILL ROAD WILTON, NH 03096 BK. 5301 Pg 868	

"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 AMENDMENTS OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO."

THIS PLAN IS APPROVED IN ACCORDANCE WITH THE MASON SUBDIVISION REVIEW REGULATIONS AND ENDORSED BY THE PLANNING BOARD
DATE: Jan 17, 2003
CHAIRMAN: *Donna M. Mearns*

OVERVIEW AND INDEX PLAN PREPARED FOR:
MAP B: LOT 15-1
MAP B: LOT 15-1 – MASON NEW HAMPSHIRE

OWNER:
STEVEN MOHEBAN
790 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

DATE	DESCRIPTION

DATE: OCT. 2002
SCALE: 1" = 400'
SHEET 1 OF 14

PROJECT NO. 01-0209-3

32226

Dwr 149 1 of 14

21:01W 22 HWF 0002

LL800C

PLAN 32226
DWR 149 1 OF 7

PLANS OF REFERENCE

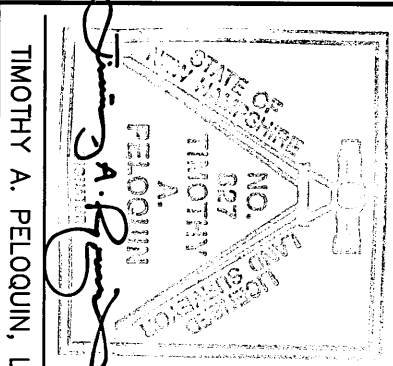
- 1) "LOT LINE ADJUSTMENT PLAT LANDS OF E.B. STEVENS & M.W. WHITEALL, ET. UX" PREPARED BY: ROBERT B. TUDOR, INC.; LAST REVISED JULY 10, 1990; (HORD #24734)
- 2) LOT LINE ADJUSTMENT PLAT LANDS OF E.B. STEVENS & M.W. WHITEALL, ET. UX," PREPARED BY: ROBERT B. TUDOR, INC.; LAST REVISED APRIL 4, 1988; (HORD #22032)
- 3) "SUBDIVISION PLAT PROPERTY OF MARSHA L. FOSTER REVOCABLE TRUST & C. CHRISTOPHER AND COLLEEN P. GURRY", APRIL 30, 1988; (HORD #28927)
- 4) "SUBDIVISION PLAT, LAND OF ALAN & MARSHA FOSTER", PREPARED BY: ROBERT B. TUDOR, INC.; LAST REVISED APRIL 11, 1988; (HORD #22059)
- 5) "SUBDIVISION PLAT MAP H LOT 89 WILTON, N.H. PREPARED FOR ALAN STEVENS & BRAN EDWARDS"; PREPARED BY: DUAL SURVEY INC.; JULY 20, 1995 (HORD #27263)
- 6) "PLAT SHOWING THE RESTING OF TOWN LINE MARKERS AND THE RE-ESTABLISHING THE LINE BETWEEN ABROT HILL ROAD AND THE TOWNS OF WILTON AND MASON N.H."; PREPARED BY: NORMAN W. DRAVER; APRIL 27, 1974 (OBTAINED FROM THE TOWN OF MASON)

GENERAL NOTES:

1. OWNER(S) OF RECORD:
MAP B, LOT 15
N/F MILES SLIP DEVELOPMENT, LLC
84 LAKE STREET
MASHUA, NH 03080
ENTIRE PARCEL IS IN CURRENT USE.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE MINOR SUBDIVISION OF LOT B-15-1 AND LOT B-15-10.
3. THE NEW AREA OF LOT B-15-1 IS 12,461,391 S.F. OR 286.08 ACRES.
THE NEW AREA OF LOT B-15-10 IS 1,509,185 S.F. OR 34.646 ACRES.
4. THE SUBJECT PARCEL IS ZONED GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY(GRAF) DISTRICT. ALL ADJUTING PARCELS ARE ZONED SIMILAR.
5. THE WETLANDS DELINEATION SHOWN ON THESE PLANS WAS PERFORMED BY SHAVER ENVIRONMENTAL CONSULTANTS, LLC FROM JUNE TO AUGUST 2001 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.
6. ALL PROPOSED BUILDING LOTS DEPICTED ON THESE PLANS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
7. ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF MASON REGULATIONS AND ALL ROADS, STRUCTURES, AND DRAINAGE TO BE PERMITTED AND TOWN OF MASON REGULATION AND THE DELINEATION WITHIN 100 FEET OF ANY WETLAND SHALL BE UNDERTAKEN WITH SPECIAL CARE TO AVOID EROSION AND SILTATION INTO THE WETLAND.
8. ALL PROPOSED DRAINAGE AND ROADWAY EASEMENTS SHOWN HEREON SHALL BE CONVEYED TO THE TOWN OF MASON FOR FUTURE MAINTENANCE PURPOSES, AT THE TIME OF CONVEYANCE OF ROADWAYS.
9. DISTRICT DEVELOPMENT DIMENSIONAL REQUIREMENTS
MIN. LOT SIZES = 132,000 S.F.
MIN. LOT FRONTAGE = 250'
MIN. FRONT, SIDE AND REAR SETBACK = 35'
10. MONUMENTATION SHALL BE SET AS FOLLOWS: (a) 4" x 4" x 4"-0" GRANITE BOUNDS SHALL BE SET AT ALL POINTS INDICATED AT THE ENTIRE PROPOSED RIGHT-OF-WAY; AND (b) AN IRON PIN SHALL BE SET AT ALL OTHER LOCATIONS. ALL MONUMENTS TO BE SET BY A LICENSED LAND SURVEYOR.
11. ALL UTILITIES (ELECTRIC, TELEPHONE, FIRE & CATV) SHALL BE INSTALLED PER THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
12. BEARING ORIENTATION IS MAGNETIC.
13. ELEVATIONS ARE NAD(1929) DATUM.
14. B-15-1 INDICATES TAX MAP AND LOT NUMBER.
15. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MASON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330221 PANEL 0003, EFFECTIVE DATE: FEBRUARY 21, 19790, INDICATES THAT EXISTING PARCEL, B-15 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
16. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE.
KEACH-NORSTROM ASSOCIATES, INC. AND PROMISED LAND SURVEYING MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG-SAFE.
17. PER MASON ZONING REGULATIONS SECTION 5.19 LOT B-15-1 SHALL BE SUBJECT TO A 60 ACRE CONSERVATION EASEMENT AS SHOWN ON SHEET 3 OF 14.
18. THE DRIVEWAY ACCESS TO LOT B-15-10 VIA LOT B-30 SHALL ONLY BE ALLOWED FOR DEVELOPMENT OF A SINGLE FAMILY HOME AND NOT FOR FUTURE DEVELOPMENT OF THE REMAINING LAND.
19. A 50' ACCESS EASEMENT SHALL BE GRANTED TO THE TOWN OF MASON FOR THE PURPOSE OF TOWN VEHICLE TURN AROUND AT THE END OF MITCHELL HILL ROAD.
20. THE PROPOSED DRIVEWAY EASEMENT AND A MAINTENANCE AGREEMENT SHALL ALSO BE RECORDED AT THE TIME THAT THE LOT LINE ADJUSTMENT PLANS ARE RECORDED.

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELLOQUIN, U.S. HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ON FOOT IN TEN THOUSAND FEET.



TIMOTHY A. PELLOQUIN, U.S.

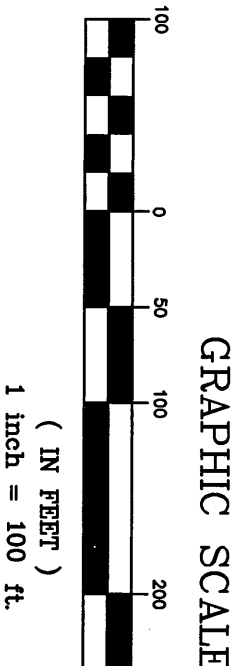
DATE 01-09-2003

- LEGEND
- EDGE OF JURISDICTION WETLANDS
 - - - - - EXIST. EDGE OF PAVEMENT
 - BUILDING SETBACK LINE
 - EXIST. STONE WALL
 - o EXIST. IRON PIN OR PIPE
 - EXIST. STONE BOUND
 - EXISTING DRILL HOLE (DHP)
 - ~ EXIST. UTILITY POLE
 - PROP. IRON PIN OR PIPE TO BE SET
 - PROP. STONE BOUND TO BE SET

MAP H LOT 83-5
N/F SOCIETY FOR THE PROTECTION
OF NH FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301
SEE HORD BK.5638 PG.1894 &
PLAN NO.27366

MAP B LOT 11
N/F MARSHA L. FOSTER, TRUSTEE
P.O. BOX 1227
WILTON, NH 03096
SEE HORD BK.6164 PG.0415

MAP B LOT 12-2
N/F MARSHA L. FOSTER, TRUSTEE
P.O. BOX 1227
WILTON, NH 03096
SEE HORD BK.5388 PG.0512 &
PLAN NO.22059



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Civil Engineering Land Planning Landscape Architecture
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P
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Fax: (603) 432-5800
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SUBDIVISION PLAN PREPARED FOR:
MAP B; LOT 15-1
MAP B; LOT 15-1 – MASON NEW HAMPSHIRE

OWNER:
STEVEN MOHEBAN
790 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

REVISIONS	DESCRIPTION
DATE	

DATE: OCT. 2002
SCALE: 1" = 100'
SHEET 2 OF 14

32226 Dur 149 2 of 7

MATCHLINE

SHEET 4

MAP H LOT 78
N/F MARK H & MELINDA E.
WHITEHALL
9 HENRY'S WAY
WILTON, NH 03086
SEE HCRD BK.5940 PG.084 &
PLAN NO.22032

LEGEND

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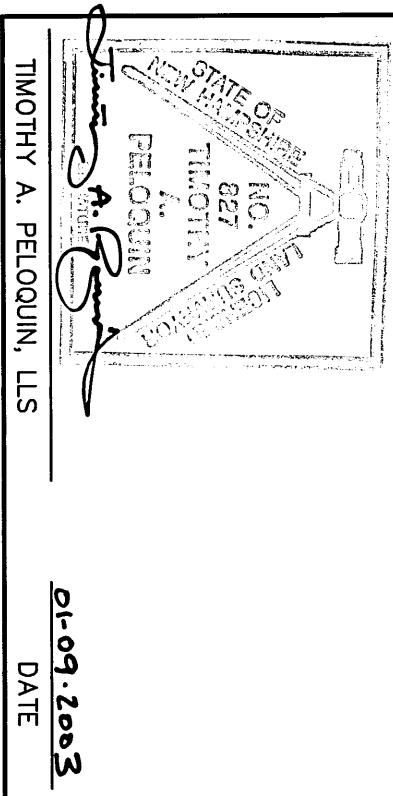
LOT B-15-1
282.952 ACRES
12,325,374 S.F.

WILTON, NH
MASON, NH

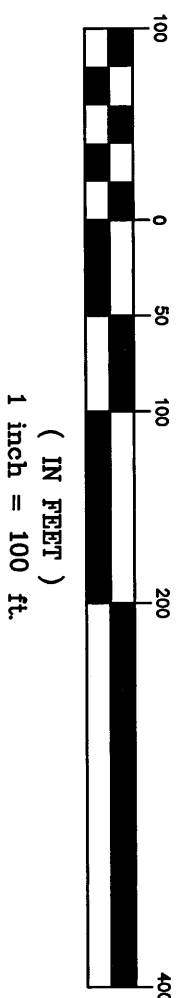
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N82°21'25"E 92.35'
N81°12'41"E 142.32'
N82°28'53"E 155.41'
N82°33'33"E 160.55'

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GRAPHIC SCALE



SHEET 6

MATCHLINE

MATCHLINE

PROJECT NO. 01-0209-3

SHEET 2

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SUBDIVISION PLAN PREPARED FOR:

MAP B; LOT 15-1

MAP B; LOT 15-1 - MASON NEW HAMPSHIRE

OWNER:

STEVEN MOHEBAN
790 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

REVISIONS

DATE	DESCRIPTION

DATE: OCT 2002

SCALE: 1" = 100'

SHEET 3 OF 14

PLAN 32226
DWR 149 3 OF 7

32226 Dwr 149 3 of 7



SHEET 5

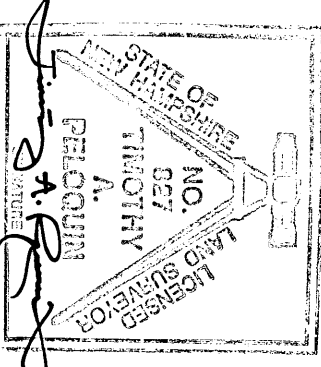
LEGEND

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FOR GENERAL NOTES SEE SHEET 2

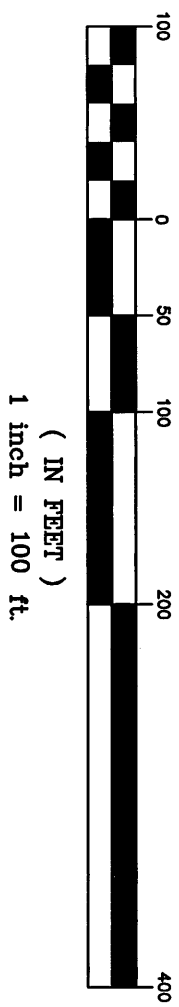
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TIMOTHY A. PELLOQUIN, L.L.S.
01-01-2003
DATE

GRAPHIC SCALE



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Civil Engineering Land Planning Landscape Architecture
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Londonderry, NH 03053
Tel: (603) 432-2412
Fax: (603) 432-2410
www.PromisedLandSurvey.com
Land Surveying Wetlands Planning Permitting Layout

SUBDIVISION PLAN PREPARED FOR:
MAP B; LOT 15-1

MAP B; LOT 15-1 - MASON NEW HAMPSHIRE

OWNER:
STEVEN MOHEBAN
790 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

DATE	REVISIONS	DESCRIPTION

DATE: OCT 2002
SCALE: 1" = 100'
SHEET 4 OF 14

PROJECT NO. 01-0209-3

SHEET 3

LOT B-15-1
282,952 ACRES
12,325,374 S.F.

MAP H LOT 81
N/F MAXWELL G. SHERBURNE
P.O. BOX 71
TINGSBORO, MA 01879
SEE HORD BK.5782 PG.334

MAP H LOT 78
N/F MARK H. & MELINDA E.
WHITEHALL
9 HENRY'S WAY
WINTHROP, MA 01890
SEE HORD BK.5940 PG.064 &
PLAN NO.22032

MAP 45 LOT 20
N/F MAXWELL G. SHERBURNE
P.O. BOX 71
TINGSBORO, MA 01879
SEE HORD BK.5782 PG.334

MAP 50 LOT 1
N/F NORTHWOOD FAMILY
ENTERPRIZE, LLC
30 BERKLEY PLACE
MILFORD, NH 03055
SEE HORD BK.3973 PG.1354

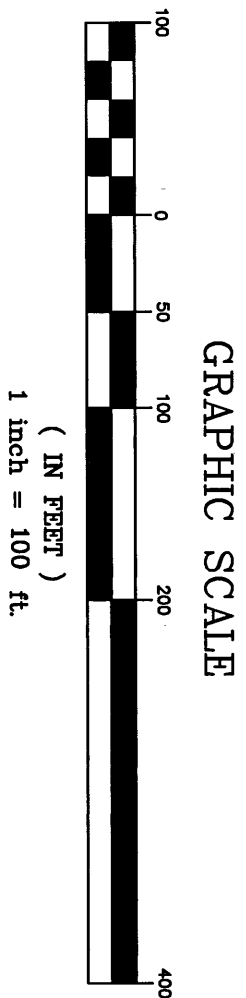
MATCHLINE

MATCHLINE

32226 Over 149 4 of 7

PLAN 32226
DWR 149 4 OF 7

FOR GENERAL NOTES SEE SHEET 2

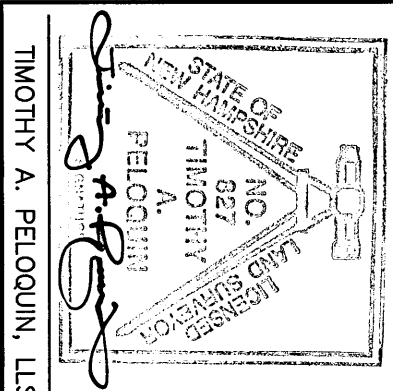


LEGEND

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TIMOTHY A. PELOQUIN, L.L.S.

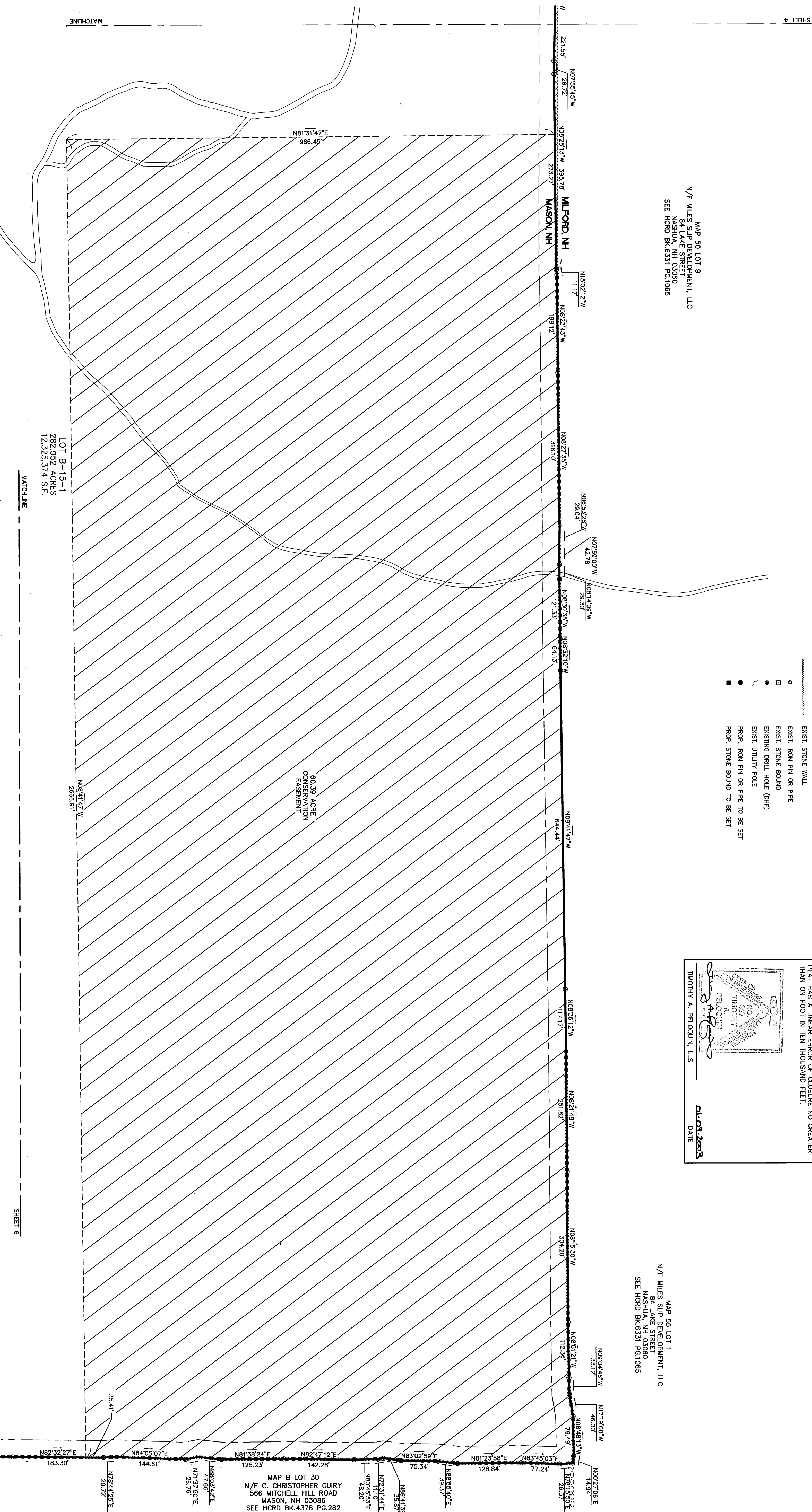
DATE

MAP 55 LOT 1

N/F MILES SLIP DEVELOPMENT, LLC
84 LAKE STREET
NASHUA, NH 03060
SEE HORD BK.6331 PG.1065

MAP 50 LOT 9

N/F MILES SLIP DEVELOPMENT, LLC
84 LAKE STREET
NASHUA, NH 03060
SEE HORD BK.6331 PG.1065



PROJECT NO. 01-0209-3

SHEET 6

SUBDIVISION PLAN PREPARED FOR:

MAP B; LOT 15-1

MAP B; LOT 15-1 - MASON NEW HAMPSHIRE

OWNER:

STEVEN MOHEAN
730 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

REVISIONS

DATE	DESCRIPTION

DATE: OCT. 2002

SCALE: 1" = 100'

SHEET 5 OF 14

MAP B LOT 30
N/F C. CHRISTOPHER GUIRY
566 MITCHELL HILL ROAD
MASON, NH 03066
SEE HORD BK.4378 PG.282

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Civil Engineering Land Planning Landscape Architecture
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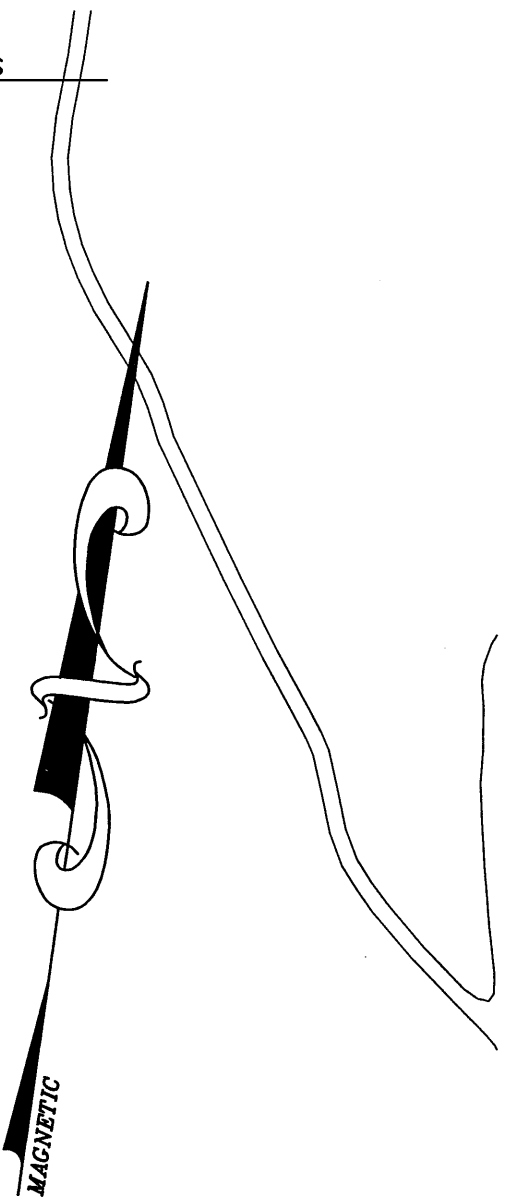
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32226 Dur 149 5 of 7

PLAN 32226
DWR 149 5 OF 7

MATCHLINE

SHEET 6



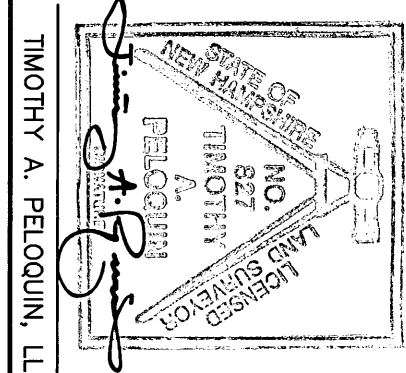
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FOR GENERAL NOTES SEE SHEET 2

LAND SURVEYOR'S CERTIFICATION

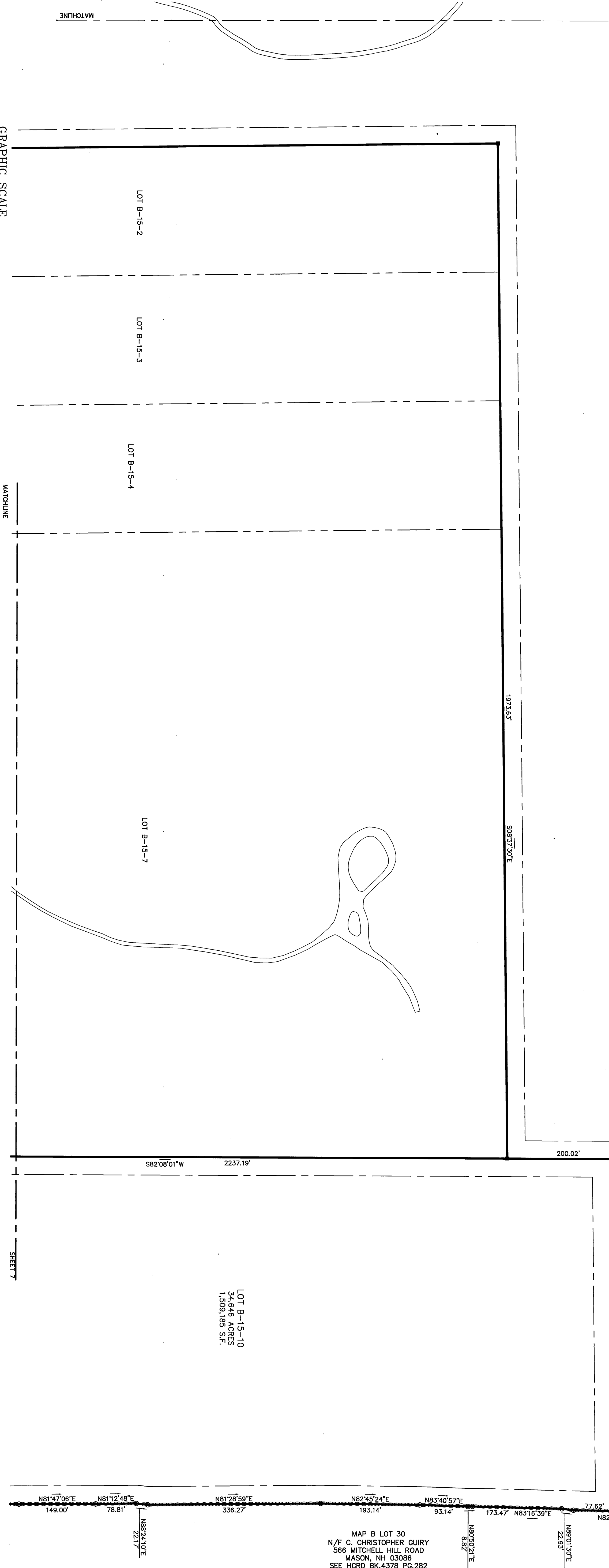
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TIMOTHY A. PELLOQUIN, LLS

DATE 01-01-2003

LOT B-15-1
282,952 ACRES
12,325,374 S.F.



GRAPHIC SCALE

MAP B LOT 30
N/F C. CHRISTOPHER GURRY
566 MITCHELL HILL ROAD
MASON, NH 03086
SEE HORD BK.4378 PG.282

LOT B-15-10
34,646 ACRES
1,509,186 S.F.

SUBDIVISION PLAN PREPARED FOR:

MAP B; LOT 15-1

MAP B; LOT 15-1 – MASON NEW HAMPSHIRE

OWNER:

STEVEN MOHEBAN
790 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

REVISIONS

DATE	DESCRIPTION

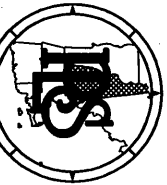
DATE: OCT. 2002

SCALE: 1" = 100'

SHEET 6 OF 14

PROJECT NO. 01-0209-3

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KZACH-NORDSTROM ASSOCIATES, INC.
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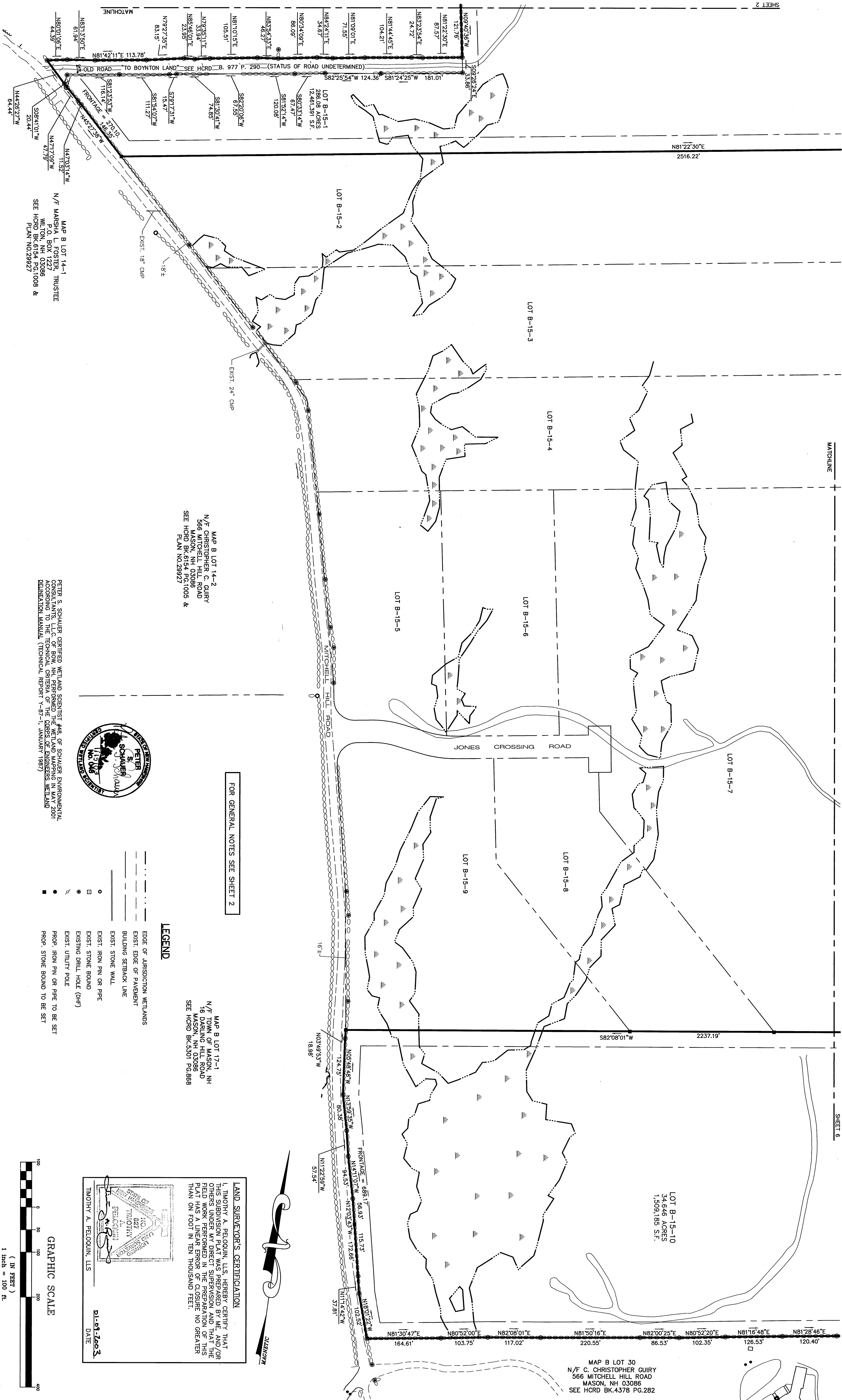
Promised Land Survey, LLC

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Londonderry, NH 03058
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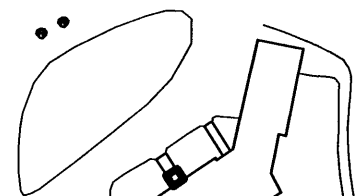
32226 Dwr 149 6 of 7

PLAN 32226
DWG 149 6 OF 7



MATCHLINE

SHEET 6



MAP B LOT 30
N/F C. CHRISTOPHER GUIRY
566 MITCHELL HILL ROAD
MASON, NH 03086
SEE HCRD BK.4378 PG.282

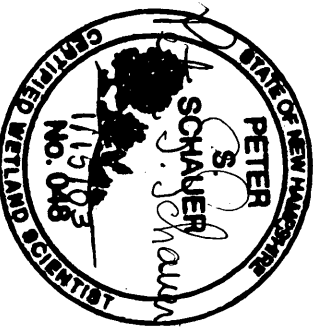
MAP B LOT 14-2
N/F CHRISTOPHER C. GUIRY
566 MITCHELL HILL ROAD
MASON, NH 03086
SEE HCRD BK.4378 PG.1005 &
PLAN NO.28927

FOR GENERAL NOTES SEE SHEET 2

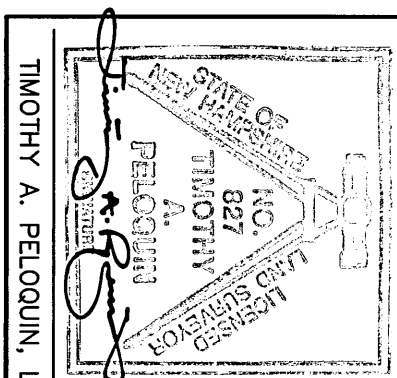
MAP B LOT 17-1
N/F TOWN OF MASON, NH
166 MITCHELL HILL ROAD
MASON, NH 03086
SEE HCRD BK.5301 PG.868

LEGEND

- EDGE OF JURISDICTION WETLANDS
- EXIST. EDGE OF PAVEMENT
- BUILDING SETBACK LINE
- EXIST. STONE WALL
- EXIST. IRON PIN OR PIPE
- EXIST. STONE BOUND
- EXISTING DRILL HOLE (DHF)
- EXIST. UTILITY POLE
- PROP. IRON PIN OR PIPE TO BE SET
- PROP. STONE BOUND TO BE SET

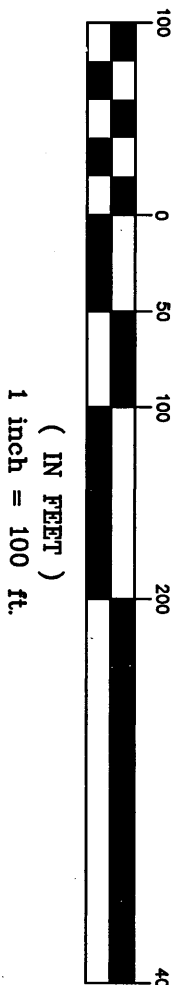


PETER S. SCHULER CERTIFIED WETLAND SCIENTIST AND OF SCHULER ENVIRONMENTAL CONSULTANTS, INC. HAS PREPARED THIS PLAN OF SUBDIVISION AND DELINEATION OF WETLANDS IN ACCORDANCE WITH THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)



LAND SURVEYOR'S CERTIFICATION
I, TIMOTHY A. PELOUIN, U.S. HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ON FOOT IN TEN THOUSAND FEET.

DATE: 01-01-2003



PROJECT NO. 01-0209-3

SUBDIVISION PLAN PREPARED FOR:

MAP B, LOT 15-1

MAP B, LOT 15-1 - MASON NEW HAMPSHIRE

OWNER:

STEVEN WOHEBAN
790 TURNPIKE ROAD, SUITE 202
NORTH ANDOVER, MA 01845

REVISIONS

DATE	DESCRIPTION

DATE: OCT. 2002

SCALE: 1" = 100'

SHEET 7 OF 14

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Planning Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 427-2881



Promised Land Survey, LLC

25 Nashua Road, Suite B1
Londonderry, NH 03063
Tel: (603) 432-1800
Fax: (603) 432-1800
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32226 DWG 149 7 OF 7

PLAN 32226
DWG 149 7 OF 7