VICINITY PLAN
NO SCALE

LEGEND:

- TEST PIT
- IRON PIN (TO BE SET)
- STONE BOUND SET
- IRON PIPE FOUND
- DRILL HOLE OR IRON PIN
- ON-SITE MAPPED WETLANDS
- TREELINE
- STONEWALL
- UTILITY POLE

TAX MAP L LOT 25
GERALD D. BOISVERT
289 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 6615 PG. 1981

TAX MAP L LOT 32-1
EDMUND J. LEVESQUE
280 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 5717 PG. 136

TAX MAP L LOT 32
KENNETH INGALLS
3 ROEDEAN DRIVE
UNIT #207
NASHUA, NH 03063
VOL. 6071 PG. 297

TAX MAP L LOT 31-1
STEPHEN F. DALY
210 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 5859 PG. 337

TAX MAP L LOT 31
CURTIS & SARAH DUNN
120 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 1420 PG. 411

TAX MAP L LOT 30
BERNARD & LINDA O'GRADY
121 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 3443 PG. 764

TAX MAP L LOT 29
LAURIE L. HOUGHTALING
69 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 3681 PG. 591

TAX MAP L LOT 24
CAROL J. IODICE
399 HURRICANE HILL ROAD
MASON, NH 03048
VOL. 6442 PG. 327

TAX MAP L LOT 23
EUGENE A. DANCAUSE
P.O. BOX 293
RINGE, NH 03061
VOL. 6688 PG. 1160

TAX MAP L LOT 26
ESTATE OF DANIEL LOMBARDI, SR
C/O LOMBARDI FAMILY
LIMITED PARTNERSHIP
53 HUNNEWELL ST.
WELLESLEY MA., 02481-5411
VOL. 1703 PG. 106

TAX MAP L LOT 27
TOWN OF MASON
16 DARLING HILL RD.
MASON, NH 03048
VOL. 1336 PG. 6

TAX MAP L LOT 25-1
23.875 AC.
1,039,989 SF

TAX MAP L LOT 25-2
3.037 AC.
132,320 SF

TAX MAP L LOT 25-3
3.301 AC.
143,812 SF

TAX MAP L LOT 25-4
3.902 AC.
169,952 SF

HURRICANE HILL ROAD

BRIDLE PATH (SEE PLAN REFERENCE #1)

FIRE POND

FIRE POND EASEMENT

LIMITS OF LAND IN CURRENT USE

PORTION OF PARCEL IN CURRENT USE

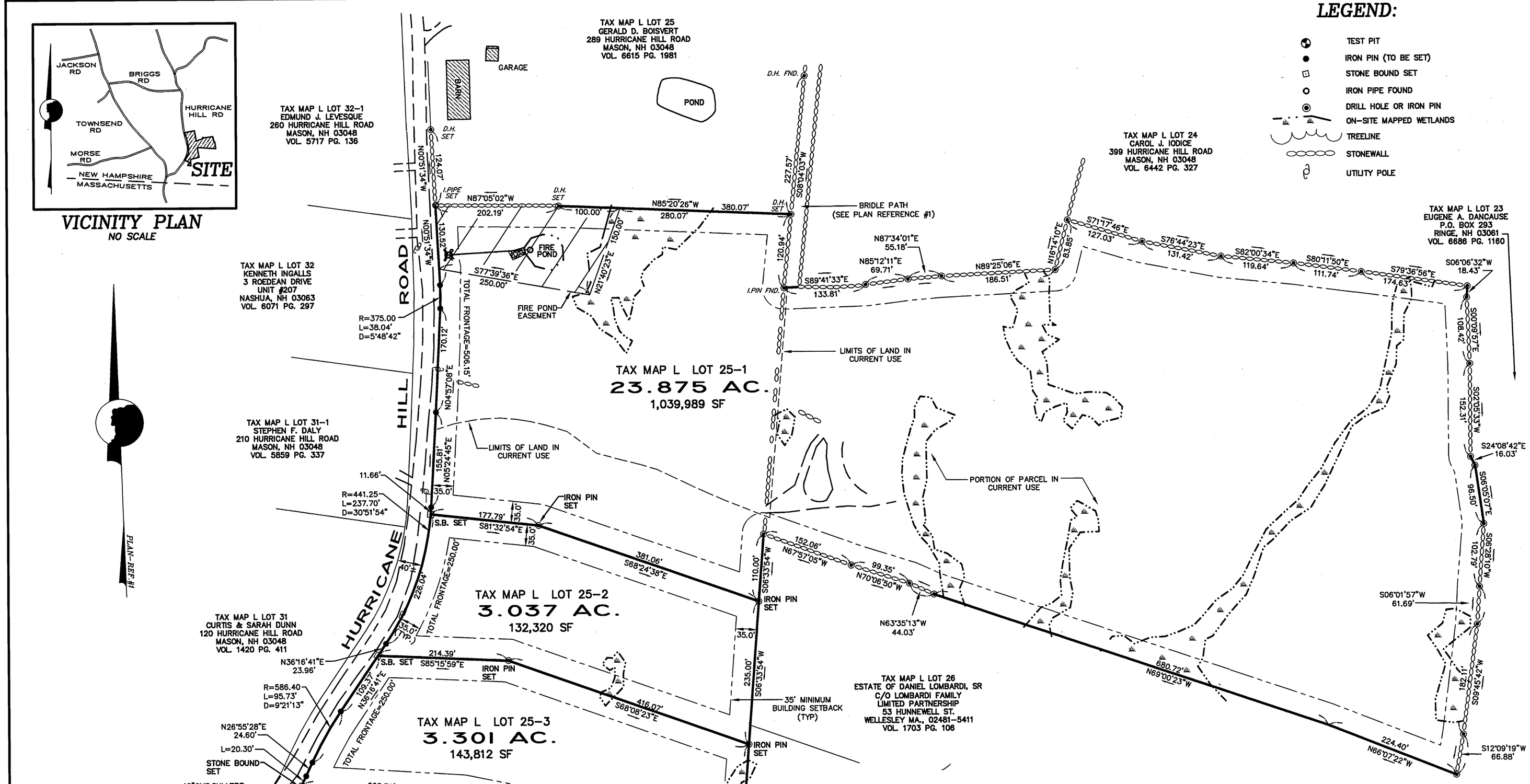
35' MINIMUM BUILDING SETBACK (TYP)

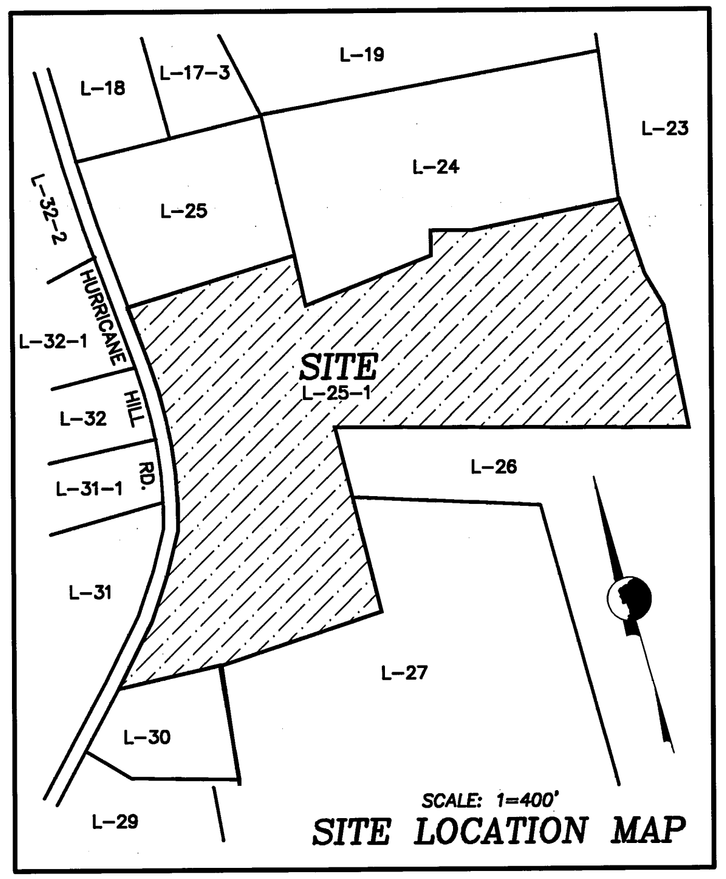
BUILDING SETBACK LINE

TOTAL FRONTAGE=506.15'

TOTAL FRONTAGE=250.00'

TOTAL FRONTAGE=305.89'





SCALE: 1=400'
SITE LOCATION MAP

REFERENCE PLAN:

1. MINOR SUBDIVISION PLAN - MAP L LOT 25 - REBECCA JOHNSON - MASON, NH - SCALE: 1"=100' DATED MARCH 7, 2002, BY THIS OFFICE, RECORDED IN THE H.C.R.D. AS PLAN # 31668 .
2. BOUNDARY PLAN OF LAND PREPARED FOR REBECCA JOHNSON, MASON, NEW HAMPSHIRE, SCALE: 1"=100', DATED DECEMBER 18, 1990. BY T. F. MORAN INC., PLAN NOT RECORDED IN THE H.C.R.D.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 25-1 INTO 4 LOTS AS SHOWN. N.H.D.E.S. SUBDIVISION APPROVAL # SA2002003645 TOTAL AREA PRIOR TO SUBDIVISION IS 34.12 ACRES.
2. ZONING IS GRAF - GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY MINIMUM LOT SIZE = 132,000 S.F., MINIMUM FRONTAGE = 250 FEET MINIMUM BLDG. SETBACKS = 35 FEET ALL SIDES.
3. NO PORTION OF THE PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF MASON, DATED FEB. 21, 1975, COMMUNITY NUMBER 330221 PANEL H08.
4. ALL 4 LOTS WILL BE SERVICED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS AND WELLS.
5. THERE ARE NO WETLAND IMPACTS PROPOSED.
6. ABUTTING PARCELS ARE ALSO IN THE GRAF ZONE DISTRICT.
7. NATURAL DRAINAGE RIGHTS ARE RESERVED TO THE TOWN OF MASON FOR MAINTAINANCE AND REPLACEMENT OF EXISTING CULVERTS WITHIN THE EXISTING FRONTAGE OF THIS SUBDIVISION.
8. NO APPROVAL OF THE EXISTING OFF-ROAD VEHICLE TRAIL IS GRANTED BY THE PLANNING BOARD IN APPROVING THE SUBDIVISION.
9. THE TOTAL AREA OF THE LAND IN CURRENT USE IS APPROXIMATELY 29 ACRES.

SUBDIVISION PLAN OF LAND
MAP L - LOT 25-1
EUGENE A. DANCAUSE
HURRICANE HILL ROAD
BK. 6686 PG. 1162
MASON, NEW HAMPSHIRE
SCALE: 1"=100' AUGUST 28, 2002

100 0 100 200 400

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
TOWN PLANNING BOARD
TOWN OF MASON, NEW HAMPSHIRE
In accordance with vote of the board dated:
Chairman 4/18/03

DATE	REVISION
9/11/02	TOTAL FRONTAGE FOR LOTS/ADD DISPUTED AREA
1/27/03	REVISE PERIMETER/ADD EASEMENT/MINOR CHANGES
3/26/03	AS-BUILT FIRE POND AND EASEMENT

SIGNATURE 4/18/03 DATE

OWNER OF RECORD: EUGENE A. DANCAUSE
P.O. BOX 293 RINGE, NH 03061
VOL. 6686, PG. 1162
APRIL 15, 2002

STATE OF NEW HAMPSHIRE No. 567 L. J. MILLS LICENSED LAND SURVEYOR SIGNATURE

I CERTIFY THAT 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.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE 3/26/03

Granite State SURVEYING INC
CONCORD, N.H. 228-0002 · MERRIMACK, N.H. 424-5103

SHEET 1 OF 2

F.B. # 89/71 | FILE # 9951-1

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PLAN 32396
DWR 150 1 OF 2