

REFERENCE PLANS.

1. "SUBDIVISION PLAN - TAX MAP PARCEL D-27 - PREPARED FOR - ANDREW C. & LINDA R. RUOFF - MASON, NEW HAMPSHIRE" SCALE: 1"=100' DATED JUNE 6, 2001, REVISED THROUGH 1/23/01 BY THIS OFFICE. (H.C.R.D. #31042).
2. "LOT LINE REVISION PLAN - TAX MAP PARCELS D-25 & D-26 - PREPARED FOR - ANDREW C. & LINDA R. RUOFF - MASON, NEW HAMPSHIRE" SCALE: 1"=100' DATED MARCH 23, 2000, REVISED THROUGH 4/10/01 BY THIS OFFICE. (H.C.R.D. #31042)
3. "LAND OF - ANNA L. RYHAKI - IN - MASON, N. H. - BY NEAR-WOOD. SCALE: 1"=200' DATED AUGUST, 1975 (H.C.R.D. #11658), INC.
4. "SUBDIVISION PLAN - TAX MAP PARCEL D-10 - PREPARED FOR THE ESTATE OF - CHARLES W. FIFIELD, III - & THE MASON - CONSERVATION COMMISSION - MASON, NEW HAMPSHIRE. SCALE: 1"=100', DATED JULY 9, 2004, REVISED THROUGH 9-1-04 BY THIS OFFICE. (H.C.R.D. #33497).

LEGEND.

- RIGHT-OF-WAY SIDELINE
PROPERTY LINE
ABUTTING LOT LINE
FORMER LOT LINE
EASEMENT LINE
BUILDING SETBACK LINE
EDGE OF PAVEMENT
EXISTING GRAVEL ROAD
EDGE OF WETLANDS
S.C.S. SOILS BOUNDARY
PREFERRED DRIVE
STONE WALL
10' CONTOUR INTERVAL
2' CONTOUR INTERVAL
EXISTING TAX MAP AND LOT NUMBER
EXISTING BUILDING
EXISTING TREE LINE
EXIST. GRANITE BOUND FOUND
EXIST. DRILL HOLE FOUND OR SET
EXIST. IRON PIPE FOUND
GRANITE BOUND TO BE SET
IRON PIN TO BE SET

SOILS LEGEND.

22B COLTON LOAMY SAND, 3-6% SLOPES
22C COLTON LOAMY SAND, 8-15% SLOPES
THE UPLAND SOILS INFORMATION SHOWN WAS DEVELOPED FROM THE U.S.D.A.'S SOILS SURVEY OF HILLSBOROUGH COUNTY (WESTERN PART) ISSUED OCT., 1985, SHEET NO. 30.

TEST PIT DATA

TP 1 NOT TO SCALE

TOP 3/3 DUNE BROWN	3-7-05
TOP 5/6 YELLOWISH BROWN	0-8"
SANDY GRAY LOSS	8-20"
23T 6/6 LIGHT OLIVE BROWN	20-36"
23T 5/4 LINE OLIVE BROWN	36-46"
SANDY GRAY LOSS	36-46"

ROOTS	60"
LEDOE	NONE
WATER	NONE
S.H.W.T.	>46"
HARDPAN	NONE
PERC. TEST	2 MIN./IN. AT 30. "
DATE	3/7/05 CAG

THE TEST PIT INFORMATION SHOWN WAS DEVELOPED FROM ONSITE FIELD INVESTIGATIONS BY LICENSED SEPTIC DESIGNER CHRISTOPHER A. GUDAK, OF THIS OFFICE.

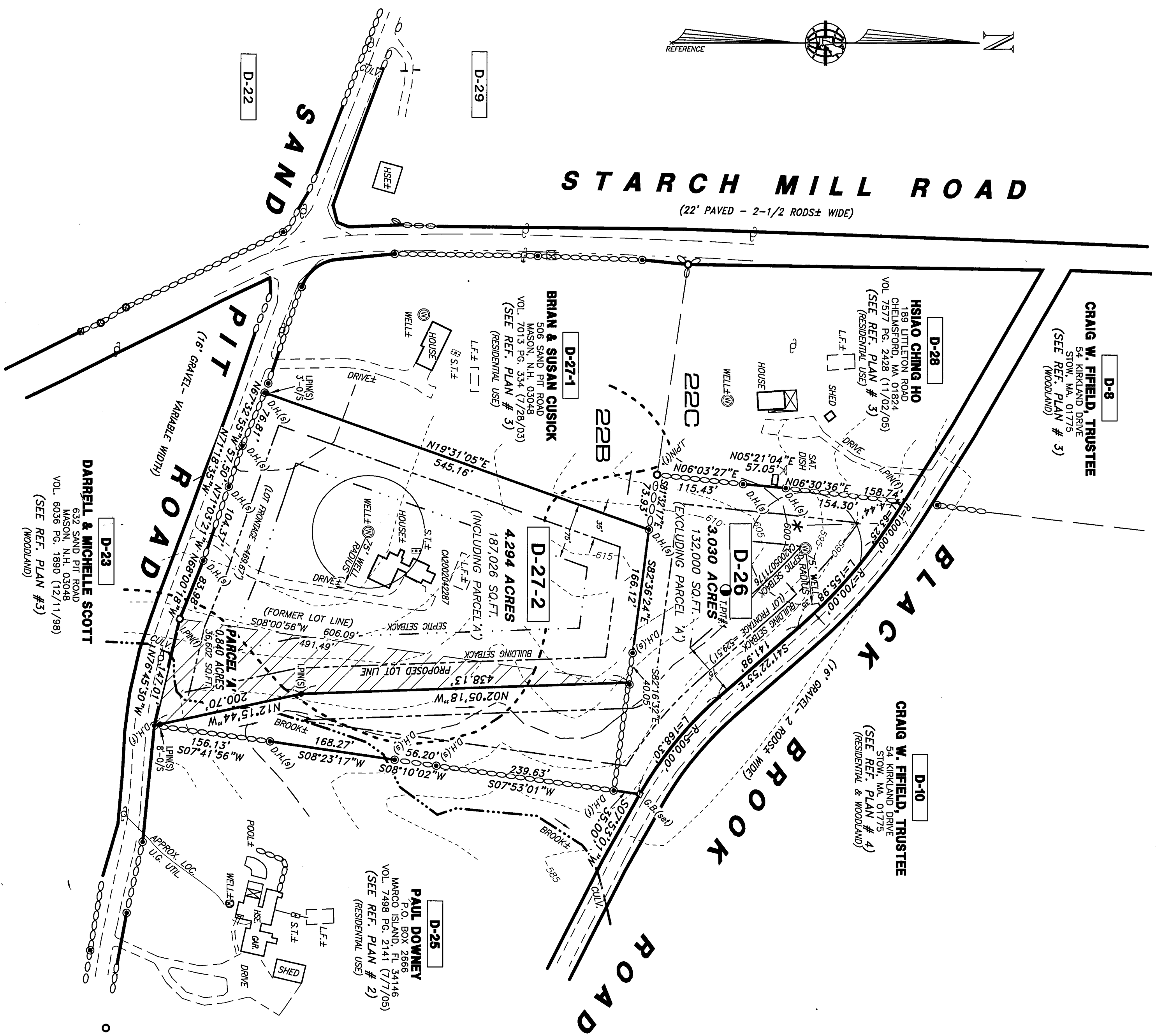
"I, CERTIFY THAT THE SEPTIC SITE FOR LOT D-26 IS IN ACCORDANCE WITH THE N.H.D.E.S.'S BUREAU STANDARDS, AND IS USABLE FOR A SEPTIC SYSTEM WITHOUT RISK OF GROUND WATER POLLUTION AND FULLY MEETS THE REQUIREMENTS STIPULATED IN THESE SUBDIVISION REGULATIONS WITHOUT SPECIAL ENGINEERING

GRAPHIC SCALE



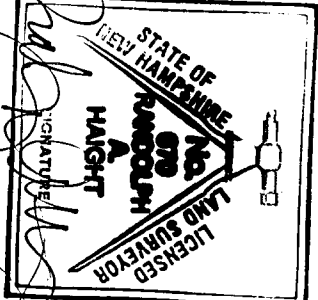
REV	DATE	DESCRIPTION	C/O	DR	CK
B	1/05/06	REUSE LOTS, LOTS & NOTE 2	JKT	RAH	
A	12/28/05	ADD NOTE 11, FROM, DR, TP & WELL RAO	SMPC	RAH	

LOT AREA CHART	LOT NO.	EXISTING PROPOSED
	D-26	3.871 3.030
	D-27-2	3.453 4.294

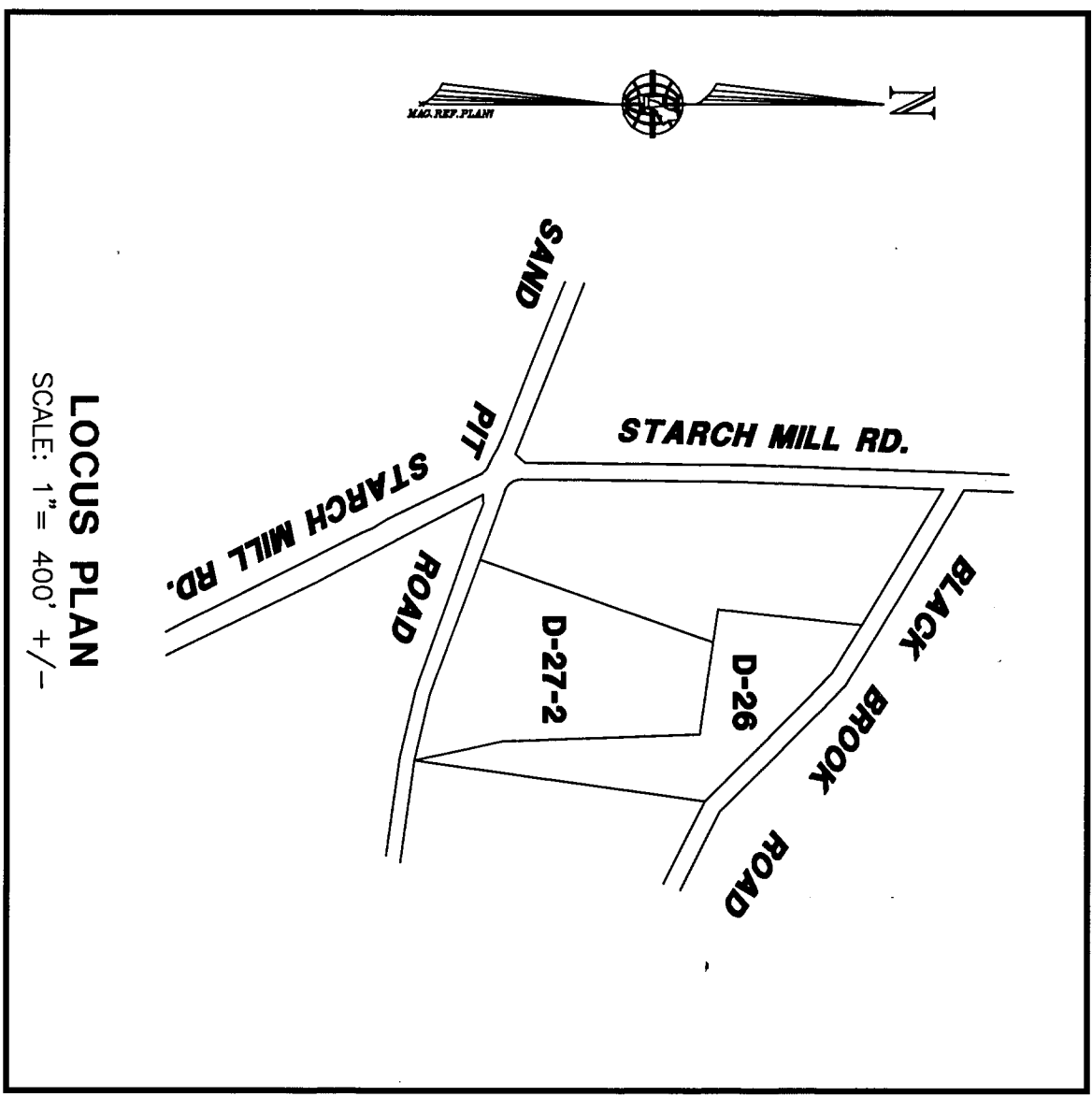


CERTIFICATION

"I, HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 603.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



APPROVED BY THE MASON PLANNING BOARD
ON: March 29, 2006
CHAIRMAN: [Signature]



NOTES.

1. THE OWNERS OF LOT D-26 ARE ANDREW & LINDA RUOFF - 554 SAND PIT ROAD - MASON, N.H. DEED REFERENCE IS VOL. 626 PG. 2361, DATED MAY 14, 2002 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN LOTS D-26 & D-27-2, CONSOLIDATING PARCEL A, WITH LOT D-27-2 AS SHOWN.
3. [D-26] DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. ZONING FOR THE ENTIRE SITE IS GRAF ZONE. MINIMUM LOT AREA IS 132,000 SQ. FT., MINIMUM FRONTAGE IS 250', BUILDING SETBACKS ARE 35', FRONT, SIDE & REAR. SEPTIC SETBACK IS 75' FRONT, SIDE & REAR.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM A PRECISE FIELD SURVEY IN FEB., & JUNE, 2001 BY THIS OFFICE.
6. TOTAL AREA OF THE SITE IS 7,323 ACRES OR 319,026 SQUARE FEET.
7. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
8. THE LOTS ARE NOT UNDER CURRENT USE CREDIT AT THIS TIME.
9. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER FOR LOT D-27-2 IS SA42010027263.
10. THE LOTS ARE OR WILL TO BE SERVICED BY ONSITE WELLS & SEPTIC SYSTEMS.
11. THERE ARE NO ARE NO DEED RESTRICTIONS OR EASEMENTS FOR THIS SITE. LOT D-27-2 HAS THE BENEFIT OF A DECLARATION OF PROTECTIVE COVENANTS AS IN VOL. 6645 PG. 2475, DATED MAY 20, 2002 IN THE H.C.R.D.

LOT LINE REVISION PLAN

LAND OF
JAMES K. TUCKER, III & CONSTANCE C. TUCKER AND ANDREW C. & LINDA R. RUOFF
TAX MAP D LOTS 26 & 27-2
MASON, NEW HAMPSHIRE

SCALE: 1" = 100' OCTOBER 06, 2005



ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS
FILE:3690003B.dwg PROJECT NO. 03890.02 SHEET NO. 1 OF 1

34631

Bar 161

L748-W 06 MAR 2002

L7411209

PLAN 34631
DWG 161