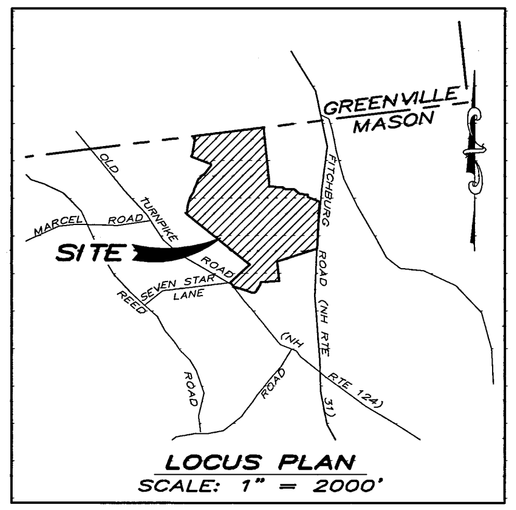
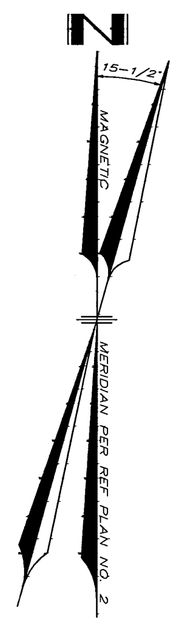
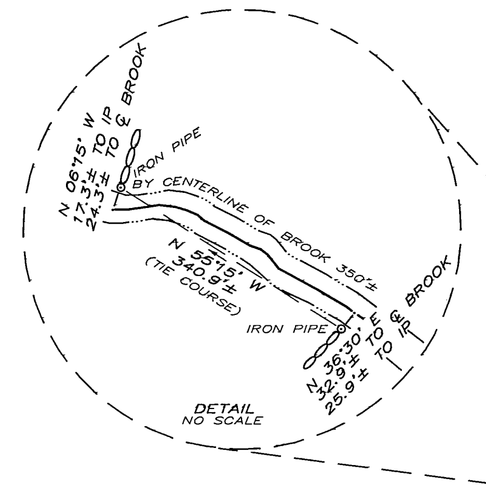
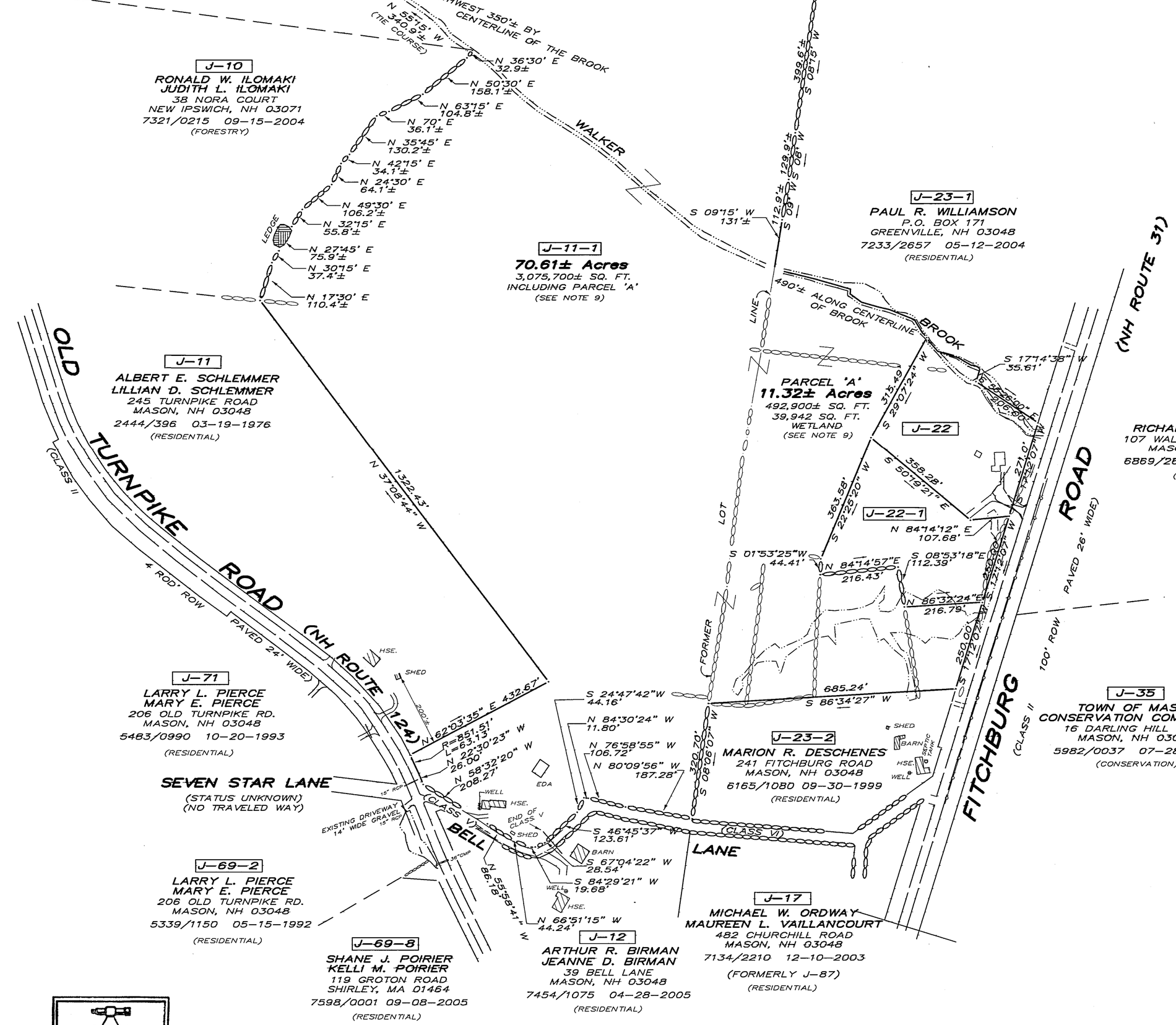
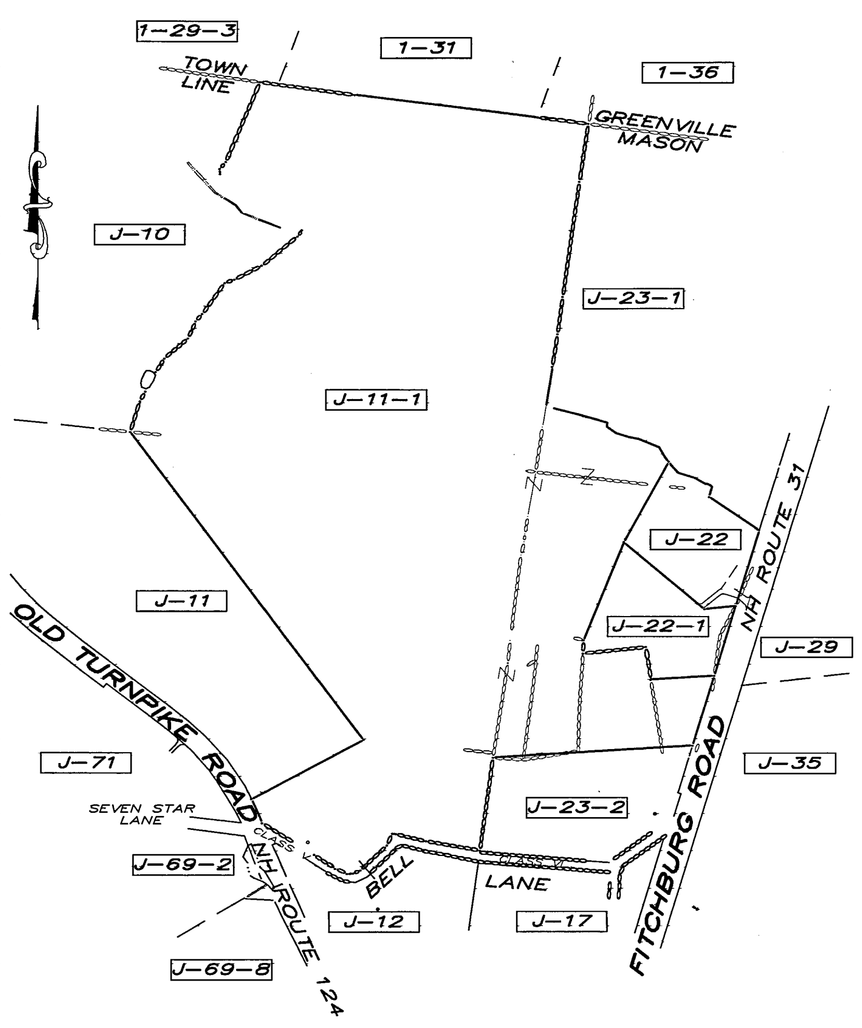


LOCUS PLAN
SCALE: 1" = 2000'









LOCATION PLAN
SCALE: 1" = 400'

400 300 200 100 0 400
120 0 120
GRAPHIC SCALE: 1" = 200'
1" = 60.956 M

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 420
PHILIP E. TUOMALA
SIGNATURE

REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND CLIFTON W. & CHARLOTTE N. HASTINGS, MASON, N.H." SCALE: 1"=100' DATED MARCH 19, 1981. LAST REVISED SEPTEMBER 22, 1985. PREPARED BY THOMAS F. MORAN, INC. (HCRD PLAN NO. 18437).
2. "MINOR SUBDIVISION LOCATED ON OLD TURNPIKE ROAD–N.H. ROUTE 124 AND BELL LANE MASON, N.H. OWNED BY: ALBERT E. & LILLIAN D. SCHLEMMER. SCALE: 1"=100' DATED JULY 30, 1999 PREPARED BY VORCE, SONEY AND ASSOCIATES, INC. (HCRD PLAN NO. 30020).

NOTES:

1. OWNERS OF RECORD OF LOTS J–22 AND J–11–1 ARE MARTIN D. RUGGIERO AND LINDA A. RUGGIERO, 20 BELL LANE, MASON, NH 03048. TITLE REFERENCE TO LOT J–22 IS HCRD BOOK 7598 PAGE 2526, DATED DECEMBER 7, 2005. TITLE REFERENCE TO LOT J–11–1 IS HCRD BOOK 6158 PAGE 0316, DATED SEPTEMBER 15, 1999.
2. THE ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY (GRAF). THE MINIMUM LOT SIZE IS 132,000 SQ. FT. THE MINIMUM BUILDING SETBACKS ARE 35 FEET, FRONT, SIDE AND REAR. THE MINIMUM LOT FRONTAGE IS 250 FEET.
3. THE PARCEL IS NOT WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF MASON COMMUNITY–PANEL NUMBER NUMBER 330221 A, CONVERTED FROM FHBM EFFECTIVE DECEMBER 1,1992.
4. THERE ARE NO KNOWN EXISTING EASEMENTS OR DEED RESTRICTIONS; PROPOSED EASEMENTS ARE SHOWN.
5. LOTS J–22 AND J–11–1 ARE NOT IN CURRENT USE.
6. PUBLIC WATER AND SEWER IS NOT AVAILABLE FOR THIS PROPERTY.
7. THE EXISTING USE OF LOTS J–22 AND J–11–1 IS RESIDENTIAL.
8. "THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO".
9. BOUNDARY INFORMATION FOR LOT J–11–1 AND PARCEL 'A' IS FROM REFERENCE PLAN NO. 2 AND IS NOT THE RESULT OF AN ON–SITE SURVEY BY THIS OFFICE.
10. THE INTENT OF THIS PLAN IS TO SUBDIVIDE TWO RESIDENTIAL LOTS, BEING LOTS J–22 AND J–22–1, OUT OF LOT J–22. THE REMAINING 11.32 ACRES (PARCEL 'A') IS NOT TO BE CONSIDERED A SEPARATE LOT, BUT SHALL BECOME A PART OF LOT J–11–1.
11. WETLANDS ON LOTS J–22, J–22–1, AND PARCEL 'A' WERE DELINEATED ON THE GROUND BY DAWN B. TUOMALA, CERTIFIED WETLAND SCIENTIST. WETLANDS ON LOT J–11–1 WERE NOT DELINEATED.
12. THE SOIL TEST PITS WERE LOGGED ON DECEMBER 5, 2005 BY DAWN B. TUOMALA, P.E., LICENSED SEWAGE DISPOSAL DESIGNER. THE TESTS MEET THE CRITERIA ESTABLISHED BY STATE AND LOCAL AUTHORITIES FOR THE DESIGN OF A SEPTIC SYSTEM, AND INDICATE THE LAND IS SUITABLE FOR DEVELOPMENT.
13. LOTS J–22 AND J–22–1 WILL BE SERVICED BY INDIVIDUAL ON–SITE WELLS AND SEWAGE DISPOSAL SYSTEMS.
14. LOT AREAS BEFORE AND AFTER LOT LINE ADJUSTMENT AND SUBDIVISION:

LOT NO.	AREA BEFORE ADJUSTMENT	AREA AFTER ADJUSTMENT
J–22	17.5± ACRES	3.03± ACRES
J–22–1	– – –	3.040 ACRES
J–11–1	59.292 ACRES	70.61±' ACRES

15. LOT J–22 IS SUBJECT TO AN ACCESS AND UTILITY EASEMENT TO BENEFIT LOT J–22–1.
16. LOT J–22–1 IS SUBJECT TO A WELL PROTECTIVE EASEMENT TO BENEFIT LOT J–22.
17. NHDES SUBDIVISION APPROVAL NUMBER SA 2006006812 DATED JANUARY 30, 2006.
18. NH DOT DRIVEWAY PERMIT NO. IS 013–293–06 DATED MARCH 1, 2006.
19. BELL LANE IS CLASS V TO A POINT 353± FEET SOUTHEASTERLY FROM THE CENTERLINE OF OLD TURNPIKE ROAD AND CLASS VI FROM THAT POINT EASTERLY TO FITCHBURG ROAD. SEE BOARD OF SELECTMEN'S MINUTES FEBRUARY 14, 2006.

APPROVED BY THE MASON PLANNING BOARD
ON MAY 31, 2006 CERTIFIED BY
CHAIRMAN

SHEET INDEX

SHEET 1 COVER SHEET LOTS J–22 AND J–11–1
SHEET 2 SUBDIVISION PLAN OF LOT J–22
SHEET 3 TOPOGRAPHIC AND SOILS OVERLAY OF LOT J–22
SHEET 4 TOPOGRAPHIC AND SOILS OVERLAY OF LOT J–11–1

COVER SHEET
LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND
LOTS J–22 AND J–11–1
MARTIN D. RUGGIERO
LINDA A. RUGGIERO
MASON, NEW HAMPSHIRE

SCALE: 1" = 200' JANUARY 3, 2006

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION – 99 MAIN ST. – PO BOX 607 – WILTON, N.H. 03086
TEL: (603) 654–2345 FAX: (603) 654–9894

REV.	DATE	DESCRIPTION	DR	CK
3	04-14-06	REVISE BELL LAND CL. V & NOTE 19	SEDW	PET
2	03-28-06	GENERAL REVISIONS	DBT	PET
1	02-22-06	ADD NHDES APPROVAL	DBT	DBT

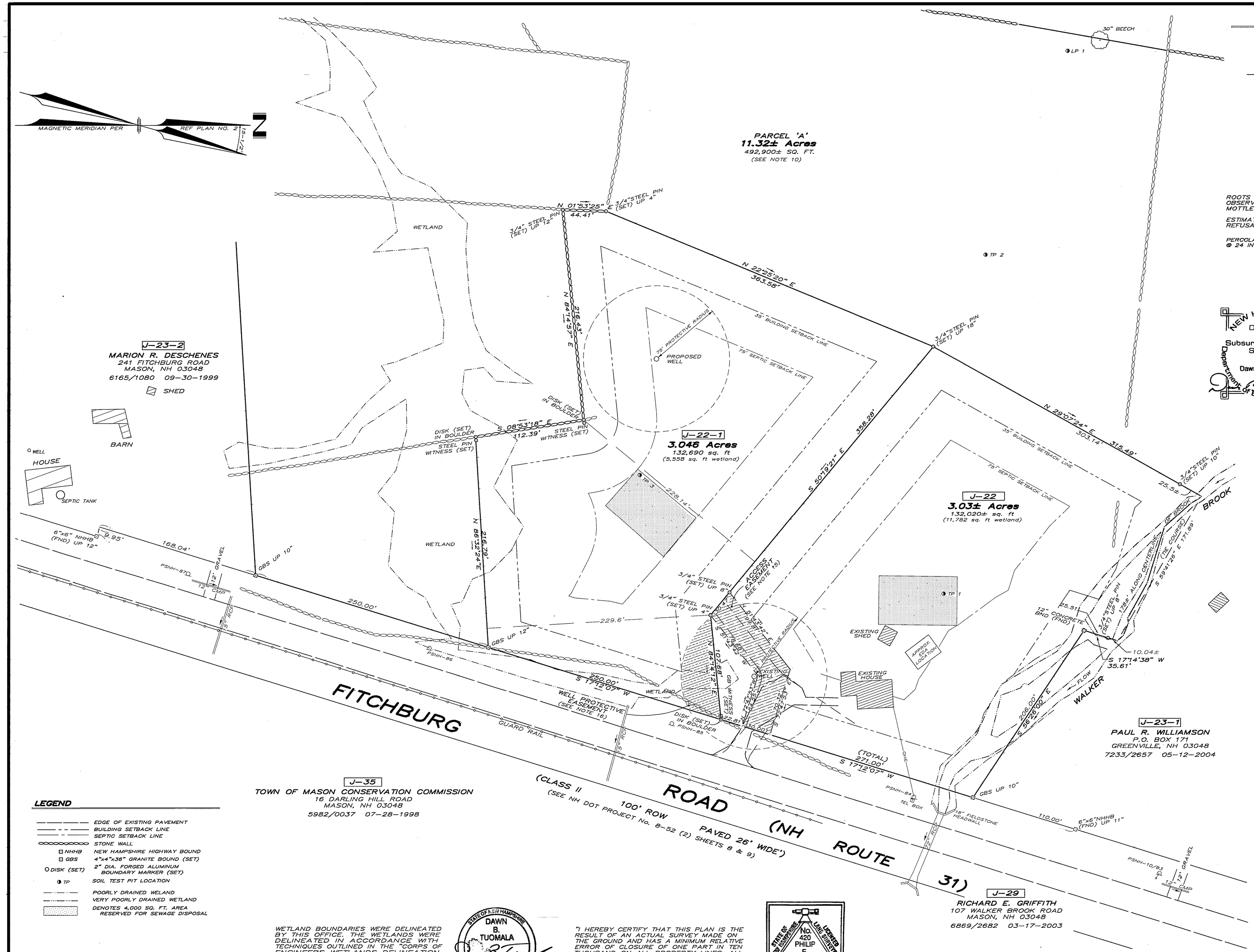
FILE	1414	TYPE	SUB	IDX	1414SUB420	FB	190

34784 Dwr 161 1 of 2

2006 JUN -9 AM 11:53 604074

PLAN 34784
DWR 161 1 OF 2

SHEET 1 OF 4



SOIL TEST PIT DATA

TEST PIT 1
OBS. 12/5/2005
(DBT)

DARK YELLOWISH BROWN (10YR 3/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE.....	4"
DARK YELLOWISH BROWN (10YR 4/6) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE.....	11"
OLIVE BROWN (2.5Y 4/4) FINE SANDY LOAM, MOIST SUBANGULAR, FRIABLE.....	22"
DARK OLIVE BROWN (2.5Y 3/3) FINE LOAMY SAND, MOIST, SUBANGULAR, FRIABLE.....	66"

ROOTS – 22 INCHES
OBSERVED WATER – NONE
MOTTLES – 30 INCHES, FEW DISTINCT REDOX (7.5 YR 5/8)
ESTIMATED SEASONAL HIGH WATER – 22 INCHES
REFUSAL – NONE AT 66 INCHES

PERCOLATION TEST RATE WAS 8 MINUTES PER INCH @ 24 INCHES ON 12/30/2005

TEST PIT 2
OBS. 12/5/2005
(DBT)

DARK YELLOWISH BROWN (10YR 3/4) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE.....	4"
DARK YELLOWISH BROWN (10YR 4/6) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE.....	20"
OLIVE BROWN (2.5Y 4/4) FINE SANDY LOAM, MOIST SUBANGULAR, FRIABLE.....	38"
LIGHT OLIVE BROWN (2.5 Y 5/6) FINE SANDY LOAM, TO FINE LOAMY SAND, MOIST, SUBANGULAR, FIRM.....	72"

ROOTS – 38 INCHES
OBSERVED WATER – NONE
MOTTLES – 38 INCHES, FEW DISTINCT REDOX (7.5YR 5/8)
ESTIMATED SEASONAL HIGH WATER – 38"
REFUSAL – NONE @ 72 INCHES

PERCOLATION TEST RATE WAS 8 MINUTES PER INCH @ 24 INCHES ON 12/30/2005

TEST PIT 3
OBS. 12/5/2005
(DBT)

VERY DARK BROWN (10YR 2/2) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE.....	3"
DARK YELLOWISH BROWN (10YR 3/6) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE.....	15"
DARK YELLOWISH BROWN (10YR 3/6) FINE LOAMY SAND, MOIST, GRANULAR, FRIABLE.....	30"
OLIVE BROWN (2.5 Y 4/3) FINE SANDY LOAM, MOIST, SUBANGULAR, FIRM, MANY LARGE BOULDERS.....	63"

ROOTS – 30 INCHES
OBSERVED WATER – 30 INCHES
MOTTLES – 30 INCHES, FEW DISTINCT LIGHT GRAY
ESTIMATED SEASONAL HIGH WATER – 30 INCHES
REFUSAL – NONE, LARGE BOULDERS

PERCOLATION TEST RATE WAS 7 MINUTES PER INCH @ 21 INCHES ON 1/3/2005

LEDGE PROBE 1
OBS. 12/5/2005
(DBT)

BLACK (10 YR 2/1) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	12"
BROWN (10 YR 4/3) FINE SANDY LOAM, MOIST, GRANULAR, FRIABLE	24"

ROOTS – NONE
OBSERVED WATER – 6 INCHES (SURFACE SEEPS)
MOTTLES – NONE
ESTIMATED SEASONAL HIGH WATER – 12 INCHES
REFUSAL – 24 INCHES

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Dawn B. Tuomala No. 538 Department of Environmental Services

STATE OF NEW HAMPSHIRE DAWN B. TUOMALA No. 11071 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE MASON PLANNING BOARD
ON MAY 31 2006 CERTIFIED BY
CHAIRMAN

LEGEND

- EDGE OF EXISTING PAVEMENT
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- STONE WALL
- NHHB — NEW HAMPSHIRE HIGHWAY BOUND
- GBS — 4"x4"x36" GRANITE BOUND (SET)
- DISK (SET) — 2" DIA. FORGED ALUMINUM BOUNDARY MARKER (SET)
- TP — SOIL TEST PIT LOCATION
- POORLY DRAINED WELAND
- VERY POORLY DRAINED WETLAND
- DENOTES 4,000 SQ. FT. AREA RESERVED FOR SEWAGE DISPOSAL

WETLAND BOUNDARIES WERE DELINEATED BY THIS OFFICE. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1" AND "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND-VERSION 2, JULY 1998."

JANUARY 3, 2006
DATE

STATE OF NEW HAMPSHIRE DAWN B. TUOMALA No. 104 CERTIFIED WETLAND SCIENTIST

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MINIMUM RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES. ALL MONUMENTS WERE FOUND OR SET AS SHOWN."

JANUARY 3, 2006
DATE

STATE OF NEW HAMPSHIRE No. 420 PHILIP E. TUOMALA LICENSED LAND SURVEYOR

REV.	DATE	DESCRIPTION	DR	CK
3	04-14-06	REVISE BELL LAND CL. V & NOTE 19	SEDW	PET
2	03-28-06	GENERAL REVISIONS	DBT	PET
1	02-16-06	GENERAL REVISIONS	SEDW	PET

FILE	1414	TYPE	SUB	IDX	1414SUB420	FB	190

34784 Dwr 161 2 of 2

LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND
LOTS J-22 AND J-11-1
MARTIN D. RUGGIERO
LINDA A. RUGGIERO
MASON, NEW HAMPSHIRE

SCALE: 1" = 50' JANUARY 3, 2006

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
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PLAN 34784
DWR 161 2 OF 2