



- REFERENCE PLANS:**
1. "BOUNDARY PLAN OF LAND, EARLE P. & LINDA A. ROBINSON, MASON, NEW HAMPSHIRE." SCALE: 1"=500' DATED MAY 23, 1991, PREPARED BY THIS OFFICE (HORD PLAN NO. 26665).
 2. "SUBDIVISION PLAN OF LAND -- ELIZABETH ORTON JONES, MASON, NEW HAMPSHIRE (HORD PLAN NO. 26665) DATED NOVEMBER 5, 1992 PREPARED BY THIS OFFICE (HORD PLAN NO. 26665).
 3. "PLAN OF LAND, (HAMPDEN GRANITE) TO BE CONVERTED TO TOWN OF MASON, MASON, NEW HAMPSHIRE SCALE: 1"=20' DATED DECEMBER 29, 1992, PREPARED BY THIS OFFICE (HORD PLAN NO. 26414).
 4. "SUBDIVISION PLAN, TAX MAP PARCEL K-51 PREPARED FOR WILLIAM & DIANE SMITH, MASON NEW HAMPSHIRE SCALE: 1"=200' DATED JULY 2, 1993 (HORD PLAN NO. 33663).
 5. "SUBDIVISION PLAN, TAX MAP PARCEL K-51 PREPARED BY MERIDIAN SERVICES, INC. (HORD PLAN NO. 33663).
- NOTES:**
1. OWNER OF RECORD OF LOT K-3-1 IS SUSAN ROLL, 941 VALLEY ROAD, MASON, NH 03048. SHE HAS THE REFERENCE TO HORD PLAN NO. 26665, VOLUME 6466 PAGE 289 DATED DECEMBER 29, 2001. PARCEL IS SUBJECT TO AN ACCESS EASEMENT TO BENNETT LOT K-2.
 2. TOTAL AREA OF LOT K-3-1 PRIOR TO SUBDIVISION IS 19,374 ACRES.
 3. THE ZONING DISTRICT IS VILLAGE RESIDENTIAL (VR) EAST OF MASON BROOK AND GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAD) WEST OF MASON BROOK. MINIMUM LOT SIZE IN VILLAGE ZONING DISTRICT IS 10 ACRES. MINIMUM LOT FRONTAGE IN VILLAGE ARE 35 FEET FRONT, SIDE AND REAR. THE MINIMUM LOT FRONTAGE IS 200 FEET.
 4. THE PARCEL IS NOT WITHIN THE FLOOD HAZARD AREA AS SHOWN ON

8. THE EXISTING USE OF LOT K-3-1 IS RESIDENTIAL.
9. "THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLIANCE WITH ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS. ANY VIOLATIONS OF SAID REGULATIONS OR CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO."
10. THE INTENT OF THIS PLAT IS TO SUBDIVIDE ONE NEW RESIDENTIAL LOT, BEING LOT K-3-4, OUT OF LOT K-3-1.
11. WETLANDS ON LOT K-3-4 WERE DELINEATED ON THE GROUND IN 1999 BY DAWN B. TUDMALA, CERTIFIED WETLAND SCIENTIST.
12. THE SOIL TEST PITS WERE LOGGED ON OCTOBER 29, 1992 BY MARY E. SWEENEY-ANDERSON, CERTIFIED SOIL SCIENTIST. THE TESTS MET THE REQUIREMENTS OF THE MNR FOR THE DESIGN OF A SEPTIC SYSTEM, AND INDICATE THE LAND IS SUITABLE FOR DEVELOPMENT.
13. NHDES APPROVAL FOR CONSTRUCTION FOR LOT K-3-1 IS NO. CA199801432, DATED DECEMBER 29, 1998.
14. NHDES DRADEGE AND FILL PERMIT FOR LOT K-3-1 IS 98-00162 DATED FEBRUARY 26, 1998.
17. LOT K-3-4 WILL BE SERVED BY AN INDIVIDUAL ON-SITE WELL AND SEWAGE DISPOSAL SYSTEM.
15. LOT K-3-4 IS SUBJECT TO AN ACCESS AND UTILITY EASEMENT TO BENEFIT LOT K-3-1, TO BE RECORDED HEREWIT.
16. NHDES SUBDIVISION APPROVAL NUMBER IS SA2006006991.
16. NH DOT SUBDIVISION PERMIT NO. IS 038-293-06.

APPROVED BY THE MASON PLANNING BOARD

ON JUN 28, 2006 CERTIFIED BY Mark M. Howard CHAIRMAN

SHEET INDEX

SHEET 1	SUBDIVISION PLAN
SHEET 2	TOPOGRAPHIC AND SOILS OVERLAY

**SUBDIVISION
PLAN OF LAND
LOT K-3-1
SUSAN RODIL
MASON, NEW HAMPSHIRE
LE: 1" = 100' MARCH 7, 2006**