

REFERENCE PLANS.

1. "SUBDIVISION PLAN OF LAND - ALWIN E. HODSON, JR. - & EVELYN S. HODSON - MASON, N.H." SCALE: 1"= 100' DATED JUNE 20, 1988, REVISED THROUGH 7/29/88 BY THOMAS F. MORAN, INC.
2. "PLAN OF SUBDIVISION - EUGENE & SUSAN M. O'BRIEN LAND - STARCH MILL ROAD & OLD COUNTY ROAD, MASON, N.H." SCALE: 1"= 50' DATED OCT. 2, 1985, REVISED THROUGH 12/19/85 BY DAVID M. O'BRIEN & ASSOC.

LEGEND.

- PROPOSED ACCESS & UTILITY EASEMENT
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- EDGE OF GRAVEL
- ABUTTING PROPERTY LINES
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIN FOUND
- PREFERRED DRIVEWAY LOC.
- GRANITE BOUND TO BE SET
- IRON PIN TO BE SET

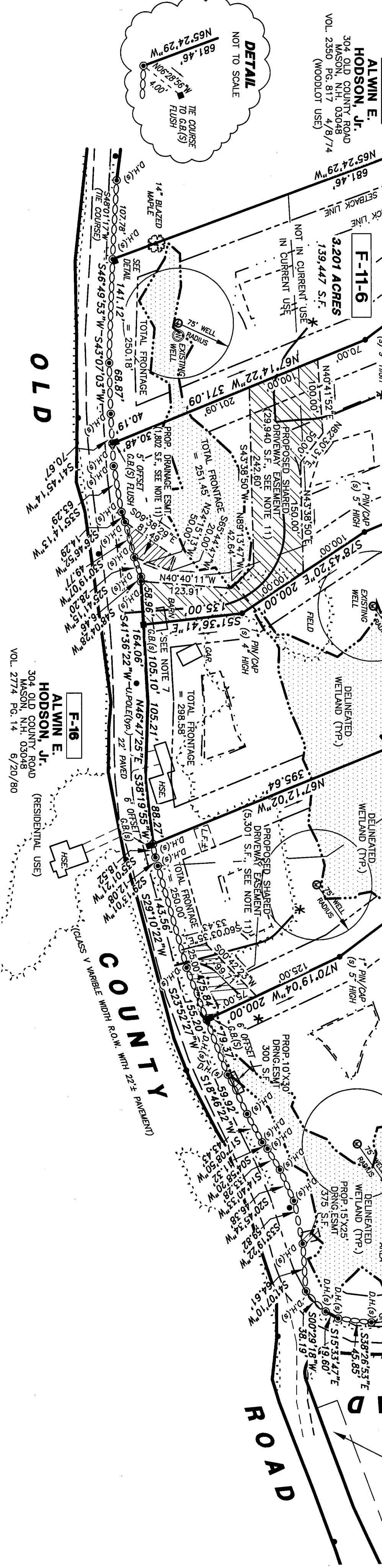
F-10
JOHN G. PHILLIP WAY JR.
& CAROL WOOD
HANDOCK, N.H. 03449
VOL. 1625 PG. 37 12/5/60
SEE PROBATE NO. 2004-0236 (1/4/05)
(WOODLOT USE)

F-11-1
KENNETH B. & FLORENCE R. WILSON
80 STARCH MILL RD.
MASON, N.H. 03449
VOL. 625 PG. 747 03/6/28/00
(RESIDENTIAL USE)

D-14
TOWN OF MASON
15 DRAINAGE DISTRICT ROAD
MASON, N.H. 03048
VOL. 5453 PG. 1439 7/19/91
(CONSERVATION USE)

D-13-1
JAMES C. & MICHELLE DEMALO
23 STARCH MILL ROAD
MASON, N.H. 03449
VOL. 6042 PG. 480 03/12/23/98
(RESIDENTIAL USE)

D-13
MARK & DONNA RICHARDSON
143 BRIGGS ROAD
MASON, N.H. 03048
VOL. 452 PG. 3487
(RESIDENTIAL USE)



APPROVED BY MASON PLANNING BOARD
ON: October 25, 2006 CERTIFIED BY
CHAIRMAN: Mark Richardson



BARRETT MOUNTAIN, LLC
MASON, NEW HAMPSHIRE
SUBDIVISION PLAN
TAX MAP PARCEL F-11
PREPARED FOR:
APRIL 7, 2006
SCALE: 1" = 100'

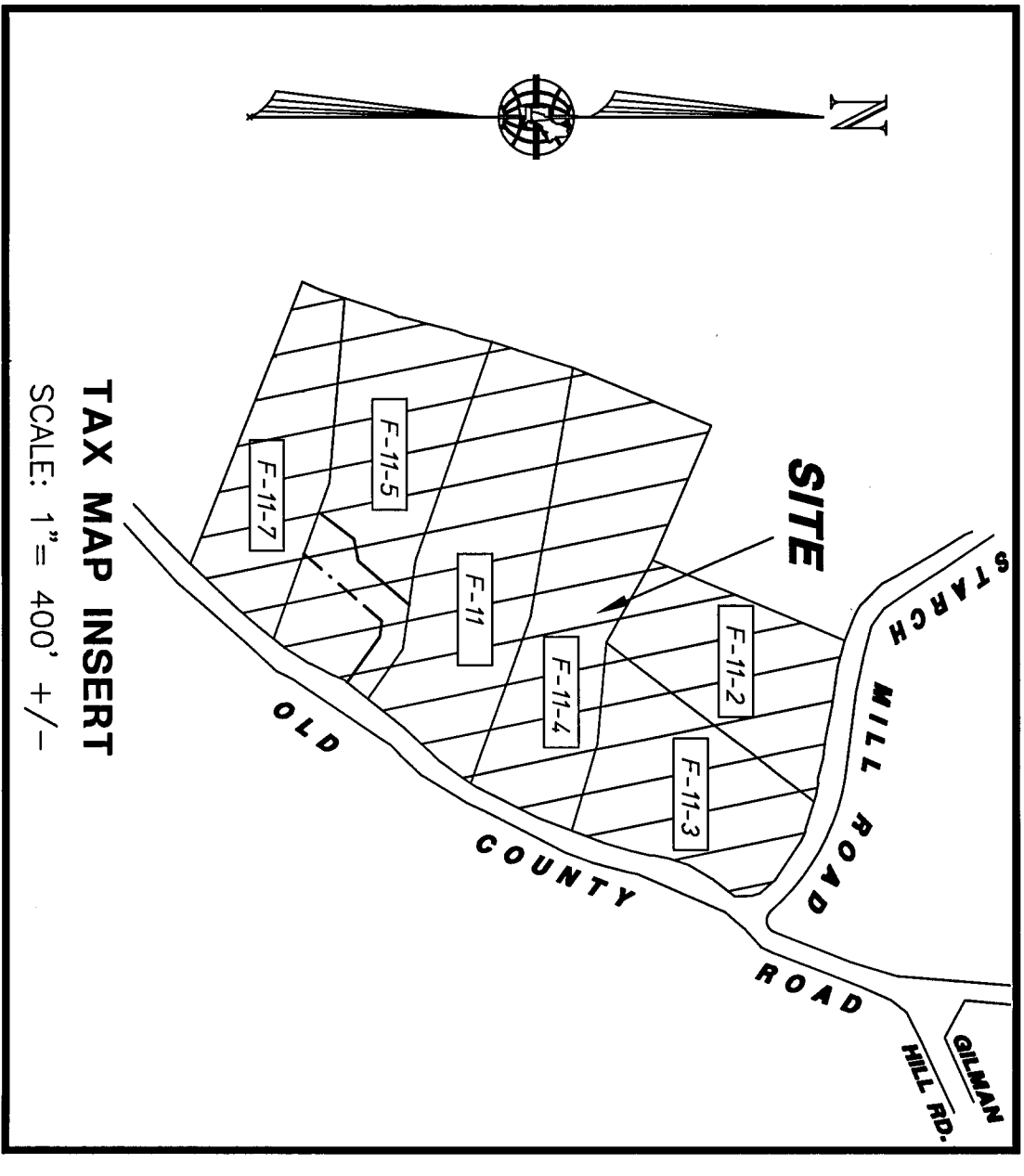
GRAPHIC SCALE

100'	50'	0	100'	200'	300'
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REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/26/06	ISSUE FOR RECORDING	MPB	JGL	RAH
C	7/19/06	UPDATE NOTES, AND OPEN SP / CONS. ESMT	MPB	RAH	.
B	6/28/06	REV. LOTS, LOCUS & NOTES, AND DRNG. ESMT	MPB	RAH	.
A	5/26/06	UPDATE NOTES & DETAILS PER SWPPC LTR	SWPPC	RAH	.

CERTIFICATION
"I HEREBY CERTIFY THAT THIS PLAN 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."

7-26-06



- NOTES.
1. THE OWNER OF RECORD FOR TAX MAP LOT F-11 IS BARRETT MOUNTAIN LLC - P.O. BOX 515 - NEW IPSWICH, N.H. DEED REFERENCE IS VOL. 7682 PG. 2662 DATED APRIL 21, 2008 IN THE H.C.R.D.
 2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT F-11 INTO SIX LOTS, WHICH WILL BE SERVED BY OPPOSITE SEPTIC & INDIVIDUAL WELLS. LOT F-11 WILL REQUIRE A NEW SEPTIC SYSTEM.
 3. F-11 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 FIELD SURVEY MADE ON THE GROUND IN 1988 BY T.F. MORAN, INC. UNDER MY DIRECT SUPERVISION. THE IMPROVEMENTS SHOWN ARE THE RESULT OF THAT FIELD SURVEY AND PHOTOGRAPHY.
 6. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER IS 542006002717.
 7. THE PRE-EXISTING STRUCTURES ON LOT F-11 LIE WITHIN CURRENT BUILDING SETBACK LINES.
 8. TOTAL AREA OF THE SITE IS 25,908 ACRES (1,128,458 SF), TOTAL FRONTAGE IS 2271.10'.
 9. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN AND PROVISIONS OF THIS PLAN ARE CONSIDERED TO BE A PART OF THE TOWN OF MASON REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
 10. BARN AND GARAGE SHOWN ON PROPOSED LOTS 11 AND 11-5 WILL BE RAZED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THE LOTS.
 11. THERE ARE NO KNOWN EXIST EASEMENTS, SHARED RESIDENTIAL DRIVEWAY & UTILITY EASEMENTS ARE PROPOSED FOR LOTS F-11-1-5, -4, -5 & -6 AS SHOWN. PROPOSED DRAINAGE BASEMENTS FOR THE TOWN OF MASON ON LOTS F-11-1-5, & 5 AS SHOWN.
 12. THE SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA DEPICTED ON FEMA COMMUNITY NUMBER 330221, PANEL #05, DATED FEB. 21, 1975.
 13. NEW DRIVEWAYS FOR THE LOTS WILL REQUIRE PERMITS FROM THE TOWN OF MASON AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MASON DRIVEWAY REGULATIONS.
 14. THE EXISTING NATURAL CHARACTERISTICS OF THE OPEN SPACE & CONSERVATION EASEMENT SHALL NOT BE ALTERED FROM ITS NATURAL WOODLAND CONDITION EXISTING AT THE TIME OF THIS PLAN BEING RECORDED, EXCEPT FOR THE PURPOSES PERMITTED BY AND WITHIN THOSE LIMITS ESTABLISHED UNDER COVENANTS TO BE RECORDED WITH THIS PLAN.

35-c-1 Due 103 102
67:1 Wd L2 L00 9102
8759209

