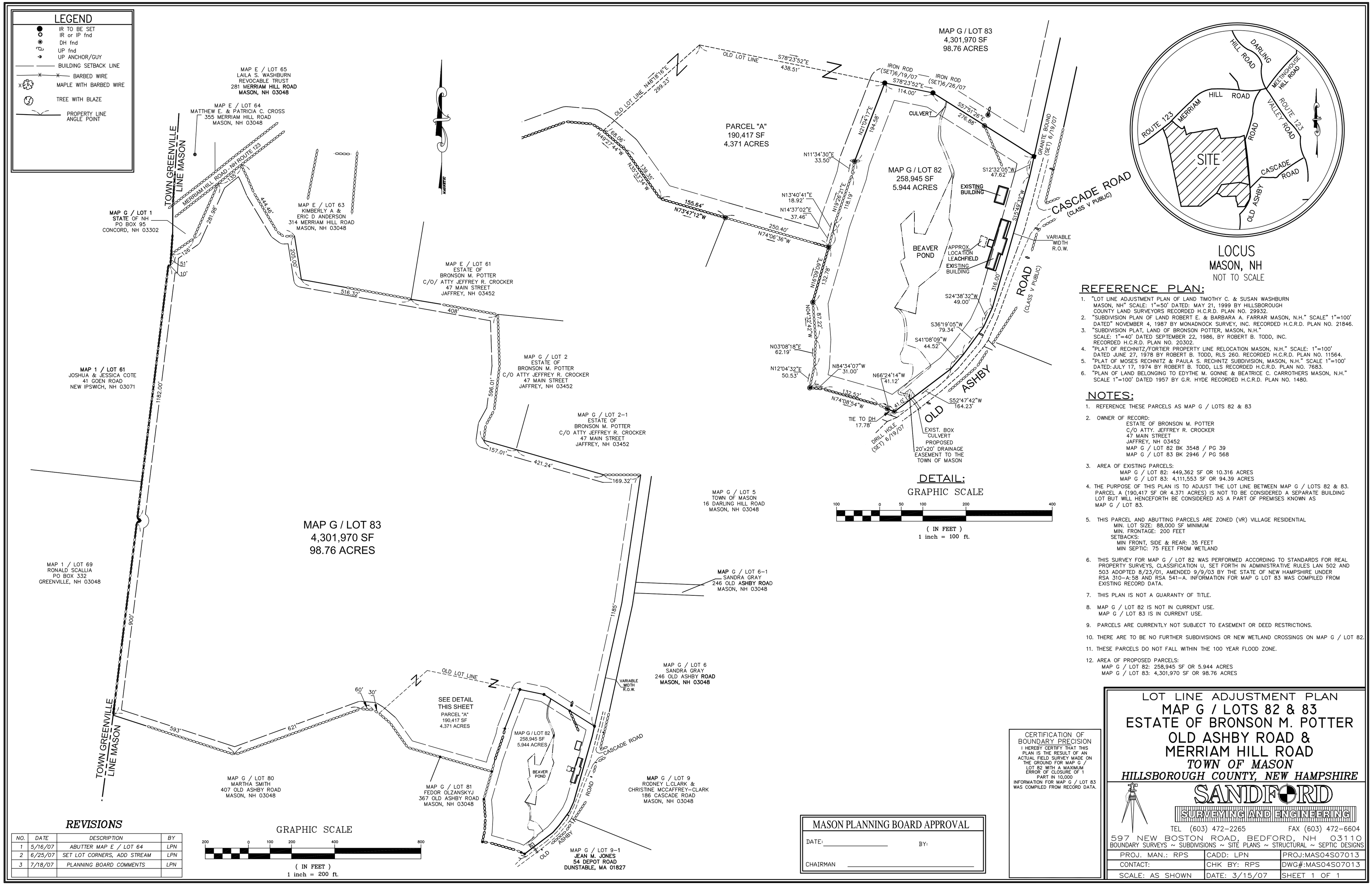

REFERENCE PLAN:

1. "LOT LINE ADJUSTMENT PLAN OF LAND TIMOTHY C. & SUSAN WASHBURN MASON, NH" SCALE: 1"=50' DATED: MAY 21, 1999 BY HILLSBOROUGH COUNTY LAND SURVEYORS RECORDED H.C.R.D. PLAN NO. 29932.
2. "SUBDIVISION PLAN OF LAND ROBERT E. & BARBARA A. FARRAR MASON, N.H." SCALE" 1"=100' DATED" NOVEMBER 4, 1987 BY MONADNOCK SURVEY, INC. RECORDED H.C.R.D. PLAN NO. 21846.
3. "SUBDIVISION PLAT, LAND OF BRONSON POTTER, MASON, N.H." SCALE: 1"=40' DATED SEPTEMBER 22, 1986, BY ROBERT B. TODD, INC. RECORDED H.C.R.D. PLAN NO. 20302.
4. "PLAT OF RECHNITZ/FORTIER PROPERTY LINE RELOCATION MASON, N.H." SCALE: 1"=100' DATED JUNE 27, 1978 BY ROBERT B. TODD, RLS 260. RECORDED H.C.R.D. PLAN NO. 11564.
5. "PLAT OF MOSES RECHNITZ & PAULA S. RECHNTZ SUBDIVISION, MASON, N.H." SCALE 1"=100' DATED: JULY 17, 1974 BY ROBERT B. TODD, LLS RECORDED H.C.R.D. PLAN NO. 7683.
6. "PLAN OF LAND BELONGING TO EDYTHE M. GONNE & BEATRICE C. CARROTHERS MASON, N.H." SCALE 1"=100' DATED 1957 BY G.R. HYDE RECORDED H.C.R.D. PLAN NO. 1480.

NOTES:

1. REFERENCE THESE PARCELS AS MAP G / LOTS 82 & 83
2. OWNER OF RECORD:
   ESTATE OF BRONSON M. POTTER
   C/O ATTY. JEFFREY R. CROCKER
   47 MAIN STREET
   JAFFREY, NH 03452
   MAP G / LOT 82 BK 3548 / PG 39
   MAP G / LOT 83 BK 2946 / PG 568
3. AREA OF EXISTING PARCELS:
   MAP G / LOT 82: 449,362 SF OR 10.316 ACRES
   MAP G / LOT 83: 4,111,553 SF OR 94.39 ACRES
4. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP G / LOTS 82 & 83. PARCEL A (190,417 SF OR 4.371 ACRES) IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT WILL HENCEFORTH BE CONSIDERED AS A PART OF PREMISES KNOWN AS MAP G / LOT 83.
5. THIS PARCEL AND ABUTTING PARCELS ARE ZONED (VR) VILLAGE RESIDENTIAL
   MIN. LOT SIZE: 88,000 SF MINIMUM
   MIN. FRONTAGE: 200 FEET
   SETBACKS:
   MIN FRONT, SIDE & REAR: 35 FEET
   MIN SEPTIC: 75 FEET FROM WETLAND
6. THIS SURVEY FOR MAP G / LOT 82 WAS PERFORMED ACCORDING TO STANDARDS FOR REAL PROPERTY SURVEYS, CLASSIFICATION U, SET FORTH IN ADMINISTRATIVE RULES LAN 502 AND 503 ADOPTED 8/23/01, AMENDED 9/9/03 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-A:58 AND RSA 541-A. INFORMATION FOR MAP G LOT 83 WAS COMPILED FROM EXISTING RECORD DATA.
7. THIS PLAN IS NOT A GUARANTY OF TITLE.
8. MAP G / LOT 82 IS NOT IN CURRENT USE.
   MAP G / LOT 83 IS IN CURRENT USE.
9. PARCELS ARE CURRENTLY NOT SUBJECT TO EASEMENT OR DEED RESTRICTIONS.
10. THERE ARE TO BE NO FURTHER SUBDIVISIONS OR NEW WETLAND CROSSINGS ON MAP G / LOT 82.
11. THESE PARCELS DO NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
12. AREA OF PROPOSED PARCELS:
    MAP G / LOT 82: 258,945 SF OR 5.944 ACRES
    MAP G / LOT 83: 4,301,970 SF OR 98.76 ACRES

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/16/07	ABUTTER MAP E / LOT 64	LPN
2	6/25/07	SET LOT CORNERS, ADD STREAM	LPN
3	7/18/07	PLANNING BOARD COMMENTS	LPN

MASON PLANNING BOARD APPROVAL

DATE: _____ BY:

CHAIRMAN _____

CERTIFICATION OF BOUNDARY PRECISION

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR MAP G / LOT 82 WITH A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000 INFORMATION FOR MAP G / LOT 83 WAS COMPILED FROM RECORD DATA.

LOT LINE ADJUSTMENT PLAN
MAP G / LOTS 82 & 83
ESTATE OF BRONSON M. POTTER
OLD ASHBY ROAD & MERRIAM HILL ROAD
TOWN OF MASON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING
TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: RPS	CADD: LPN	PROJ:MAS04S07013
CONTACT:	CHK BY: RPS	DWG#:MAS04S07013
SCALE: AS SHOWN	DATE: 3/15/07	SHEET 1 OF 1