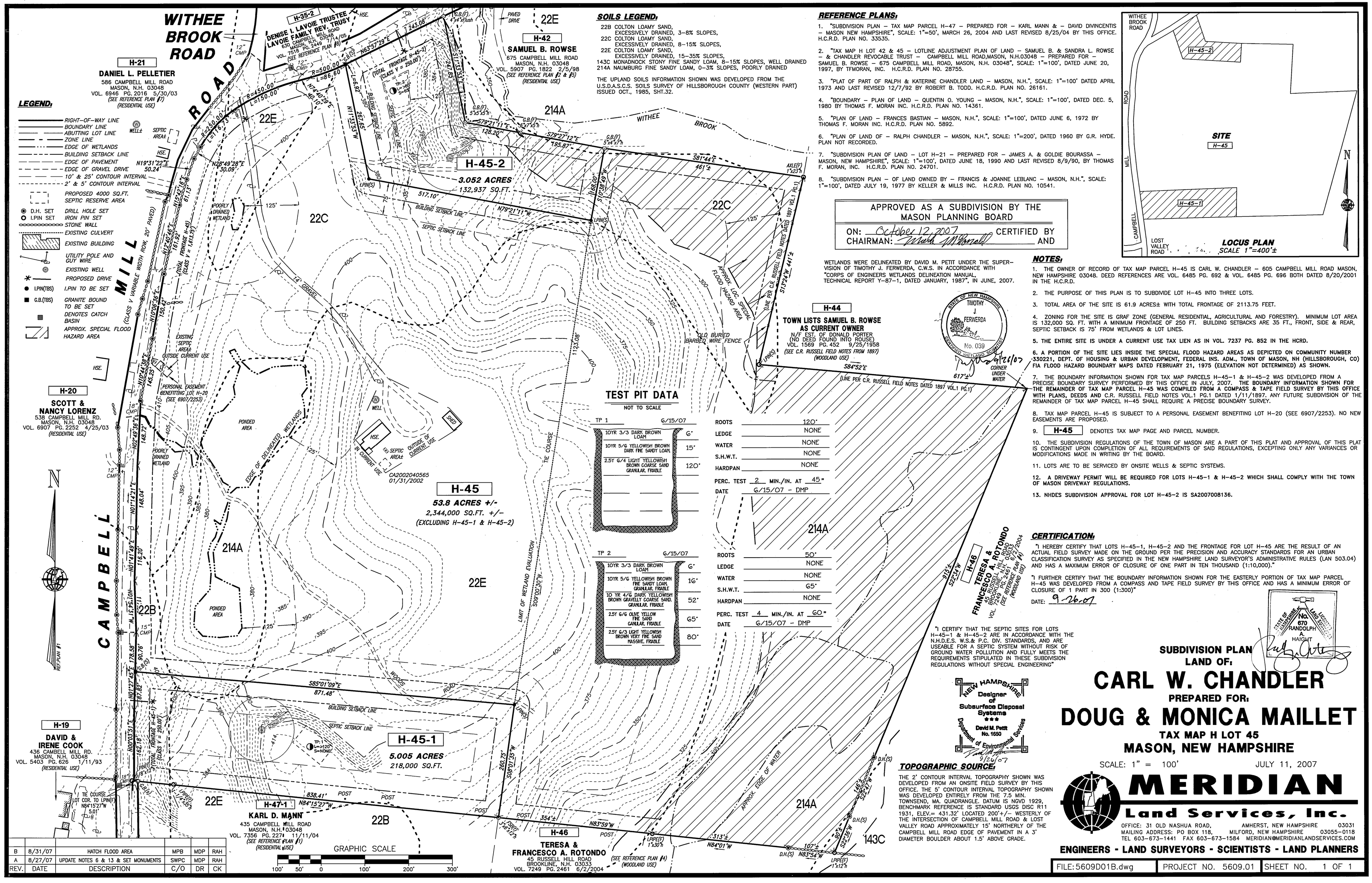

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- ZONE LINE
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVE
- 10' & 25' CONTOUR INTERVAL
- 2' & 5' CONTOUR INTERVAL
- PROPOSED 4000 SQ.FT. SEPTIC RESERVE AREA
- D.H. SET — DRILL HOLE SET
- I.PIN SET — IRON PIN SET
- STONE WALL
- EXISTING CULVERT
- EXISTING BUILDING
- UTILITY POLE AND GUY WIRE
- EXISTING WELL
- PROPOSED DRIVE
- I.PIN(TBS) — I.PIN TO BE SET
- G.B.(TBS) — GRANITE BOUND TO BE SET
- DENOTES CATCH BASIN
- APPROX. SPECIAL FLOOD HAZARD AREA

SOILS LEGEND:

22B COLTON LOAMY SAND, EXCESSIVELY DRAINED, 3–8% SLOPES,
22C COLTON LOAMY SAND, EXCESSIVELY DRAINED, 8–15% SLOPES,
22E COLTON LOAMY SAND, EXCESSIVELY DRAINED, 15–35% SLOPES,
143C MONADNOCK STONY FINE SANDY LOAM, 8–15% SLOPES, WELL DRAINED
214A NAUMBURG FINE SANDY LOAM, 0–3% SLOPES, POORLY DRAINED

THE UPLAND SOILS INFORMATION SHOWN WAS DEVELOPED FROM THE U.S.D.A.S.C.S. SOILS SURVEY OF HILLSBOROUGH COUNTY (WESTERN PART) ISSUED OCT., 1985, SHT.32.

TEST PIT DATA

NOT TO SCALE

TP 1	6/15/07
10YR 3/3 DARK BROWN LOAM	6"
10YR 5/6 YELLOWISH BROWN DARK FINE SANDY LOAM	15"
2.5Y 6/4 LIGHT YELLOWISH BROWN COARSE SAND GRANULAR, FRIABLE	120"

ROOTS 120"
LEDGE NONE
WATER NONE
S.H.W.T. NONE
HARDPAN NONE
PERC. TEST 2 MIN./IN. AT 45"
DATE 6/15/07 – DMP

TP 2	6/15/07
10YR 3/3 DARK BROWN LOAM	6"
10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM, GRANULAR, FRIABLE	16"
10 YR 4/6 DARK YELLOWISH BROWN GRAVELLY COARSE SAND, GRANULAR, FRIABLE	52"
2.5Y 6/6 OLIVE YELLOW FINE SAND GRANULAR, FRIABLE	65"
2.5Y 6/3 LIGHT YELLOWISH BROWN VERY FINE SAND MASSIVE, FRIABLE	80"

ROOTS 50"
LEDGE NONE
WATER NONE
S.H.W.T. 65"
HARDPAN NONE
PERC. TEST 4 MIN./IN. AT 60"
DATE 6/15/07 – DMP

REFERENCE PLANS:

1. "SUBDIVISION PLAN – TAX MAP PARCEL H–47 – PREPARED FOR – KARL MANN & – DAVID DIVINCENTIS – MASON NEW HAMPSHIRE", SCALE: 1"=50', MARCH 26, 2004 AND LAST REVISED 8/25/04 BY THIS OFFICE. H.C.R.D. PLAN NO. 33535.
2. "TAX MAP H LOT 42 & 45 – LOTLINE ADJUSTMENT PLAN OF LAND – SAMUEL B. & SANDRA L. ROWSE – & CHANDLER REVOCABLE TRUST – CAMPBELL MILL ROAD,MASON, N.H.03048 – PREPARED FOR – SAMUEL B. ROWSE – 675 CAMPBELL MILL ROAD, MASON, N.H. 03048", SCALE: 1"=100', DATED JUNE 20, 1997, BY TFMORAN, INC. H.C.R.D. PLAN NO. 28755.
3. "PLAT OF PART OF RALPH & KATERINE CHANDLER LAND – MASON, N.H.", SCALE: 1"=100' DATED APRIL 1973 AND LAST REVISED 12/7/92 BY ROBERT B. TODD. H.C.R.D. PLAN NO. 26161.
4. "BOUNDARY – PLAN OF LAND – QUENTIN O. YOUNG – MASON, N.H.", SCALE: 1"=100', DATED DEC. 5, 1980 BY THOMAS F. MORAN INC. H.C.R.D. PLAN NO. 14361.
5. "PLAN OF LAND – FRANCES BASTIAN – MASON, N.H.", SCALE: 1"=100', DATED JUNE 6, 1972 BY THOMAS F. MORAN INC. H.C.R.D. PLAN NO. 5892.
6. "PLAN OF LAND OF – RALPH CHANDLER – MASON, N.H.", SCALE: 1"=200', DATED 1960 BY G.R. HYDE. PLAN NOT RECORDED.
7. "SUBDIVISION PLAN OF LAND – LOT H–21 – PREPARED FOR – JAMES A. & GOLDIE BOURASSA – MASON, NEW HAMPSHIRE", SCALE: 1"=100', DATED JUNE 18, 1990 AND LAST REVISED 8/9/90, BY THOMAS F. MORAN, INC. H.C.R.D. PLAN NO. 24701.
8. "SUBDIVISION PLAN – OF LAND OWNED BY – FRANCIS & JOANNE LEBLANC – MASON, N.H.", SCALE: 1"=100', DATED JULY 19, 1977 BY KELLER & MILLS INC. H.C.R.D. PLAN NO. 10541.

APPROVED AS A SUBDIVISION BY THE MASON PLANNING BOARD
ON: October 12, 2007 CERTIFIED BY
CHAIRMAN: _____ AND

WETLANDS WERE DELINEATED BY DAVID M. PETIT UNDER THE SUPERVISION OF TIMOTHY J. FERWERDA, C.W.S. IN ACCORDANCE WITH "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y–87–1, DATED JANUARY, 1987", IN JUNE, 2007.

STATE OF NEW HAMPSHIRE — TIMOTHY J. FERWERDA — No. 039 — CERTIFIED WETLAND SCIENTIST
9/26/07

LOCUS PLAN
SCALE 1"=400'±

NOTES:

1. THE OWNER OF RECORD OF TAX MAP PARCEL H–45 IS CARL W. CHANDLER – 605 CAMPBELL MILL ROAD MASON, NEW HAMPSHIRE 03048. DEED REFERENCES ARE VOL. 6485 PG. 692 & VOL. 6485 PG. 696 BOTH DATED 8/20/2001 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT H–45 INTO THREE LOTS.
3. TOTAL AREA OF THE SITE IS 61.9 ACRES± WITH TOTAL FRONTAGE OF 2113.75 FEET.
4. ZONING FOR THE SITE IS GRAF ZONE (GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY). MINIMUM LOT AREA IS 132,000 SQ. FT. WITH A MINIMUM FRONTAGE OF 250 FT. BUILDING SETBACKS ARE 35 FT., FRONT, SIDE & REAR, SEPTIC SETBACK IS 75' FROM WETLANDS & LOT LINES.
5. **THE ENTIRE SITE IS UNDER A CURRENT USE TAX LIEN AS IN VOL. 7237 PG. 852 IN THE HCRD.**
6. **A PORTION OF THE SITE LIES INSIDE THE SPECIAL FLOOD HAZARD AREAS AS DEPICTED ON COMMUNITY NUMBER 330221, DEPT. OF HOUSING & URBAN DEVELOPMENT, FEDERAL INS. ADM., TOWN OF MASON, NH (HILLSBOROUGH, CO) FIA FLOOD HAZARD BOUNDARY MAPS DATED FEBRUARY 21, 1975 (ELEVATION NOT DETERMINED) AS SHOWN.**
7. THE BOUNDARY INFORMATION SHOWN FOR TAX MAP PARCELS H–45–1 & H–45–2 WAS DEVELOPED FROM A PRECISE BOUNDARY SURVEY PERFORMED BY THIS OFFICE IN JULY, 2007. **THE BOUNDARY INFORMATION SHOWN FOR THE REMAINDER OF TAX MAP PARCEL H–45 WAS COMPILED FROM A COMPASS & TAPE FIELD SURVEY BY THIS OFFICE WITH PLANS, DEEDS AND C.R. RUSSELL FIELD NOTES VOL.1 PG.1 DATED 1/11/1897. ANY FUTURE SUBDIVISION OF THE REMAINDER OF TAX MAP PARCEL H–45 SHALL REQUIRE A PRECISE BOUNDARY SURVEY.**
8. TAX MAP PARCEL H–45 IS SUBJECT TO A PERSONAL EASEMENT BENEFITING LOT H–20 (SEE 6907/2253). NO NEW EASEMENTS ARE PROPOSED.
9. **H-45** DENOTES TAX MAP PAGE AND PARCEL NUMBER.
10. 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 REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
11. LOTS ARE TO BE SERVICED BY ONSITE WELLS & SEPTIC SYSTEMS.
12. **A DRIVEWAY PERMIT WILL BE REQUIRED FOR LOTS H–45–1 & H–45–2 WHICH SHALL COMPLY WITH THE TOWN OF MASON DRIVEWAY REGULATIONS.**
13. **NHDES SUBDIVISION APPROVAL FOR LOT H–45–2 IS SA2007008136.**

CERTIFICATION:

"I HEREBY CERTIFY THAT LOTS H–45–1, H–45–2 AND THE FRONTAGE FOR LOT H–45 ARE 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 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)."

"I FURTHER CERTIFY THAT THE BOUNDARY INFORMATION SHOWN FOR THE EASTERLY PORTION OF TAX MAP PARCEL H–45 WAS DEVELOPED FROM A COMPASS AND TAPE FIELD SURVEY BY THIS OFFICE AND HAS A MINIMUM ERROR OF CLOSURE OF 1 PART IN 300 (1:300)"

DATE: 9-26-07

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 670 — RANDOLPH A. HAIGHT

"I CERTIFY THAT THE SEPTIC SITES FOR LOTS H–45–1 & H–45–2 ARE IN ACCORDANCE WITH THE N.H.D.E.S. W.S.& P.C. DIV. STANDARDS, AND ARE USEABLE FOR A SEPTIC SYSTEM WITHOUT RISK OF GROUND WATER POLLUTION AND FULLY MEETS THE REQUIREMENTS STIPULATED IN THESE SUBDIVISION REGULATIONS WITHOUT SPECIAL ENGINEERING"

NEW HAMPSHIRE — Designer of Subsurface Disposal Systems — David M. Petit No. 1650 — Department of Environmental Services
9/26/07

TOPOGRAPHIC SOURCE:

THE 2' CONTOUR INTERVAL TOPOGRAPHY SHOWN WAS DEVELOPED FROM AN ONSITE FIELD SURVEY BY THIS OFFICE. THE 5' CONTOUR INTERVAL TOPOGRAPHY SHOWN WAS DEVELOPED ENTIRELY FROM THE 7.5 MIN. TOWNSEND, MA. QUADRANGLE. DATUM IS NGVD 1929, BENCHMARK REFERENCE IS STANDARD USGS DISC #11 1931, ELEV.= 431.32' LOCATED 200'+/– WESTERLY OF THE INTERSECTION OF CAMPBELL MILL ROAD & LOST VALLEY ROAD APPROXIMATELY 15' NORTHERLY OF THE CAMPBELL MILL ROAD EDGE OF PAVEMENT IN A 3' DIAMETER BOULDER ABOUT 1.5' ABOVE GRADE.

SUBDIVISION PLAN
LAND OF:
CARL W. CHANDLER
PREPARED FOR:
DOUG & MONICA MAILLET
TAX MAP H LOT 45
MASON, NEW HAMPSHIRE

SCALE: 1" = 100' JULY 11, 2007

MERIDIAN Land Services, Inc.
OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055–0118
TEL 603–673–1441 FAX 603–673–1584 MERIDIAN@MERIDIANLANDSERVICES.COM

ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE: 5609D01B.dwg	PROJECT NO. 5609.01	SHEET NO. 1 OF 1

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	8/31/07	HATCH FLOOD AREA	MPB	MDP	RAH
A	8/27/07	UPDATE NOTES 6 & 13 & SET MONUMENTS	SWPC	MDP	RAH

Sep 25, 2007 – 1:12pm MDP Land Desktop 2000 LDT–3
H:\mls\05609\5609.01\

35724 DWR 166

2007 OCT 12 AM 8:44

706584

PLAN 35724
DWR 166