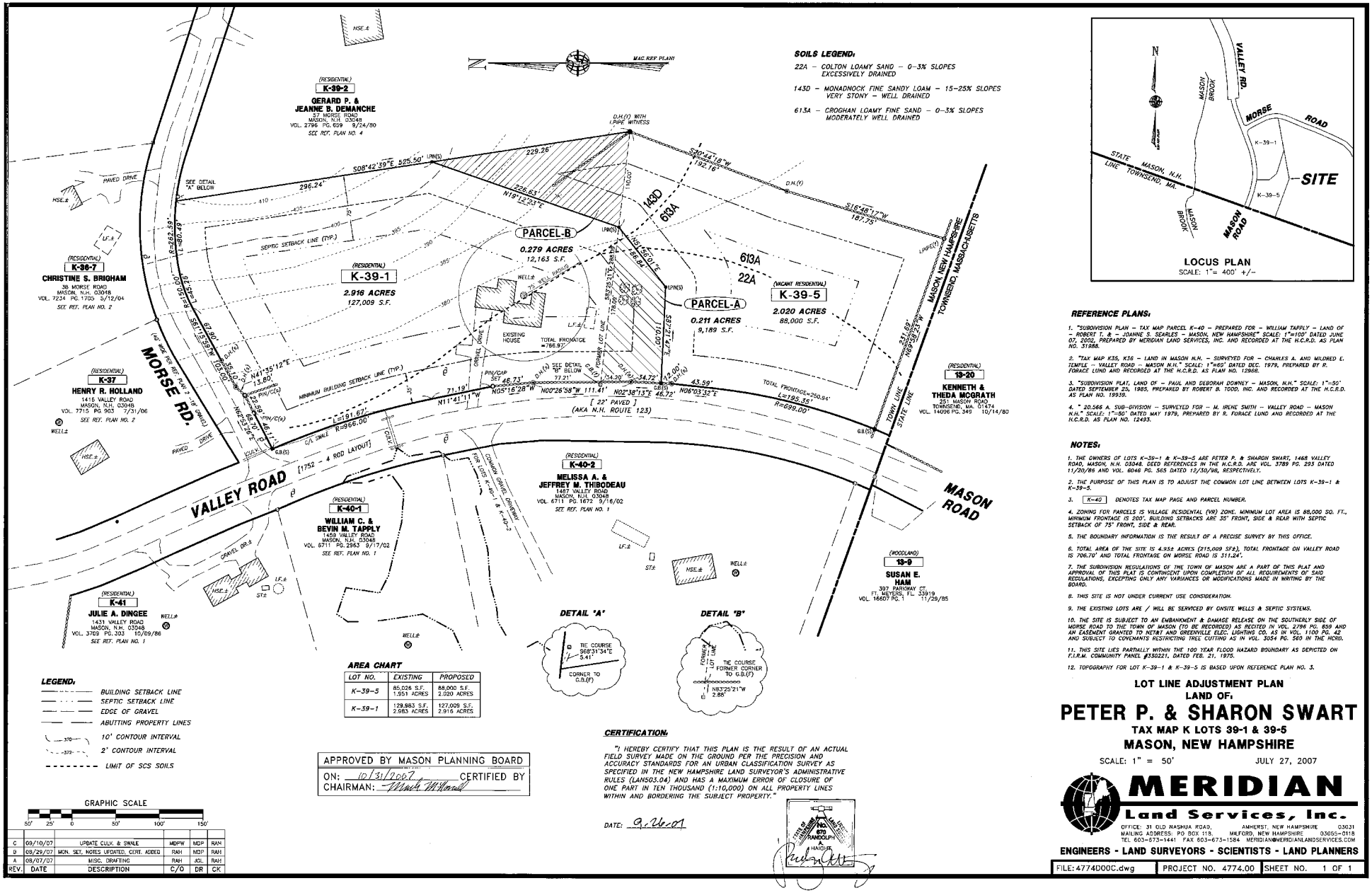

LOCUS PLAN
SCALE: 1"= 400' +/-

REFERENCE PLANS:

1. "SUBDIVISION PLAN – TAX MAP PARCEL K–40 – PREPARED FOR – WILLIAM TAPPLY – LAND OF – ROBERT T. & JOANNE S. SEARLES – MASON, NEW HAMPSHIRE" SCALE: 1"=100' DATED JUNE 07, 2002, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 31988.
2. "TAX MAP K35, K36 – LAND IN MASON N.H. – SURVEYED FOR – CHARLES A. AND WILDRED E. TEMPLE – VALLEY ROAD – MASON N.H." SCALE: 1"=60' DATED DEC. 1979, PREPARED BY R. FORACE LUND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 12808.
3. "SUBDIVISION PLAT, LAND OF – PAUL AND DEBORAH DOWNEY – MASON, N.H." SCALE: 1"=50' DATED SEPTEMBER 25, 1985, PREPARED BY ROBERT B. TODD, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 19939.
4. " 20.568 A. SUB–DIVISION – SURVEYED FOR – M. IRENE SMITH – VALLEY ROAD – MASON N.H." SCALE: 1"=50' DATED MAY 1979, PREPARED BY R. FORACE LUND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 12423.

NOTES:

1. THE OWNERS OF LOTS K–39–1 & K–39–5 ARE PETER P. & SHARON SWART, 146B VALLEY ROAD, MASON, N.H. 03048. DEED REFERENCES IN THE H.C.R.D. ARE VOL. 3789 PG. 293 DATED 11/20/98 AND VOL. 6046 PG. 565 DATED 12/30/98, RESPECTIVELY.
2. THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS K–39–1 & K–39–5.
3. K–40 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. ZONING FOR PARCELS IS VILLAGE RESIDENTIAL (VR) ZONE. MINIMUM LOT AREA IS 88,000 SQ. FT., MINIMUM FRONTAGE IS 200'. BUILDING SETBACKS ARE 35' FRONT, SIDE & REAR WITH SEPTIC SETBACK OF 75' FRONT, SIDE & REAR.
5. THE BOUNDARY INFORMATION IS THE RESULT OF A PRECISE SURVEY BY THIS OFFICE.
6. TOTAL AREA OF THE SITE IS 4.93± ACRES (215,009 SF±), TOTAL FRONTAGE ON VALLEY ROAD IS 706.70' AND TOTAL FRONTAGE ON MORSE ROAD IS 311.24'.
7. 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.
8. THIS SITE IS NOT UNDER CURRENT USE CONSIDERATION.
9. THE EXISTING LOTS ARE / WILL BE SERVICED BY ONSITE WELLS & SEPTIC SYSTEMS.
10. THE SITE IS SUBJECT TO AN EMBANKMENT & DAMAGE RELEASE ON THE SOUTHERLY SIDE OF MORSE ROAD TO THE TOWN OF MASON (TO BE RECORDED) AS RECITED IN VOL. 2796 PG. 659 AND AN EASEMENT GRANTED TO NET&T AND GREENVILLE ELEC. LIGHTING CO. AS IN VOL. 1100 PG. 42 AND SUBJECT TO COVENANTS RESTRICTING TREE CUTTING AS IN VOL. 3054 PG. 569 IN THE H.C.R.D.
11. THIS SITE LIES PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY AS DEPICTED ON F.I.R.M. COMMUNITY PANEL #330221, DATED FEB. 21, 1975.
12. TOPOGRAPHY FOR LOT K–39–1 & K–39–5 IS BASED UPON REFERENCE PLAN NO. 3.

LOT LINE ADJUSTMENT PLAN
LAND OF:

PETER P. & SHARON SWART

TAX MAP K LOTS 39-1 & 39-5
MASON, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 27, 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: 4774D00C.dwg | PROJECT NO. 4774.00 | SHEET NO. 1 OF 1

Sep 26, 2007 – 8:44am KJP
n:\cma\04774\4774.00\

35757 DWR 166

2007 OCT 31 PM 12:59

706997

PLAN 35757
DWTL 166