

# REFERENCE PLANS:

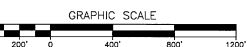
- "SUBDIVISION PLAN - TAX MAP PARCEL E-30 - PREPARED FOR - ROBERT LIPIN & - EVELYN ELLIS - MASON, NEW HAMPSHIRE. SCALE: 1"=200', DATED MAY 9, 2008 AND LAST REVISED 8/30/08 BY THIS OFFICE (H.C.R.D. PLAN #34944).
- "TAX MAP E LOT 35 - SUBDIVISION PLAN - LORDE DEVELOPMENT - BROOKLINE ROAD, MASON, NH - OWNED BY - DAVID C. LORDE - 95A RIVER ROAD, PEPPERELL, MA 01463. SCALE: 1"=100' DATED SEPTEMBER 30, 2003 AND LAST REVISED 2/28/04 BY TFM INC. (H.C.R.D. PLAN #33270).
- "SUBDIVISION - PLAN OF LAND - ESTATE OF LILLIAN M. VALYOU - MASON, N.H., SCALE: 1"=100' DATED MAY 26, 1981 BY THOMAS F. MORAN INC. (H.C.R.D. PLAN #14203).
- "SECTION 1 - SURVEYED FOR - WILLIAM D. ADAMS - MASON, N.H. - WARREN PASTURE TR. VI - & - HIRAM ELLIOT TR. V" SCALE 1"=100', DATED AUG. 1976 BY R. FOREST LUND (H.C.R.D. PLAN #10698, SHTS 1 & 2).
- "BOSTON AND MAINE CORPORATION - VAL. SEC. 36.4 MAPS 16-22 - MASON, N.H. - OFFICE OF THE VICE PRES.-ENG. SCALE: 1"=200', DATED 4-13-81, REVISED THROUGH 8-2-84 BY BOSTON AND MAINE CORP., SHEETS 1 & 2 OF 3 (NOT RECORDED).
- "WILLIAM D. ADAMS - MASON, N.H. - TARBELL LOT, SCALE: 1"=50', DATED FEB. 1976 BY R. FOREST LUND (H.C.R.D. PLAN #9217).
- "SKETCH OF GERMER FARM - BY WILFORD A. HILL - LINES AS RUN BY C.R. RUSSELL - SURVEYOR, JULY, 1997" (NOT RECORDED).
- "MAP - OF THE - STANTON-FARAH - GRANITE QUARRY - MASON N.H., SCALE: 1"=100', DATED SEPT. 1896 BY ALFRED FLETCHER AND COPIED BY WILLIAM M. FALCOWER SEPT. 1967, (NOT RECORDED).
- "REVISION OF RECORDED PLAN # 8835 - DEC., 1977 - LOT 3 - TO BE CONVEYED TO W.D. ADAMS - SURVEYED FOR - KENNETH V. COOK - MASON, N.H. SCALE: 1"=60', DATED APRIL, 1975 BY R. FOREST LUND, HORD PLAN #10989.
- "SURVEYED FOR - WILLIAM D. ADAMS - MASON, N.H. - ADDRESS 408 BEACON ST. - BOSTON, MASS. 02115 - TARBELL LOT" SCALE: 1"=100', DATED NOV., 1978 BY R. FOREST LUND, HORD PLAN #10988.
- "SKETCH OF GERMER FARM - BY WILFORD A. HILL - LINES AS RUN BY C.R. RUSSELL - SURVEYOR, JULY, 1997" (NOT RECORDED).
- "LOT LINE REVISION PLAN - TAX MAP PARCEL E-32 & E-36 - PREPARED FOR - ROBERT LIPIN & - EVELYN ELLIS - MASON, NEW HAMPSHIRE. SCALE: 1"=200', DATED SEPTEMBER 13, 2008 AND LAST REVISED 9/27/08 BY THIS OFFICE (H.C.R.D. PLAN #35101).
- "BOSTON AND MAINE CORPORATION - VAL. SEC. 36.4 MAPS 16-22 - MASON, N.H. - OFFICE OF THE VICE PRES.-ENG. SCALE: 1"=200', DATED 4-13-81, REVISED THROUGH 8-2-84 BY BOSTON AND MAINE CORP., SHEETS 1 & 2 OF 3 (UNRECORDED).
- "PLAN OF LAND - FREDERICK J.T. DOW - MASON, N.H. SCALE: 1"=100', DATED NOV. 20, 1974 BY THOMAS F. MORAN INC. (H.C.R.D. PLAN #8824).
- "CORRECTIVE - SUBDIVISION PLAN OF LAND - PREPARED FOR - KENNETH V. COOK - MASON, NEW HAMPSHIRE. SCALE: 1"=100', DATED JULY 27, 1989 AND LAST REVISED 7/31/89 BY THOMAS F. MORAN INC. (H.C.R.D. PLAN #25654).
- "SCRIPPS LANE - IMPROVEMENTS PLAN - MASON, NEW HAMPSHIRE - STA. 0+00 TO STA. 10+50 - ROBERT LIPIN AND EVELYN ELLIS. DATED OCTOBER 15, 2006, REVISED THROUGH 12/08/06 BY THIS OFFICE.

# ABUTTERS:

- |   |  |
|---|--|
| E-30, E-31, E-32, E-36<br>EVELYN F. ELLIS AND<br>ROBERT G. LIPIN<br>178 SCRIPPS LANE<br>MASON, NH 03048<br>VOL. 3928 PG. 265 01/28/1987 | F-1<br>CHARLES F. AND SUSAN E. ANDERSEN<br>47 SCRIPPS LANE<br>MASON, NH 03048<br>VOL. 5565 PG. 1882 6/30/1994                                    |
| G-24, E-29<br>TOWN OF MASON<br>16 DARLING HILL ROAD<br>MASON, NH 03048<br>VOL. 3438 PG. 422 12/27/1985                                  | G-25<br>TIMOTHY H. AND CANDACE M. KICCA<br>238 BROOKLINE ROAD<br>MASON, NH 03048<br>VOL. 6474 PG. 1541 8/17/2001                                 |
| E-27<br>MASON QUARRY, LLC<br>177 MERRIAM HILL ROAD<br>MASON, NH 03048<br>VOL. 4638 PG. 1842 6/27/1993                                   | E-30<br>JOHN C. HILLS<br>94 OROTON STREET<br>PEPPERELL, NH 01463<br>VOL. 7303 PG. 514 8/25/2004  |
| E-33<br>MICHAEL J. AND<br>LINDA J. ORENGHIN<br>26 SCRIPPS LANE<br>MASON, NH 03048<br>VOL. 3082 PG. 459 5/29/1983                        | E-30-1<br>INGRA F. AND ANITA ANDERSEN<br>THE ANDERSEN FAMILY REV. TRUST<br>16 LOGGING HILL ROAD<br>BOW, NH 03304<br>VOL. 7710 PG. 2008 7/21/2006 |
| E-36-1<br>RITA T. STOREY AND<br>RACHEL NORRIS<br>358 BROOKLINE ROAD<br>MASON, NH 03048<br>VOL. 8070 PG. 673 12/1/1988                   |  |

# INDEX OF SHEETS:

- |         |   |
|---------|---|
| SHEET 1 | COVER SHEET   |
| SHEET 2 | SUBDIVISION PLAN LOT E-30                           |
| SHEET 3 | LOT LINE REVISION & SUBDIVISION PLAN LOTS E-31 & 36 |
| SHEET 4 | TEST PIT DATA SHEET                                 |
| SHEET 5 | CISTERN DETAIL SHEET                                |



REV.	DATE	DESCRIPTION	C/O	DR	CK
0	01/09/08	NOTE MONUMENTS SET	MPB	JGL	RAH
1	11/27/07	NOTE OBS SET	MPB	JGL	RAH
2	11/14/07	MAJOR LOT REVISIONS	MPB	MPB	RAH
3	10/26/07	UPDATE NOTES	MPB	MPB	RAH
4	10/12/07	UPDATE LOT NUMBERS & CERT	MPB	MPB	RAH
5	9/19/07	REVISE NOTES, LOTS & SHEET INDEX	MCC	MPB	RAH
6	9/12/07	UPDATE ROL, SETBACKS, TYP & WET	SWMP	MPB	RAH
7	08/01/07	UPDATE ROL, SETBACKS, TYP & WET	SWMP	MPB	RAH

# SCRIPTURE FARM

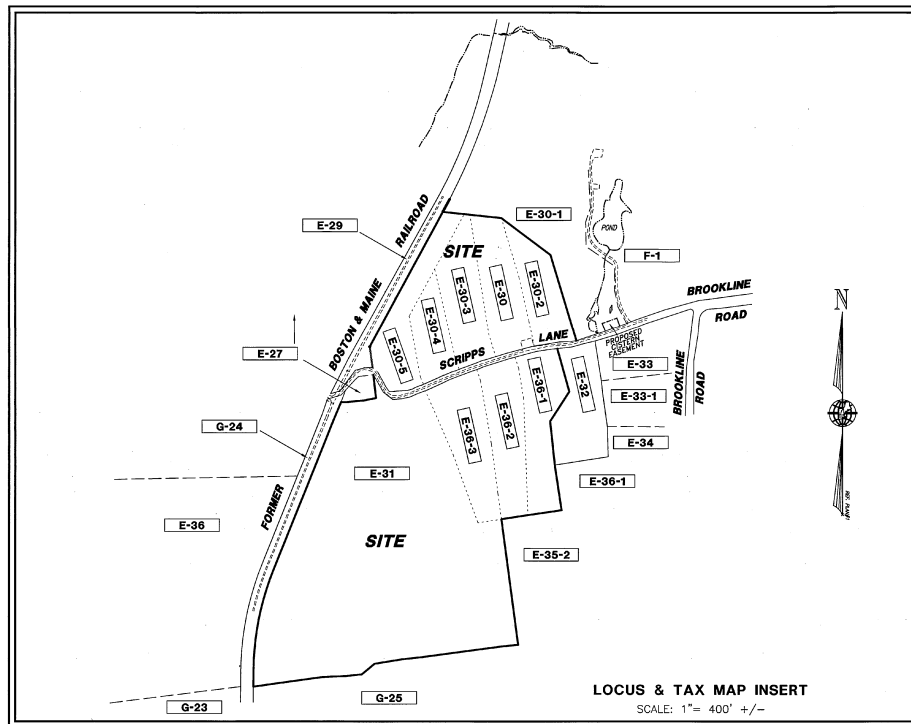
## LOT LINE REVISION & SUBDIVISION PLAN

### TAX MAP PARCELS E-30, E-31 & E-36

#### MASON, NEW HAMPSHIRE

AUGUST 1, 2007

LAST REVISED: JANUARY 9, 2008



LOCUS & TAX MAP INSERT

SCALE: 1"= 400' +/-

# NOTES:

- THE OWNERS OF RECORD OF TAX MAP PARCELS E-30, E-31 & E-36 ARE ROBERT G. LIPIN & EVELYN F. ELLIS - 119 SCRIPPS LANE - MASON, NH. DEED REFERENCE IS VOL. 3928 PG. 265 DATED JANUARY 28, 1987 AND VOL. 5267 PG. 763, DATED JUNE 24, 1991 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP PARCEL E-30 INTO FIVE LOTS, REVISE LOTS E-31 & E-36 AND SUBDIVIDE REVISED LOT E-36 INTO 3 LOTS WHICH RESULTS IN 3 REVISED EXISTING LOTS AND 6 ADDITIONAL LOTS, AS SHOWN.
- E-30 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE TOTAL AREA OF THE SITE IS 88± ACRES OR 3,830,500± SQ. FT.
- ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAF). 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.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING AND ATTACHED HERETO.
- LOTS ARE TO BE SERVICED BY ONSITE SEPTIC SYSTEM & WELL. NIDES SUBDIVISION APPROVAL FOR LOTS E-30-2 & E-30-4 (BOTH LESS THAN 5 ACRES) IS SA2007008281.
- A DRIVEWAY PERMIT WILL BE REQUIRED FOR ALL NEW LOTS WITHOUT PRE-EXISTING DRIVEWAYS, AND SHALL COMPLY WITH THE TOWN OF MASON DRIVEWAY REGULATIONS.
- SITE LIES OUTSIDE 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 1, 1975.
- ALL OF EXISTING LOTS E-31, E-36 (LESS FORMER LOT E-32) & THE PREDOMINANCE OF LOT E-30 ARE UNDER A CURRENT USE TAX LIEN, ABOUT ONE HALF ACRE OF LOT E-30 LIES OUTSIDE OF CURRENT USE CREDIT AREA AS SHOWN.
- SCRIPPS LANE WAS CLOSED SUBJECT TO GATES AND BARS BY ARTICLE #11, DATED MARCH 11, 1958. ON MARCH 7, 1972, ARTICLE #12 DESIGNATED ALL OF SCRIPPS LANE TO BE A SCENIC ROAD. BY ARTICLE #31, DATED MARCH 5, 1974 THE TOWN VOTED TO RE-OPEN THE EASTERLY PORTION OF SCRIPPS LANE, 1215 FEET FROM BROOKLINE ROAD. A PETITION TO UPGRADE 895 FEET OF CLASS VI TO A CLASS V ROAD WAS GRANTED BY THE BOARD OF SELECTMEN, JUNE 26, 2007.
- THE MAJORITY OF THE SITE IS UNDER A CURRENT USE TAX LIEN AS IN VOL.3069 PG. 33 IN THE H.C.R.D. AND AS SHOWN.
- THE BOUNDARY INFORMATION SHOWN FOR LOTS E-30, 30-2 THROUGH 30-4, 36, 36-2 & 36-3 ARE THE RESULT OF AN PRECISE FIELD SURVEY BY THIS OFFICE. THE BOUNDARY INFORMATION SHOWN FOR REVISED LOT E-31 IS COMPILED FROM A COMPASS & TAPE FIELD SURVEY BY THIS OFFICE WITH PLANS, DEEDS AND B&M FIELD NOTES.
- THERE ARE EXISTING TURN-AROUND AND SLOPE & DRAINAGE EASEMENTS WITH A CISTERN EASEMENT PROPOSED FOR THE SITE.
- LOTS E-30-5 & E-36-3 WILL HAVE SMALL BRIDGED WETLANDS CROSSINGS TO ACCESS THE REAR PORTIONS OF THE LOTS.

APPROVED BY MASON PLANNING BOARD

ON: February 16, 2008 CERTIFIED BY  
CHAIRMAN: Philip McNeill AND

# CERTIFICATION:

"I HEREBY CERTIFY THAT LOTS E-30, E-30-2 THROUGH E-30-5, E-36-1, E-36-2 & E-36-3 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 HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 2-15-08



**SCRIPTURE FARM**  
LOT LINE REVISION & SUBDIVISION PLAN  
TAX MAP PARCELS E-30, 31 & 36  
LAND OF  
**ROBERT G. LIPIN**  
& **EVELYN F. ELLIS**  
MASON, NEW HAMPSHIRE

PREPARED BY:

**MERIDIAN**  
Land Services, Inc.  
OFFICE: 600 NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03001  
MAILING ADDRESS: PO BOX 116, MILFORD, NEW HAMPSHIRE 03055-0118  
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE: 6956003G-1.dwg PROJECT NO. 6956.01 SHEET NO. 1 OF 5

PLAN 35915 1 OF 4  
DRAWN 167

Doc # 830845 Feb 25, 2008 12:20 PM  
Plan 35915 1 of 4 DWR167  
Register of Deeds, Hillsborough County  
guback@treasurer.nh.gov

PLAN 35915 DWR 167 167

# LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- LIMIT OF SCS SOILS
- EXISTING EASEMENT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 25' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STONE WALL
- WIRE FENCE
- PREFERRED DRIVEWAY LOC.
- 75' WELL RADIUS
- POTENTIAL WELL SITING
- UTILITY POLE AND WIRE
- PROPOSED UTILITY POLE (TO BE PLACED AS NEEDED)
- WELL
- TEST PIT
- EXISTING BUILDING
- PROPOSED STUMP COMPOSTING AREA
- PROPOSED 4000 SQ.FT. SEPTIC RESERVE AREA

WETLANDS WERE DELINEATED BY DAVID M. PETT UNDER THE SUPER-VISION OF TIMOTHY J. FERWERDA, C.W.S. IN ACCORDANCE WITH "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT 1-B-7-1, DATED JANUARY, 1987", IN AUGUST, 2007.



David M. Pett  
2/22/08

**E-27**  
**MASON QUARRY LLC**  
177 MERRIMAN HILL ROAD  
VOL. 9636 PG. 1642 6/27/1995  
(SEE REFERENCE PLAN #3)  
(WOODLAND USE)

**E-30-5**  
**5.004 ACRES**  
218,000 SQ. FT.  
(CLASS V FRONTAGE = 252.54')  
(CLASS V FRONTAGE = 188.39')  
SLOPE & DRAINAGE EASEMENT  
(SEE REF. PLAN #4 AND VOL. 7815 PG. 1430)

**E-30-4**  
**3.042 ACRES**  
132,500 SQ. FT.

**E-30-3**  
**5.000 ACRES**  
217,800 SQ. FT.

**E-30**  
**5.000 ACRES**  
217,800 SQ. FT.

**E-30-2**  
**4.083 ACRES**  
177,872 SQ. FT.

**E-32**  
**EVELYN F. ELLIS & ROBERT G. LIPIN**  
118 SCRIPPS LANE  
VOL. 3028 PG. 265 1/28/87  
(SEE REFERENCE PLAN #3)  
(UNDEVELOPED RESIDENTIAL)

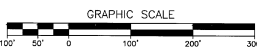
**E-36-1**  
**5.344 ACRES**  
232,765 SQ. FT.

**E-36-2**  
**5.198 ACRES**  
223,827 SQ. FT.

**E-36-3**  
**5.625 ACRES**  
245,005 SQ. FT.

**E-31**  
**49.7+/- ACRES**  
2,167,000+/- SQ. FT.

**E-36**  
**EVELYN F. ELLIS & ROBERT G. LIPIN**  
118 SCRIPPS LANE  
VOL. 3028 PG. 265 1/28/87  
(SEE REFERENCE PLAN #3)  
(WOODLAND USE)



REV.	DATE	DESCRIPTION	C/O	DR	CK
G	01/08/08	NOTE MONUMENTS SET	MPB	JOL	RAH
F	11/27/07	NOTE GEN. SET	MPB	JOL	RAH
E	11/14/07	MINOR LOT REVISIONS	MPB	MDP	RAH
D	10/26/07	UPDATE NOTES	MPB	MDP	RAH
C	10/12/07	UPDATE LOT NO'S, CERT'S & LEGEND	MPB	MDP	RAH
B	9/19/07	REVISE LOTS	MCC	MDP	RAH
A	9/15/07	UPDATE RD. SETBACKS, TIPS & WET	SWINCO	MDP	RAH

## CERTIFICATION

"I HEREBY CERTIFY THAT LOTS E-30, E-30-2 THROUGH E-30-5, E-36-1, E-36-2 & E-36-3 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 (L.A.N. 503.04) AND HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 11/11/07



## SOILS LEGEND:

- U.S.D.A., S.C.S. SOIL BOUNDARY
- 143B - MONADNOCK STONY FINE SANDY LOAM, 3-8% SLOPES
- 143C - MONADNOCK STONY FINE SANDY LOAM, 8-15% SLOPES
- 160C - TURNBULL-LYMAN-MONADNOCK COMPLEX, STONY, 8-15% SLOPES
- 247B - LYME STONY LOAM, 0-5% SLOPES
- 54B - PEACHAM STONY MUCK

SOILS INFORMATION TAKEN FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, SHEET 29-32

LINE	BEARING	LENGTH
L1	S80°41'40"W	32.35'
L2	S72°28'48"W	16.08'
L3	S68°06'50"W	41.73'
L4	S68°08'12"W	6.69'
L5	S68°27'18"W	71.46'
L6	S71°16'48"W	22.28'
L8	S68°01'14"W	16.27'
L9	S68°01'14"W	26.97'
L10	N21°58'48"W	50.00'
L11	S73°16'22"W	18.82'
L12	S68°57'11"W	50.13'
L13	S72°32'01"W	11.37'
L14	S64°51'36"W	39.77'
L15	S68°10'51"W	35.44'
L16	S66°08'01"W	66.51'
L17	N23°51'58"W	50.00'
L18	S68°08'01"W	16.00'
L19	S71°22'25"W	16.91'
L20	S67°05'05"W	40.50'
L21	S67°35'41"W	14.29'
L22	S74°03'14"W	28.44'
L23	S68°01'05"W	62.78'
L24	S68°32'40"W	33.61'
L25	N68°51'40"W	23.21'
L26	N33°43'52"W	37.11'
L27	N08°27'34"W	29.31'
L28	N47°07'05"W	46.00'

## NOTE

SEE SHEET 1 OF 4 FOR NOTES, REFERENCE PLANS, LOCUS, SHEET INDEX & TAX MAP INSERT.

APPROVED BY MASON PLANNING BOARD

ON: February 22, 2008 CERTIFIED BY  
CHAIRMAN: Robert G. Lipin AND

**SCRIPTURE FARM**  
LOT LINE REVISION & SUBDIVISION PLAN  
TAX MAP PARCELS E-30, 31 & 36  
LAND OF  
**ROBERT G. LIPIN & EVELYN F. ELLIS**  
MASON, NEW HAMPSHIRE

SCALE: 1" = 100' AUGUST 1, 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: 6956D03G-2.dwg PROJECT NO. 6956.03 SHEET NO. 2 OF 5

PLAN 35915 2 OF 4  
DRAWER 167

PLAN 35915 DWR 167 2 of 4

# SOILS LEGEND:

- U.S.D.A. S.C.S. SOIL BOUNDARY
- 143B - MONADNOCK STONY FINE SANDY LOAM, 3-8% SLOPES
- 143D - MONADNOCK STONY FINE SANDY LOAM, 15-35% SLOPES
- 166D - TUNBROCK-LYMAN-MONADNOCK COMPLEX, STONY, 15-25% SLOPES
- 247B - LYME STONY LOAM, 0-5% SLOPES
- 549 - PEACHAM STONY MUCK
- 559B - SKERRY STONY FINE SANDY LOAM, 0-8% SLOPES

SOILS INFORMATION TAKEN FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, SHEET 29-32

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

## SEPTIC CERTIFICATION:

"I CERTIFY THAT THE SEPTIC SITES FOR LOTS E-30, 30-2, 30-3, 30-4, 30-5, 31, 36-1, 36-2 & 36-3 ARE IN ACCORDANCE WITH THE N.H.D.E.S. W.S. & S.C. DIV. STANDARDS, AND ARE USABLE FOR A SEPTIC SYSTEM WITHOUT RISK OF GROUND WATER POLLUTION AND FULLY MEETS THE REQUIREMENTS STIPULATED IN THESE SUBDIVISION REGULATIONS WITHOUT SPECIAL ENGINEERING"

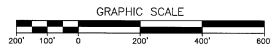


LOT AREA CHART		
LOT NO.	EXISTING	PROPOSED
E-30	22.1± ACRES	5.000 ACRES
E-31	0.104 ACRES	49.7± ACRES
E-36 (EAST)	65.7± ACRES	65.7± ACRES
E-30-2	-----	0.083 ACRES
E-30-3	-----	5.000 ACRES
E-30-4	-----	5.042 ACRES
E-30-5	-----	5.004 ACRES
E-36-1	-----	5.313 ACRES
E-36-2	-----	5.169 ACRES
E-36-3	-----	5.625 ACRES

## CERTIFICATION

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DATE: 2/22/08



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D	10/26/07	UPDATE NOTES	MPB	MDP	RAH
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B	9/19/07	REVISE NOTES, LOTS & SHEET INDEX	MCC	MDP	RAH
A	9/12/07	UPDATE RD, SETBACKS, TYP & WET	SWHPC	MDP	RAH
REV.	DATE	DESCRIPTION	C/D	DR	CHK

# LEGEND:

- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- LIMIT OF SCS SOILS
- EXISTING EASEMENT LINE
- EDGE OF PAVED ROAD
- EXISTING GRAVEL ROAD
- 25' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STONE WALL
- WIRE FENCE
- PREFERRED DRIVEWAY LOC.
- POTENTIAL WELL SINK
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- GRANITE BOUND FOUND
- DRILL HOLE SET
- LYME/DOCK SET
- GRANITE BOUND SET
- EXISTING TAX MAP AND LOT NUMBER
- UTILITY POLE AND GUT WIRE
- PROPOSED UTILITY POLE (TO BE PLACED AS NEEDED)
- WELL
- TEST PIT
- EXISTING BUILDING
- PROPOSED STUMP COMPOSTING AREA
- PROPOSED 4000 SQ. FT. SEPTIC RESERVE AREA

## NOTE:

1. SEE SHEET 1 OF 4 FOR NOTES, REFERENCE PLANS, LOCUS, SHEET INDEX & TAX MAP INSERT. SEE SHEET 2 FOR CURRENT USE LOCATIONS AND PROPOSED UTILITY POLE LOCATIONS.

APPROVED BY MASON PLANNING BOARD  
ON: February 22, 2008  
CHAIRMAN: *Wendy H. Marshall* CERTIFIED BY: \_\_\_\_\_ AND \_\_\_\_\_

**SCRIPTURE FARM**  
LOT LINE REVISION PLAN  
TAX MAP PARCELS E-32 & E-36  
PREPARED FOR  
**ROBERT G. LIPIN & EVELYN F. ELLIS**  
MASON, NEW HAMPSHIRE  
SCALE: 1" = 200' AUGUST 1, 2007

**MERIDIAN**  
Land Services, Inc.  
OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03051  
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118  
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ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE: 6956D03G-1.dwg PROJECT NO. 6956.01 SHEET NO. 3 OF 5

LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°28'39"E	39.30'
L2	N64°41'27"E	19.85'
L3	N65°27'54"E	68.22'
L4	N63°19'14"E	42.50'
L5	N70°19'57"E	28.28'
L6	N68°48'51"E	42.68'
L7	N69°42'07"E	88.34'
L8	N71°10'22"E	18.92'
L9	N70°49'17"E	12.02'
L10	N70°49'17"E	17.18'
L11	N62°49'28"E	8.02'
L12	N68°44'59"E	19.49'
L13	N72°54'15"E	70.07'
L14	N72°25'48"E	101.11'
L15	N75°11'18"E	44.38'
L16	N75°11'18"E	144.85'
L17	N80°52'31"E	85.13'
L18	N83°47'45"E	52.75'
L19	S18°32'31"E	75.00'
L20	S18°32'31"E	75.00'

LOT LINE TABLE		
LINE	BEARING	LENGTH
L21	N82°33'E	57±
L22	N84°52'E	60±
L23	N75°55'E	27±
L24	N79°29'E	21±
L25	N68°18'E	50±
L26	N69°25'E	59±

LOT FRONTAGE TABLE		
LOT NO.	FRONTAGE (CL.5)	
E-31	274±	
E-36-1	555.71±	
E-36-2	260.25±	
E-36-3	360.11±	

PLAN 35915 Dwr 167 3 of 4

# NOTES:

1. THE OWNERS OF RECORD OF TAX MAP PARCEL E-36 (WEST) ARE ROBERT G. LIPIN & EVELYN F. ELLIS - 119 SCRIPPS LANE - MASON, NH. DEED REFERENCE TO PARCEL IS VOL. 3928 PG. 265 DATED JANUARY 28, 1987 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEFINE THE PROPOSED CONSERVATION EASEMENT WITHIN TAX MAP PARCEL E-35 (WEST) PER DISCUSSIONS WITH THE MASON CONSERVATION COMMISSION.
3. E-36 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLAN 3, SHEET 2 AND IS NOT THE RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.

## LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER TRACT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF WETLANDS
- STONE WALL
- EXISTING TAX MAP AND LOT NUMBER

## CERTIFICATION:

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18, III & 672:14)."

DATE: 2-21-08



CONSERVATION EASEMENT PLAN  
TAX MAP PARCEL E-36  
LAND OF

**ROBERT G. LIPIN  
& EVELYN F. ELLIS**  
MASON, NEW HAMPSHIRE

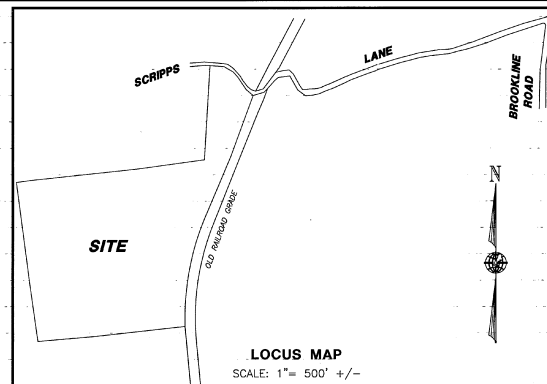
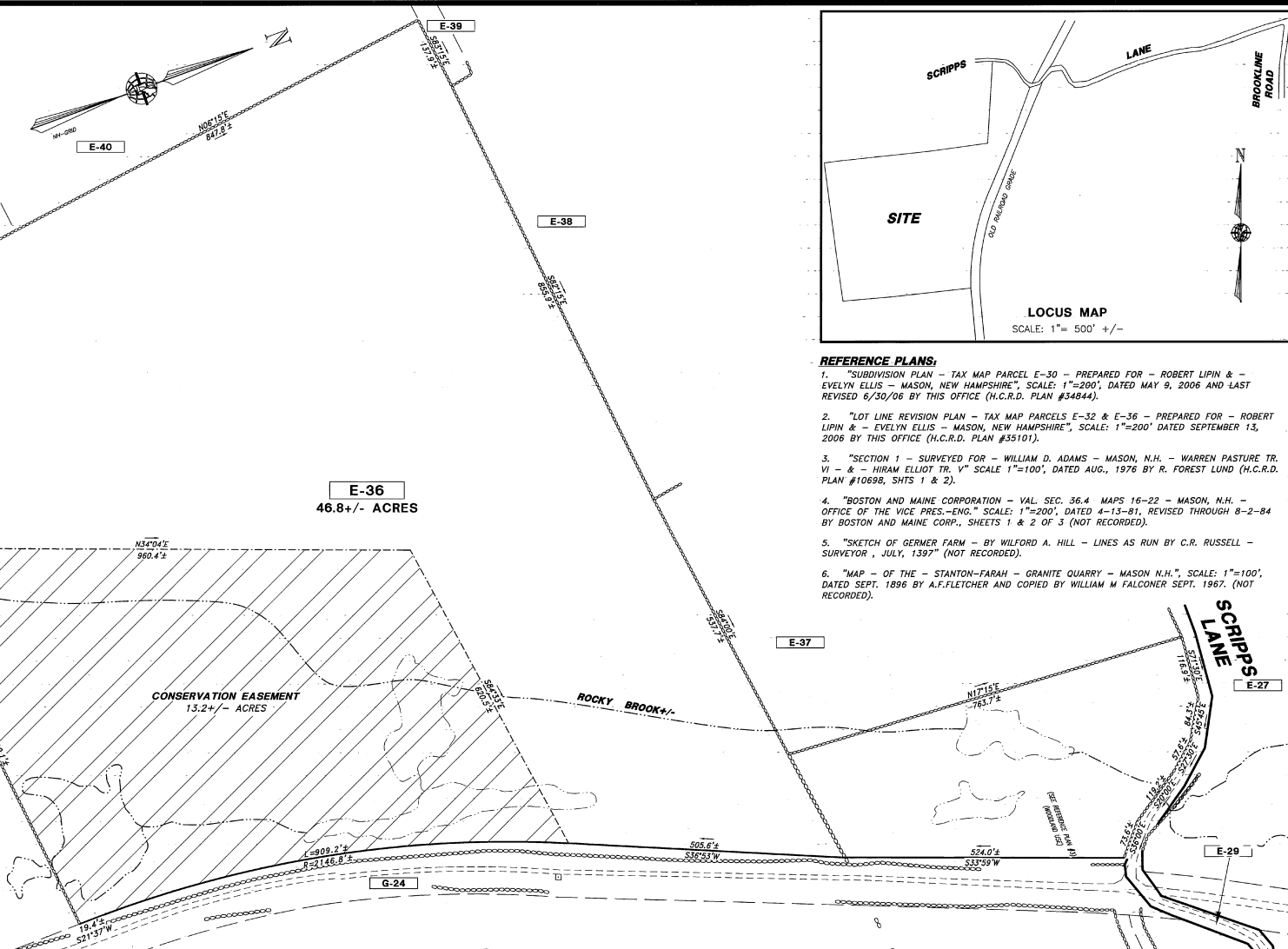
SCALE: 1" = 100' SEPTEMBER 19, 2007



ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

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FILE: 6956D03G-2.dwg PROJECT NO. 6956.03 SHEET NO. 1 OF 1



## REFERENCE PLANS:

1. "SUBDIVISION PLAN - TAX MAP PARCEL E-30 - PREPARED FOR - ROBERT LIPIN & EVELYN ELLIS - MASON, NEW HAMPSHIRE", SCALE: 1"=200', DATED MAY 9, 2006 AND LAST REVISED 6/30/06 BY THIS OFFICE (H.C.R.D. PLAN #34844).
2. "LOT LINE REVISION PLAN - TAX MAP PARCELS E-32 & E-36 - PREPARED FOR - ROBERT LIPIN & EVELYN ELLIS - MASON, NEW HAMPSHIRE", SCALE: 1"=200' DATED SEPTEMBER 13, 2006 BY THIS OFFICE (H.C.R.D. PLAN #35101).
3. "SECTION 1 - SURVEYED FOR - WILLIAM D. ADAMS - MASON, N.H. - WARREN PASTURE TR. VI - & - HIRAM ELLIOT TR. V" SCALE 1"=100', DATED AUG. 1976 BY R. FOREST LUND (H.C.R.D. PLAN #10698, SHTS 1 & 2).
4. "BOSTON AND MAINE CORPORATION - VAL. SEC. 36.4 MAPS 16-22 - MASON, N.H. - OFFICE OF THE VICE PRES.-ENG." SCALE: 1"=200', DATED 4-13-81, REVISED THROUGH 8-2-84 BY BOSTON AND MAINE CORP., SHEETS 1 & 2 OF 3 (NOT RECORDED).
5. "SKETCH OF GERMER FARM - BY WILFORD A. HILL - LINES AS RUN BY C.R. RUSSELL - SURVEYOR, JULY, 1397" (NOT RECORDED).
6. "MAP - OF THE - STANTON-FARAH - GRANITE QUARRY - MASON N.H.", SCALE: 1"=100', DATED SEPT. 1896 BY A.F. FLETCHER AND COPIED BY WILLIAM M. FALCONER SEPT. 1967, (NOT RECORDED).

APPROVED BY MASON PLANNING BOARD

ON: February 21, 2008 CERTIFIED BY  
CHAIRMAN: [Signature] AND

GRAPHIC SCALE			
100'	50'	0	100'
200'	300'		
REV.	DATE	DESCRIPTION	BY
1	XX/XX/XX	XXXXXXXXXXXXXXXXXXXX	XXX
2	XX/XX/XX	XXXXXXXXXXXXXXXXXXXX	XXX
3	XX/XX/XX	XXXXXXXXXXXXXXXXXXXX	XXX

PLAN 35915 4 OF 4  
DRAWER 167

PLAN 35915 SWR 167 4 of 4