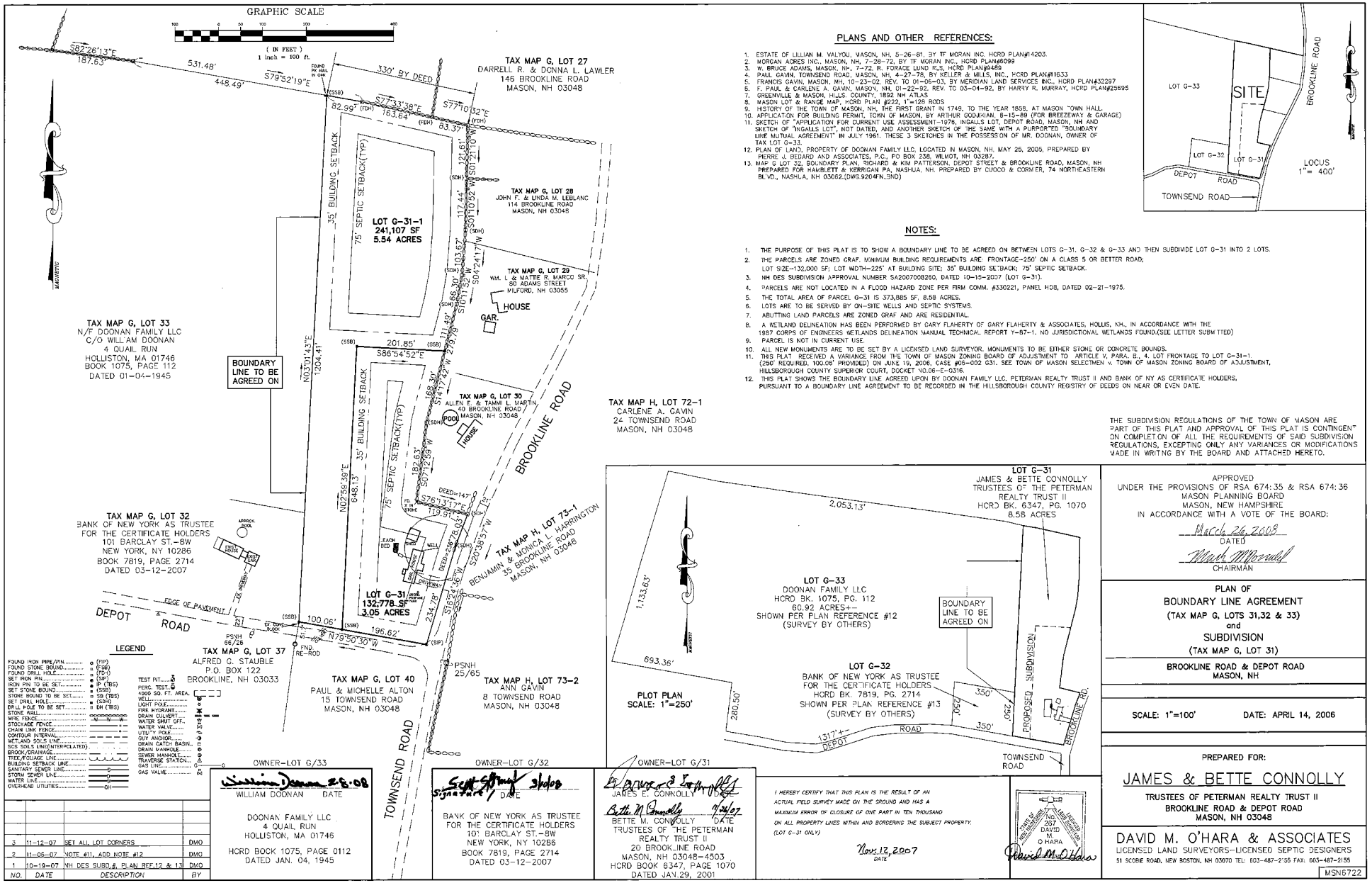

PLANS AND OTHER REFERENCES:

1. ESTATE OF LILLIAN M. VALYOU, MASON, NH, 5-26-81, BY TF MORAN INC. HCRD PLAN#14203.
2. MORGAN ACRES INC., MASON, NH, 7-28-72, BY TF MORAN INC., HCRD PLAN#6099
3. W. BRUCE ADAMS, MASON, NH, 7-72, R. FORACE LUND RLS, HCRD PLAN#9489
4. PAUL GAVIN, TOWNSEND ROAD, MASON, NH, 4-27-78, BY KELLER & MILLS, INC., HCRD PLAN#11633
5. FRANCIS GAVIN, MASON, NH, 10-23-02, REV. TO 01-06-03, BY MERIDIAN LAND SERVICES INC., HCRD PLAN#32297
6. F. PAUL & CARLENE A. GAVIN, MASON, NH, 01-22-92, REV. TO 03-04-92, BY HARRY R. MURRAY, HCRD PLAN#25695
7. GREENVILLE & MASON, HILLS. COUNTY, 1892 NH ATLAS
8. MASON LOT & RANGE MAP, HCRD PLAN #222, 1"=128 RODS
9. HISTORY OF THE TOWN OF MASON, NH, THE FIRST GRANT IN 1749, TO THE YEAR 1858, AT MASON TOWN HALL.
10. APPLICATION FOR BUILDING PERMIT, TOWN OF MASON, BY ARTHUR GODAKIAN, 8-15-89 (FOR BREEZEWAY & GARAGE)
11. SKETCH OF "APPLICATION FOR CURRENT USE ASSESSMENT-1976, INGALLS LOT, DEPOT ROAD, MASON, NH AND SKETCH OF "INGALLS LOT", NOT DATED, AND ANOTHER SKETCH OF THE SAME WITH A PURPORTED "BOUNDARY LINE MUTUAL AGREEMENT" IN JULY 1961. THESE 3 SKETCHES IN THE POSSESSION OF MR. DOONAN, OWNER OF TAX LOT G-33.
12. PLAN OF LAND, PROPERTY OF DOONAN FAMILY LLC, LOCATED IN MASON, NH, MAY 25, 2005, PREPARED BY PIERRE J. BEDARD AND ASSOCIATES, P.C., P.O. BOX 236, WILMOT, NH 03287.
13. MAP G LOT 32, BOUNDARY PLAN, RICHARD & KIM PATTERSON, DEPOT STREET & BROOKLINE ROAD, MASON, NH. PREPARED FOR HAMBLETT & KERRIGAN PA, NASHUA, NH. PREPARED BY CUOCO & CORMIER, 74 NORTHEASTERN BLVD., NASHUA, NH 03062.(DWG.9204FN..3ND)

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SHOW A BOUNDARY LINE TO BE AGREED ON BETWEEN LOTS G-31, G-32 & G-33 AND THEN SUBDIVIDE LOT G-31 INTO 2 LOTS.
2. THE PARCELS ARE ZONED GRAF. MINIMUM BUILDING REQUIREMENTS ARE: FRONTAGE-250' ON A CLASS 5 OR BETTER ROAD; LOT SIZE-132,000 SF; LOT WIDTH-225' AT BUILDING SITE; 35' BUILDING SETBACK; 75' SEPTIC SETBACK.
3. NH DES SUBDIVISION APPROVAL NUMBER SA2007008260, DATED 10-15-2007 (LOT G-31).
4. PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE PER FIRM COMM. #330221, PANEL H08, DATED 02-21-1975.
5. THE TOTAL AREA OF PARCEL G-31 IS 373,885 SF, 8.58 ACRES.
6. LOTS ARE TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
7. ABUTTING LAND PARCELS ARE ZONED GRAF AND ARE RESIDENTIAL.
8. A WETLAND DELINEATION HAS BEEN PERFORMED BY GARY FLAHERTY OF GARY FLAHERTY & ASSOCIATES, HOLLIS, NH., IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1. NO JURISDICTIONAL WETLANDS FOUND.(SEE LETTER SUBMITTED)
9. PARCEL IS NOT IN CURRENT USE.
10. ALL NEW MONUMENTS ARE TO BE SET BY A LICENSED LAND SURVEYOR. MONUMENTS TO BE EITHER STONE OR CONCRETE BOUNDS.
11. THIS PLAT RECEIVED A VARIANCE FROM THE TOWN OF MASON ZONING BOARD OF ADJUSTMENT TO ARTICLE V, PARA. B., 4, LOT FRONTAGE TO LOT G-31-1. (250' REQUIRED, 100.06' PROVIDED) ON JUNE 19, 2006, CASE #06-002 G31. SEE TOWN OF MASON SELECTMEN v. TOWN OF MASON ZONING BOARD OF ADJUSTMENT, HILLSBOROUGH COUNTY SUPERIOR COURT, DOCKET NO.06-E-0316.
12. THIS PLAT SHOWS THE BOUNDARY LINE AGREED UPON BY DOONAN FAMILY LLC, PETERMAN REALTY TRUST II AND BANK OF NY AS CERTIFICATE HOLDERS, PURSUANT TO A BOUNDARY LINE AGREEMENT TO BE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS ON NEAR OR EVEN DATE.

THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

APPROVED
UNDER THE PROVISIONS OF RSA 674:35 & RSA 674:36
MASON PLANNING BOARD
MASON, NEW HAMPSHIRE
IN ACCORDANCE WITH A VOTE OF THE BOARD:
March 26 2008
DATED
CHAIRMAN

PLAN OF
BOUNDARY LINE AGREEMENT
(TAX MAP G, LOTS 31,32 & 33)
and
SUBDIVISION
(TAX MAP G, LOT 31)

BROOKLINE ROAD & DEPOT ROAD
MASON, NH

SCALE: 1"=100' DATE: APRIL 14, 2006

PREPARED FOR:
JAMES & BETTE CONNOLLY
TRUSTEES OF PETERMAN REALTY TRUST II
BROOKLINE ROAD & DEPOT ROAD
MASON, NH 03048

DAVID M. O'HARA & ASSOCIATES
LICENSED LAND SURVEYORS-LICENSED SEPTIC DESIGNERS
51 SCOBIE ROAD, NEW BOSTON, NH 03070 TEL: 603-487-2155 FAX: 603-487-2155
MSN6722

WILLIAM DOONAN DATE
DOONAN FAMILY LLC
4 QUAIL RUN
HOLLISTON, MA 01746
HCRD BOOK 1075, PAGE 0112
DATED JAN. 04, 1945

Signature / DATE
BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATE HOLDERS
101 BARCLAY ST.-8W
NEW YORK, NY 10286
BOOK 7819, PAGE 2714
DATED 03-12-2007

JAMES E. CONNOLLY DATE
BETTE M. CONNOLLY DATE
TRUSTEES OF THE PETERMAN
REALTY TRUST II
20 BROOKLINE ROAD
MASON, NH 03048-4503
HCRD BOOK 6347, PAGE 1070
DATED JAN.29, 2001

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY. (LOT G-31 ONLY)
Nov. 12, 2007
DATE

STATE OF NEW HAMPSHIRE No. 267 DAVID M. O'HARA LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
3	11-12-07	SET ALL LOT CORNERS	DMO
2	11-05-07	NOTE #11, ADD NOTE #12	DMO
1	10-19-07	NH DES SUBD.#, PLAN REF.12 & 13	DMO

35950 DWR 167

Doc #6018008 Apr 10, 2008 12:50 PM
Plan 35950 1 of 1 DWR 167
Registrar of Deeds, Hillsborough County

PLAN 35950
DRAWER 167