



**REFERENCE PLANS:**

1. "BOUNDARY WORKSHEET - PREPARED BY - BARBARA F. BAZEMORE - MASON, N.H.", SCALE: 1"=100', DATED SEPTEMBER 29, 1988, PREPARED BY T.F. MORAN, INC. AND FOUND ON FILE AT OFFICE OF SAME.
2. "SUBDIVISION - PLAN OF LAND - BRONSON POTTER - MASON, N.H.", SCALE: 1"=100', DATED DEC. 10, 1974, PREPARED BY THOMAS F. MORAN, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 8062.
3. "SUBDIVISION PLAN - MICHAEL & DORIS DUPUIS - MASON, N.H.", SCALE: 1"=100', DATED APRIL 11, 1979, PREPARED BY KELLER & MILLS, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 12476.
4. "PROPOSED SUBDIVISION - FOR - A. & T. FOREST PRODUCTS - INCORPORATED - GILMAN HILL ROAD - MASON, HILLSBOROUGH COUNTY, N.H.", SCALE: 1"=100', DATED MARCH 25, 1986, PREPARED BY MATLO ASSOCIATES AND RECORDED AT THE H.C.R.D. AS PLAN NO. 19347.

**NOTES:**

1. THE OWNER OF RECORD FOR TAX MAP PARCEL F-18 IS KARIN R. EISENHAURE - 265 GILMAN HILL ROAD, MASON, N.H. 03048. DEED REFERENCE IS VOL. 1911 PG. 77, DATED DECEMBER 12, 1906 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP PARCEL F-18 INTO TWO LOTS AS SHOWN.
3. F-18 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. THE TOTAL AREA OF THE SITE IS 26,936 ACRES OR 1,173,363 SQ.FT. WITH 1,173.52' OF FRONTAGE.
5. ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAF). MINIMUM LOT AREA IS 174,240 SQ. FT., MINIMUM FRONTAGE IS 350'. BUILDING SETBACKS ARE 35', FRONT, SIDE & REAR. SEPTIC SETBACK IS 75' FRONT, SIDE & REAR.
6. 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.
7. LOTS ARE TO BE SERVICED BY ONSITE SEPTIC SYSTEM & WELL.
8. THE SITE LIES OUTSIDE THE 100 YEAR FLOOD HAZARD BOUNDARY DEPICTED ON FIRM COMM. PANEL NO. 3301IC0465D, PANEL 465 OF 701 DATED JUNE 24, 2005 MARKED PRELIMINARY DATE JUNE 24, 2005.
9. LOTS F-18 & F-18-1 EACH HAVE MORE THAN 1.5 ACRES OF CONTIGUOUS UPLAND SOILS.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO RECORDED EASEMENTS OR RESTRICTIONS, AN ACCESS EASEMENT IS PROPOSED AS SHOWN HEREON.
11. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER FOR LOT F-18-1 IS 542009008993.
12. THE SITE IS SUBJECT TO A CURRENT USE TAX LIEN AS SHOWN (SEE H.C.R.D. VOL. 7849 PG. 231).
13. ANY FUTURE SUBDIVISION OF TAX MAP PARCEL F-18 SHALL REQUIRE ADDITIONAL WETLANDS MAPPING.

# 36351 done 1/19