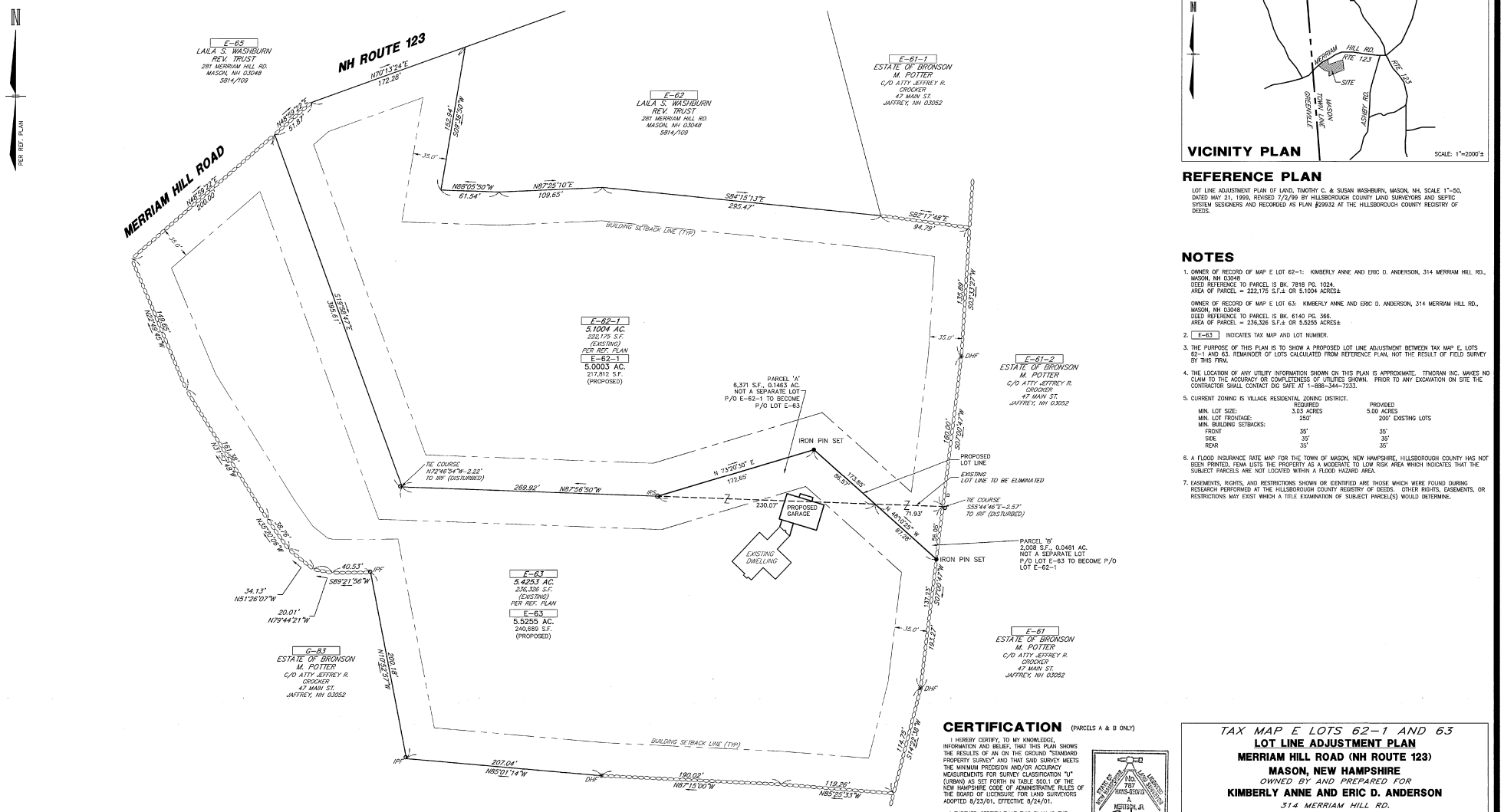

VICINITY PLAN

SCALE: 1"=2000'±

REFERENCE PLAN

LOT LINE ADJUSTMENT PLAN OF LAND, TIMOTHY C. & SUSAN WASHBURN, MASON, NH, SCALE 1"=50, DATED MAY 21, 1999, REVISED 7/2/99 BY HILLSBOROUGH COUNTY LAND SURVEYORS AND SEPTIC SYSTEM SESIGNERS AND RECORDED AS PLAN #29932 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

NOTES

1. OWNER OF RECORD OF MAP E LOT 62-1: KIMBERLY ANNE AND ERIC D. ANDERSON, 314 MERRIAM HILL RD., MASON, NH 03048
   DEED REFERENCE TO PARCEL IS BK. 7818 PG. 1024.
   AREA OF PARCEL = 222,175 S.F.± OR 5.1004 ACRES±

   OWNER OF RECORD OF MAP E LOT 63: KIMBERLY ANNE AND ERIC D. ANDERSON, 314 MERRIAM HILL RD., MASON, NH 03048
   DEED REFERENCE TO PARCEL IS BK. 6140 PG. 366.
   AREA OF PARCEL = 236,326 S.F.± OR 5.5255 ACRES±
2. E-63 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX MAP E, LOTS 62-1 AND 63. REMAINDER OF LOTS CALCULATED FROM REFERENCE PLAN, NOT THE RESULT OF FIELD SURVEY BY THIS FIRM.
4. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
5. CURRENT ZONING IS VILLAGE RESIDENTIAL ZONING DISTRICT.

	REQUIRED	PROVIDED
MIN. LOT SIZE:	3.03 ACRES	5.00 ACRES
MIN. LOT FRONTAGE:	250'	200' EXISTING LOTS
MIN. BUILDING SETBACKS:		
FRONT	35'	35'
SIDE	35'	35'
REAR	35'	35'

6. A FLOOD INSURANCE RATE MAP FOR THE TOWN OF MASON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY HAS NOT BEEN PRINTED, FEMA LISTS THE PROPERTY AS A MODERATE TO LOW RISK AREA WHICH INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

LEGEND

IRON PIPE FOUND	○ IPF
IRON ROD FOUND	○ IRF
DRILL HOLE FOUND	⊙ DHF
IRON ROD TO BE SET	● IR TBS

APPROVED BY THE MASON PLANNING BOARD

ON March 7th 2009

CHAIRMAN: _____ AND

SECRETARY: _____

CERTIFICATION (PARCELS A & B ONLY)

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER 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.

LICENSED LAND SURVEYOR
No. 767
HANS-GEORG A. MERTSON, JR.
STATE OF NEW HAMPSHIRE

11/11/07

REV.	DATE	DESCRIPTION	DR	CK
2	7/29/08	MISC REVISIONS, SHOW POINTS SET	CH	HM
1	2/5/2008	CHANGE IN OWNER E-62-1	CH	TD

Graphic Scale 50 25 0 50

TAX MAP E LOTS 62-1 AND 63

LOT LINE ADJUSTMENT PLAN

MERRIAM HILL ROAD (NH ROUTE 123)

MASON, NEW HAMPSHIRE

OWNED BY AND PREPARED FOR

KIMBERLY ANNE AND ERIC D. ANDERSON

314 MERRIAM HILL RD.

MASON, NH 03048

SCALE: 1"=50' **MARCH 29, 2007**

TFM®
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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JOB #	DR	PCL	FB	
76475.00		246		SHEET 1 OF 1
	CK	HGM	CADFILE	76475.DWG

Doc # 9023758 May 7, 2009 3:15 PM
Plan 36412 1 of 1 DWR 169
Register of Deeds, Hillsborough County
Cynthia D. Lougee

C/H LCHIP HA0335793

36412 DWR 169