

# PLAN REFERENCES:

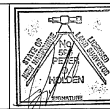
1. "BOUNDARY PLAN MAP E. & LILLIAN W. JOHNSON MASON, N.H.", DATED AUGUST 8, 1978, SCALE: 1"=20', BY THOMAS F. MORAN INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 23004.
2. "PLAN OF LAND LOCATED IN MASON NEW HAMPSHIRE OWNED BY LEE & JANEY G. VINCENT", DATED JULY 1973, SCALE 1"=200', BY A. L. KILLAM, RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 1884.
3. "PLAN OF LAND OF CHARLES F. H. CRATHERN AND ELSA R. CRATHERN N.H. ROUTE 133 (VALLEY ROAD), MASON, N.H.", DATED APRIL 27, 1983, SCALE 1"=40', BY WILLIAM A. BROWN, JR. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 16607.
4. "SUBDIVISION PLAN OF LAND WILLIAM A. STRAUSS, JR. MASON, N.H.", DATED OCTOBER 28, 1975, SCALE 1"=20', BY THOMAS F. MORAN, INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 18117.
5. "EASEMENT ON LAND OF TOWN OF MASON DARLING ROAD - MASON, NEW HAMPSHIRE", DATED JUNE 8, 1997, SCALE 1"=20', BY TAN ASSOCIATES, INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 25751.
6. "EASEMENT PLAN RONALD WOLFF AND THE TOWN OF MASON TO MASCENIC REGIONAL SCHOOL DISTRICT, DATED JULY 26, 1989, SCALE 1"=20', BY MESLAND ASSOCIATES, INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 24102.

## NOTES:

1. THE PROPERTY SHOWN ON THIS PLAN IS REFERENCED AS LOTS 5, 6 & 7 SHOWN ON THE TOWN OF MASON ASSESSOR'S MAP E.
2. THE OWNER OF RECORD OF MAP E LOT 5 IS TOWN OF MASON, NH 16 DARLING HILL ROAD MASON, NH 03048. DEED REFERENCE FOR THIS PARCEL IS BOOK 355 PAGE 409 AND BOOK 399 PAGE 330.
3. THE OWNER OF RECORD OF MAP E LOT 6 MASON CONGREGATIONAL CHURCH/CHURCH TRUSTEES 33 VALLEY ROAD MASON, NH 03048. DEED REFERENCE FOR THIS PARCEL IS BOOK 448 PAGE 497.
4. THE OWNER OF RECORD OF MAP E LOT 7 IS GEORGE G. SCHWENK 177 MERRIAM HILL ROAD MASON, NH 03048. DEED REFERENCE FOR THIS PARCEL IS BOOK 2335 PAGE 01.
5. BUILDING OWNED BY MASCENIC SCHOOL DISTRICT AND TO BE TRANSFERRED TO MASON SCHOOL DISTRICT PER THE MASON SCHOOL DISTRICT CERTIFICATE OF WITHDRAWAL.
6. THE PROJECT IS SUBJECT TO ANY EASEMENTS, COVENANTS OR DEED RESTRICTIONS WHICH ARE DESCRIBED ON REFERENCE PLANS, IN DEEDS, EASEMENT DOCUMENTS, OR OTHER DOCUMENTS THAT MAY OR MAY NOT BE REFERENCED ON THIS PLAN.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF MAP E LOTS 5 & 6 THE EXISTING PARSONAGE LOT AND THE EXISTING SCHOOL LOT INTO ONE CREATING A LOT OF SQUARE FEET 275,391 OR 6,332 ACRES. THEN CREATE A NEW PARSONAGE LOT FROM MAP E LOT 7 CONSISTING OF 86,714 SQUARE FEET OR 2,037 ACRES. EACH PROPOSED LOT WILL HAVE LAND AREA GREATER THAN THE REQUIRED MINIMUM LOT SIZE OF 80,000 SQUARE FEET AS REQUIRED BY THE TOWN OF MASON ZONING ORDINANCE.
8. AN INDIVIDUAL SEWERAGE DISPOSAL SYSTEM SHALL SERVE EACH LOT. THE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) SUBDIVISION AND INDIVIDUAL SEWERAGE DISPOSAL SYSTEM DESIGN RULES.
9. A PRIVATE WELL SHALL SERVE EACH LOT.

10. THE SOIL MAPPINGS UNITS AND BOUNDARIES SHOWN ON THIS PLAN ARE FROM MAPS PUBLISHED BY THE U.S. NATURAL RESOURCE CONSERVATION SERVICE.
11. THIS PLAN WAS PREPARED BASED ON A GROUND SURVEY BY HOLDEN ENGINEERING AND SURVEYING STARTING ON DECEMBER, 10 2008 AND ENDING ON APRIL, 1, 2009.
12. THE VERTICAL DATUM USED TO PREPARE THE TOPOGRAPHIC MAPPING ON THIS PLAN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD88). THE DATUM IS BASED ON GPS DATA AND THE STATE OF NEW HAMPSHIRE BASE STATION.
13. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON STATE OF NEW HAMPSHIRE STATE PLANE COORDINATES.
14. THE WETLANDS SHOWN ON THIS PLAN WERE IDENTIFIED BY PETER D. HOLDEN A CERTIFIED WETLAND SCIENTIST, IN DECEMBER, 2008. SEE WETLAND SCIENTIST CERTIFICATION.
15. THE SUBJECT PARCELS ARE LOCATED IN THE HP HISTORIC PRESERVATION DISTRICT AND THE VR VILLAGE RESIDENTIAL DISTRICT. THE DIMENSIONAL ZONING REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:  
A. FRONTAGE- 200 FEET  
B. FRONT SETBACK- 35 FEET  
C. SIDE SETBACK- 35 FEET  
D. REAR SETBACK- 35 FEET  
E. BUILDING SETBACK FROM WETLAND- N/A  
F. SEPTIC SETBACK- 75 FEET
16. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN 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.
17. LOT E-7 IS IN CURRENT USE AT THIS TIME.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



PETER D. HOLDEN, CERTIFIED WETLAND SCIENTIST #191, OF NEW ENGLAND ENVIRONMENTAL ASSOCIATES, INC. OF CONCORD, NH (OR THOSE UNDER MY DIRECT SUPERVISION) PERFORMED THE WETLAND MAPPING IN DECEMBER, 2008 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

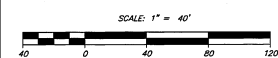


05-06-2009  
DATE

## CONSOLIDATION/SUBDIVISION RECORDING PLAN BOUNDARY/TOPOGRAPHY SURVEY

MAP E, LOTS 5, 6, & 7  
TOWN OF MASON, NH  
DARLING HILL ROAD & MEETINGHOUSE HILL ROAD  
MASON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE  
04-01-09

Revision Date	Revision Description
05-06-09	TOWN COMMENTS/MONUMENTS SET



Scale: 1"=40'  
Dr. By: DV Ck By: DV  
H.E.S. Job No. 0820225  
Field Book No.  
Field Book Page No.  
Sheet No. 5 of 5

**HOLDEN ENGINEERING & SURVEYING, Inc.**

15 Maple Park Drive  
PO Box 480 Concord, N.H. 03302  
(603) 225-6449

3 Certification Order  
Bedford, N.H. 03110  
(603) 472-2018

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APPROVED: TOWN OF MASON PLANNING BOARD

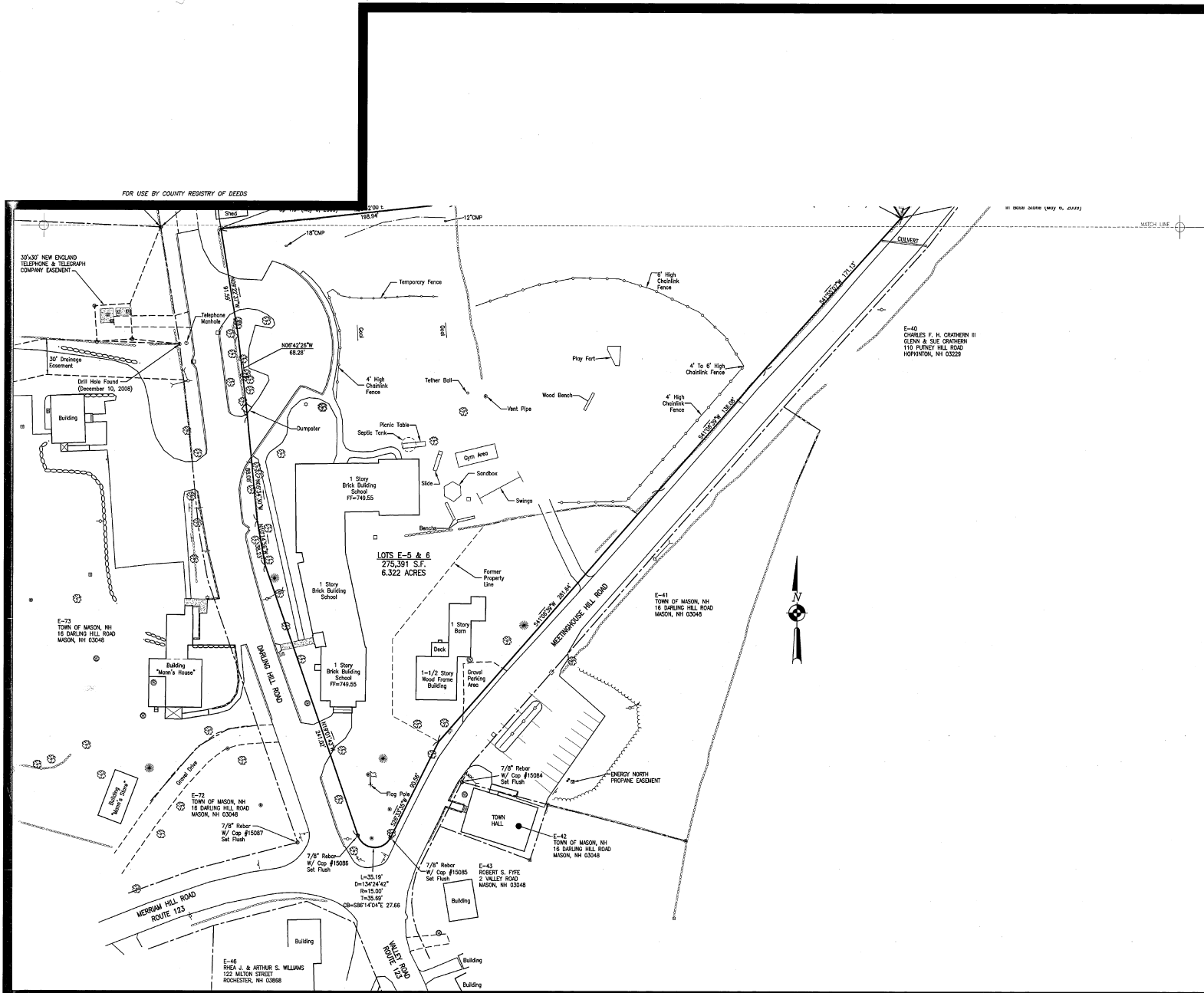
*Samuel H. Foster*  
May 8, 2009

CHAIRMAN/VICE CHAIRMAN  
DATE

Doc # 0024018 May 8, 2009 1:57 PM  
Plan 36413 1 of 2 DWR 109  
Register of Deeds, Hillsborough County  
Camden, CA

SUB\_RECORDING.DWG

#36413 dw- 169 182



**LEGEND:**

	PROPERTY LINE
	ADJUTER LINE
	STONE WALL
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	GRASSY LOT
	EDGE OF WETLAND
	STONE RETAINING WALL
	EASEMENT LINE
	TREES
	UTILITY POLE W/OUT WIRE
	SON
	CATCH BASIN
	WELL
	UTILITY BOX
	STONE BOARD
	REBAR / IRON PIPE
	DRILL HOLE

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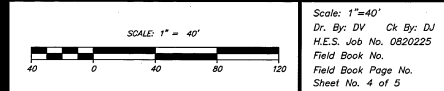
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PETER D. HOLDEN  
DATE 05-06-2009

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MASON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE  
04-01-09

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05-05-09	TOWN COMMENTS/MONUMENTS SET



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13 Temple Park Drive  
PO Box 400 Concord, NH 03302  
(603) 225-6449

APPROVED: TOWN OF MASON PLANNING BOARD  
Chairman/Vice Chairman  
DATE

#36413 dnr 169 272