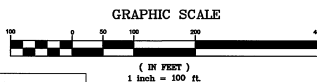
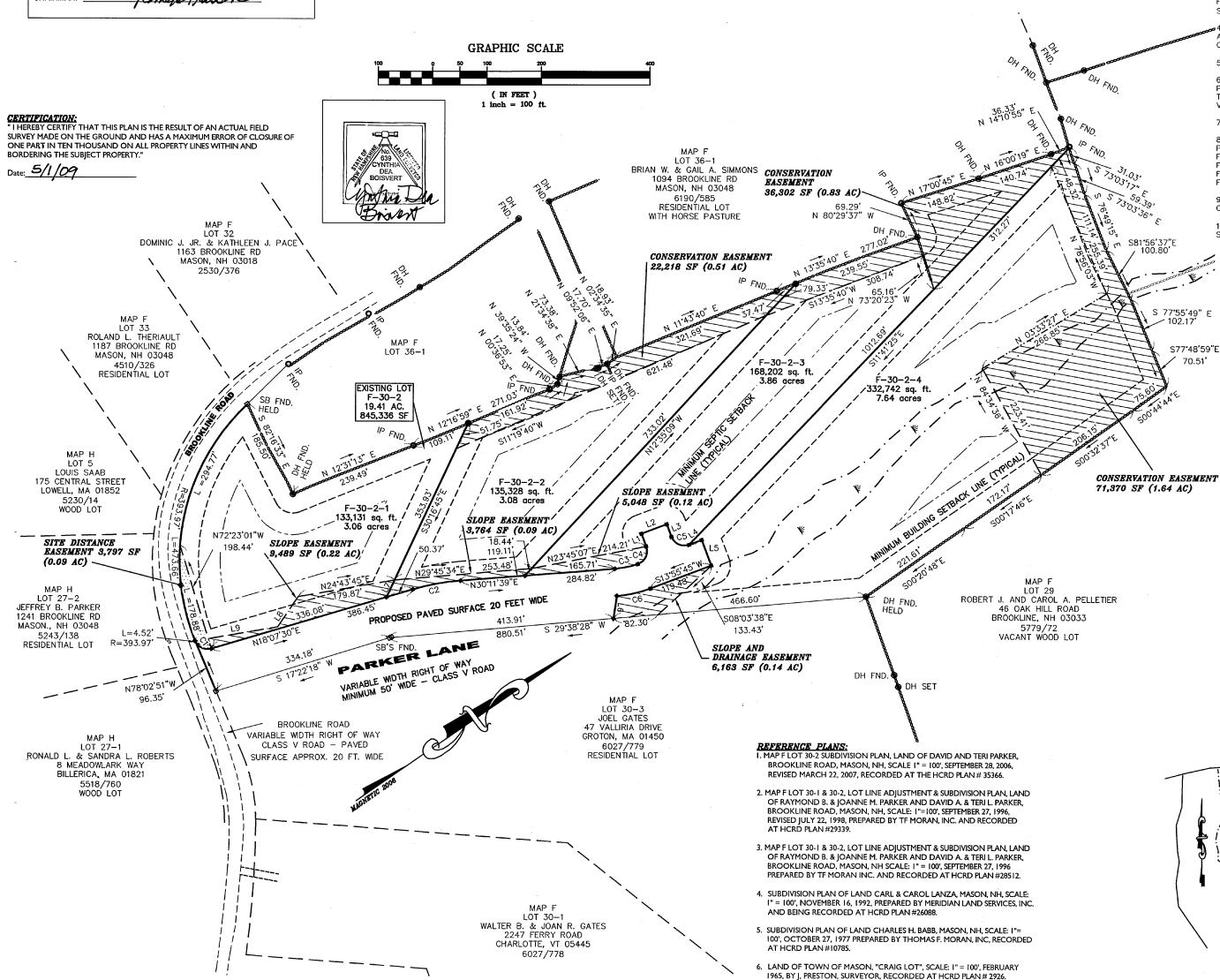
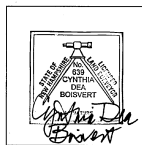


APPROVED BY THE MASON PLANNING BOARD  
ON: 5/13/2009  
CHAIRMAN: [Signature] CERTIFIED BY: [Signature]



**CERTIFICATION:**  
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.

Date: 5/1/09



**NOTES (CONTINUED):**

1. LOTS ARE TO BE SERVED BY ON SITE WELLS AND SEPTIC SYSTEMS. STATE SUBDIVISION APPROVAL SA2007007850.
12. WETLANDS WERE DELINEATED DECEMBER OF 2005, BY GARY FLAHERTY WETLAND AND SOIL SCIENTIST OF FLAHERTY AND ASSOCIATES. WETLANDS WERE LOCATED BY THIS OFFICE IN JUNE OF 2006. WETLANDS WERE DELINEATED USING THE CORP DELINEATION MANUAL TECH. REPORT Y-87-1, THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VER. 3) AND THE NATIONAL LIST OF PLANT SPECIES FOR NEW HAMPSHIRE.

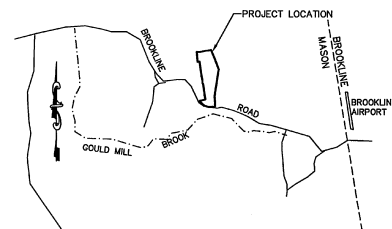
**NOTES:**

1. OWNER OF RECORD FOR LOTS F-30-2-2, 30-2-3, & 30-2-4 IS DAVID AND TERI PARKER P.O. BOX 403 BROOKLINE, NH 03033 BK 7484 PD 1862 DATED JUNE 21, 2005. LOT F-30-2-1 IS STEVEN VARNLEY, 1210 BROOKLINE ROAD, MASON NH. BK 8041 PG 2566.
2. THE PURPOSE OF THIS PLAN IS TO ADD CONSERVATION EASEMENTS TO LOTS 2, 3 AND 4.
3. ZONING FOR THE ENTIRE SITE IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAF) ZONE. MINIMUM LOT AREA IS 132,000 SF. MINIMUM FRONTAGE 250'. BUILDING SETBACK IS 35' FRONT, SIDE AND REAR. SEPTIC SETBACK IS 75' FRONT, SIDE AND REAR.
4. THE BOUNDARY INFORMATION SHOWN FOR LOT F-30-2 IS THE RESULT OF A PRECISE FIELD SURVEY MADE ON THE GROUND IN MARCH OF 2006 BY CUOCO AND CORMIER ENGINEERING ASSOCIATES INC.
5. THE TOTAL AREA FOR F-30-2 IS 19.41 ACRES (845,336 SF).
6. THE SUBDIVISION REGULATION FOR 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, EXCEPT ONLY ANY VARIANCES OR MODIFICATION MADE IN WRITING AND ATTACHED HERETO.
7. 16.38 ACRES OF LOT F-30-2 IS IN CURRENT USE.
8. EXISTING FRONTAGE ON BROOKLINE ROAD FOR LOT F-30-2-1 IS 473.65 FEET AND 372.94 FEET ON PARKER LANE. FRONTAGE OF PROPOSED LOT F-30-2-2 IS 259.01 FEET ON PARKER LANE. FRONTAGE OF PROPOSED LOT F-30-2-3 ON PARKER LANE IS 363.41 FEET. FRONTAGE OF PROPOSED LOT F-30-2-4 ON PARKER LANE IS 250.35 FEET.
9. PARKER LANE IS A CLASS V TOWN ROAD, VARIABLE WIDTH ROW, MINIMUM OF 50 FEET WIDE.
10. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO THE TOWN OF MASON'S STANDARD SPECIFICATIONS.

**LEGEND**

- DRILL HOLE FOUND
- GRANITE BOUND FOUND
- GRANITE BOUND TO BE SET
- 5/8" REBAR TO BE SET
- IRON PIPE ROD FOUND
- DRILL HOLE FOUND
- IRON PIPE FOUND
- - - - - EDGE OF POORLY DRAINED SOILS
- - - - - BUILDING SETBACK
- - - - - SEPTIC SETBACK
- - - - - PROPOSED EASEMENT
- ▲ WETLANDS
- - - - - EXISTING STONE WALL
- - - - - EXISTING BUILDING
- - - - - EDGE OF GRAVEL DRIVE
- - - - - CURRENT USE BOUNDARY

**LOCATION MAP**



**REFERENCE PLANS:**

1. MAP F LOT 30-2 SUBDIVISION PLAN, LAND OF DAVID AND TERI PARKER, BROOKLINE ROAD, MASON, NH, SCALE 1" = 100', SEPTEMBER 28, 2006, REVISED MARCH 22, 2007, RECORDED AT THE HC RD PLAN # 35366.
2. MAP F LOT 30-1 & 30-2, LOT LINE ADJUSTMENT & SUBDIVISION PLAN, LAND OF RAYMOND S. & JOANNE M. PARKER AND DAVID A. & TERI L. PARKER, BROOKLINE ROAD, MASON, NH, SCALE 1" = 100', SEPTEMBER 27, 1996, REVISED JULY 22, 1998, PREPARED BY TF MORAN INC. AND RECORDED AT HC RD PLAN #29339.
3. MAP F LOT 30-1 & 30-2, LOT LINE ADJUSTMENT & SUBDIVISION PLAN, LAND OF RAYMOND S. & JOANNE M. PARKER AND DAVID A. & TERI L. PARKER, BROOKLINE ROAD, MASON, NH, SCALE 1" = 100', SEPTEMBER 27, 1996, PREPARED BY TF MORAN INC. AND RECORDED AT HC RD PLAN #28512.
4. SUBDIVISION PLAN OF LAND CARL & CAROL LANZA, MASON, NH, SCALE 1" = 100', NOVEMBER 16, 1992, PREPARED BY MERIDIAN LAND SERVICES, INC. AND BEING RECORDED AT HC RD PLAN #26088.
5. SUBDIVISION PLAN OF LAND CHARLES H. BABB, MASON, NH, SCALE 1" = 100', OCTOBER 27, 1977, PREPARED BY THOMAS F. MORAN, INC. RECORDED AT HC RD PLAN #10785.
6. LAND OF TOWN OF MASON, "CRAG LOT", SCALE 1" = 100', FEBRUARY 1965, BY J. PRESTON, SURVEYOR, RECORDED AT HC RD PLAN # 3726.

**FARWELL**  
**ENGINEERING**  
**SERVICES, LLC**

265 WADLEIGH FALLS ROAD  
LEE, NEW HAMPSHIRE 03824  
PH: 603-552-2784  
FAX: 603-552-2785

ISSUED FOR:

APPROVAL

ISSUE DATE:

SEPTEMBER 28, 2006

NO.	DATE	DESCRIPTION	BY
7	5/1/09	CONSERVATION ESMTS. NOTE 15	TKF
6	3/22/07	STATE SUBDIVISION APPROVAL	TKF
5	2/16/07	PER REVIEW ENG. COMMENTS	TKF
4	1/12/07	REVISED FULL SUBMISSION	TKF
3	10/27/06	WALKER REQUEST	TKF
2	10/25/06	PER TOWN COMMENTS	TKF
1	9/28/06	INITIAL SUBMISSION	TKF

DRAWN BY: TKF  
APPROVED BY: TKF  
DRAWING FILE: 05015PARKER.DWG

SCALE: 1" = 100'

OWNER/APPLICANT:

DAVID & TERI PARKER  
P.O. BOX 403  
BROOKLINE, NH 03033

PROJECT:

**PARKER SUBDIVISION**  
**F-30-2**  
**BROOKLINE ROAD**  
**MASON, NH**

TITLE:

**SUBDIVISION PLAN**

SHEET NUMBER:

**S-1**

Drawn 9/25/09 11:20 AM  
Plan 36417 1 of 1 DWG 169  
Register of Deeds, Hillsborough County  
Charlotte to Leggett



36417 DWG 169