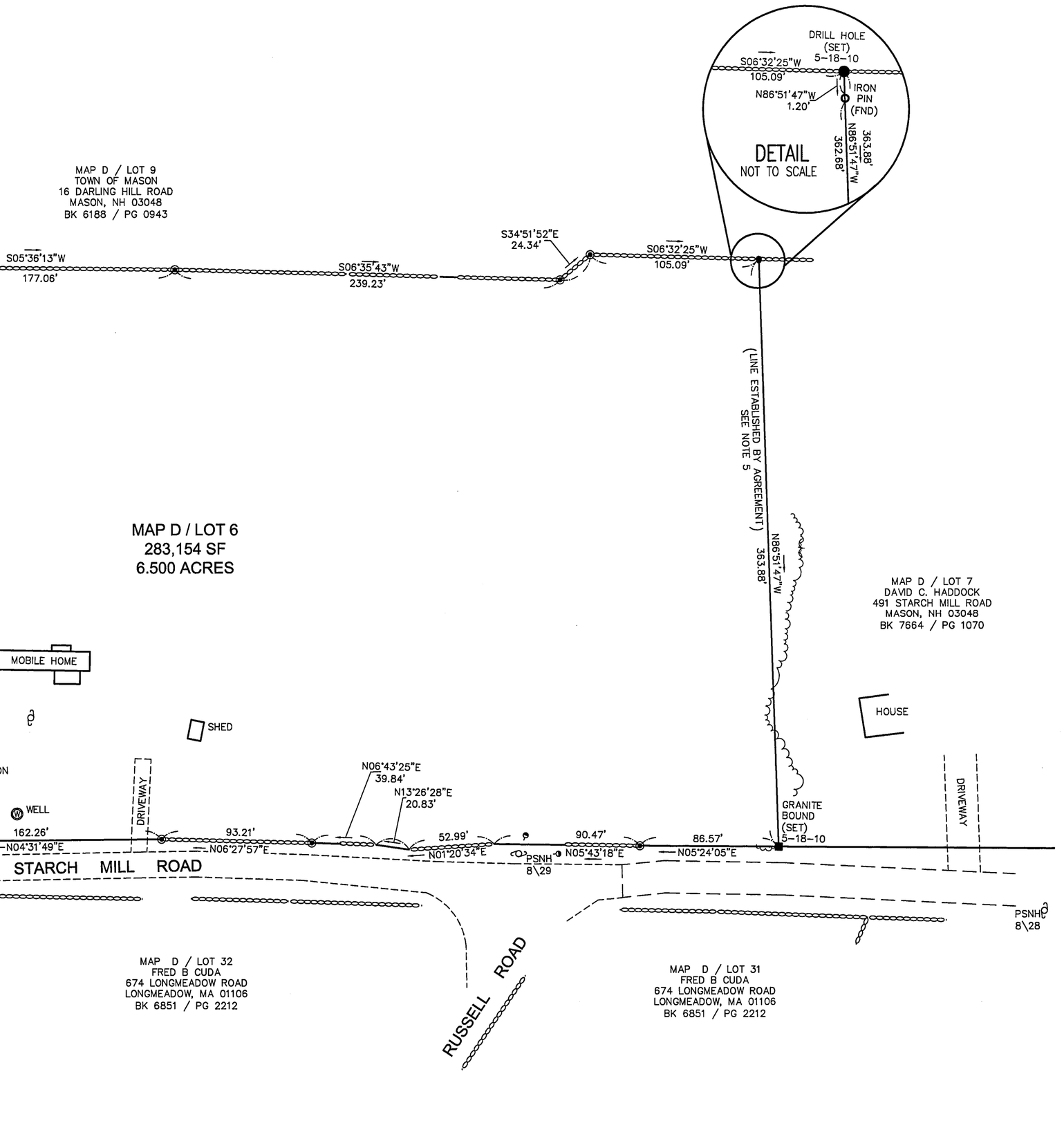
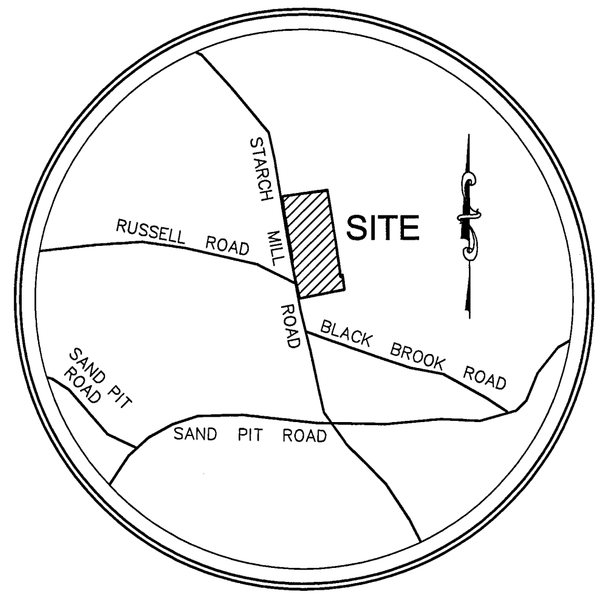
LEGEND

- PROPERTY LINE
- STONE WALL
- UP fnd w/ GUY
- IRON ROD OR IRON PIN FND
- DRILL HOLE (FND OR SET)
- BUILDING
- WELL
- GRANITE BOUND SET
- DRILL HOLE (SET)

MAG– APRIL 2010





LOCUS
MASON, NH
NOT TO SCALE

REFERENCE PLANS:

1.) "BOUNDARY AND EASEMENT PLAN; TAX MAP PARCELS D–8, D–10, D–37, D–38 & D–39; PREPARED FOR, ANNE C. FIFIELD REVOCABLE TRUST, THE FAMILY TRUST CREATED UNDER THE CHARLES W. FIFIELD, III, REVOCABLE TRUST & THE MASON CONSERVATION COMMISSION; MASON, NEW HAMPSHIRE" DATED: JUNE 10, 2004, BY MERIDIAN LAND SERVICES, INC. RECORDED H.C.R.D. PLAN NO. 36032.

2.) "SUBDIVISION OF E.K. FLETCHER LAND; RUSSELL ROAD AND STARCH MILL ROAD; MASON N.H." DATED 9–19–87, BY D.W. SMITH LLS, RECORDED H.C.R.D. PLAN NO. 22708.

3.) "SUBDIVISION AND CONSOLIDATION PLAN OF LAND ; LOVEJOY GRANITE COMPANY MASON, N.H." DATED: JUNE 5, 1985. BY THOMAS F. MORAN INC. RECORDED H.C.R.D. PLAN NO. 18097.

4.) "LAND OF ANNA L. KIVIMAKI; IN MASON, N.H." DATED AUGUST, 1975 BY: KEAR–WOOD, INC. WILMOT, N.H. RECORDED H.C.R.D. PLAN NO. 11658

NOTES:

1.) REFERENCE THIS PARCEL AS MAP D / LOT 6

2.) PROPERTY OWNER: IAN J FRATTASIO
420 WASHINGTON STREET
CANTON, NH 02021
HILLSBOROUGH COUNTY
PROBATE NO. 20041926
(ESTATE OF RONALD HARRY)

PREPARED FOR: STANLEY BROWN
4 MAIN STREET
ANTRIM, NH 03440

ABUTTING PROPERTY OWNER: MAP D / LOT 7
DAVID C. HADDOCK
491 STARCH MILL ROAD
MASON, NH 03048
BK 7664 / PG 1070

3.) PARCEL AREA – 283,154 SF OR 6.500 ACRES

4.) PARCEL IS ZONED GENERAL RESIDENTIAL AGRICULTURAL, AND FORESTRY DISTRICT (GRAF)

5.) THE PURPOSE OF THIS PLAN IS TO DEPICT THE BOUNDARY OF MAP D / LOT 6. THE COMMON LINE BETWEEN MAP D / LOT 6 AND MAP D / LOT 7 WAS ESTABLISHED BY AGREEMENT BETWEEN THE LOT OWNERS DUE TO CONFLICTING RECORD INFORMATION DESCRIBED IN THE TWO SUBJECT DEEDS, RESULTING IN SAID LINE BEING INDETERMINABLE.

6.) THIS SURVEY PERFORMED ACCORDING TO STANDARDS FOR REAL PROPERTY SURVEYS, CLASSIFICATION U, SET FORTH IN ADMINISTRATIVE RULES LAN 502 AND 503 ADOPTED 8/23/01, AMENDED 9/9/03 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310–A:58 AND RSA 541–A.

7.) THIS PLAN IS NOT A GUARANTEE OF TITLE.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7–1–10	PREPARE FOR HCRD RECORDING	LPN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

RSA 676:18 - III & IV

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

7-1-10
DATE

EARL SANDFORD L.L.S. #700

CERTIFICATION OF BOUNDARY PRECISION

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.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 700 — EARL J. SANDFORD — SIGNATURE

BOUNDARY / BOUNDARY LINE AGREEMENT PLAN

MAP D / LOT 6

OWNER OF RECORD

IAN J. FRATTASIO

STARCH MILL ROAD
TOWN OF MASON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING
TEL (603) 472–2265 FAX (603) 472–6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: RPS	CADD: LPN	PROJ:BRO11B10032
CONTACT: S BROWN	CHK BY: RPS	DWG#:BRO11B10032
SCALE: 1" = 50'	DATE: 5/20/10	SHEET 1 OF 1

36223 OWR 171

Doc # 1030571 Jul 2, 2010 3:06 PM
Plan 36822 1 of 1 OWR 171
Register of Deeds, Hillsborough County
Lynda O Coughlin
C/H I-CHIP HIA091228