

REFERENCE PLANS:

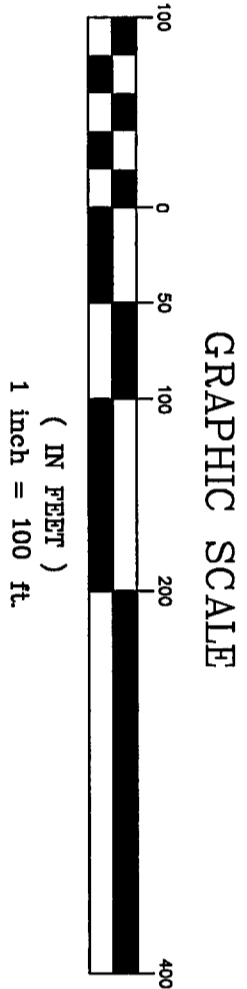
1. "SUBDIVISION PLAN GERALD E. & JUDITH H. ANDERSON; MAP L / LOT 37; TOWNSEND ROAD, TOWN OF MASON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE" SCALE: 1"=100' DATED 2/11/04, RECORDED H.C.R.D. PLAN NO. 33491.



NO.	DATE	DESCRIPTION	BY
1	6-23-10	NOTE 8, NEW LOT LINE, TEXT, EASTERN DIMENSIONS	LPN
2	6-24-10	NOTE 9	LPN
3	7-13-10	REGISTER NOTE	LPN

REVISIONS

Doc # 103446 JUL 29, 2010 9:34 AM
Plan 38843 1 of 1 DWG 171
Gerald E. Anderson



MAP K / LOT 19
RONALD N. & ROSEANNA D. DUBE
700 TOWNSEND ROAD
MASON, NH 03048

MAP L / LOT 1
RONALD N. & ROSEANNA D. DUBE
700 TOWNSEND ROAD
MASON, NH 03048

MAP L / LOT 2-1
DARRYL P. & SUSAN S. WAGONER
P. 3527 S. BROOKLINE, NH 03033

MAP L / LOT 2-2
MARK A. & DONNA H. RICHARDSON
443 BRIGGS ROAD
MASON, NH 03048

MAP L / LOT 3
GORDON E. & BARBARA A. STOCKMAN
54 DODGE ROAD
LITTLETON, NH 03561

MAP L / LOT 36
WILLIAM D. ADAMS
TOWN OF MASON
16 DARRING HILL ROAD
MASON, NH 03048

PARCELA
(261,315 SF
5.769 ACRES)

MAP L / LOT 37
544,576 SF
12.502 ACRES

MAP L / LOT 37-1
262,098 SF
6.017 ACRES

MAP L / LOT 37-2
JON R STARR
201 GREENVILLE ROAD
MASON, NH 03048
HORD BK. 6197 / P. 2752

MAP L / LOT 57
GERALD E. & JUDITH H. ANDERSON
4207A MIRANDA STREET
FREMONT, CA 94538

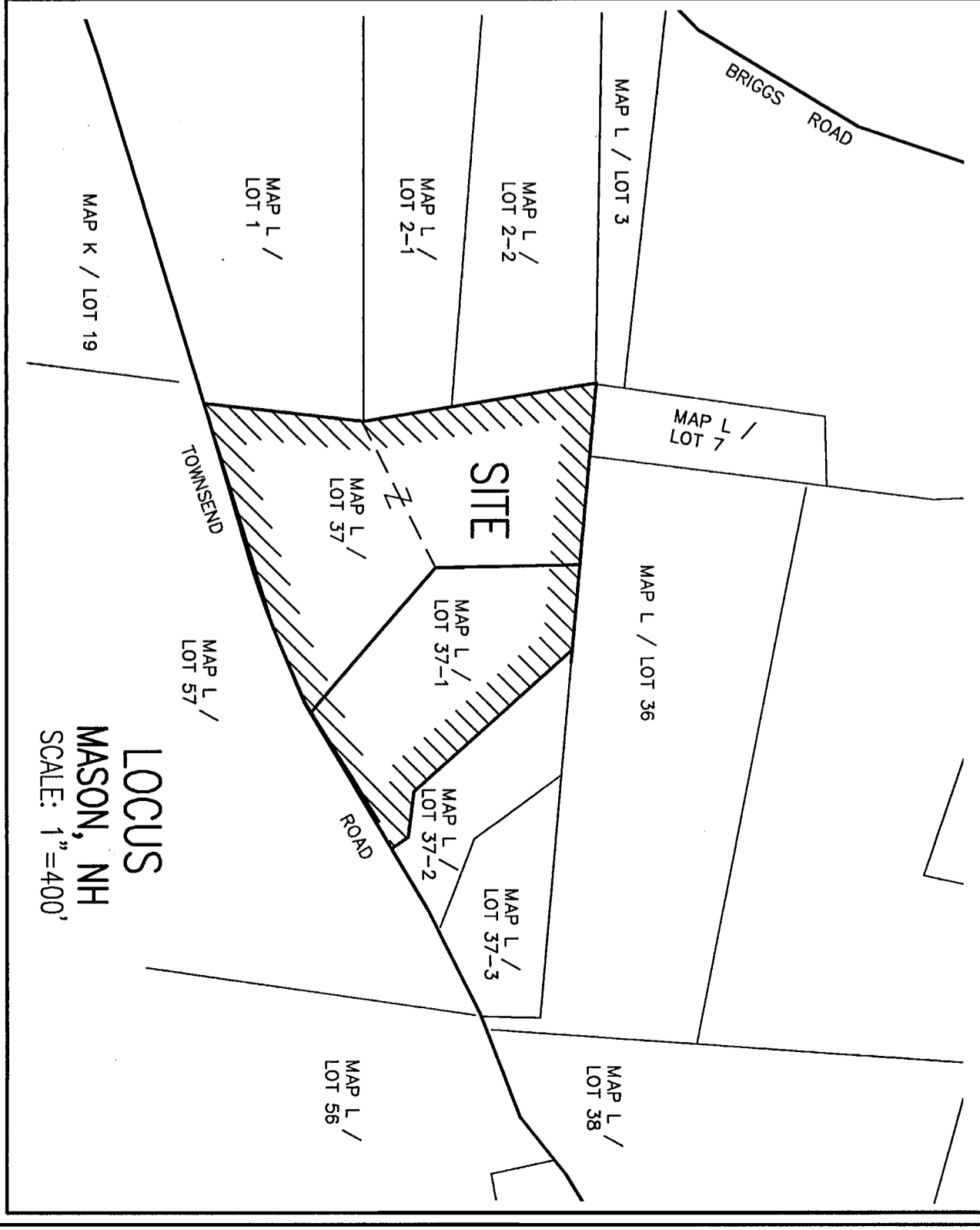
MASON PLANNING BOARD APPROVAL

DATE: 7/28/10 BY: [Signature]

CHAIRMAN: [Signature]

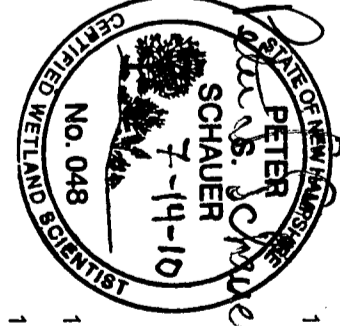
REGISTRY NOTE:

* SHEET 1 OF 2 ONLY IS TO BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS ARE ON FILE AT THE TOWN OF MASON PLANNING DEPARTMENT, WHICH IN THE EVENT DISPUTE THE LOT LINE ADJUSTMENT PLAN AS APPROVED BY THE TOWN OF MASON PLANNING BOARD.



NOTES:

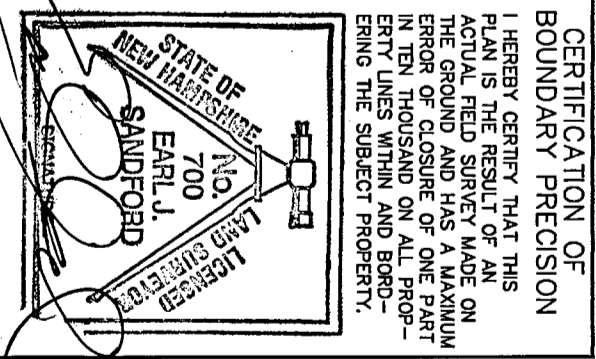
- 1) REFERENCE THESE PARCELS AS MAP L / LOTS 37 AND 37-1
- 2) OWNER: GERALD E. & JUDITH H. ANDERSON
480 MORSE ROAD
MASON, NH 03048
HORD BK. 6751 / P. 370
- 3) PARCEL AREAS - MAP L / LOT 37 - 293,261 SF OR 6.732 ACRES
MAP L / LOT 37-1 513,413 SF OR 11.726 ACRES
- 4) PARCEL IS ZONED GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY DISTRICT (GRAF)
- 5) MINIMUM LOT REQUIREMENTS:
LOT SIZE: MINIMUM 4 ACRES
LOT FRONTAGE: MINIMUM 350 FEET
BUILDING SETBACK FROM PROPERTY LINE & REAR = 35 FEET
LEACHFIELD SETBACK FROM PROPERTY LINE & WETLAND: 75 FEET
- 6) THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP L / LOTS 37 AND 37-1 TO ADJUST PARCELS TO 261,315 SF OR 5.769 ACRES. THIS ADJUSTMENT IS NOT TO BE CONSIDERED AS A PART OF THE SUBDIVISION PLAN. THE ADJUSTMENT IS TO BE CONSIDERED AS A PART OF THE PREMISES KNOWN AS MAP L / LOT 37.
- 7) NEW LOT AREAS:
MAP L / LOT 37 - 544,576 SF OR 12.502 ACRES
MAP L / LOT 37-1 - 262,098 SF OR 6.017 ACRES
B) THESE LOTS WILL BE SERVED BY PRIVATE ON SITE WATER AND SEPTIC SERVICES
- 8) THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD AREA MAP 330221 06050 DATED 9/25/08.
- 10) "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, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO."
- 11) PETER SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. (LOUDON, NH), PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON DECEMBER 26, 2003 USING THE TECHNICAL CRITERIA IN THE GUIDES OF THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES (NHDOT) AND THE NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES (NHDOT) LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, 1988 NEW HAMPSHIRE, U.S.F.S. 1988. HYDRIC SOILS WERE DETERMINED USING THE CRITERIA IN FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VER. II, JULY 1998.
- 12) ADJUTING PROPERTIES ARE A MIX OF VACANT WOODLAND AND RESIDENTIAL LOTS.
- 13) NO KNOWN EASEMENTS OR ENCROACHMENTS OTHER THAN SHOWN ON PLAN OR REFERENCED IN DEED.
- 14) THIS SURVEY PERFORMED ACCORDING TO STANDARDS FOR REAL PROPERTY SURVEYS, CLASSIFICATION U, SET FORTH IN ADMINISTRATIVE RULES 310-A-58 AND RSA 541-A-4, 12/8/94 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-A-58 AND RSA 541-A-4.
- 15) THERE ARE NO EXISTING WELLS, SEPTICS, DRIVEWAYS OR STRUCTURES ON OR WITHIN 200 FEET OF THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAN.
- 16) THIS PARCEL IS IN CURRENT USE.
- 17) ALL LOT CORNERS AND R.O.W. BOUNDS SHOWN ON THIS PLAN HAVE BEEN FOUND.



LOT LINE ADJUSTMENT PLAN
GERALD E. & JUDITH H. ANDERSON
MAP L / LOTS 37 & 37-1
TOWNSEND ROAD
TOWN OF MASON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE



TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS
PROJ. MAN.: RPS CAD: LPN PROJ: AND02503088
CONTACT: G. ANDERSON CHK: BY: RPS DWG: AND02503088X
SCALE: 1" = 100' DATE: 6/2/10 SHEET 1 OF 2



30843 DOR 171