

NOTES.

1. THE OWNER OF RECORD FOR TAX MAP LOTS F-26 & H-32 IS THE RUTH M. MORAN FAMILY TRUST OF 1992, P.O. BOX 129, BROOKLINE, NH, 03033. THOMAS F. MORAN & ROBERT M. PAROLI, TRUSTEES. DEED REFERENCES ARE VOL. 3712 PG.86 DATED OCTOBER 11, 1996, VOL.3156 PG.82(72) OCTOBER 12, 1994 AND VOL. 8492 PG. 2112 NOVEMBER 13, 2012 IN THE H.C.R.D. SEE ALSO H.C.R.P. PROBATE DOCKET #316-2011-ET-02439. THE APPLICANT IS THOMAS F. MORAN, P.O. BOX 129, BROOKLINE, NH 03033.
2. [F-26] DENOTES TAX MAP PAGE AND PARCEL NUMBER.
3. THE TOTAL AREA OF THE SITE IS 115,432 ACRES OR 5,028,220 SQ.FT.
4. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN LOTS F-26 & H-32 SUCH THAT REVISED LOT F-26 IS INCREASED FROM 54,182 ACRES TO 110,386 ACRES AND REVISED LOT H-32 IS REDUCED FROM 61,282 ACRES TO 5,058 ACRES WHILE MAINTAINING IT'S JANUARY 19, 2006 APPROVED LOT CONFIGURATION AND WIDTH THROUGH A DEPTH OF 200'+ AS SHOWN ON REFERENCE PLAN 1, REVISED LOT H-32, THOUGH THE LOT DEPTH OF 200'+ HAS A LOT WIDTH OF GREATER THAN 90X OF 400 (360') WHEN MEASURED FROM THE BUILDING SETBACK LINE AND PARALLEL WITH THE LOT'S FRONTAGE. PARCEL 'A' IS NOT TO BE CONSIDERED AS A SEPARATE LOT, BUT IS TO BECOME PART OF REVISED LOT F-26 AS SHOWN.
5. ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GR4). MINIMUM LOT AREA IS 4,000 ACRES SQ.FT. AND MINIMUM FRONTAGE IS 350 FT. BUILDING SETBACKS ARE 35 FT., FRONT, SIDE & REAR. SEPTIC SETBACK IS 75 FT. FRONT, SIDE, REAR & 75 FT. FROM WETLANDS EXCEPT WHEN SOILS ARE VERY PERMEABLE WHERE THE SEPTIC SETBACK IS 125 FT. FROM WETLANDS.
6. EXISTING LAND LOCKED LOT F-26 HAS NO FRONTAGE ON A CLASS V ROAD, FRONTAGE OF EXISTING LAND F-26 IS 1007.01 FT., 39.71 FT. ON BROOKLINE ROAD AND 62.35 FT. ON LANCY BROOK ROAD. PROPOSED LOT F-26 WILL HAVE 62.35 FT. OF FRONTAGE ON LANCY BROOK ROAD. PROPOSED LOT H-32 WILL HAVE FRONTAGE OF 1007.01 FT. ON BABB MEADOW LANE AND 38.71 FT. ON BROOKLINE ROAD.
7. THE BOUNDARY INFORMATION SHOWN IS ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND IS NOT THE RESULT OF A FIELD SURVEY BY THIS OFFICE.
8. PORTIONS OF THE SITE BORDERING BABB MEADOW LIE WITHIN THE 1% ANNUAL CHANCE OF FLOOD HAZARD BOUNDARY AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 33011C06050, ISSUED 9/25/09 AND SHOWN APPROXIMATELY HEREON.
9. THE ENTIRE SITE LIES WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AS DEPICTED ON THE "WATER RESOURCES INVESTIGATION 92-4192, PLATES 1 AND 5", PREPARED IN COOPERATION WITH BOTH THE N.H.D.E.S. AND THE U.S.G.S.
10. THE BOUNDARY DEFINING THE LIMIT OF LAND PLACED IN CURRENT USE STATUS DEPICTED HEREON IS DEFINED BY THE EDGE OF WETLANDS AND THE 368 FT. CONTOUR WEST AND SOUTH OF THE WETLANDS.
11. WETLANDS SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON.
12. LOT H-32 IS TO BE SERVICED BY AN INDIVIDUAL ON-SITE SEPTIC SYSTEM & WELL. LOT H-32 IS GREATER THAN 5 ACRES AND DOES NOT REQUIRE SUBDIVISION APPROVAL BY THE STATE OF N.H., DEPT. OF ENVIRONMENTAL SERVICES.
13. LOT H-32 HAS A SLOPE & DRAINAGE EASEMENT TO THE TOWN OF MASON (VOL. 7618 PG. 1861) WITH EASEMENTS TO VERIZON NEW ENGLAND, INC. AND PUBLIC SERVICES COMPANY OF NEW HAMPSHIRE AS IN VOL. 7644 PG. 1073 & VOL. 7652 PG. 1623 IN THE H.C.R.D. NO NEW EASEMENTS OR AREAS DEDICATED FOR PUBLIC USE ARE PROPOSED FOR THIS PROJECT. THEREFORE ASSUMPTION OF RESPONSIBILITY FOR THE MAINTENANCE OF A PROPOSED EASEMENT OR LIABILITY FOR INJURIES AND DAMAGES IS NOT.
14. THE SUBDIVISION REGULATIONS OF 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, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING AND ATTACHED HERETO.

ABUTTERS.

H-32-1
THOMAS F. MORAN & ROBERT M. PAROLI, TRUSTEES
BABB MEADOW LANE
MASON, NH 03048
VOL. 8047 PG. 1067 1/21/2009

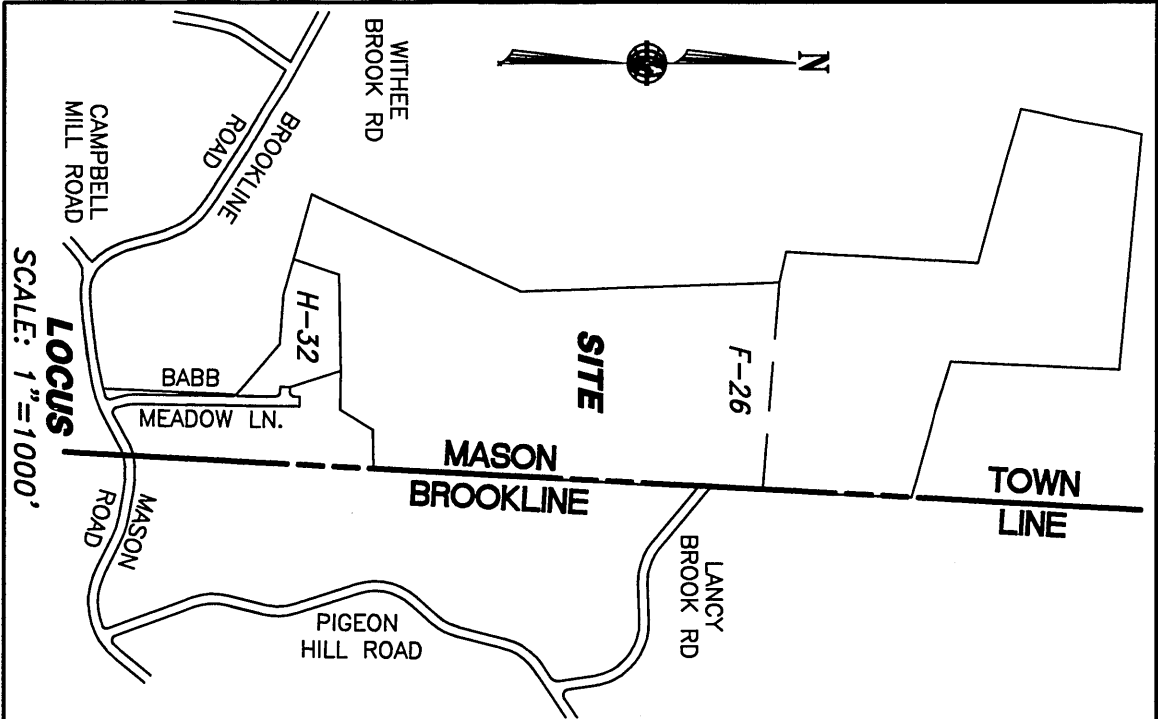
H-32-2
THEODORA M. HAURI & GEORGE W. & CHARLOTTE A. FARNELL, TRUSTEES OF THE FARNELL TRUST OF 2004
P.O. BOX 13
BROOKLINE, N.H. 03033
VOL. 7715 PG. 1127 8/1/2006

H-32-3
LAURA HIGGINS
BABB MEADOW LANE
MASON, N.H. 03048
VOL. 7727 PG. 1514 8/23/2006

H-40
FARNELL, TRUSTEES OF THE FARNELL TRUST OF 2004
37 MASON ROAD
BROOKLINE, N.H. 03033
VOL. 8236 PG.1418(6) 2/17/11

AREA CHART

LOT NO.	EXISTING	PROPOSED	FINAL
F-26	54,182 ACRES	110,386 ACRES	110,386 ACRES
H-32	61,282 ACRES	5,058 ACRES	5,058 ACRES
PARCEL 'A'	2,449,128 S.F.	220,350 S.F.	220,350 S.F.



REFERENCE PLANS.

1. "SUBDIVISION PLAN OF LAND - TAX MAP LOT H-32 - LAND OF - RUTH M. MORAN - MASON, NEW HAMPSHIRE", DATED MARCH 10, 2005 AND LAST REVISED 9/29/2005 BY THIS OFFICE. H.C.R.D. PLAN #34492.
2. "PLAN OF LANDS IN MASON, NEW HAMPSHIRE - PREPARED FOR: - THOMAS F. & RUTH M. MORAN", SCALE 1"= 200' DATED MARCH 23 2009, BY MERIDIAN LAND SERVICES, INC. (NOT RECORDED).
3. "TRESSENDEN LOTS - MASON - N.H. - LORREN - LUMBER - CO.", SCALE: 1"=300' DATED 1983, BY R. FORACE LUND (NOT RECORDED).
4. "LANCY BROOK SETBACKS - TAX MAP PARCELS F-1, F-2 & F-3-1 - MASON ROAD - BROOKLINE, N.H. - PREPARED FOR: - AERO PROPERTIES, LLC. - BROOKLINE, NEW HAMPSHIRE", DATED JULY 8, 1999 AND LAST REVISED 6/09/00 BY THIS OFFICE (H.C.R.D. PLAN #35600).
5. "MAP F LOT 30-1 & 30-2 - LOT LINE ADJUSTMENT & SUBDIVISION PLAN - LAND OF - RAYMOND B. & JOANNE M. PEPPER - AND - DAVID A. & TERRY L. PARKER - BROOKLINE ROAD - MASON, N.H.", SCALE: 1"=100' DATED SEPTEMBER 27, 1996 AND LAST REVISED 7/22/98 BY TF MORAN INC. (H.C.R.D. PLAN #33339).

