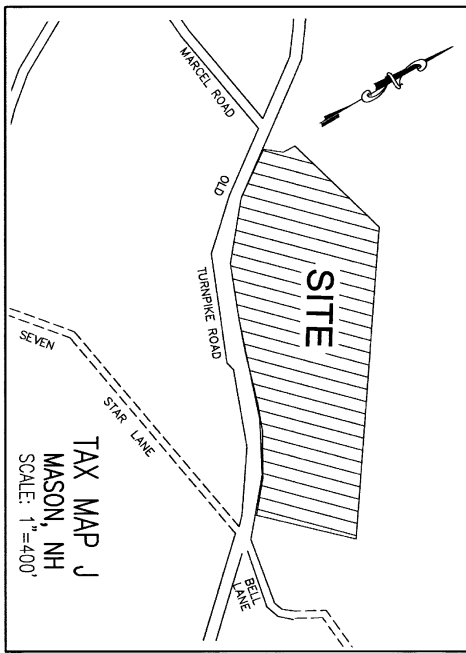
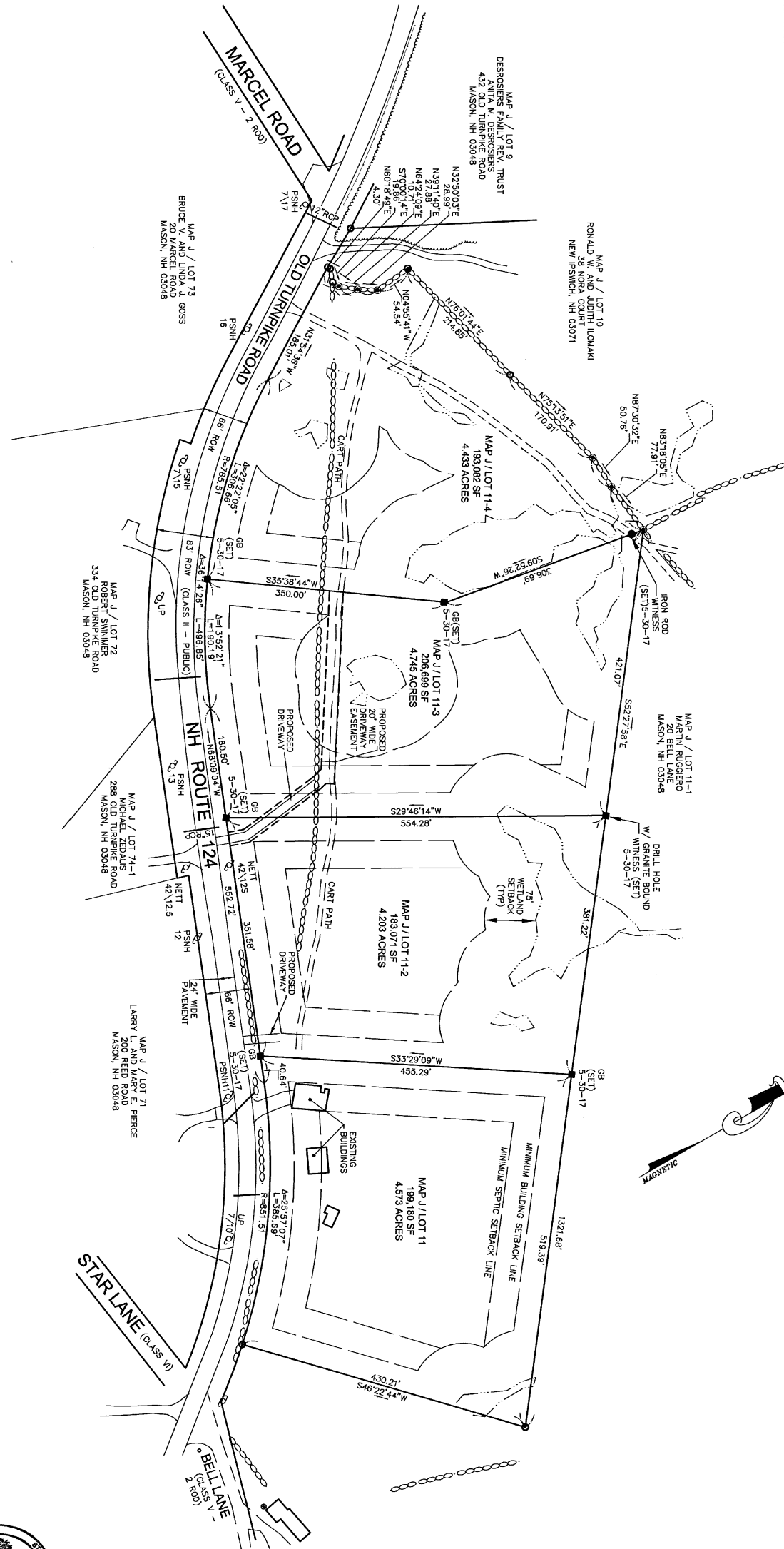


REFERENCE PLAN:
1. "THINGS SUBDIVISION LOCATED ON OLD TURNPIKE ROAD - NH ROUTE 124 - AND BELLAIR MASON, N.H." DATED JULY 30, 1999. BY: VORCE, SONEY AND ASSOCIATES, INC. RECORDED HCRD PLAN NO. 30020.

LEGEND

- PROPERTY LINE
- EDGE OF WET AREA
- UP THE BUILDING SETBACK LINE
- IRON ROAD OR IRON PIN FND
- BUILDING
- GRANITE BOUND (SET) 5-30-17
- IRON ROAD (SET) 5-30-17
- WELL
- CART PATH
- COMMON DRIVE EASEMENT

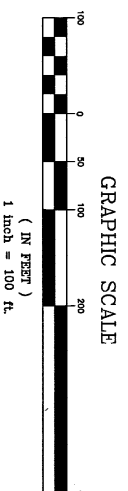


NOTES:

1. REFERENCE THESE PARCELS AS MAP J / LOT 11
2. OWNER: MARTIN RUGGIERO, 20 BELL LANE, MASON, NH 03048, HCRD BK. 8786 / PG. 2460
3. PARCEL AREA - 782,032 SF OR 17,953 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
MINIMUM SETBACK FROM PROPERTY LINE & WETLAND: 75 FEET
LEADFIELD SETBACK FROM PROPERTY LINE & WETLAND: 75 FEET
6. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE SUBJECT PARCEL IN TO 4 NEW LOTS.
7. NEW LOT AREAS:
MAP J / LOT 11 - 199,180 SF OR 4,573 ACRES
MAP J / LOT 11-2 - 183,071 SF OR 4,203 ACRES
MAP J / LOT 11-3 - 206,699 SF OR 4,745 ACRES
MAP J / LOT 11-4 - 193,082 SF OR 4,433 ACRES
8. THESE LOTS WILL BE SERVED BY PRIVATE ON SITE WATER AND SEPTIC SERVICES AND HAVE THE CAPACITY TO DO SO.
9. THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD AREA MAP 330221 06050 DATED 9/23/09.
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 VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO."
11. THOMAS SPYROLOSKI, CERTIFIED WETLAND SCIENTIST #127 OF THE ENVIRONMENTAL ENGINEERING BOARD OF NEW HAMPSHIRE, HAS CONDUCTED A WETLAND DELINEATION FEBRUARY 19, 2016 ACCORDING TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL - NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
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 LAN 502 AND SOG ADOPTED 12/8/94 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-69 AND RSA 541-A.
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 EXISTING LOT CORNERS AND R.O.W. BOUNDS SHOWN ON THIS PLAN HAVE BEEN FOUND.
18. FLOOD CONTROL MEASURES ARE TO BE TAKEN TO PROTECT THE WETLAND ON LOT 11-3 CONCERNING THE UPGRADE/ CONSTRUCTION OF THE DRIVEWAY TO LOT 11-4. SEE DETAILS AND NOTE ON SHEET 3 OF 3
19. THE SHARED / COMMON DRIVEWAY ACCESSING LOTS 11-3 & 11-4 SHALL MEET NEPA SURFACING REQUIREMENTS.
20. NHDES SUBDIVISION APPROVAL NUMBER IS E54201700603.
21. ON JANUARY 25, 2017 THE MASON PLANNING BOARD APPROVED WAIVERS TO THE FOLLOWING -SECTION 4.05(6) - TO ALLOW A COMMON DRIVE FOR LOTS 11-3 AND 11-4 -SECTION 5.19(9) - TO ALLOW THE DRIVEWAY FOR LOT 11-3 TO BE WITHIN 25 FEET OF A WETLAND.
22. NHDOT DRIVEWAY PERMIT NO. 04-293-0010. (MAP J / LOTS 11, 11-2 & 11-3)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-12-17	NOTES 6, 18, 19 & 20. ROAD NAME AND ROAD DRIVEWAY EASEMENT, SHIT 2 & 3.	LPN
2	1-31-17	NOTES 18, 19 & 21, DRIVE EASE. CART PATH LABEL, LEGEND PER PLANNING BOARD	LPN
3	2-16-17	NOTE 22	LPN
4	5-30-17	MONUMENTS SET 5-30-17	LPN



REGISTRY RECORDING INFORMATION

DATE RECORDED _____ HCRD PLAN NO. _____

MASON PLANNING BOARD APPROVAL

DATE: May 5, 2017 BY: _____

CHAIRMAN: _____

CERTIFICATION OF BOUNDARY PRECISION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF _____ FEET IN TEN THOUSAND ON ALL PROPOSED BOUNDARIES. I HAVE BRING THE SUBJECT PROPERTY.



SUBDIVISION PLAN

MAP J / LOT 11

MARTIN RUGGIERO

(NH ROUTE 124)

TOWN OF MASON

HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD

TEL (603) 472-2265 FAX (603) 472-6604

597 NEW BOSTON ROAD, BEDFORD, NH 03110

PROJ. MAN.: RPS CADD: LPN PROJ:RUG01S05171

CONTACT: M. RUGGIERO CHK BY: RPS DWG#:RUG01S16010

SCALE: 1" = 100' DATE: 8/25/16 SHEET 1 OF 3

392296 DWE 181

Doc # 702364 Jun 6, 2017 2:51 PM
Plan 39286 1 of 1 DWR 181
Register of Deeds, Hillsborough County
C:\H L-CLIP
H:\ADCSB3