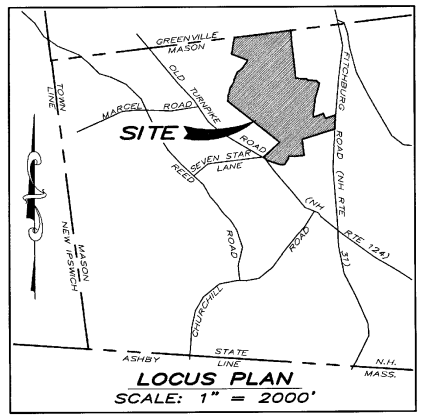
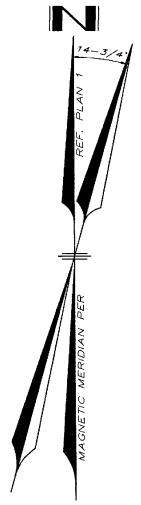
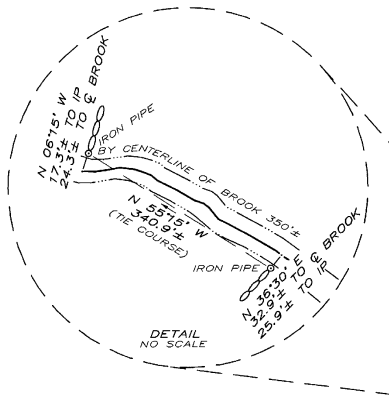
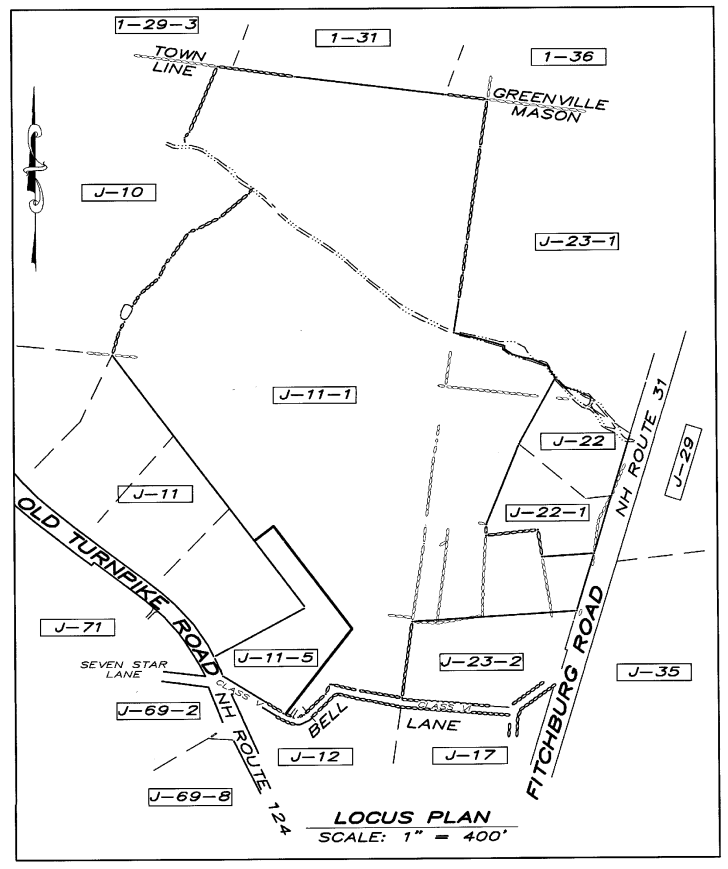


LOCUS PLAN
SCALE: 1" = 2000'







LOCUS PLAN
SCALE: 1" = 400'

1-29-3
THEO A. DeWINTER
645 OLD TURNPIKE RD.
GREENVILLE, NH 03048
5104/0123 05-03-1989
(RESIDENTIAL)

1-31
MICHAEL J. SADOWSKI
55 LIVINGSTON ROAD
GREENVILLE, NH 03048
8094/2786 05-29-2009
(RESIDENTIAL)

1-36
LAURA J. PHILLIPS
104 LIVINGSTON ROAD
GREENVILLE, NH 03048
2679/0210 03-30-1979
(RESIDENTIAL)

J-10
RONALD W. ILOMAKI
JUDITH L. ILOMAKI
38 NORA COURT
NEW IPSWICH, NH 03071
7321/0215 09-15-2004
(RESIDENTIAL)

J-23-1
JOAN L. LANE
P.O. BOX 564
TOWNSEND, MA 01469
7649/1598 03-24-2006
(RESIDENTIAL)

J-11-1
66.60± Acres
2,901,065± SQ. FT.
REMAINDER

J-11-4
J-11-3
J-11-2
J-11-5
J-22
J-22-1
J-11
J-71
J-69-2
J-12
J-17
J-69-8
J-29
J-35
J-23-2

MARTIN D. RUGGIERO
LINDA A. RUGGIERO
20 BELL LANE
MASON, NH 03048
8798/2460 10-07-2015
(RESIDENTIAL)

LARRY L. PIERCE
MARY E. PIERCE
200 REED ROAD
MASON, NH 03048
5483/0990 10-20-1993
(RESIDENTIAL)

LARRY L. PIERCE
MARY E. PIERCE
200 REED ROAD
MASON, NH 03048
5339/1150 05-15-1992
(RESIDENTIAL)

SHANE J. POIRIER
KELLI M. POIRIER
170 OLD TURNPIKE ROAD
MASON, NH 03048
7598/0001 09-08-2005
(RESIDENTIAL)

ARTHUR R. BIRMAN
JOANNE D. BIRMAN
39 BELL LANE
MASON, NH 03048
7454/1075 04-28-2005
(RESIDENTIAL)

MICHAEL W. ORDWAY
MAUREEN L. VAILLANCOURT
482 CHURCHILL ROAD
MASON, NH 03048
7134/2210 12-10-2003
(FORMERLY J-87)
(RESIDENTIAL)

MARION R. DESCHENES
241 FITCHBURG ROAD
MASON, NH 03048
6165/1080 09-30-1999
(RESIDENTIAL)

RICHARD E. GRIFFITH
KERRI A. GRIFFITH
107 WALKER BROOK ROAD
MASON, NH 03048
7626/2476 02-01-2006
(RESIDENTIAL)

TOWN OF MASON
CONSERVATION COMMISSION
16 DARLING HILL ROAD
MASON, NH 03048
5982/0037 07-28-1998
(CONSERVATION)

TOWN LINE
GREENVILLE MASON
N 41°15' E 32.0'±
N 06°15' W 17.3'±
NORTHWEST 350'± BY CENTERLINE OF THE BROOK
N 55°16' W 350.9'± (TIE COURSE)
N 36°30' E 32.9'±
N 50°30' E 158.1'±
N 63°15' E 104.8'±
N 70° E 36.1'±
N 35°45' E 130.2'±
N 42°15' E 34.1'±
N 24°30' E 64.1'±
N 49°30' E 106.2'±
N 32°15' E 55.8'±
N 27°45' E 75.9'±
N 30°15' E 37.4'±
N 17°30' E 110.4'±
LEDGE
WALKER BROOK
S 82°15' E 326.0'±
S 83° E 633.0'±
S 82°45' E 174.3'±
N 13°15' E 297.0'±
S 09°15' W 131'±
490'± ALONG CENTERLINE OF BROOK
S 08°13' W 392.6'±
S 08°28' W 112.9'±
S 08°28' W 198.8'±
S 08°28' W 198.8'±
S 29°07'24" W 315.49'
OLD TURNPIKE ROAD (CLASS II) 4 ROD ROW PAVED 24' WIDE
N 52°51'16" E 100.00'
N 37°08'44" W 872.43'
S 37°08'44" E 857.22'
322.43'
350.00'
N 62°05'35" E 432.67'
R=883.17'
L=65.13'
N 22°30'23" W
26.60'
N 68°32'20" W
208.27'
S 38°15'42" W 454.42'
S 08°06'00" W 320.70'
N 75°55'55" W 106.22'
N 80°09'56" W 187.28'
SEVEN STAR LANE
(STATUS UNKNOWN)
(NO TRAVELED WAY)
EXISTING DRIVEWAY 14' WIDE GRAVEL
CLASS V
BELL LANE
SEE DETAIL
N 55°58'41" W 86.19'
N 66°51'15" W 44.24'
FITCHBURG ROAD (CLASS II) 100' ROW PAVED 26' WIDE
(NH ROUTE 31)
S 22°59'20" W 365.58'
S 01°53'25" W 44.41'
S 08°53'18" E 112.39'
N 84°14'57" E 216.43'
N 86°32'24" E 216.79'
S 77°12'00" W 230.00'
685.24'
S 86°34'27" W
SHED TO BE REMOVED
PROPOSED DRIVE
S 38°16'42" W 445.42'
S 24°47'42" W 44.16'
N 84°30'24" W 11.80'
S 54°29'21" W 19.68'
S 61°07'22" W 28.84'
N 66°51'15" W 44.24'
DETAIL
SCALE: 1" = 50'

SHED
BARN
WELL
HSE.
SPS
SPF
TP2
TP3
TP4
POSS. WELL
DHS
GBS
GBF
CONC.
STONE WALL
END OF CLASS V

400 300 200 100 0 400
120 0 120
GRAPHIC SCALE: 1" = 200'
1" = 60.960 M

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND, LOTS J-22 AND J-11-1, MARTIN D. RUGGIERO, LINDA A. RUGGIERO, MASON, NEW HAMPSHIRE" SCALE: 1" = 200' DATED JANUARY 3, 2006 LAST REVISED APRIL 14, 2006 PREPARED BY THIS OFFICE (HCRD PLAN NO. 34784).
2. "MINOR SUBDIVISION LOCATED ON OLD TURNPIKE ROAD – N.H. ROUTE 124 AND BELL LANE, MASON, N.H. OWNED BY ALBERT E. & LILLIAN D. SCHLEMMER" SCALE: 1" = 100' DATED JULY 30, 1999 PREPARED BY VORCE, SONEY AND ASSOCIATES, INC. (HCRD PLAN NO. 30020).
3. "SUBDIVISION PLAN OF LAND, CLIFTON W. & CHARLOTTE N. HASTINGS, MASON, N.H." SCALE: 1" = 100' DATED MARCH 19, 1981 LAST REVISED SEPTEMBER 20, 1985 PREPARED BY THOMAS F. MORAN, INC. (HCRD PLAN NO. 18437).

NOTES:

1. OWNER OF RECORD OF LOT J-11-1 IS 20 BELL LANE, LLC, 586 TURNPIKE ROAD, NEW IPSWICH, NH 03071.
2. TITLE REFERENCE TO LOT J-11-1 IS HCRD BOOK 8938 PAGE 2251, DATED JANUARY 10, 2017.
3. THERE ARE NO KNOWN EXISTING OR PROPOSED EASEMENTS OR DEED RESTRICTIONS ON LOT J-11-1.
4. LOT J-11-1 IS NOT IN CURRENT USE.
5. ZONING DISTRICT IS GENERAL RESIDENCE AGRICULTURAL AND FORESTRY (GRAF). MINIMUM LOT SIZE IS 4 ACRES (174,240 SQ FT). MINIMUM FRONTAGE IS 350 FEET ON A CLASS V OR BETTER ROAD. MINIMUM BUILDING SETBACKS ARE 35 FEET FROM ALL PROPERTY LINES.
6. THE PROPOSED LOTS DO NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANEL 585 OF 701, COMMUNITY-PANEL NO. 33011C 0585D, EFFECTIVE DATE SEPTEMBER 25, 2009.
7. THE EXISTING USE OF LOT J-11-1 IS RESIDENTIAL.
8. THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT J-11-1 CREATING ONE NEW RESIDENTIAL LOT.
9. THE TOTAL AREA OF LOT J-11-1 IS 70.61± ACRES (3,075,700± SQ FT). THE AREA OF PROPOSED LOT J-11-5 IS 4.010 ACRES (174,668 SQ FT).
10. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
11. BOUNDARY INFORMATION FOR LOT J-11-1 IS BASED ON REFERENCE PLAN 1.
12. WETLANDS FOR THE ENTIRETY OF LOT J-11-1 HAVE NOT BEEN DELINEATED.
13. PUBLIC SEWER & WATER IS NOT AVAILABLE FOR THIS PROPERTY. THE EXISTING HOUSE ON PROPOSED LOT J-11-5 IS SERVICED BY AN EXISTING ON-SITE SEPTIC SYSTEM AND WELL. THE TEST PITS MEET LOCAL AND STATE REQUIREMENTS FOR SEPTIC SYSTEM DESIGN AND INDICATE THE LAND IS SUITABLE FOR DEVELOPMENT.
14. NHDES SUBDIVISION APPROVAL IS #SA2017070702, DATED JULY 7, 2017.
15. BELL LANE IS CLASS V TO A POINT 353± FEET SOUTHEASTERLY FROM THE CENTERLINE OF OLD TURNPIKE ROAD AND CLASS VI FROM THAT POINT EASTERLY TO FITCHBURG ROAD. SEE BOARD OF SELECTMEN'S MINUTES DATED FEBRUARY 14, 2006.
16. LOT J-11-1 HAS A TOTAL OF 250.00 FEET OF FRONTAGE ON FITCHBURG ROAD, AND 100.00 FEET OF FRONTAGE ON BELL LANE, FOR A TOTAL OF 350.00 FEET OF FRONTAGE. LOT J-11-5 HAS AT TOTAL OF 89.13 FEET OF FRONTAGE ON OLD TURNPIKE ROAD AND A TOTAL OF 303.99 FEET OF FRONTAGE ON BELL LANE. TOTAL FRONTAGE FOR LOT J-11-5 IS 393.12 FEET.
17. THE EXISTING SHED ON LOT J-11-5 WITHIN THE SIDE SETBACK IS TO BE REMOVED.
18. ON JUNE 28, 2017, THE MASON PLANNING BOARD GRANTED WAIVERS FROM SECTIONS 4.03.3.A.IV, 4.03.3.A.XI, 4.03.3.A.XII AND 5.07.D.6.A-C OF THE MASON SUBDIVISION REGULATIONS.
19. NO CONSTRUCTION SHALL BE PERMITTED WITHIN 100 FEET OF THE CENTERLINE OF WALKER BROOK. ANY FORESTRY ACTIVITY SHALL CONFORM TO BEST MANAGEMENT PRACTICES FOR FORESTRY.

"I HEREBY CERTIFY THAT LOT J-11-5 ON THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MINIMUM RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES. ALL MONUMENTS WERE FOUND OR SET AS SHOWN."

MARCH 27, 2017
DATE

LICENSED LAND SURVEYOR — STATE OF NEW HAMPSHIRE — No. 420 — PHILIP E. TUOMALA

APPROVED BY THE MASON PLANNING BOARD
ON 7/26/2017 CERTIFIED BY
CHAIRMAN

LEGEND

——— ——— ———	EDGE OF PAVEMENT
— — — — — —	EDGE OF GRAVEL
-·-·-·-·-·-	EDGE OF WETLAND
-·-·-·-·-·-	EDGE OF WATER
oooooooooooo	STONE WALL
— — — — — —	BUILDING SETBACK LINE
○ DHS	DRILL HOLE SET
○ DHF	DRILL HOLE FOUND
○ SPS	STEEL PIN SET
○ SPF	STEEL PIN FOUND
⊡ GBS	GRANITE BOUND SET
⊡ GBF	GRANITE BOUND FOUND
○	UTILITY POLE
ⓦ	WELL
TP	TEST PIT
PERC	PERC TEST

ABUTTERS LIST

J-22
JONATHAN P. TUCKER
SAMANTHA RAMSEY
159 FITCHBURG ROAD
MASON, NH 03048
8616/0700 10-25-2013
(RESIDENTIAL)

J-22-1
MARTIN D. RUGGIERO
LINDA A. RUGGIERO
20 BELL LANE
MASON, NH 03048
7598/2526 12-7-2005
(RESIDENTIAL)

J-22-1 J-22-1
MARTIN D. RUGGIERO
LINDA A. RUGGIERO
20 BELL LANE
MASON, NH 03048
8798/2640 10-07-2015
(RESIDENTIAL)

"WETLAND BOUNDARIES WERE DELINEATED BY THIS OFFICE. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH TECHNIQUES OUTLINED IN THE 'CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1' AND 'FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND-VERSION 3, APRIL 2004'."

STATE OF NEW HAMPSHIRE — DAWN B. TUOMALA — No. 104 — CERTIFIED WETLAND SCIENTIST

MARCH 27, 2017
DATE

REV.	DATE	DESCRIPTION	DR	CK
4	7/9/17	PER CONDITIONS OF APPROVAL	JRD	PET
3	6/27/17	PER P.B. & DEPT. COMMENTS	JRD	
2	5/16/17	REVISED LOT LAYOUT	JRD	
1	4/25/17	PER NRPC REVIEW	JRD	

FILE	1823	TYPE	SUB	IDX	1823SUB420	FB	232

SUBDIVISION PLAN OF LAND LOT J-11-1
20 BELL LANE, LLC
MASON, NEW HAMPSHIRE

SCALE: 1" = 200' MARCH 27, 2017

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION – 99 MAIN ST. – PO BOX 607 – WILTON, N.H. 03086
TEL: (603) 654-2345 FAX: (603) 654-9894 WWW.MONADNOCKSURVEY.COM

39379 DWR 182
Doc # 7037135 Aug 9, 2017 2:56 PM
Plan 39379 1 of 1 DWR 182
Register of Deeds, Hillsborough County
Pamela G. Coughlin
C/H L-CHIP HA411623