FOR REGISTRY USE ONLY

N/F JON L. & NANCY BRYAN
MAP-K LOT-31

N/F JON L. & NANCY BRYAN
MAP-K LOT-15
35.232 ACRES
(63.868 ACRES COMBINED)

N/F KEVIN B. TAYLOR
MAP-K LOT-17

N/F JON L. & NANCY BRYAN
MAP-K LOT-30

N/F GERALD E. & JUDITH H. ANDERSON
MAP-K LOT-20

N/F GERALD E. & JUDITH H. ANDERSON
MAP-L LOT-57
93.513 ACRES
(64.877 ACRES REMAINING)

PARCEL "A"
PART OF MAP-L LOT-57
TO BE CONVEYED TO & MERGED
WITH BRYAN - MAP-K LOT-15
AREA= 1,247,363 S.F.= 28.636 ACRES

N 04°36'51" E 529.09'

IP

S 83°09'35" E 788.17'

EXISTING PROPERTY LINE TO BE EXTINGUISHED

N 01°13'00" E 1120.00'

IP

35' ZONING SETBACK

PROPOSED PROPERTY LINE

APPROXIMATE LOCATION OF BROOK

FLOW

N 07°13'06" E 1583.35'

S 07°13'06" W 1581.93'

35' ZONING SETBACKS

35' ZONING SETBACKS

35' ZONING SETBACKS

GBND (DRILL HOLE)

260.00'

N 83°15'46" W 788.17'

216.17'

IPF

312.00'

IPS 2" HIGH ON SOUTH SIDE OF DOUBLE 12" OAK

N 83°15'46" W 296.83'

GBND (PIN HOLE)

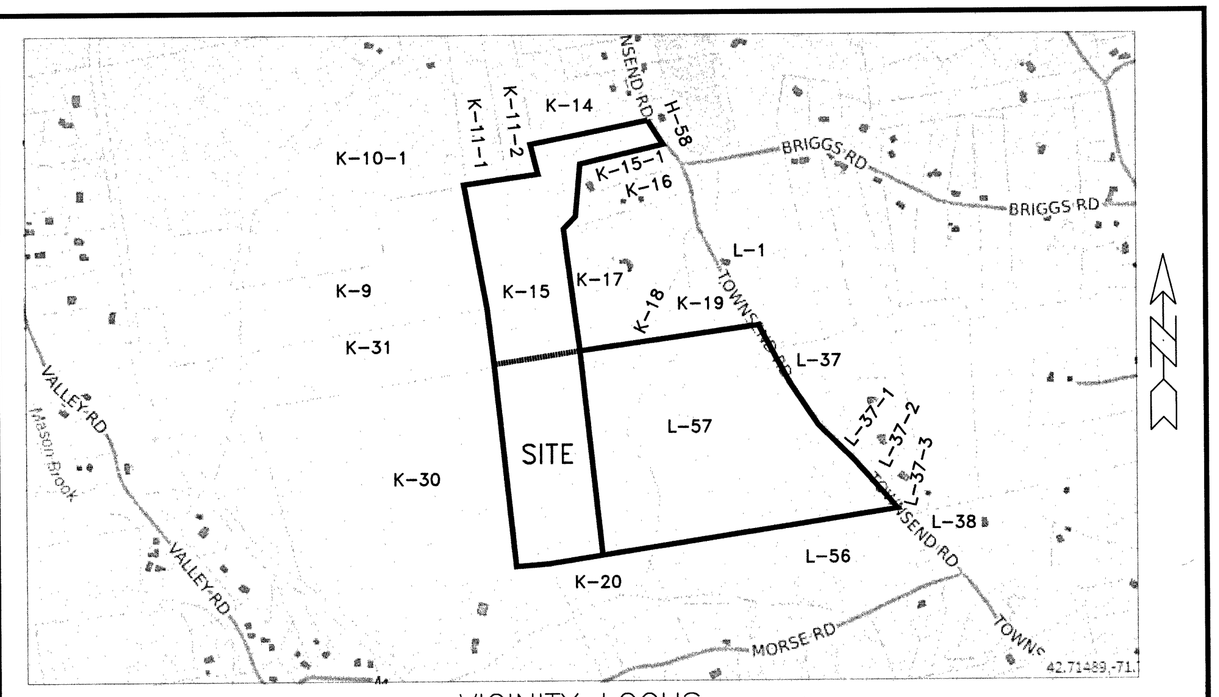
0 100 200 300
SCALE: 1"=100' ON ORIGINAL

ABUTTERS

MAP & LOT	OWNER NAME	OWNER ADDRESS
K-9,15,30,31	JON & NANCY BRYAN	154 MORSE ROAD; MASON, NH
K-17	KEVIN B. TAYLOR	647 TOWNSEND ROAD; MASON, NH
L-56,57 K-18,20	GERALD & JUDITH ANDERSON	408 MORSE ROAD; MASON, NH
L-1, K-19	RONALD & ROSEANNA DUBE	700 TOWNSEND ROAD; MASON, NH
L-37, 37-1	ROBERT & KELLI BUKOFSER	906 TOWNSEND ROAD; MASON, NH
L-37-2	ROBERT & PATRICIA YOUNG	916 TOWNSEND ROAD; MASON, NH
L-37-3	COURTEMARCHE FAMILY TRUST	944 TOWNSEND ROAD; MASON, NH
H-58	RAYMOND C. BALDWIN	560 TOWNSEND ROAD; MASON, NH
K-10-1	JOHN F. COOPER	437 JACKSON ROAD; MASON, NH
K-11-1	ANNA FAIELLO	455 JACKSON ROAD; MASON, NH
K-11-2	DANIEL & TINA IOVINO	8 FLAGSTAFF ROAD; BILLERICA, MA
K-14	GARSIDE REVOCABLE TRUST	521 TOWNSEND ROAD; MASON, NH
K-16	KENNETH & PATRICIA GREENE	623 TOWNSEND ROAD; MASON, NH
K-14	BENJAMIN RUMORE & CATHY McCALVEY	587 TOWNSEND ROAD; MASON, NH

LEGEND

ooooo	EXIST. STONE WALL
N/F	NOW OR FORMER (OWNER)
IPS ○	IRON PIN SET (NOTE-5)
IP ○	PIN/PIPE CALLED FOR (COMPILED FROM REF PLAN)
IPF ○	PIN/PIPE FOUND
GBND □	GRANITE BOUND FOUND



VICINITY LOCUS 1"=1000'

PLAN NO. 27261

APPROVED BY THE MASON PLANNING BOARD:

DATE: 27 MARCH 2018

CHAIRMAN: _____

(SEE NOTE-6)

STATE OF NEW HAMPSHIRE — No. 864 PAUL F. GRASEWICZ — LICENSED LAND SURVEYOR — SIGNATURE

REFERENCE PLANS & DEEDS

- HCRD PLAN NO. 33534 (SUBJECT LOT: MAP-K LOT-15)
- HCRD PLAN NO. 27261 (SUBJECT LOT: MAP-L LOT-57)
- HCRD PLAN NO. 36237 (MAP-L LOT-56)
- HCRD PLAN NO. 38222 (MAP-K LOT-9)
- HCRD DEED BOOK-8062 PAGE-1944 (MAP-K LOT-30)
- HCRD DEED BOOK-8076 PAGE-1548 (MAP-K LOT-31)

NOTES

1. THE PURPOSE OF THIS PLAN IS THE ADJUSTMENT OF THE BOUNDARY BETWEEN MAP-K LOT-15 & MAP-L LOT-57. PARCEL-A IS TO BE CONVEYED FROM GERALD E. & JUDITH H. ANDERSON TO JON L. & NANCY BRYAN AND MERGED WITH MAP-K LOT-15.
2. ZONING REQUIREMENTS FOR THE GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY ZONING DISTRICT (GRAF):
   AREA: 174,240 S.F. (4 ACRES) MINIMUM
   FRONTAGE: 350' MINIMUM.
   FRONT SETBACK 35' MIN; SIDE & REAR 35' MIN.
   *MAP-K LOT-15 HAS 263.65' OF FRONTAGE ON TOWNSEND ROAD HOWEVER WAS APPROVED BY THE PLANNING BOARD ON OCT. 28, 2004 AND THEREFORE MET ALL ZONING REQUIREMENTS WHEN CREATED.
3. SOKKIA SX INSTRUMENT FIELD SURVEY PERFORMED ON JAN. 24, 2018 BY GRAZ ENGINEERING. SOUTHERLY BOUNDARY LINE WAS SURVEYED TO SUBURBAN STANDARDS (1:10,000). OTHER LINES COMPILED.
4. NO DETERMINATION OF PROPERTY TITLE IS MADE OR IMPLIED HEREIN.
5. "IPS" CONSISTS OF 5/8" DIAMETER STEEL REINFORCING BARS SET WITH PLASTIC CAPS MARKED "GRAZ ENG. LLS 864".
6. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL OF THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
7. THE FOLLOWING LOTS APPEAR TO BE IN CURRENT USE CLASSIFICIATION- K-9, K-15, K-31, L-57, L-20.
8. NO ASSESSMENT IS MADE REGARDING THE FEASIBILITY OF BUILDING ON ANY OF THE SUBJECT PARCELS OF LAND SHOWN HEREON.
9. ALL NOTES, STIPULATIONS, AND REQUIREMENTS SHOWN ON PLAN #33534 REGARDING LOT K-15 SHALL REMAIN IN FULL FORCE AND EFFECT.

REVISED PER NRPC COMMENTS MAR. 5, 2018

BOUNDARY LINE ADJUSTMENT PLAT

OF

MAP-K LOT-15 & MAP-L LOT-57
MORSE ROAD & TOWNSEND ROAD
MASON, NEW HAMPSHIRE

OWNERS:

JON L. & NANCY BRYAN
154 MORSE ROAD; MASON, NH 03048

GERALD E. & JUDITH H. ANDERSON
408 MORSE ROAD; MASON, NH 03048

FEBRUARY 2, 2018

GRAZ Engineering, LLC
323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

39663 DWR 1 of 3

Doc # 8011718 Mar 28, 2018 9:35 AM
Plan 39663 1 of 1 DWR 183
Register of Deeds, Hillsborough County
Pamela D. Caughlin
C/H L-CHIP H#439275