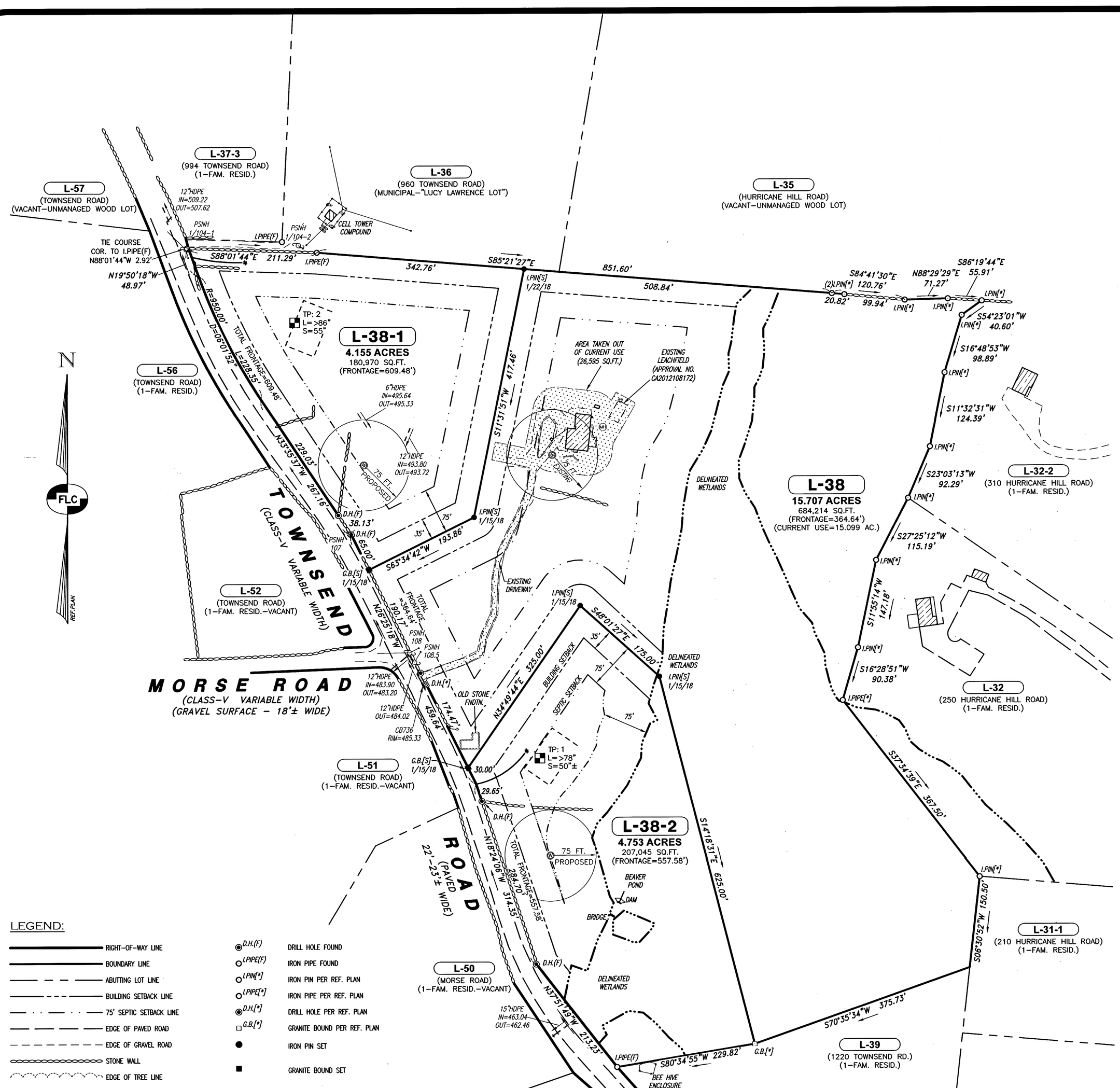


REFERENCE PLANS:

1. "BOUNDARY – PLAN OF LAND – LOT L–38 – WILLIAM D. ADAMS – MASON, N.H.", SCALE: 1"=100', DATED OCTOBER 20, 2003, BY MONADNOCK SURVEY, INC. RECORDED AT THE H.C.R.D. AS PLAN # 32801).

ABUTTER INFORMATION:

MAP L LOT 38
ROBERT T. DILLBERGER
1030 TOWNSEND ROAD
MASON, NH 03048
VOL.8319 PG.470 5/20/11
(1030 TOWNSEND ROAD)

MAP L LOT 37–3
COURTEMARCHE FAMILY TRUST
BARBARA J. COURTEMARCHE, TRUSTEE
994 TOWNSEND ROAD
MASON, NH 03048
VOL.8835 PG.1 3/2/16
(H.C.R.D. PLAN #33491)
(994 TOWNSEND ROAD)

MAP L LOT 36
TOWN OF MASON
16 DARLING HILL ROAD
MASON, NH 03048
"LUCY LAWRENCE LOT"
(960 TOWNSEND ROAD)

MAP L LOT 35
CYNTHIA W. GARSIDE
19 BURNHAM ROAD
HUDSON, NH 03051
VOL.1510 PG.33 8/2/57
(HURRICANE HILL ROAD)

MAP L LOT 32–2
KATHELYNE R. NAVONIS
P.O. BOX 7435
LOWELL, MA 01852
VOL.5540 PG.133 4/18/94
(H.C.R.D. PLAN #24312)
(310 HURRICANE HILL ROAD)

MAP L LOT 32
KENNETH INGALLS
250 HURRICANE HILL ROAD
MASON, NH 03048
VOL.6071 PG.297 3/2/99
(H.C.R.D. PLAN #24312)
(250 HURRICANE HILL ROAD)

MAP L LOT 31–1
STEPHEN F. DALY
210 HURRICANE HILL ROAD
MASON, NH 03048
VOL.5859 PG.337 10/2/97
(H.C.R.D. PLAN #23831)
(210 HURRICANE HILL ROAD)

MAP L LOT 39
ROBERT J. DOYLE
1220 TOWNSEND ROAD
MASON, NH 03048
VOL.7947 PG.727 2/7/08
(1220 TOWNSEND ROAD

MAP L LOT 49
ALBERT BLAIS &
LORRAINE E. BLAIS
1127 TOWNSEND ROAD
MASON, NH 03048
VOL.2109 PG.346 12/22/70
(1127 TOWNSEND ROAD)

MAP L LOT 50
SHAWN M. LAWLER &
ALISON EASTMAN LAWLER
591 MORSE ROAD
MASON, NH 03048
VOL.6228 PG.207 4/12/00
(H.C.R.D. PLAN #39107)
(MORSE ROAD)

MAP L LOT 51
SHAWN M. LAWLER &
ALISON EASTMAN LAWLER
591 MORSE ROAD
MASON, NH 03048
VOL.8134 PG.2442 8/31/09
(H.C.R.D. PLAN #39107)
(TOWNSEND ROAD)

MAP L LOT 52
GERALD E. & ANDERSON &
JUDITH H. ANDERSON
72 MERRIAM HILL ROAD
GREENVILLE, NH 03048–3300
VOL.8429 PG.2978 5/23/12
(TOWNSEND ROAD)

MAP L LOT 56
GERALD E. & ANDERSON &
JUDITH H. ANDERSON
72 MERRIAM HILL ROAD
GREENVILLE, NH 03048–3300
VOL.8429 PG.2978 5/23/12
(H.C.R.D. PLAN #36237)
(592 MORSE ROAD)

MAP L LOT 57
GERALD E. & ANDERSON &
JUDITH H. ANDERSON
72 MERRIAM HILL ROAD
GREENVILLE, NH 03048–3300
VOL.6281 PG.1783 8/28/00
(TOWNSEND ROAD)

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN APRIL OF 2017.

DATE: 2/16/18

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND SCIENTIST

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 2/16/18

STATE OF NEW HAMPSHIRE
No. 946
MICHAEL D. BLOCK
LAND SURVEYOR

APPROVED BY MASON PLANNING BOARD

ON: 22 FEB 2018 CERTIFIED BY
CHAIRMAN:

DATE RECORDED:
HCRD#

Doc # 8013728 Apr 9, 2018 3:20 PM
Plan 39687 1 of 1 DWR 183
Register of Deeds, Hillsborough County
Pamela G. Caughlin

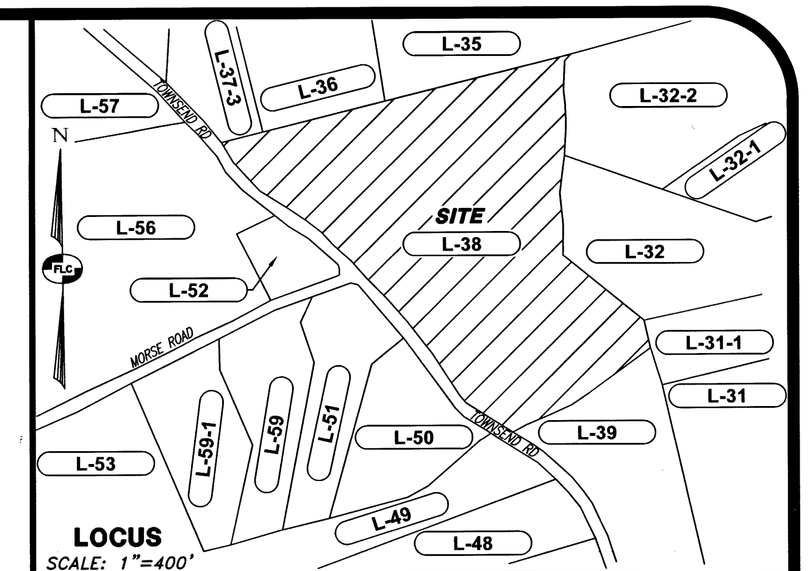
C/H L-CHIP HIA440708

39687 DWR 183

LEGEND:

- RIGHT–OF–WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- 75' SEPTIC SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- 500 10' CONTOUR INTERVAL
- 498 2' CONTOUR INTERVAL
- CHAIN–LINK FENCE
- BOX WIRE FENCE
- POSSIBLE LOT LINE ADJ.
- HDPE DRAINAGE PIPE
- OH OVERHEAD UTILITY LINE
- L-38 TAX MAP & LOT NUMBER

- D.H.(F) DRILL HOLE FOUND
- I.PIPE(F) IRON PIPE FOUND
- I.PIN[*] IRON PIN PER REF. PLAN
- I.PIPE[*] IRON PIPE PER REF. PLAN
- D.H.[*] DRILL HOLE PER REF. PLAN
- G.B.[*] GRANITE BOUND PER REF. PLAN
- IRON PIN SET
- GRANITE BOUND SET
- UTILITY POLE & GUY WELL
- L.S.A. LANDSCAPED AREA
- EXISTING BUILDING
- 4000 S.F. RESERVE SEPTIC AREA
- POTENTIAL DRIVEWAY LOCATIONS



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP PARCEL L–38 IS ROBERT T. DILLBERGER, 1030 TOWNSEND ROAD, MASON, NH 03048. DEED REFERENCE IS VOL.8319 PG.470 DATED MAY 20, 2011 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP PARCEL L–38 INTO THREE LOTS, CREATING TWO NEW LOTS AND LEAVING THE REMAINDER WITH THE EXISTING HOUSE, SEPTIC SYSTEM AND WELL.
3. THE TOTAL AREA OF EXISTING TAX MAP PARCEL L–38 IS 24.615 ACRES OR 1,072,229 SQ.FT. PER THE REFERENCE PLAN CITED HEREON. TOTAL FRONTAGE OF THE SITE IS 1531.70 FT. PRESENTLY, LOT L–38 IS IN CURRENT USE WITH APPROXIMATELY 26,595 SQ.FT. REMOVED FROM THE TOTAL AREA AROUND THE EXISTING HOUSE, SEPTIC SYSTEM AND DRIVEWAY.
4. ZONING FOR PARCEL L–38 IS "GENERAL RESIDENTIAL, AGRICULTURAL & FORESTRY" (GRAF).

   MINIMUM ZONING REQUIREMENTS ARE:
   LOT SIZE = 174,240 S.F. (4.0 ACRES)
   ROAD FRONTAGE = 350 FT
   BUILDING SETBACKS = 35 FT. FRONT, SIDE, AND REAR
   SEPTIC SETBACK = 75 FT. FROM ALL PROPERTY LINES AND WETLANDS

   ALL PROPOSED LOTS COMPLY WITH CURRENT ZONING REQUIREMENTS.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON TOGETHER WITH PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL 2017. HORIZONTAL ORIENTATION IS THE PER REFERENCE PLAN. VERTICAL DATUM IS ASSUMED.
6. THE SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY AS DEPICTED ON F.I.R.M. COMMUNITY MAP NUMBERS 33011C0605D, EFFECTIVE DATE SEPTEMBER 25, 2009.
7. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN RECORDED EASEMENTS OR DEED RESTRICTIONS FOR TAX MAP PARCEL L–38. THERE ARE NO PROPOSED EASEMENTS ASSOCIATED WITH THIS SUBDIVISION.
8. THE EXISTING LOT IS CURRENTLY SERVICED BY UNDERGROUND UTILITIES, AN INDIVIDUAL SEPTIC SYSTEM AND WELL. THE PROPOSED LOTS WILL BE SERVICED SIMILARLY AND ARE SUITABLE AND HAVE THE CAPACITY TO SUPPORT INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
9. N.H.D.E.S. SUBDIVISION APPROVAL IS eSA2018020702.
10. POTENTIAL DRIVEWAY LOCATIONS SHALL BE APPROVED BY THE MASON ROAD AGENT AND A PERMIT SHALL BE ISSUED PRIOR TO CONSTRUCTION. INSPECTION AND APPROVAL OF COMPLETED DRIVEWAYS IS REQUIRED FOR FINAL ACCEPTANCE.
11. 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 REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

GRAPHIC SCALES
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	2/5/18	REVISE PER MASON PB COMMENTS OF 11/29/17		DEB	CAG

SUBDIVISION PLAN
TAX MAP L PARCEL 38
(1030 TOWNSEND ROAD)
MASON, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:

ROBERT T. DILLBERGER
1030 TOWNSEND ROAD, MASON, NH 03048

SCALE: 1" = 100' NOVEMBER 7, 2017

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 1467SB00A.dwg	PROJ. NO. 1467.00	SHEET: SB–1_RECORD	PAGE NO. 1 OF 1