

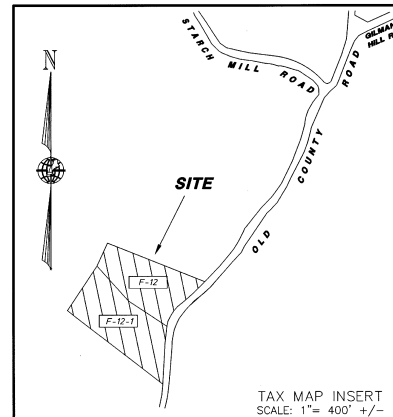
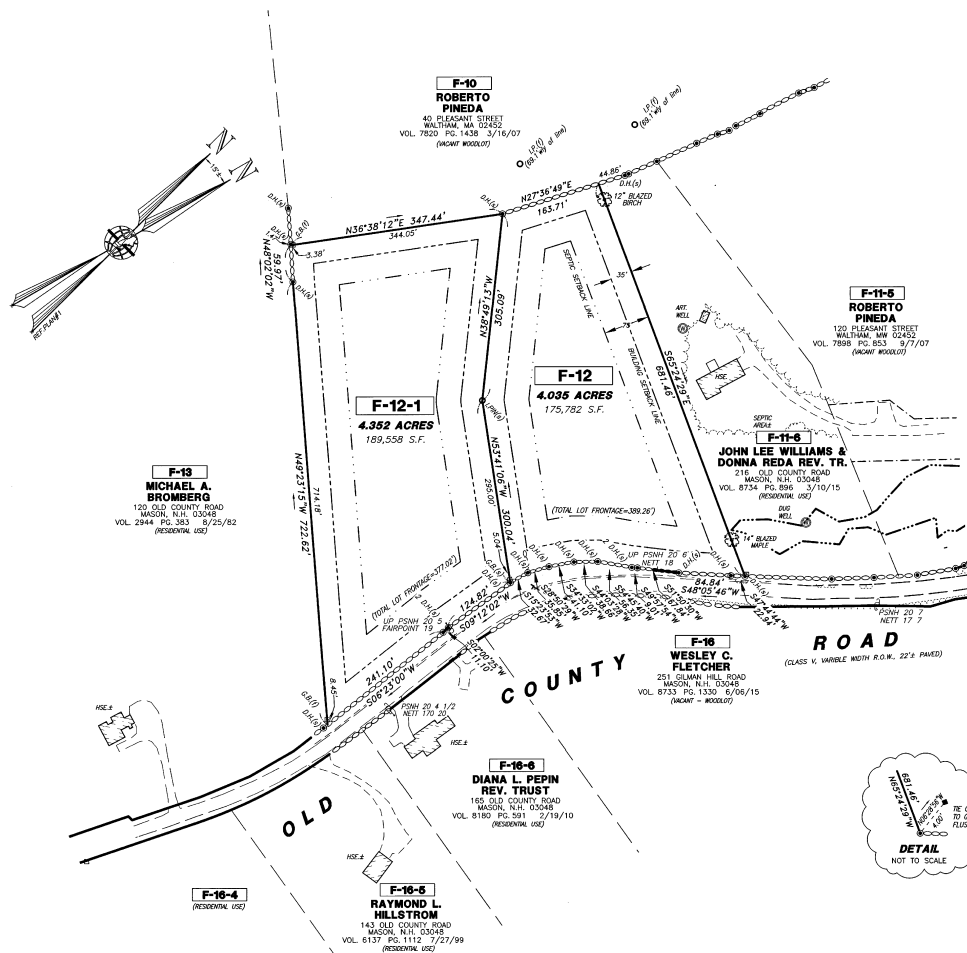
REFERENCE PLANS:

1. "SUBDIVISION PLAN - TAX MAP PARCEL F-11 - PREPARED FOR: - BARRETT MOUNTAIN, LLC - MASON, NEW HAMPSHIRE" SCALE: 1"= 100' DATED APRIL 7, 2006, REVISED THROUGH 7/26/08 BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN #15081.

2. "SUBDIVISION - PLAN OF LAND - JONAS & WANDA LANDAU - MASON, N.H." SCALE: 1"=100', DATED JULY 21, 1982 BY THOMAS F. MORAN, INC., H.C.R.D. PLAN #14961.

LEGEND:

- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- EDGE OF GRAVEL
- ABUTTING PROPERTY LINES
- 10' CONTOUR INTERVAL
- 2 CONTOUR INTERVAL
- TEST PIT
- LIMIT OF SCS SOILS
- GRANITE BOUND
- DRILL HOLE
- IRON PIN
- *--- PREFERRED DRIVEWAY LOC.



NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT F-12 IS KATHERINE M. FEDORKA - 107 KILGORE ROAD, TEMPLE, N.H. 03084. SEE PROBATE CASE NO. 316-2009-ET-01156 & DESCRIPTION AS IN VOL. 2350 PG. 877 DATED APRIL 8, 1974 IN THE H.C.R.D. THE SITE IS UNDER CURRENT USE TAX LIEH-SEE VOL. 2583 PG. 929, DATED 4-15-91 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT F-12 INTO TWO LOTS, WHICH WILL BE SERVICED BY ONSITE SEPTIC & INDIVIDUAL WELLS.
- F-12 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- ZONING FOR THE ENTIRE SITE IS GRAF ZONE. MINIMUM LOT AREA IS 4.00 ACRES OR 174,200 SQ. FT. MINIMUM FRONTAGE IS 350'. BUILDING SETBACKS ARE 35', FRONT, SIDE & REAR. SEPTIC SETBACK IS 25' FRONT, SIDE & REAR.
- THE BOUNDARY INFORMATION AND IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY MADE ON THE GROUND IN JULY 2018 BY THIS OFFICE.
- H.N.D.E.S. SUBDIVISION APPROVAL NUMBER IS #542018100101.
- TOTAL AREA OF THE SITE IS 8.387 ACRES (365,340 SQ.FT.), TOTAL FRONTAGE IS 766.28'.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
- THERE ARE NO KNOWN EXIST EASEMENTS FOR THE SITE.
- THE SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA DEPICTED ON FEMA COMMUNITY PANEL NUMBER 33011C04650, DATED SEPT. 25, 2009.
- NEW DRIVEWAYS FOR THE LOTS WILL REQUIRE PERMITS FROM THE TOWN OF MASON AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MASON DRIVEWAY REGULATIONS.

APPROVED BY MASON PLANNING BOARD

ON: 19 OCT 2019 CERTIFIED BY
CHAIRMAN: [Signature]
HC RD PLAN #:

SUBDIVISION PLAN
TAX MAP PARCEL F-12
LAND OF

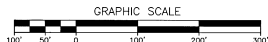
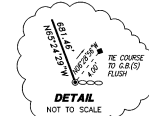
KATHERINE M. FEDORKA
OLD COUNTY ROAD
MASON, NEW HAMPSHIRE

SCALE: 1" = 100' AUGUST 22, 2018



CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (PLAN 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."



REV.	DATE	DESCRIPTION	MPB	RAH	---
A	10/15/18	UPDATE NOTES, MON & APPRY BLK			
			C/O	DR	CK

Doc # 0047538 Oct 24, 2018 1:00 PM
Plan 39950 1 of 1 DWG 183
Register of Deeds, Hillsborough County
C:\H
L-CHIP
HARRIS

FILE: 3343W06A.dwg PROJECT NO. 3343.06 SHEET NO. 1 OF 2

39950 Dwr 183