

REFERENCE PLANS:

1. "BOUNDARY - PLAN OF LAND - KENNETH RUSSELL - MASON, N. H." SCALE: 1"=100' DATED JULY 08, 1974, PREPARED BY THOMAS F. MORAN, INC. UNRECORDED.
2. "TAX MAP H LOT 42 & 43 - LOT LINE ADJUSTMENT PLAN OF LAND - SAMUEL B. & SANDRA L. ROUNSE & CHARLES REVEREND TRUST - CAMPBELL MILL ROAD MASON, N.H. 03048 - PREPARED FOR - SAMUEL B. ROUNSE BY TFL, INC. AND RECORDED AT THE H.C.A.D. AS PLAN NO. 28955 DATED JUNE 20, 1997.
3. "LOT LINE REVISION PLAN - TAX MAP PARCELS F-26 & H-32 - LAND OF - RUTH M. MORAN FAMILY TRUST OF 1992 - BABB MEADOW LANE, BROOKLINE ROAD & LANEY BROOK ROAD - MASON, NEW HAMPSHIRE" PREPARED BY TFL, INC. AND RECORDED AT THE H.C.A.D. AS PLAN NO. 28955 DATED JUNE 20, 1997.
4. "TAX MAP PARCELS F-26 & H-32 - LAND OF - RUTH M. MORAN FAMILY TRUST OF 1992 - BABB MEADOW LANE, BROOKLINE ROAD & LANEY BROOK ROAD - MASON, NEW HAMPSHIRE" SERVICES, INC. AND RECORDED AT THE H.C.A.D. AS PLAN NO. 37642.

LEGEND:

- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- EDGE OF GRAVEL
- ABUTTING PROPERTY LINES
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- LIMIT OF SCS SOILS

| LOT NO.    | EXISTING                     | PROPOSED                     | FINAL                        |
|------------|------------------------------|------------------------------|------------------------------|
| H-39       | 2.781 ACRES<br>12,119.7 S.F. | 4.026 ACRES<br>173,370 S.F.  | 4.026 ACRES<br>173,370 S.F.  |
| H-40       | 13,056 ACRES<br>568,740 S.F. | 11,812 ACRES<br>513,526 S.F. | 11,812 ACRES<br>513,526 S.F. |
| PARCEL 'A' | ---                          | 1,245 ACRES<br>54,213 S.F.   | ---                          |

GRAPHIC SCALE



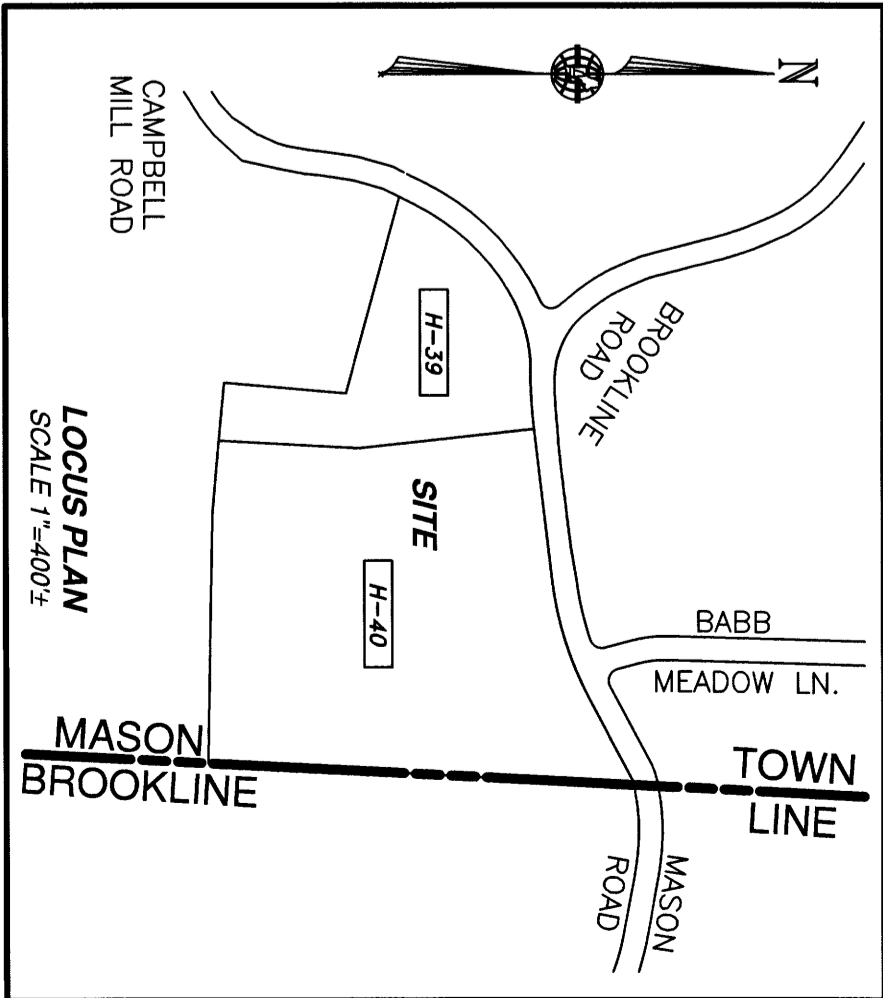
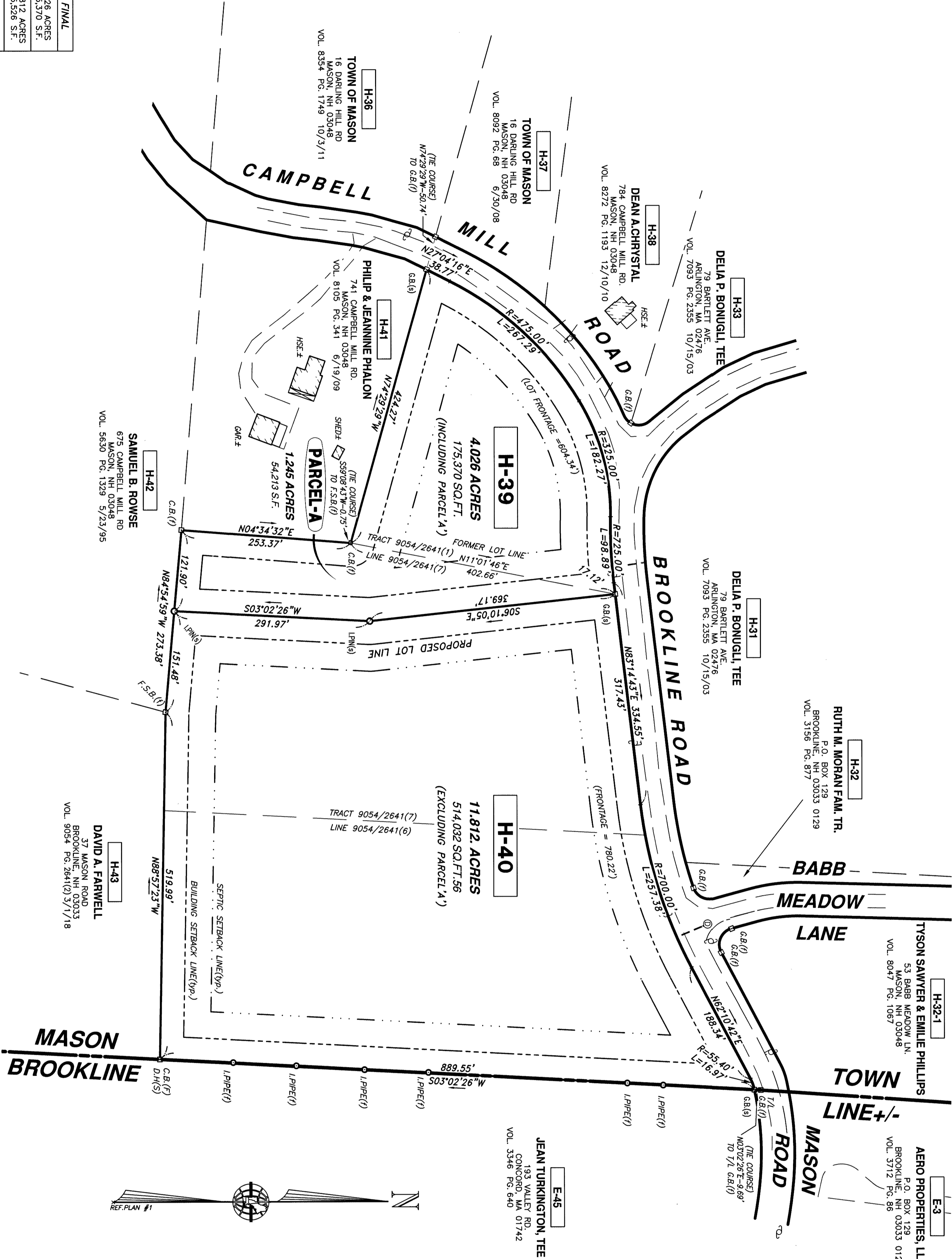
| REV. | DATE   | DESCRIPTION        | C/O | DR  | CK  |
|------|--------|--------------------|-----|-----|-----|
| A    | 8-6-19 | NOTE MONUMENTS SET | MPB | RAH | --- |
| B    | ---    | ---                | --- | --- | --- |
| C    | ---    | ---                | --- | --- | --- |
| D    | ---    | ---                | --- | --- | --- |

APPROVED BY MASON PLANNING BOARD  
ON: 24 Oct 2019 CERTIFIED BY  
CHAIRMAN: [Signature]

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 (LAN603.04) 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: 8-6-19



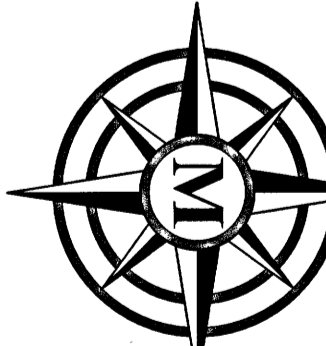
NOTES:

1. THE OWNER OF LOTS H-39 & H-40 IS DAVID A. FARWELL, 37 MASON ROAD, BROOKLINE, N.H. 03033. DEED REFERENCE IS VOL. 9054 PG. 2841 TRACTS 1, 6 & 7 DATED 3-1-18 IN THE H.C.A.D.
2. THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS H-39 & H-40 BY ADDING PARCEL 'A' TO LOT H-39 FROM LOT H-40, AS SHOWN.
3. [H-39] DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. ZONING FOR PARCELS IS GENERAL RESIDENTIAL ARCHITECTURE & FORESTRY (GRA) ZONE. MINIMUM LOT AREA IS 174,000 SQ. FT. OR 4.00 ACRES. MINIMUM FRONTAGE IS 350'. BUILDING SETBACKS ARE 35' FRONT, SIDE & REAR WITH SEPTIC SETBACK OF 75' FROM THE FRONT, SIDE & REAR LOT LINES AND 125' FROM WETLANDS.
5. THE BOUNDARY INFORMATION IS THE RESULT OF A PRECISE SURVEY BY THIS OFFICE.
6. TOTAL AREA OF THE SITE IS 15,842 ACRES (690,082 SF). TOTAL FRONTAGE ON BROOKLINE ROAD IS 896.23' AND TOTAL FRONTAGE ON CAMPBELL MILL ROAD IS 488.20'.
7. 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 REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
8. THIS SITE IS UNDER CURRENT USE CONSIDERATION, SEE VOL. 2408 PG. 475, DATED 7-24-75 IN THE H.C.A.D.
9. THE EXISTING LOTS WILL BE SERVICED BY ONSITE WELLS & SEPTIC SYSTEMS.
10. THIS SITE LIES OUT SIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY AS DEPICTED ON F.I.R.M. COMMUNITY PANEL #33011006050, DATED SEPT. 25, 2008.



REF. PLAN #1

LOT LINE REVISION PLAN  
TAX MAP H, LOTS 39 & 40  
LAND OF:  
**DAVID FARWELL**  
BROOKLINE & CAMPBELL MILL ROAD  
MASON, NEW HAMPSHIRE  
JULY 8, 2019  
SCALE: 1" = 100'



**MERIDIAN**  
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