

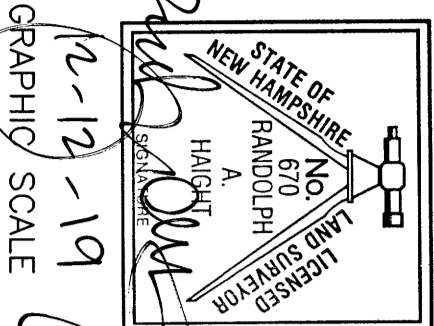
REFERENCE PLANS.

1. "SURVEY OF LAND OF - ESTATE MARION B. HITCHCOCK - MASON, N.H." SCALE: 1"=100' DATED OCT. 18, 1978 BY PHILLIP W. IRELAND, LAND SURVEYOR, H.C.R.D. PLAN #11680.
2. "SUBDIVISION PLAN - PREPARED FOR - PILLSBURY REALTY TRUST - ADAMS HILL ROAD, GREENVILLE, N.H." SCALE: 1"=100' DATED 11/12/87 BY T&M ASSOCIATES, INC., HCRD #22093.
3. "MAP A- LOT 22 - SUBDIVISION PLAN OF LAND OF - JANE H. DONOVAN - BATCHELDER RD. AND NUTTING HILL RD. - MASON, N.H." SCALE: AS NOTED, DATED 2/13/97 BY THORAN INC., HCRD#28346.

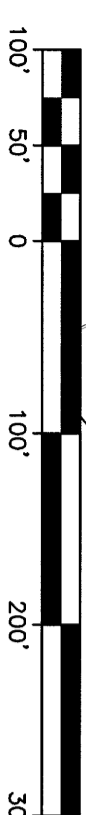
- LEGEND.**
- BUILDING SETBACK LINE
 - SEPTIC SETBACK LINE
 - EDGE OF GRAVEL
 - ABUTTING PROPERTY LINES
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - TEST PIT
 - LIMIT OF SCS SOILS
 - GRANITE BOUND
 - DRILL HOLE
 - IRON PIN
 - PREFERRED DRIVEWAY LOC.
 - GRANITE BOUND TO BE SET
 - IRON PIN OR DRILL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

CERTIFICATION.

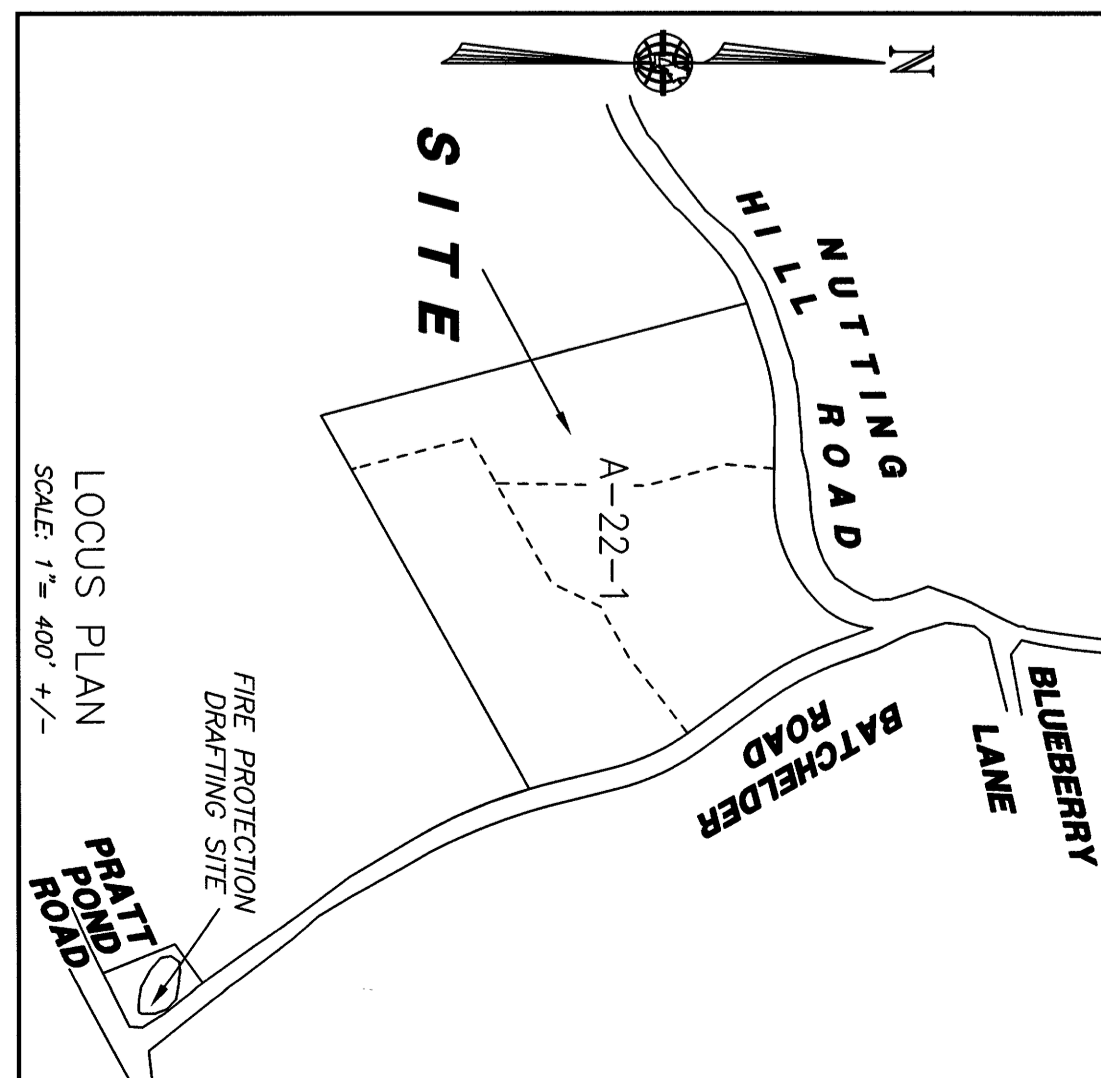
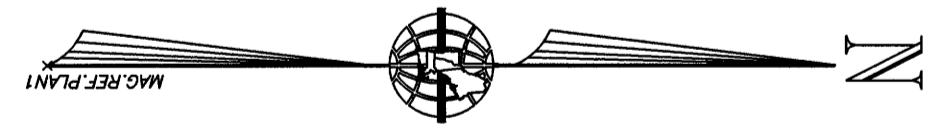
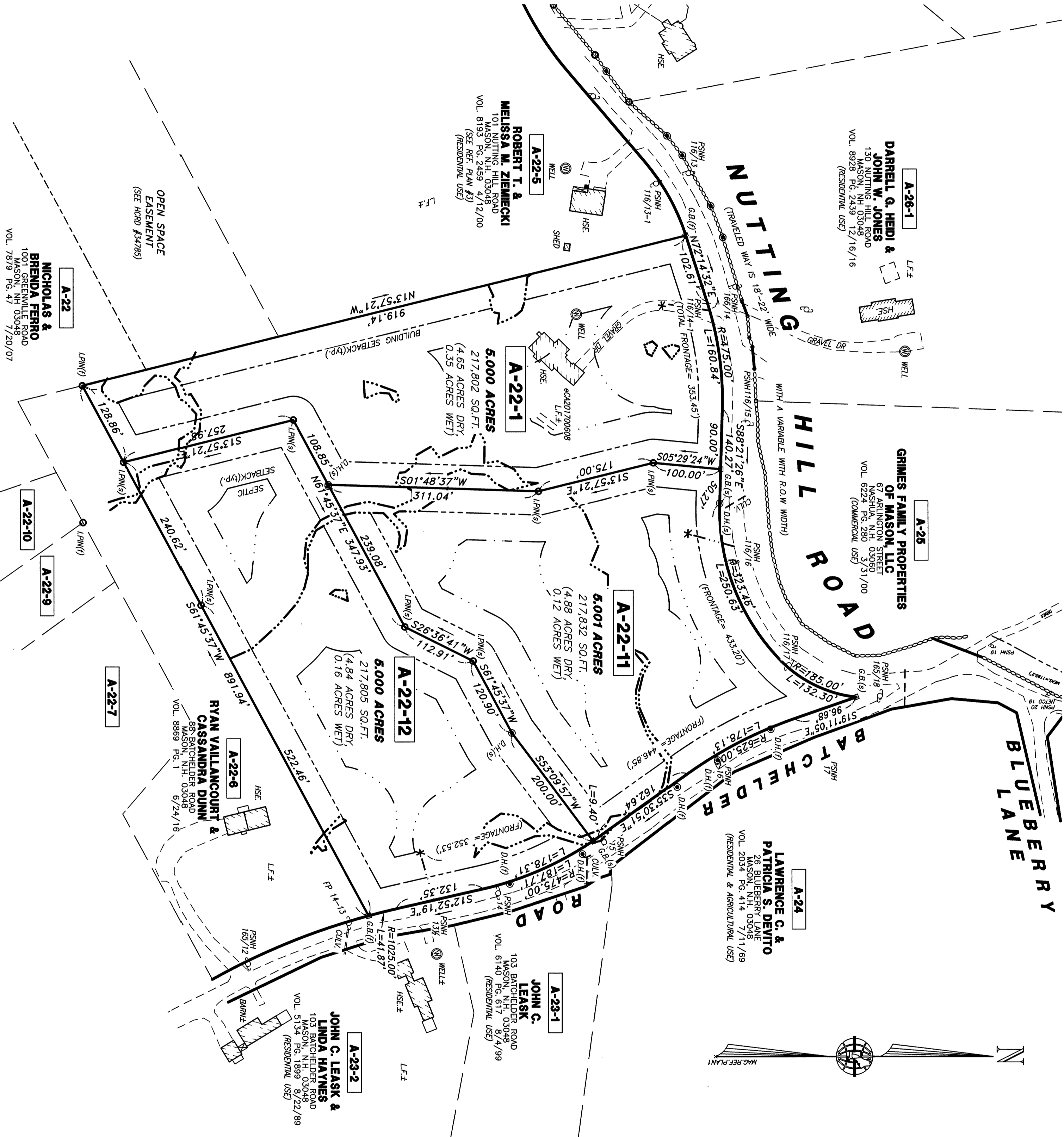
"I HEREBY CERTIFY THAT THE FRONTAGE FOR LOTS A-26-1 AND A-26-2 IS THE RESULT OF A PRECISE BOUNDARY SURVEY HAVING MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10000) AND THAT THE REMAINDER OF THE LOTS BOUNDARY WAS DEVELOPED FROM THE REFERENCE PLANS CITED."



GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	12/12/19	ADD NOTE 15	MPB	RAH	--
C	11/25/19	ADD POTENTIAL WELL NOTES 13 & 14	MPB	RAH	--
B	10-29-19	NOTE MONUMENTS SET	MPB	RAH	--
A	10-8-19	REUSE LOTS	HHAD	RAH	--



NOTES.

1. THE OWNER OF LOT A-22-1 IS HEIDI JONES - 130 NUTTING HILL ROAD, MASON, N.H. 03048. DEED REFERENCE IS VOL. 9989 PG. 1471 DATED JULY 19, 2017 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT A-22-1 INTO 3 LOTS AS SHOWN.
3. [A-22-1] DENOTES TAX MAP PAGE AND PARCEL NUMBER.
4. ZONING FOR LOT A-22-1 IS C.R.A.P. WITH MINIMUM FRONTAGE OF 350' & 4,000 ACRES OF OPEN BUILDING SETBACKS ARE 35' FROM: SIDE & REAR WITH SEPTIC SETBACK OF 75' FROM: SIDE & REAR.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN WITH A PRECISE BOUNDARY TIE-IN FIELD SURVEY BY THIS OFFICE.
6. TOTAL AREA OF THE SITE IS 15,001 ACRES (653,439). TOTAL FRONTAGE IS 1566.03' (799.38' ON BATCHELDER ROAD & 766.65' ON NUTTING HILL ROAD).
7. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAT AND SHALL BE CONSIDERED AS SUCH BY ALL PARTIES TO THIS PLAT.
8. THE REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD.
9. THERE ARE NO EXISTING OR PROPOSED EASEMENTS FOR THIS SITE.
10. TOPOGRAPHY FOR THE SITE WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN.
11. THE SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY DEPICTED ON F.I.R.M. COMMUNITY NO. D330011C.0443, PANEL NO. 01, DATED 9/23/09.
12. THE FIRE PROTECTION ALONGING BATCHELDER ROAD NEAR THE INTERSECTION OF 1100' SOUTHEASTERNLY ALONG BATCHELDER ROAD WITHIN LOT A-22-8.
13. A DRIVEWAY PERMIT IS REQUIRED FROM THE TOWN ROAD AGENT FOR LOT A-22-11 & A-22-12 DRIVERS AND MAY REQUIRE CULVERT DESIGN BY A PROFESSIONAL ENGINEER.
14. AN APPROVED SEPTIC DESIGN FROM THE N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES IS REQUIRED FOR EACH PROPOSED LOT.
15. ISSUANCE OF A BUILDING PERMIT AND/OR DRIVEWAY PERMIT FOR IMPROVEMENT TO LOT A-22-12 SHALL REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER THAT THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF FROMING OFF THE LOT.

APPROVED BY MASON PLANNING BOARD
ON: 10-12-19
CHAIRMAN: [Signature]

SUBDIVISION PLAN
LAND OF
HEIDI JONES
BATCHELDER ROAD & NUTTING HILL ROAD
MASON, NEW HAMPSHIRE
OCTOBER 1, 2019



LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584
PROJECT NO. 2287.09 SHEET NO. 1 OF 2

40419 DWR 185