

REFERENCE PLANS

1. "SURVEYED FOR BELLEVUE - INC., MASON - N.H." DATED AUGUST 1977 AND PREPARED BY R. FORACE LUND, R.L.S. H.C.R.D. PLAN #11262.
2. "OVERVIEW PLAN PREPARED FOR AND LAND OF: ATA CONSTRUCTION, LAND LOCATED AT: STARCH MILL ROAD, MASON, NEW HAMPSHIRE" LAST REVISED SEPTEMBER 10, 2004 AND PREPARED BY BEDFORD DESIGN CONSULTANTS, INC. H.C.R.D. PLAN #33652.
3. "LOT LINE ADJUSTMENT AND SUBDIVISION PLAT, LANDS OF MARSHA L. FOSTER, TRUSTEE, MAP B, LOTS 14-1 & 14-2, MASON, N.H." LAST REVISED APRIL 16, 2004 AND PREPARED BY TODD LAND USE CONSULTANTS, INC. H.C.R.D. PLAN #33187.
4. "SUBDIVISION PLAN, PROPERTY OF MARSHA L. FOSTER REVOCABLE TRUST & C. CHRISTOPHER AND COLLEEN P. GUIRY, MITCHELL HILL ROAD, MASON, NEW HAMPSHIRE" LAST REVISED JUNE 28, 1999 AND PREPARED BY DENNIS D. MCKENNEY, L.L.S. H.C.R.D. PLAN #29927.
5. "SUBDIVISION PLAN, LAND OF ALLAN & MARSHA FOSTER, MASON, NEW HAMPSHIRE" LAST REVISED AUGUST 11, 1992 AND PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN #25935.
6. "SUBDIVISION AND EASEMENT PLAN OF LAND, H.E. FLETCHER CO. LIQUIDATING TRUST & MASON CONSERVATION COMMISSION, MASON, NEW HAMPSHIRE" DATED MAY 17, 1991 AND PREPARED BY TFMORAN, INC. H.C.R.D. PLAN #25534.
7. "SUBDIVISION PLAT, LAND OF ALLAN & MARSHA FOSTER, MAP SHEET B, LOT 13, MASON, NH" LAST REVISED DECEMBER 8, 1988 AND PREPARED BY TODD LAND USE CONSULTANTS, INC. H.C.R.D. PLAN #23023.
8. "SUBDIVISION PLAT, LAND OF ALLAN AND MARSHA FOSTER, MASON, N.H." LAST REVISED NOVEMBER 2, 1987 AND PREPARED BY ROBERT B. TODD, INC. H.C.R.D. PLAN #21611.
9. "PLAT OF ROBERT MCVICKER SUBDIVISION, MASON, N.H." DATED JANUARY 17, 1979 AND PREPARED BY ROBERT B. TODD, R.L.S. H.C.R.D. PLAN #12904.
10. "SURVEYED FOR MORGAN ACRES, INC., MASON - N.H. AND WILTON - N.H." DATED MAY 1974 AND PREPARED BY R. FORACE LUND, R.L.S. H.C.R.D. PLAN #9162.

SYMBOL LEGEND

- REBAR SET ○ UTILITY POLE
□ BOUND FOUND ⊗ GUY WIRE
○ IRON PIPE FOUND — — — EDGE OF PAVEMENT
● IRON PIN FOUND ∞∞∞∞ STONE WALL
⊙ DRILL HOLE FOUND — · · · — EDGE OF WATER
⊙ DRILL HOLE SET

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF MASON IN ACCORDANCE WITH RSA 676:18(IV)."

LICENSED LAND SURVEYOR

DATE

TAX MAP B
LOT 22-4

TAX MAP B
LOT 22-3

TAX MAP B
LOT 22-2

TAX MAP B LOT 22-1
ANTHONY & KAREN LAWTON
1055 STARCH MILL ROAD
MASON, NH 03048
BK: 8142 PG: 27

TAX MAP B LOT 18
DOONAN FAMILY, LLC
4 QUAIL RUN
HOLLISTON, MA 01746
BK: 5776 PG: 1735

TAX MAP B LOT 3
TOWN OF MASON
16 DARLING HILL ROAD
MASON, NH 03048
BK: 2807 PG: 610

TAX MAP B LOT 22
ATA CONSTRUCTION, LLC
18 BRADFORD STREET
RINDGE, NH 03461
BK: 7120 PG: 899

TAX MAP B LOT 5
NEIL H. AFRAN
JANELLEN O'BRA
48 RIDGE ROAD
SMITHTOWN, NY 11787
BK: 8532 PG: 1195

TAX MAP B LOT 6-1
ROBERT A. NIXON
& DANUTA I. NIXON
328 ABBOTT HILL ROAD
WILTON, NH 03086
BK: 2773 PG: 512

TAX MAP B LOT 7
DONALD J. FORTIN
& MARIE T. FORTIN
P.O. BOX 335
WILTON, NH 03086
BK: 2445 PG: 431

TAX MAP B LOT 8
DEAN S. NEUBERT &
BARBARA J. NEUBERT
7 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 5233 PG: 1183

TAX MAP B LOT 9
CHARLES G. MAYOU, JR.
& KAREN A. MAYOU
25 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 8443 PG: 2457

TAX MAP B LOT 4-1
ELLEN R. MILLER-GRANT
& NEAL W. MILLER-GRANT
495 ABBOTT HILL ROAD
WILTON, NH 03086
BK: 6583 PG: 2425

TAX MAP B LOT 13
MARSHA L. FOSTER
REVOCABLE TRUST
170 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 5388 PG: 512

TAX MAP B LOT 13-3
MARSHA L. FOSTER
REVOCABLE TRUST
170 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 5388 PG: 512

TAX MAP B LOT 13-2
MARSHA L. FOSTER
REVOCABLE TRUST
170 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 5388 PG: 512

TAX MAP B LOT 14-1
MARSHA L. FOSTER
REVOCABLE TRUST
170 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 6154 PG: 1008

TAX MAP B LOT 17-1
TOWN OF MASON
CONSERVATION COMMISSION
16 DARLING HILL ROAD
MASON, NH 03048
BK: 5301 PG: 868

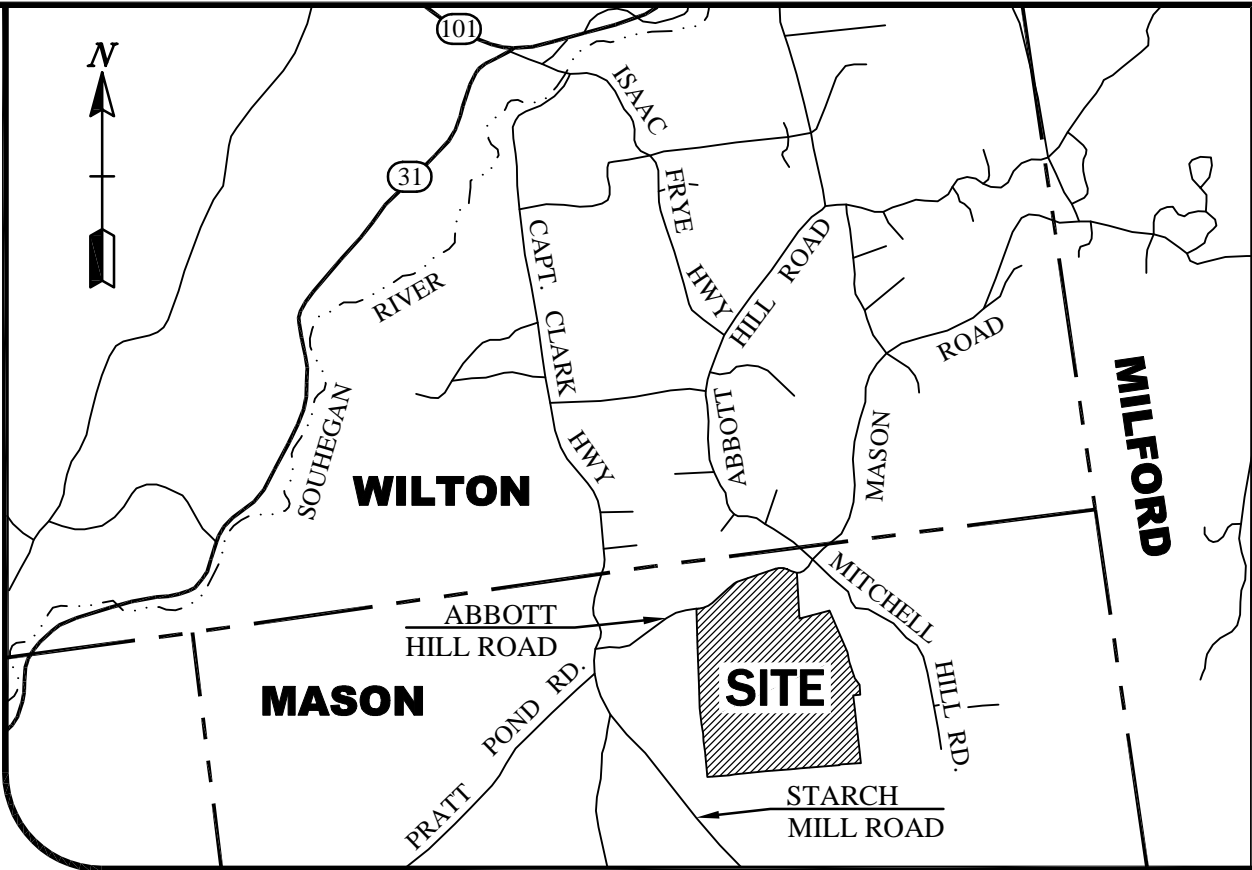
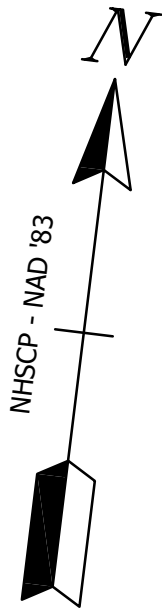
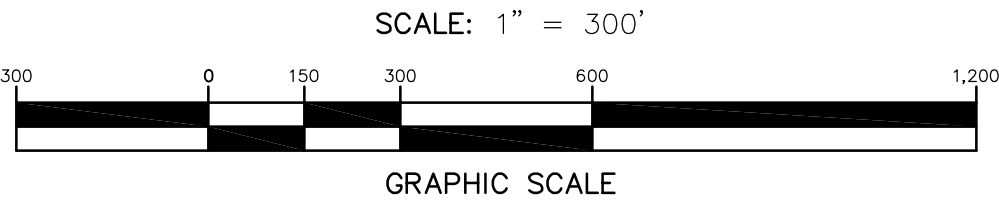
SHEET 2

SHEET 3

TAX MAP B LOT 4-2
11,632,518 S.F.±
267.046 ACRES±

SHEET 5

SHEET 4



LOCUS MAP

NOT TO SCALE

NOTES

1. OWNERS OF RECORD:
- TAX MAP B LOT 4-2
THE BARBARA B. DEVORE REVOCABLE TRUST OF 2012
BARBARA B. DEVORE, TRUSTEE
801 VALLEY ROAD
MASON, NH 03048
BK: 9163 PG: 2877
2. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON.
3. THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN JANUARY & FEBRUARY 2020.
4. WETLANDS SHOWN HEREON ARE APPROXIMATE, THEY WERE TAKEN FROM "2015 STATEWIDE HIGH RESOLUTION (1 FT.) AERIAL PHOTOGRAPHY - TRUE COLOR (RGB)" FOUND AT: WWW.GRANIT.UNH.EDU.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE. MAP NUMBER 33011C0465D. EFFECTIVE DATE SEPTEMBER 25, 2009.
6. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
7. MAP B LOT 4-2 HAS THE BENEFIT OF AN ACCESS EASEMENT OVER MAP B LOT 13-2, AS SHOWN ON REFERENCE PLANS 7 AND 8. SEE H.C.R.D. BOOK 2103 PAGE 292 DATED NOVEMBER 3, 1970 AND BOOK 2103 PAGE 293 DATED NOVEMBER 4, 1970. SEE ALSO AFFIDAVIT RECORDED AT BOOK 4567 PAGE 184 AFFIRMING THE LOCATION OF SAID EASEMENT TO BE AS SHOWN ON REFERENCE PLAN 7. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN HEREON PER REFERENCE PLAN 7.
8. HORIZONTAL DATUM IS NH STATE PLANE COORDINATES, NAD '83, BASED ON RTK GPS OBSERVATIONS BY THIS OFFICE IN FEBRUARY 2020.

OVERALL
BOUNDARY PLAN
TAX MAP B LOT 4-2
PREPARED FOR:
PISCATAQUOG LAND
CONSERVANCY
LOCATED AT:
ABBOTT HILL ROAD
MASON, NEW HAMPSHIRE

PAGE: 1 OF 5

S&H LAND
SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

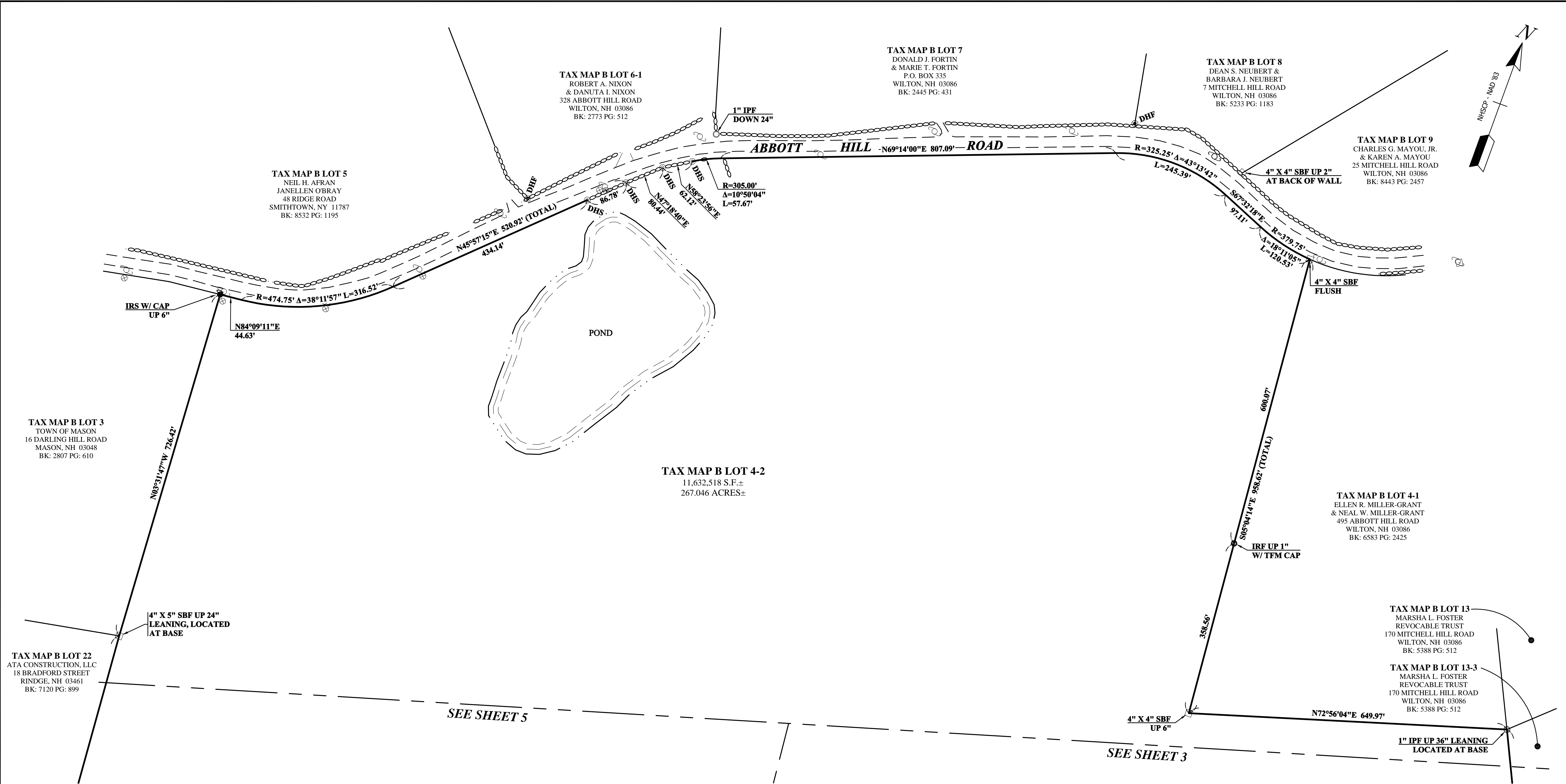
NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 300'

DATE: FEBRUARY 25, 2020

TSC3
SURVEYOR 2

JOB #2019326



SURVEYOR'S CERTIFICATION

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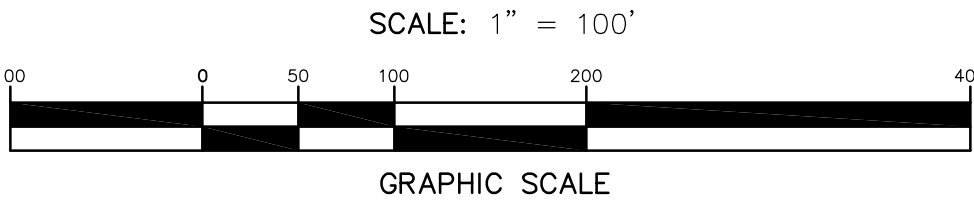
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LICENSED LAND SURVEYOR

DATE

SYMBOL LEGEND

- REBAR SET
- BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- STONE WALL
- EDGE OF WATER



BOUNDARY PLAN
TAX MAP B LOT 4-2
PREPARED FOR:
PISCATAQUOG LAND CONSERVANCY
LOCATED AT:
ABBOTT HILL ROAD
MASON, NEW HAMPSHIRE

PAGE: 2 OF 5

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

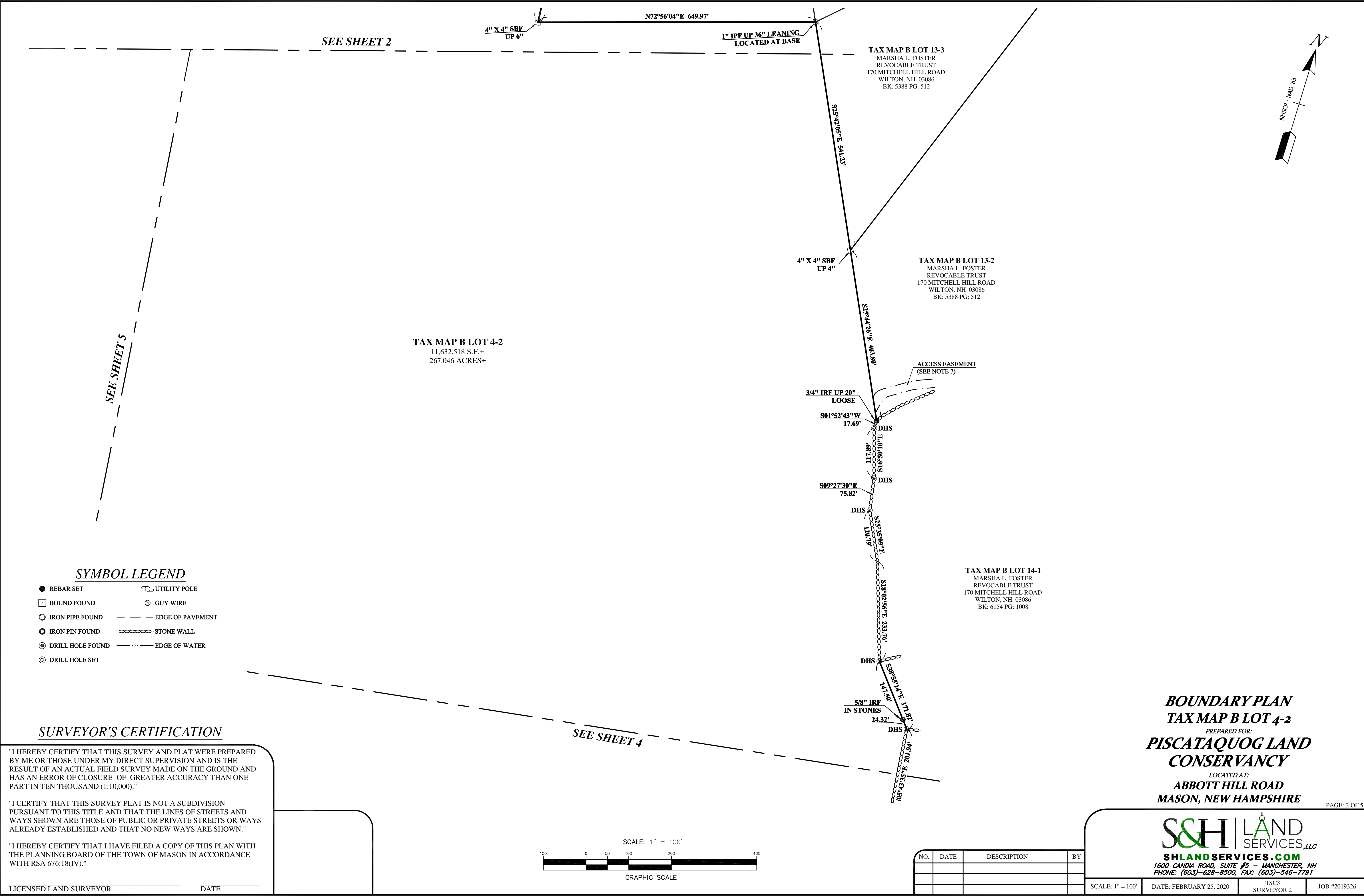
NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 100'

DATE: FEBRUARY 25, 2020

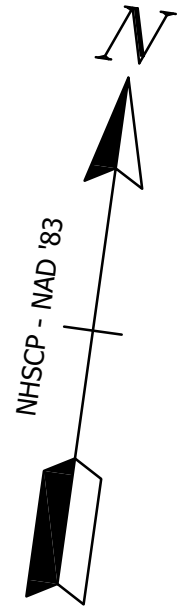
TSC3
SURVEYOR 2

JOB #2019326



SEE SHEET 3

TAX MAP B LOT 14-1
MARSHA L. FOSTER
REVOCABLE TRUST
170 MITCHELL HILL ROAD
WILTON, NH 03086
BK: 6154 PG: 1008



TAX MAP B LOT 4-2
11,632,518 S.F.±
267.046 ACRES±

TAX MAP B LOT 17-1
TOWN OF MASON
CONSERVATION COMMISSION
16 DARLING HILL ROAD
MASON, NH 03048
BK: 5301 PG: 868

SYMBOL LEGEND

- REBAR SET

□ BOUND FOUND

○ IRON PIPE FOUND

● IRON PIN FOUND

⊙ DRILL HOLE FOUND

⊙ DRILL HOLE SET
- UTILITY POLE

⊗ GUY WIRE

— — — EDGE OF PAVEMENT

∞ ∞ ∞ STONE WALL

— · · — EDGE OF WATER

SURVEYOR'S CERTIFICATION

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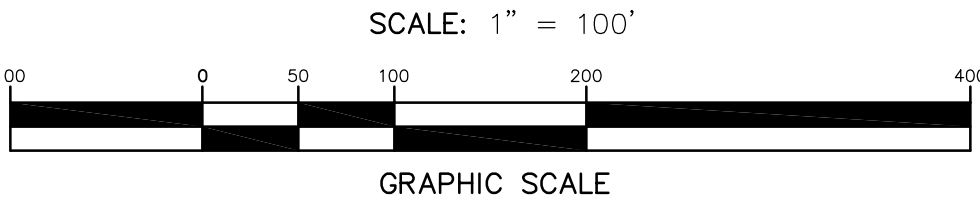
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LICENSED LAND SURVEYOR

DATE

TAX MAP B LOT 17-1
TOWN OF MASON
CONSERVATION COMMISSION
16 DARLING HILL ROAD
MASON, NH 03048
BK: 5301 PG: 868



BOUNDARY PLAN
TAX MAP B LOT 4-2
PREPARED FOR:
PISCATAQUOG LAND
CONSERVANCY

LOCATED AT:
ABBOTT HILL ROAD
MASON, NEW HAMPSHIRE

PAGE: 4 OF 5

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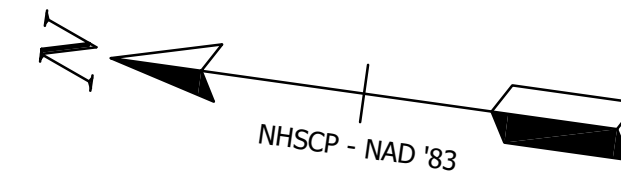
SCALE: 1" = 100'

DATE: FEBRUARY 25, 2020

TSC3
SURVEYOR 2

JOB #2019326

SEE SHEET 4



TAX MAP B LOT 17-1
TOWN OF MASON
CONSERVATION COMMISSION
16 DARLING HILL ROAD
MASON, NH 03048
BK: 5301 PG: 868

11,632,518 S.F.±
267.046 ACRES±

SEE SHEET 1

4" X 5" SBF UP 24"
LEADING, LOCATED
AT BASE

N04°30'04"W 880.28'

TAX MAP B LOT 22
ATA CONSTRUCTION, LLC
18 BRADFORD STREET
RINDGE, NH 03461
BK: 7120 PG: 899

SYMBOL LEGEND

- | | |
|--------------------|------------------------|
| ● REBAR SET | ⌒ UTILITY POLE |
| ◻ BOUND FOUND | ⊗ GUY WIRE |
| ○ IRON PIPE FOUND | — — — EDGE OF PAVEMENT |
| ● IRON PIN FOUND | ⋈ STONE WALL |
| ⊙ DRILL HOLE FOUND | — ··· — EDGE OF WATER |
| ⊙ DRILL HOLE SET | |

SCALE: 1" = 100'



GRAPHIC SCALE

TAX MAP B LOT 22-1 —
ANTHONY & KAREN LAWTON
1055 STARCH MILL ROAD
MASON, NH 03048
BK: 8142 PG: 27

PREPARED FOR:

**PISCATAQUOG LAND
CONSERVANCY**

LOCATED AT:
ABBOTT HILL ROAD
MASON, NEW HAMPSHIRE

PAGE: 5 OF 5

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LICENSED LAND SURVEYOR

DATE _____

NO.	DATE	DESCRIPTION	B

SCALE: 1" = 100'

DATE: FEBRUARY 19, 2020

TSC3
SURVEYOR 2

JOB #2019326

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
 1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
 PHONE: (603)-628-8500, FAX: (603)-546-7791