

REFERENCE PLANS:

1. "SUBDIVISION - PLAN OF LAND - LOT J-69-1- MARTIN D. RUGGERIO - MASON, NEW HAMPSHIRE", SCALE 1"=100', DATED MARCH 9, 2004, REVISED THROUGH 5-24-04, BY MONADNOCK SURVEY, INC.. (HCRD PLAN #33204).
2. "SUBDIVISION - PLAN OF LAND - LOT J-69-1- MARTIN D. RUGGERIO - MASON, NEW HAMPSHIRE", SCALE 1"=100', DATED SEPTEMBER 8, 2004, REVISED THROUGH 10-28-04, BY MONADNOCK SURVEY, INC.. (HCRD PLAN #33558).

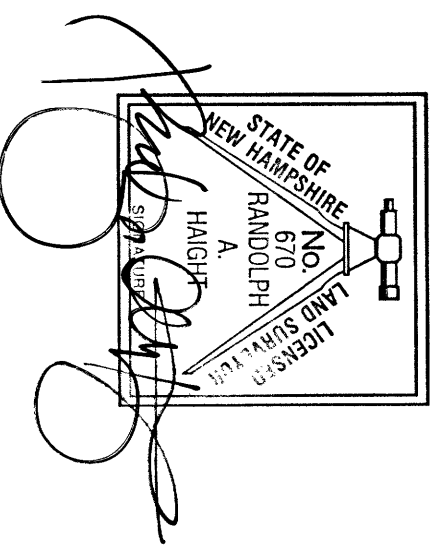
LOT CHART		
LOT NO.	FORMER	PROPOSED
J-69-3	3,030 ACRES 132,000 SQ.FT.	4,836 ACRES 210,666 SQ.FT.
J-69-4	3,031 ACRES 132,029 SQ.FT.	4,837 ACRES 210,696 SQ.FT.
J-69-7	3,612 ACRES 157,331 SQ.FT.	---
PARCEL 'A'	---	1,806 ACRES 78,666 SQ.FT.
PARCEL 'B'	---	1,806 ACRES 78,666 SQ.FT.

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - EDGE OF WETLANDS
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - EDGE OF WATER
 - STONE WALL
 - WIRE FENCE
 - EXISTING BUILDING
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - D.H. FND.
 - G.B. FND.
 - D.H. SET
 - GRANITE BOUND FOUND
 - DRILL HOLE SET
 - IRON PIN TO BE SET OR
 - DRILL HOLE TO BE SET
 - UTILITY POLE AND GUY WIRE
 - PREFERRED DRIVEWAY LOC.

CERTIFICATION:

"I, HEREBY CERTIFY THAT BOUNDARY INFORMATION SHOWN IS THE RESULT OF AN ACTUAL BOUNDARY SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN RURAL CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN THREE HUNDRED (1:300) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

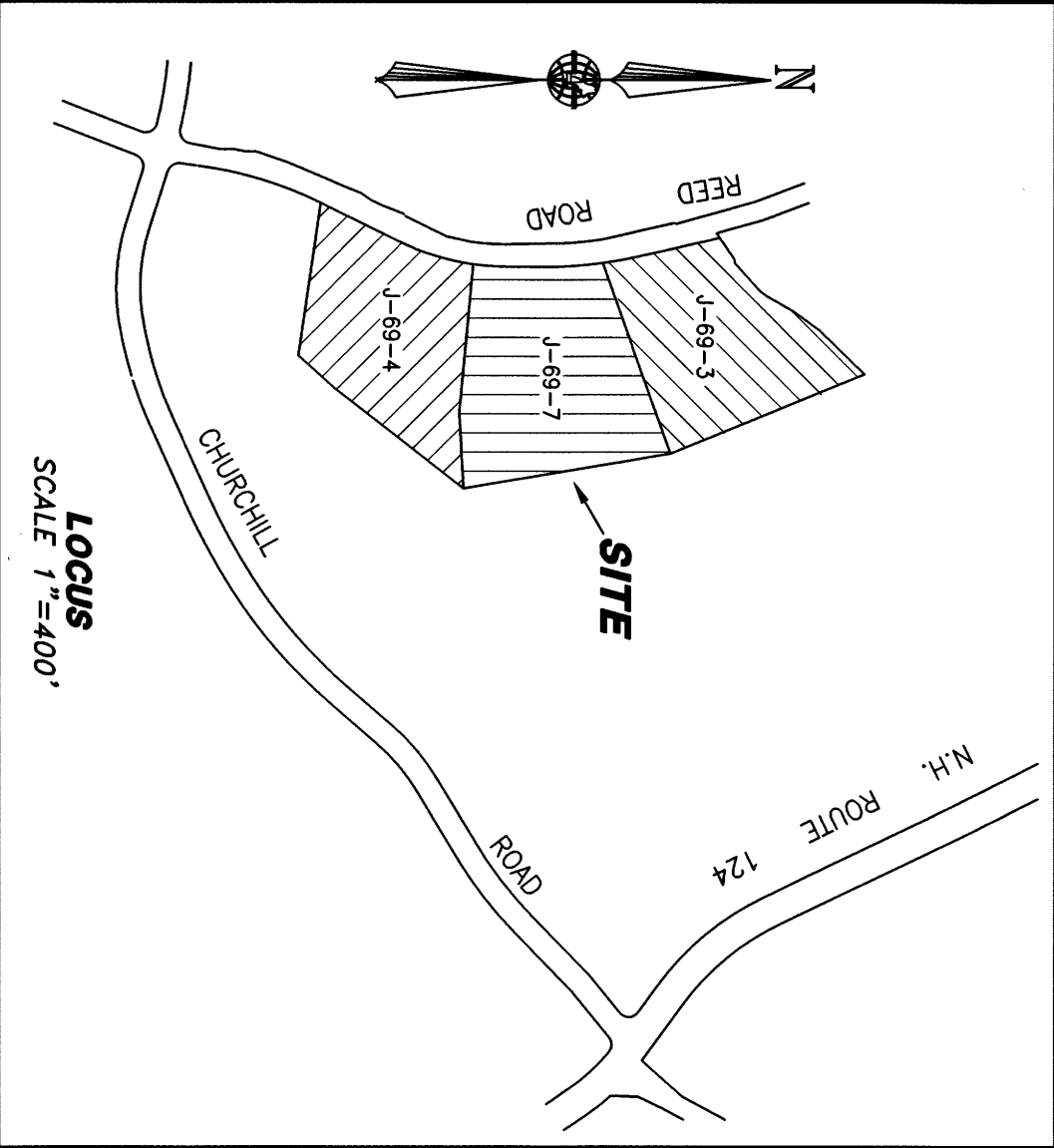
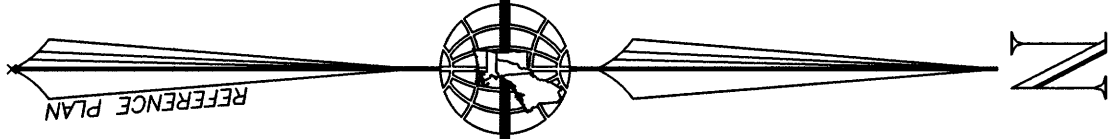
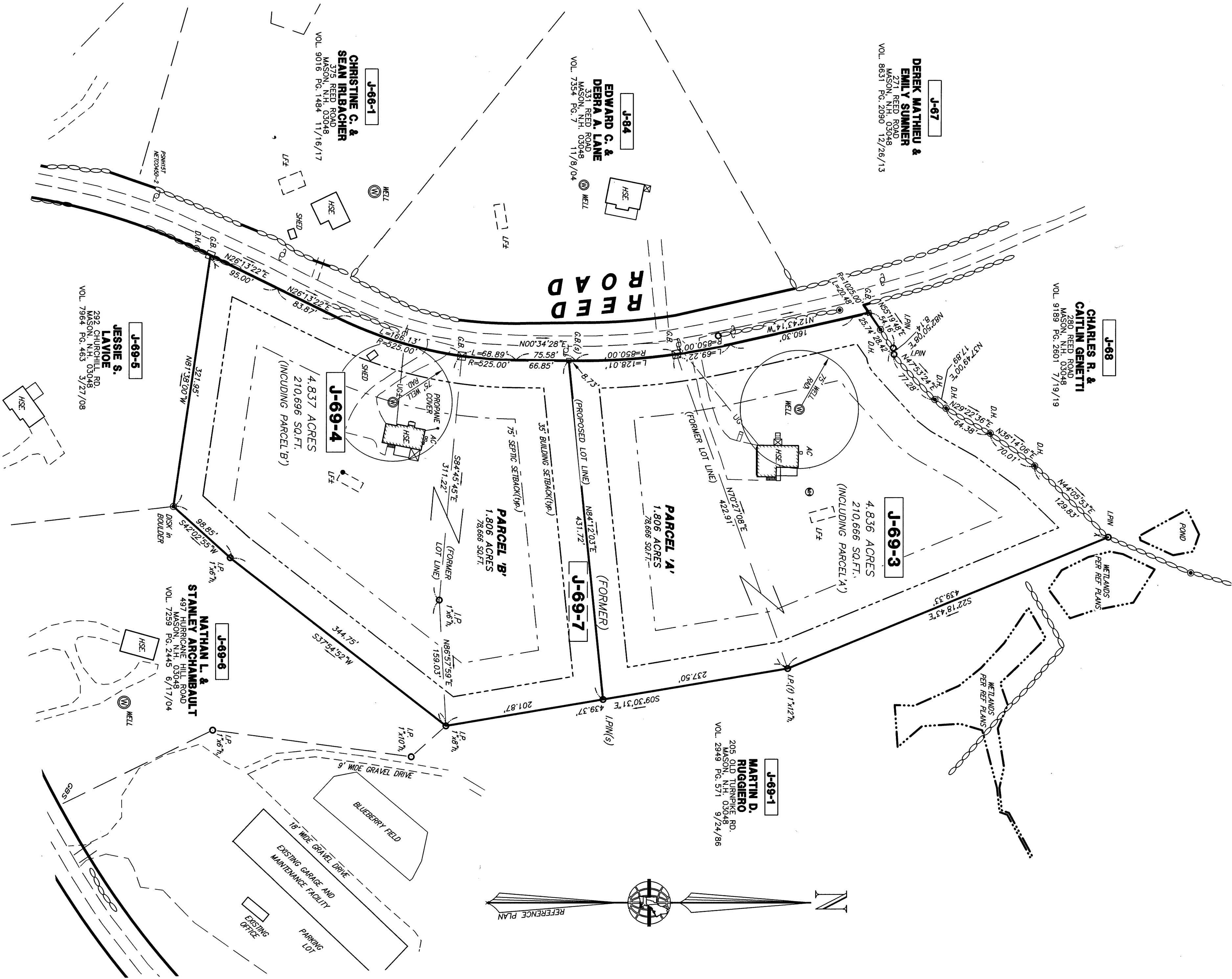
DATE: 12-23-20



GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--



NOTES:

- THE OWNERS OF RECORD FOR TAX MAP PARCEL J-69-3 ARE JOSEPH W. & COLLEEN W. POWERS, 316 REED ROAD, MASON, NH 03048. DEED REFERENCE IS VOL. 8917 PG. 661 DATED NOVEMBER 10, 2016 IN THE HCRD.
- THE OWNERS OF RECORD FOR TAX MAP PARCEL J-69-4 ARE MICHAEL & KIMBERLY SMITH, 358 REED ROAD, MASON, NH 03048. DEED REFERENCE IS VOL. 8998 PG. 1980 DATED SEPTEMBER 10, 2015 IN THE HCRD.
- THE OWNERS OF RECORD FOR TAX MAP PARCEL J-69-7 ARE JOSEPH W. POWERS & MICHAEL SMITH, 316 REED ROAD, MASON, NH 03048. DEED REFERENCE IS VOL. 9323 PG. 2010 DATED JULY 20, 2020 IN THE HCRD.
- THE PURPOSE OF THIS PLAN IS TO CREATE A COMMON LOT LINE BETWEEN LOTS J-69-3 & J-69-4 BY ADD PARCEL 'A' TO LOT J-69-3, PARCEL 'B' TO LOT J-69-4, ELIMINATING LOT J-69-7.
- THE BOUNDARY INFORMATION SHOWN IS THE RESULT OF A PRECISE BOUNDARY TIE-IN SURVEY BY THIS OFFICE.
- J-69-3 DENOTES TAX MAP & PARCEL NUMBER.
- ZONING FOR ENTIRE SITE GRAF ZONE, MINIMUM LOT AREA IS 4 ACRES, MINIMUM FRONTAGE IS 350', BUILDING SETBACKS ARE 35', FRONT, SIDE & REAR. SEPTIC SETBACK IS 75' FRONT, SIDE & REAR.
- 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.
- THE SITE LIES OUTSIDE THE 100 YEAR FLOOD HAZARD BOUNDARY DEPICTED ON COMMUNITY PANEL NO. 330221 SHEET 5 (PRINTED) & SHEET 3 (NOT PRINTED).
- THE SITE IS SERVICED BY OVERHEAD & UNDERGROUND UTILITIES WITH ON-SITE SEPTIC SYSTEMS & WELLS.

APPROVED BY MASON PLANNING BOARD
ON: 12/23/2020 CERTIFIED BY
CHAIRMAN: *John C. Cate*

LOT LINE REVISION PLAN
TAX MAP J, LOTS 69-3, 69-4 & 69-7
LAND OF

JOSEPH & COLLEEN POWERS
AND
MICHAEL & KIMBERLY SMITH
REED ROAD
MASON, NEW HAMPSHIRE
OCTOBER 29, 2020
SCALE: 1" = 50'

