

REFERENCE PLANS:

- "SUBDIVISION PLAN - TAX MAP PARCEL J-76 - LAND OF - ARNE S. MURTO - PREPARED FOR - CHARLENE GEDENBURG & - STEVE W. MURTO, TRUSTEES - MASON, NEW HAMPSHIRE", SCALE: 1"= 100', DATED NOVEMBER 20, 2008 AND LAST REVISED 2/26/09 BY THIS OFFICE (H.C.R.D. PLAN #56332).
- "BOUNDARY PLAN - LAND OF - F. GARTH & ELIZABETH S. FLETCHER - MASON, NEW HAMPSHIRE", SCALE: 1"=200', DATED JULY 26, 1991 TMORAN INC. (H.C.R.D. PLAN #23365).
- "SUBDIVISION PLAN - TAX MAP PARCEL J-76 - PREPARED FOR - STEVE MURTO - MASON, NEW HAMPSHIRE" SCALE: 1"= 100', DATED JULY 6, 2005, REVISED THROUGH 10/31/06 BY THIS OFFICE, RECORDED AS HCRO PLAN #34409.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- LIMIT OF SCS SOILS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 25' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- MATCHLINE
- EXISTING CULVERT
- STONE WALL
- POTENTIAL WELL SITING
- 7" WELL RADIUS
- IRON PIPE FOUND
- IRON PIN FOUND
- D.H.(F) DRILL HOLE FOUND
- G.B.(F) GRANITE BOUND FOUND
- D.H.(S) DRILL HOLE SET
- PROANE TANK
- UTILITY POLE AND GUY WIRE
- EXISTING WELL
- TEST PIT & NUMBER
- POTENTIAL DRIVEWAY LOC.
- EXISTING BUILDING
- PROPOSED 4000 SQ.FT. SEPTIC RESERVE AREA

16B-2
GLEN W. & ANN T. SHAW
248 MASON ROAD
NEW IPSWICH, N.H. 03071
VOL. 2786 PG. 9 10/3/18
(SEE HCRO PLAN #9312)
(FARM USE)

J-77
64.3± ACRES
2,801,000± SQ. FT.
(63.4± ACRES, DRY-
0.9± ACRES, WET)

J-76-1
DEBRA A., JEREMY J., KRISTEN A.,
FINA M. MATTSON & WILLIAM HORGAN
10A MAIN STREET
NEW IPSWICH, N.H. 03071
VOL. 7895 PG. 909 5/24/06
(SEE REFERENCE PLAN #3)
(AGRICULTURAL USE)

J-76-2
MAGNO
COELHO
P.O. BOX 274
MASON, N.H. 03048
VOL. 8040 PG. 18 3/26/18
(SEE REFERENCE PLAN #3)
(AGRICULTURAL USE)

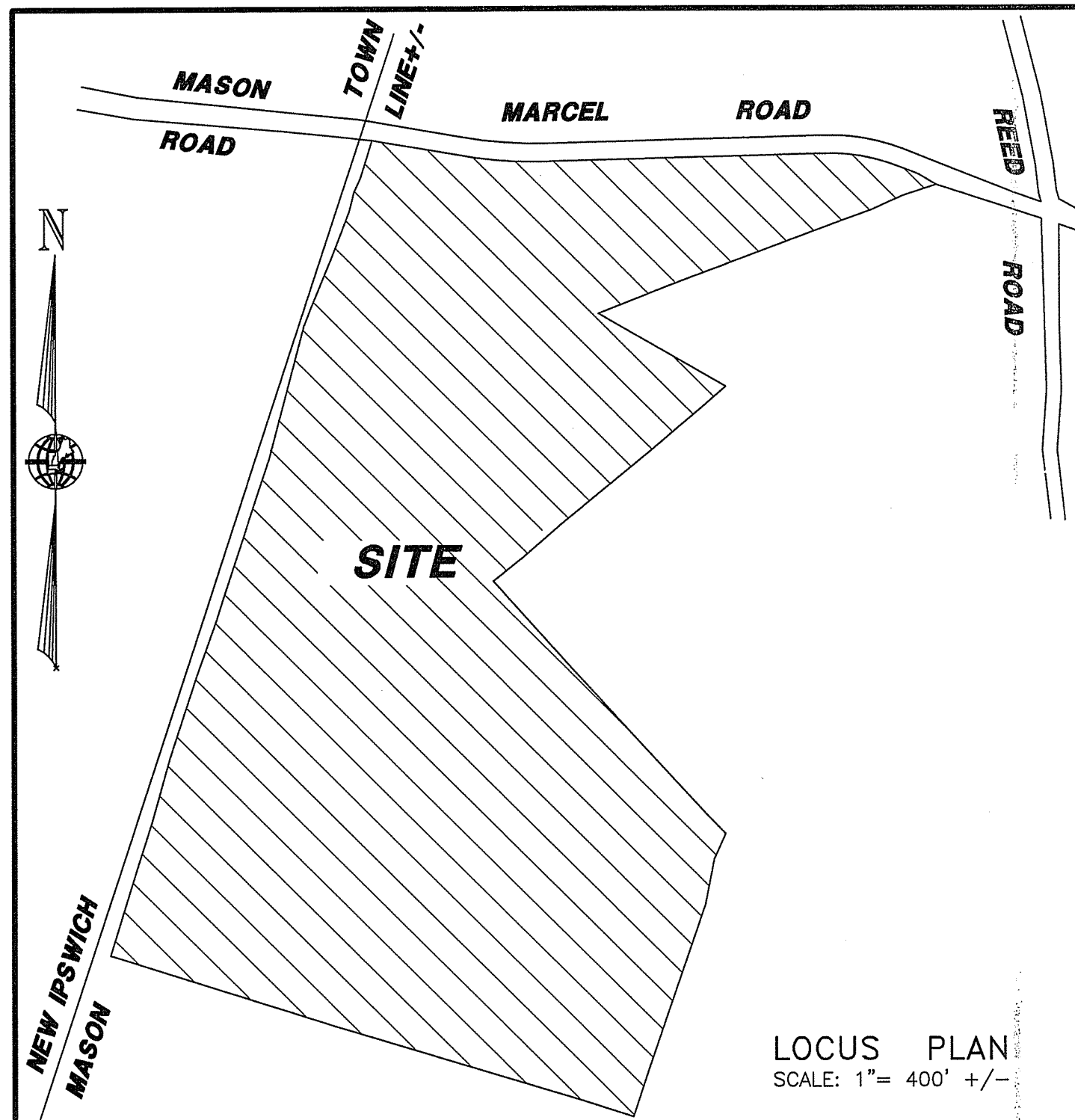
J-67
DEREK D. MATHIEU &
EMILY J. SUMNER
271 REED ROAD
MASON, NH 03048
VOL. 8631 PG. 2090 12/26/13
(SEE HCRO PLAN #1025)
(RESIDENTIAL & WOODLAND USE)

J-65
ANTONIO F. &
ANA M. AGUIAR
334 TROTTER PARK ROAD
LOWELL, MA 01854
VOL. 5264 PG. 1034 6/25/91
(SEE HCRO PLAN #1201)
(RESIDENTIAL & FARM USE)

J-64
F. GARTH & ELIZABETH S. FLETCHER, TEES.
FLETCHER REVOCABLE TRUST
288 MARCEL ROAD
MASON, NH 03048
VOL. 5619 PG. 617 4/10/95
(SEE REFERENCE PLAN #2)
(WOODLAND USE)

14B-1
GLEN W. & ANN T. SHAW
248 MASON ROAD
NEW IPSWICH, N.H. 03071
VOL. 8903 PG. 740 10/3/18
(AGRICULTURAL USE)

14B-3
GLEN W. & ANN T. SHAW
248 MASON ROAD
NEW IPSWICH, N.H. 03071
VOL. 2786 PG. 9 10/3/18
(AGRICULTURAL USE)

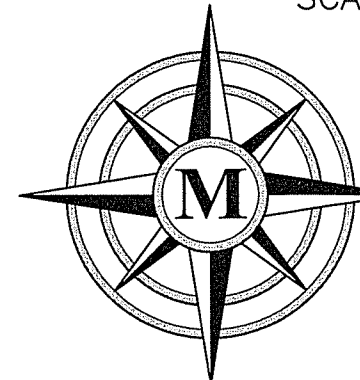


NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT J-77 IS THE FLETCHER REVOCABLE TRUST AGREEMENT, F. GARTH & ELIZABETH S. FLETCHER, TEES, TRUSTEES 288 MARCEL ROAD, MASON, NH 03048. DEED REFERENCE IS VOL. 5619 PG. 617 DATED APRIL 10, 1995 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP PARCEL J-77 INTO TWO LOTS AS SHOWN.
- J-77 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE TOTAL AREA OF THE SITE IS 69.5+/- ACRES OR 3,028,400+/-SQ.F.
- ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAF). MINIMUM LOT AREA IS 4,000 ACRES OR 174,240 SQ. FT., 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 PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING AND ATTACHED HERETO.
- LOTS ARE TO BE SERVICED BY ONSITE SEPTIC SYSTEM & WELL.
- THE SITE LIES OUTSIDE THE 100 YEAR FLOOD HAZARD BOUNDARY DEPICTED ON FIRM COMM. PANEL NO. 33011C0585D PANEL 585 OF 701 DATED JUNE 24, 2005 MARKED PRELIMINARY AND OUTSIDE THE AQUIFER PROTECTION OVERLAY DISTRICT.
- LOTS J-77 & J-77-1 HAVE MORE THAN 1.5 ACRES OF CONTIGUOUS UPLAND SOILS.
- THE SITE IS SUBJECT TO A CURRENT USE TAX LIEN AS IN VOL. 3853 PG. 183 DATED 9-16-86 IN THE H.C.R.D.
- A WAIVER FROM SECTION 4.03.3a.iv OF THE MASON SUBDIVISION REGULATIONS WAS GRANTED ON JULY 28, 2021 BY THE MASON PLANNING BOARD TO ALLOW A SURVEY PRECISION OF 1 PART IN 300 FOR THE DEFINITION OF REMAINDER LOT J-77.

APPROVED BY MASON PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND

SUBDIVISION PLAN
TAX MAP PARCEL J-77
LAND OF
FLETCHER REVOCABLE TRUST AGREEMENT
288 MARCEL ROAD
MASON, NEW HAMPSHIRE
SCALE: 1" = 150' JULY 7, 2021

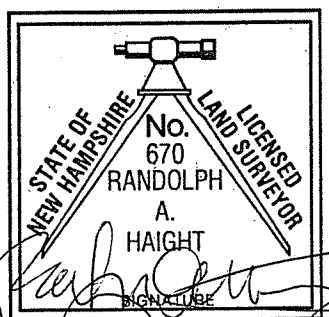


MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

CERTIFICATION:

"I HEREBY CERTIFY THAT LOT J-77-1 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 (LAW 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIVE THOUSAND (1:5,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 8-18-21

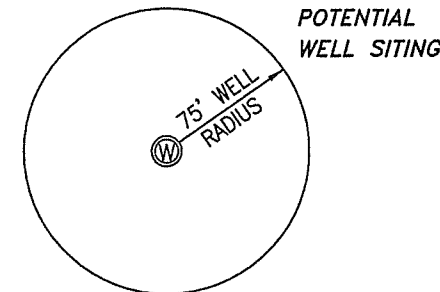


REFERENCE PLANS:

- "SUBDIVISION PLAN - TAX MAP PARCEL J-76 - LAND OF - ARNE S. MURTO - PREPARED FOR - CHARLENE GEDEBORG & - STEVE W. MURTO, TRUSTEES - MASON, NEW HAMPSHIRE", SCALE: 1"= 100', DATED NOVEMBER 20, 2008 AND LAST REVISED 2/26/09 BY THIS OFFICE (H.C.R.D. PLAN #36352).
- "BOUNDARY PLAN - LAND OF - F. GARTH & ELIZABETH S. FLETCHER - MASON, NEW HAMPSHIRE", SCALE: 1"=200', DATED JULY 26, 1991 TFMORAN INC. (H.C.R.D. PLAN #25365).
- "SUBDIVISION PLAN - TAX MAP PARCEL J-76 - PREPARED FOR - STEVE MURTO - MASON, NEW HAMPSHIRE", SCALE: 1"= 100', DATED JULY 6, 2005, REVISED THROUGH 10/31/06 BY THIS OFFICE, RECORDED AS HCRO PLAN #34409.

LEGEND:

- | | | |
|-----------------------|-------------|---------------------------|
| RIGHT-OF-WAY LINE | I.P.I.PE(F) | IRON PIPE FOUND |
| BOUNDARY LINE | I.P.IN(F) | IRON PIN FOUND |
| ABUTTING LOT LINE | D.H.(F) | DRILL HOLE FOUND |
| EDGE OF WETLANDS | G.B.(F) | GRANITE BOUND FOUND |
| BUILDING SETBACK LINE | D.H.(S) | DRILL HOLE SET |
| SEPTIC SETBACK LINE | | |
| LIMIT OF SCS SOILS | | PROPAPE TANK |
| EDGE OF PAVEMENT | | UTILITY POLE AND GUY WIRE |
| EDGE OF GRAVEL | | EXISTING WELL |
| 25' CONTOUR INTERVAL | TP#1 | TEST PIT & NUMBER |
| 5' CONTOUR INTERVAL | | POTENTIAL DRIVEWAY LOC. |
| MATCHLINE | | |
| EXISTING CULVERT | | |
| STONE WALL | | EXISTING BUILDING |



SOILS LEGEND:

- | | |
|------|--------------------------------------------------------|
| 36B | ADAMS LOAMY SAND, 0-3% SLOPES |
| 36C | ADAMS LOAMY SAND, 3-8% SLOPES |
| 142B | MONADNOCK FINE SANDY LOAM, 8-15% SLOPES |
| 160B | TUNBRIDGE-LYMAN-MONADNOCK COMPLEX, STONY, 3-8% SLOPES |
| 160C | TUNBRIDGE-LYMAN-MONADNOCK COMPLEX, STONY, 8-15% SLOPES |
| 161B | LYMAN-TUNBRIDGE-MONADNOCK COMPLEX, STONY, 5-8% SLOPES |
| 161C | LYMAN-TUNBRIDGE-MONADNOCK COMPLEX, STONY, 8-15% SLOPES |
| 247B | LYME STONY LOAM, 0-15% SLOPES |
| 549 | PEACHAM STONY MUCK |
| 559B | SKERRY STONY FINE SANDY LOAM, 3-8% SLOPES |

THE SOILS INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE U.S.D.A.S.C.S. SOILS SURVEY OF HILLSBOROUGH COUNTY (WESTERN PART) ISSUED OCT., 1985, SHT. NO. 31.

16B-2
GLEN W. & ANN T. SHAW
248 MASON ROAD
NEW IPSWICH, N.H. 03071
VOL. 2796 PG. 9
(SEE HCRO PLAN #312)
(FARM USE)

J-77
64.3± ACRES
2,801,000± SQ. FT.
(63.4± ACRES, DRY
0.9± ACRES, WET)

J-76-1
DEBRA A., JEREMY J., KRISTEN A.,
FINA M. MATTSON & WILLIAM HORGAN
10A MAIN STREET
NEW IPSWICH, N.H. 03071
VOL. 7685 PG. 909 5/24/06
(SEE REFERENCE PLAN #3)
(AGRICULTURAL USE)

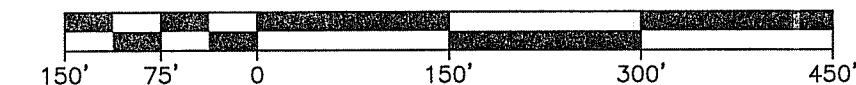
J-76-2
MAGNO
COELHO
P.O. BOX 274
MASON, N.H. 03048
VOL. 8040 PG. 18 3/26/18
(SEE REFERENCE PLAN #3)
(AGRICULTURAL USE)

J-67
DEREK D. MATHIEU &
EMILY J. SUMNER
271 REED ROAD
MASON, NH 03048
VOL. 8631 PG. 2090 12/26/13
(SEE HCRO PLAN #1005)
(RESIDENTIAL & WOODLAND USE)

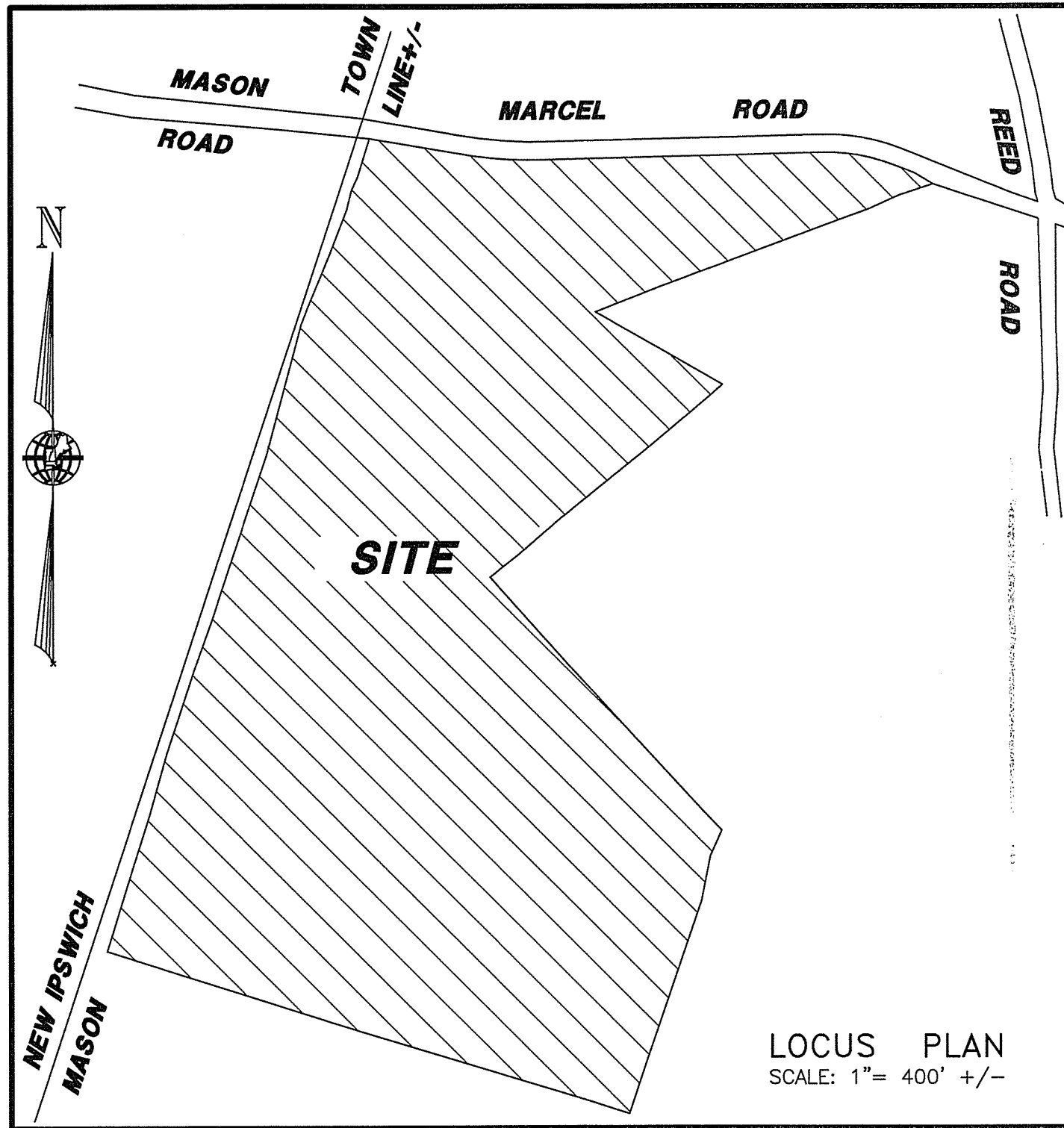
J-65
ANTONIO F. &
ANA M. AGUIAR
334 TROTTER PARK ROAD
LOWELL, MA 01854
VOL. 5264 PG. 1034 6/25/91
(SEE HCRO PLAN #1019)
(RESIDENTIAL & FARM USE)

F. GARTH & ELIZABETH S. FLETCHER, TEES.
FLETCHER REVOCABLE TRUST
288 MARCEL ROAD
MASON, NH 03048
VOL. 5619 PG. 817 4/10/95
(SEE REFERENCE PLAN #2)
(WOODLAND USE)

GRAPHIC SCALE



| REV. | DATE | DESCRIPTION | C/O | MPB | RAH | DR | CK |
|------|---------|-------------------------|-----|-----|-----|----|----|
| A | 8/18/21 | ADD NOTE 11 & G.B.s SET | | | | | |



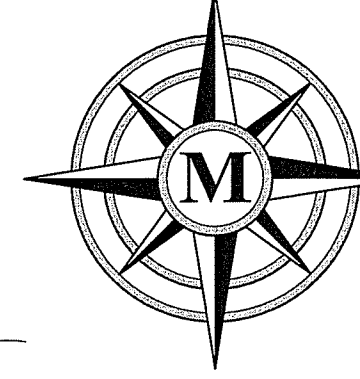
NOTES:

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APPROVED BY MASON PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND

SUBDIVISION PLAN
TAX MAP PARCEL J-77
LAND OF
**FLETCHER REVOCABLE
TRUST AGREEMENT**
288 MARCEL ROAD
MASON, NEW HAMPSHIRE
SCALE: 1" = 150' JULY 7, 2021



MERIDIAN
LAND SERVICES, INC.
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31 OLD NASHUA ROAD, AMHERST, NH 03031
MERIDIANLANDSERVICES.COM
TEL. 603-673-1441
FAX 603-673-1584

FILE: 4643W05A.dwg PROJECT NO. 4643.05 SHEET NO. 2 OF 2