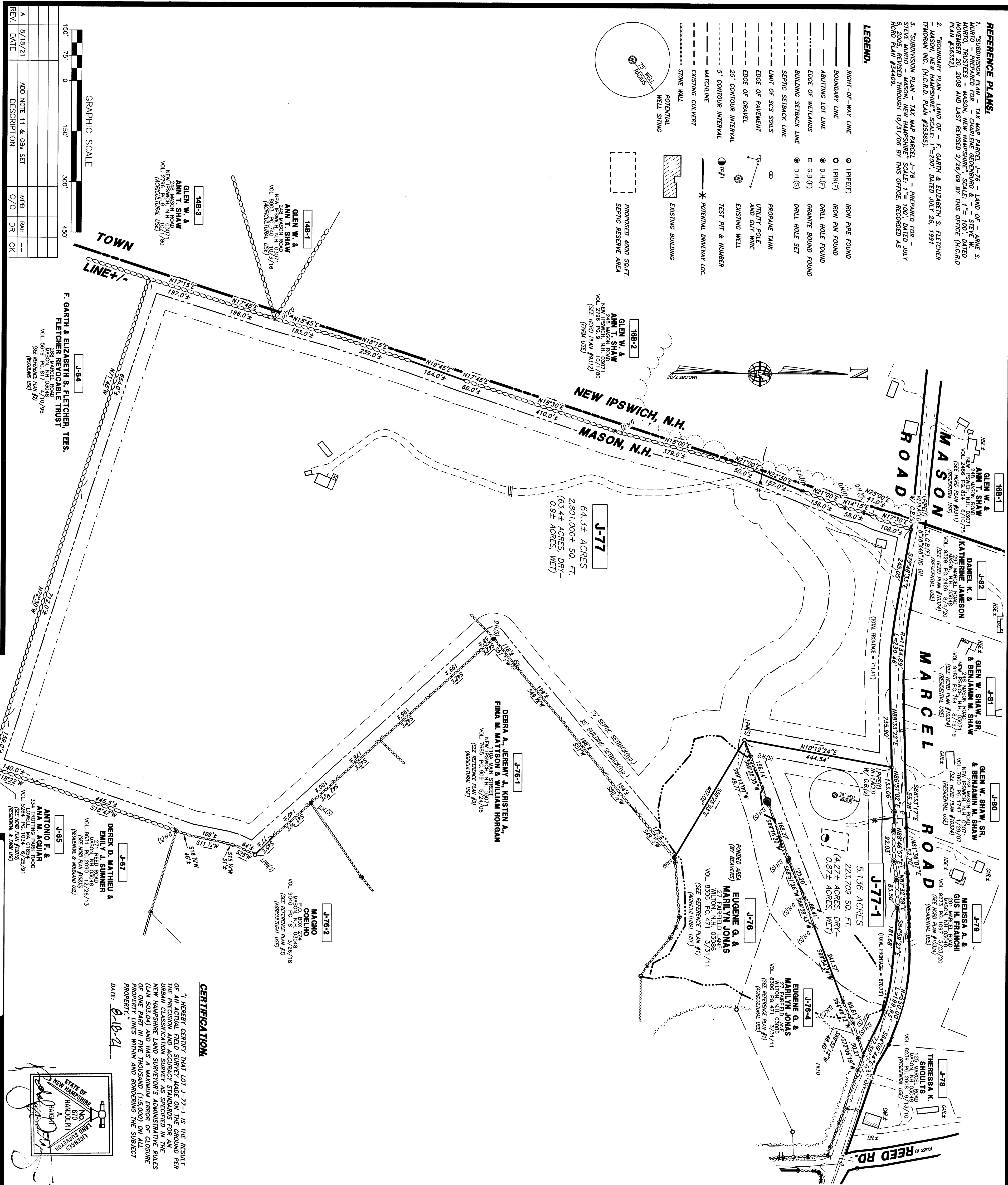
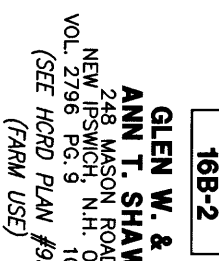
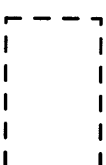
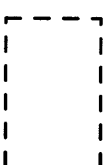
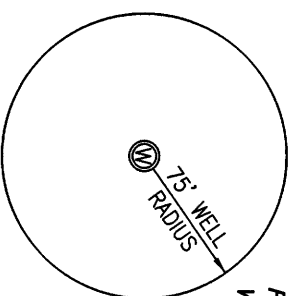


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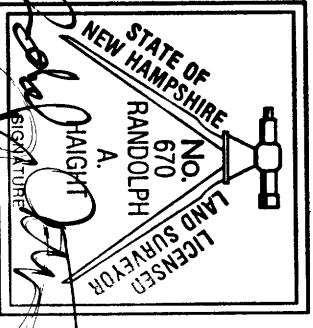
○ RIGHT-OF-WAY LINE
 ○ BOUNDARY LINE
 ○ ABUTTING LOT LINE
 ○ ...
 ○ EDGE OF WETLANDS
 --- BUILDING SETBACK LINE
 --- SEPTIC SETBACK LINE
 --- LIMIT OF SSC SOILS
 --- EDGE OF PAVEMENT
 --- EDGE OF GRANTEL
 --- 25' CONTIGUOUS INTERVAL
 --- 5' CONTIGUOUS INTERVAL
 --- MATCHLINE
 --- EXISTING CULVERT
 ○ 1" P.C.P.T.
 ○ 1" P.N.C.T.
 ○ D.H.(F)
 □ G.B.(F)
 ● D.H.(S)
 ○ PROPRANE TANK
 ○ UTILITY POLE AND GUY WIRE
 ○ EXISTING WELL
 ○ TEST PIT & NUMBER
 * POTENTIAL DRIVEWAY LOC.
 ○ POTENTIAL WELL SITING
 ○ EXISTING BUILDING



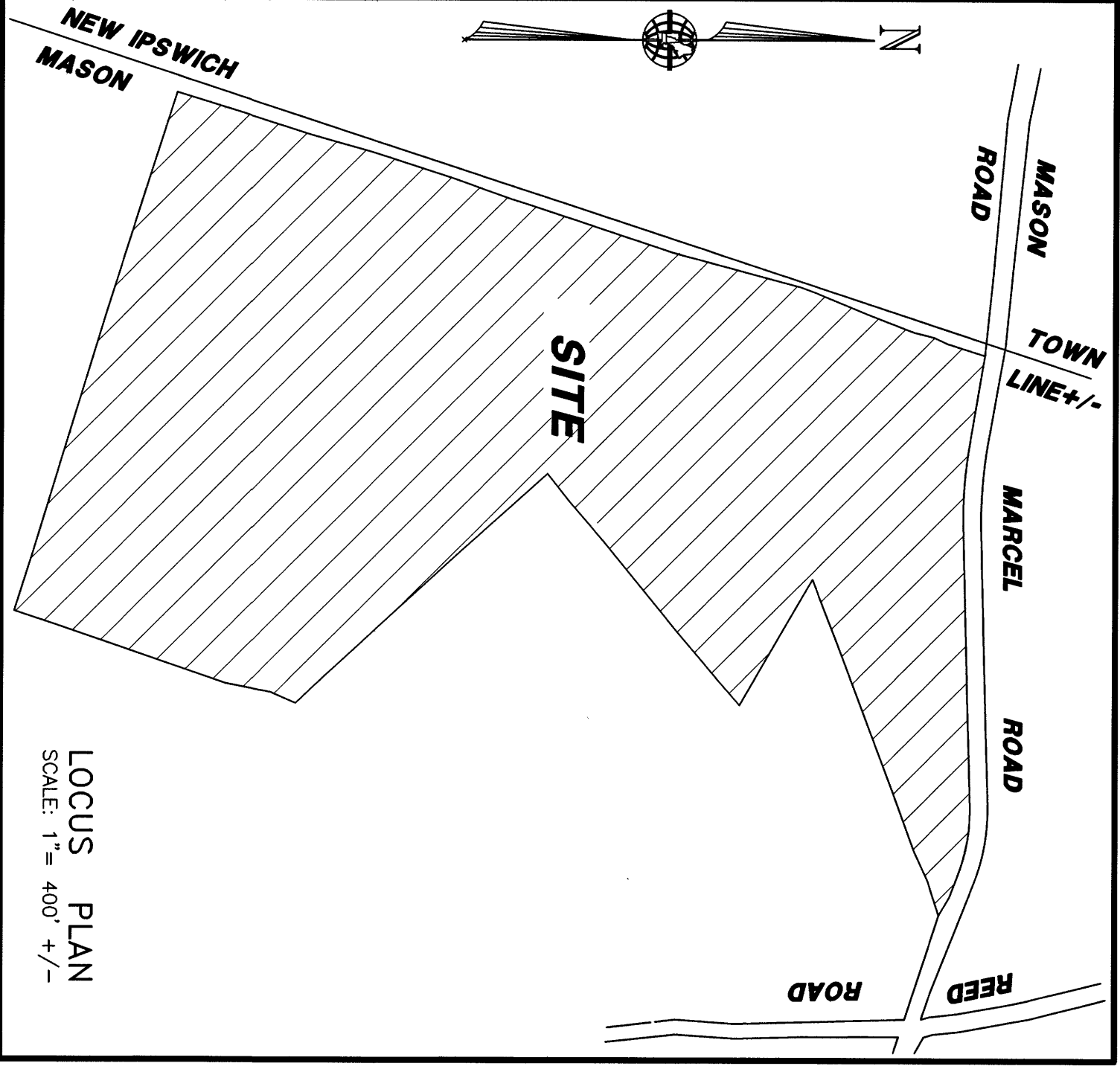
"I HEREBY CERTIFY THAT LOT A-77-1 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN SO3.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIVE THOUSAND (1:5,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 8-19-24

[]



2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP PARCEL J-77 INTO TWO LOTS AS SHOWN, THE UPPER OF RECORD FOR TAX MAP LOT J-77 IS THE FLETCHER REVOCABLE TRUST AGREEMENT, F. GARIB & ELIZABETH S. FLETCHER, TRUSTEES 288 MARCEL ROAD, MASON, NH 03048. DEED REFERENCE IS VOL. 5619 P.G. 817 DATED APRIL 10, 1995 IN THE H.C.R.D.



4. THE TOTAL AREA OF THE SITE IS 69.54 +/- ACRES OR 3,028,400 +/- S.F.
5. ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRZF). MINIMUM LOT AREA IS 4,000 S.F. MINIMUM FRONT YARD SETBACK IS 35'. MINIMUM FRONT YARD IS 350'. BUILDING SETBACKS ARE 35' , FRONT, SIDE & REAR. SEPTIC SYSTEM SHALL BE 15' FROM, SIDE & REAR.
6. THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONSIDERED AN AFFIRMATION OF THE TOWN OF MASON'S COMMITMENT TO COMPLETION OF ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY CHANGES OR MODIFICATIONS MADE IN WRITING AND ATTACHED HERETO.
7. LOTS ARE TO BE SERVED BY ONE-STEP SEPTIC SYSTEM & WELL.
8. THE SITE LIES OUTSIDE THE 100 YEAR FLOOD HAZARD BOUNDARY DEPICTED ON FIRM COULM PLANE, NO. 33301101005850 PANEL 595 OF 701 DATED JUNE 24, 2005 MARKED PRELIMINARY AND OUTSIDE THE ADJACENT PROTECTED OVERLAY DISTRICT.
9. LOTS 1-7-77 & 1-77-1 HAVE MORE THAN 1.5 ACRES OF CONTIGUOUS UPLAND SOILS.
10. THE WATER FROM SECTION 4.03.5.0 OF THE MSA LIES AS IN VOL. 3653 PG. 183 DATED 9-16-86 IN THE H.C.R.D.
11. A WAIVER FROM SUBJECT 4.03.5.0, USE THE MSA LIES AS IN VOL. 3653 PG. 183 DATED 9-16-86 IN THE H.C.R.D.
12. THE SURVEY IS SUBMITTED TO A CURRENT USE TAX LIEU AS IN VOL. 3653 PG. 183 DATED 9-16-86 IN THE H.C.R.D.
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APPROVED BY MASON PLANNING BOARD

DATE: July 28, 2021 CERTIFIED BY _____
CHAIRMAN: Dave G. Wells AND _____

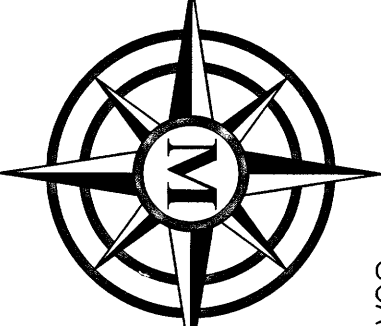
**SUBDIVISION PLAN
TAX MAP PARCEL J-77
LAND OF**

FLETCHER REVOCABLE TRUST AGREEMENT

**288 MARCEL ROAD
ON, NEW HAMPSHIRE**

SCALE: 1" = 150'

JULY 7, 2021



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PROJECT NO. 4643.05 SHEET NO. 1 OF 2