

# REFERENCE PLANS:

1. "BOUNDARY AND EASEMENT PLAN - TAX MAP PARCELS D-8, D-10, D-37 & D-38 - PREPARED FOR - CHARLES W. FIFIELD III & THE - MASON CONSERVATION COMMISSION - MASON, NEW HAMPSHIRE", SCALE 1"=200', DATED DATED JUNE 10, 2004 BY THIS OFFICE (HCRD #36032)
2. "SUBDIVISION PLAN - TAX MAP PARCEL D-10 - PREPARED FOR THE ESTATE OF - CHARLES W. FIFIELD III - & THE MASON - CONSERVATION COMMISSION - MASON, NEW HAMPSHIRE", SCALE 1"=100', DATED JULY 9, 2004 AND LAST REVISED 9/01/04 BY THIS OFFICE. (HCRD #33497).
3. "SUBDIVISION PLAN - TAX MAP PARCEL D-38 - LAND OF: - THE CHARLES W. FIFIELD III - REVOCABLE TRUST - dated OCTOBER 13, 1995 - BLACK BROOK ROAD, - OLD COUNTY ROAD & SAND PIT ROAD - MASON, NEW HAMPSHIRE", SCALE 1"=100', DATED MAY 6, 2020 AND LAST REVISED 7/15/20 BY THIS OFFICE. (HCRD #40644).

## NOTES:

1. THE OWNER OF RECORD FOR TAX MAP D, LOT 10 IS CRAIG W. FIFIELD TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE CHARLES W. FIFIELD, III REVOCABLE TRUST DATED OCTOBER 13, 1995, 54 KIRKLAND DRIVE, STOW, MA 01775. DEED REFERENCES TO THE PARCEL ARE VOL. 7629 PG. 1669 DATED FEBRUARY 6, 2006, & VOL. 5672 PG.62 DATED OCTOBER 13, 1995 IN THE HCRD.
2. A PORTION OF LOT D-10 IS UNDER A CONSERVATION EASEMENT TO BENEFIT THE TOWN OF MASON ACTING BY AND THROUGH IT'S CONSERVATION COMMISSION, WITH THE LAND AND COMMUNITY HERITAGE INVESTMENT PROGRAM BEING AN EXECUTORY INTEREST HOLDER, SEE HCRD VOL. 7992 PG. 276 DATED JUNE 2, 2008.
3. THE OWNERS OF RECORD OF TAX MAP D, LOT 39 ARE BRUCE E. WARD & LINDA CALKINS WARD, 651 OLD COUNTY ROAD, MASON, NH 03048. DEED REFERENCE IS VOL. 8850 PG. 2515, DATED FEBRUARY 17, 2016 IN THE HCRD.
4. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN LOT D-10 & D-39 BY ADDING FORMER PARCEL 'B' FROM LOT D-10 TO LOT D-39.
5. HORIZONTAL ORIENTATION IS BASED ON NH GRID NAD83/86. VERTICAL DATUM IS BASED ON NAVD29 THROUGH GPS OBSERVATIONS.
6. DENOTES TAX MAP & PARCEL NUMBER.
7. 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.
8. 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.
9. TAX MAP D, LOT 10 IS PRESENTLY UNDER A CURRENT USE LIEN (VOL. 5263 PG. 924) AND PARTIALLY UNDER A CONSERVATION EASEMENT (VOL. 7992 PG. 276), AS SHOWN.
10. THE SITE LIES OUTSIDE THE 100 YEAR FLOOD HAZARD BOUNDARY DEPICTED ON COMMUNITY PANEL NO. 330221 SHEET 5 (PRINTED) & SHEET 3 (NOT PRINTED).
11. LOT D-39 IS PRESENTLY SERVICED BY ONSITE SEPTIC SYSTEM & WELL.
11. A WAIVER REQUEST FROM SECTION 4.03.3.4, OF THE MASON SUBDIVISION REGULATIONS TO ALLOW A SURVEY PRECISION OF 1:300 FOR THIS LOT LINE REVISION WAS GRANTED BY THE MASON PLANNING BOARD ON 10-27-21.

D-8, 10, 37 & 38  
CHARLES W. FIFIELD III REV.  
TR. OF OCT. 13, 1995  
CRAIG W. FIFIELD, TRS.  
STOW, MA 01775

D-11-13  
58-1, 2, 3 & C-1  
LEAH B.H. MOORE &  
JOHN P. MOORE, IV  
113 NORTH MASON ROAD  
BROOKLINE, NH 03033  
MASON, NH 03048

D-24  
RESNAI & DEREK J.  
172 MOORE ST. APT 202  
LOWELL, MA 01852  
MASON, NH 03048

D-25  
DILLON FAMILY REV. TR.  
JOHN P. MOORE, IV  
594 SAND PIT ROAD  
MASON, NH 03048

D-26  
ROBERT P. &  
JENNIFER L. GUNNY  
632 SAND PIT ROAD  
MASON, NH 03048

D-28  
WILLIAM ROBERTA L. &  
CAME L. SILVA  
35 BLACK BROOK ROAD  
MASON, NH 03048

D-38-1  
BRANDON S. RACKLIFF  
13 BRANCH PINE  
SMITHFIELD, RI 02917  
MASON, NH 03048

D-10 & D-38 (Cons. Esm.)  
LAND & COMMUNITY  
INVESTMENT PROGRAM  
10 DIXON AVENUE  
CONCORD, NH. 03301

D-9  
TOWN OF MASON  
16 DARLING HILL ROAD  
MASON, NH 03048

D-11-2  
DAVID M. &  
JOAN C. PUSHEE  
660 SAND PIT ROAD  
PLYMOUTH, NH 03264  
MASON, NH 03048

D-10 & D-38 (Cons. Esm.)  
TOWN OF MASON  
16 DARLING HILL ROAD  
MASON, N.H. 03048

D-30  
C. CHRISTOPHER GURRY  
585 MITCHELL ROAD  
MILTON, NH 03088

D-11-13  
58-1, 2, 3 & C-1  
LEAH B.H. MOORE &  
JOHN P. MOORE, IV  
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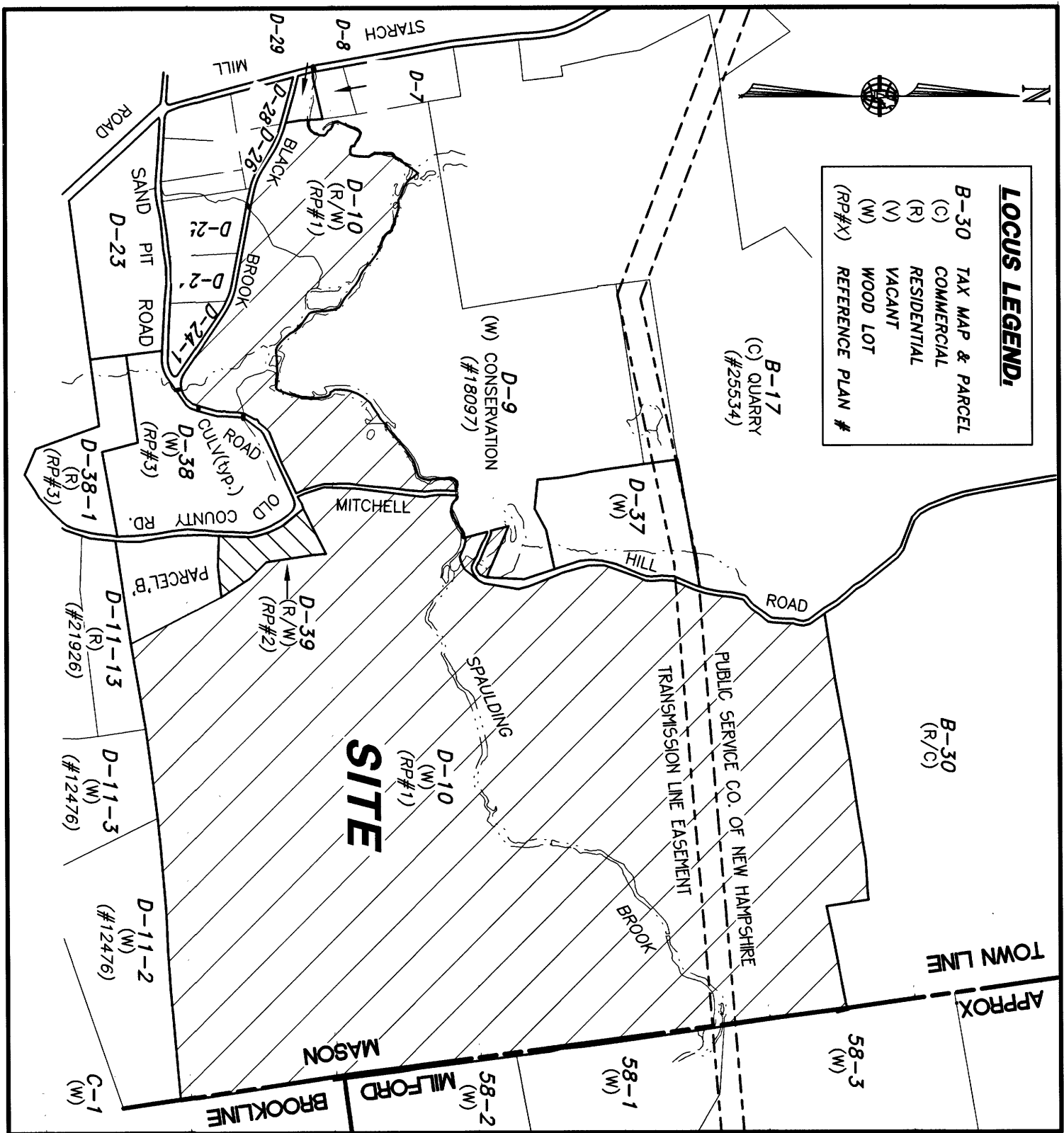
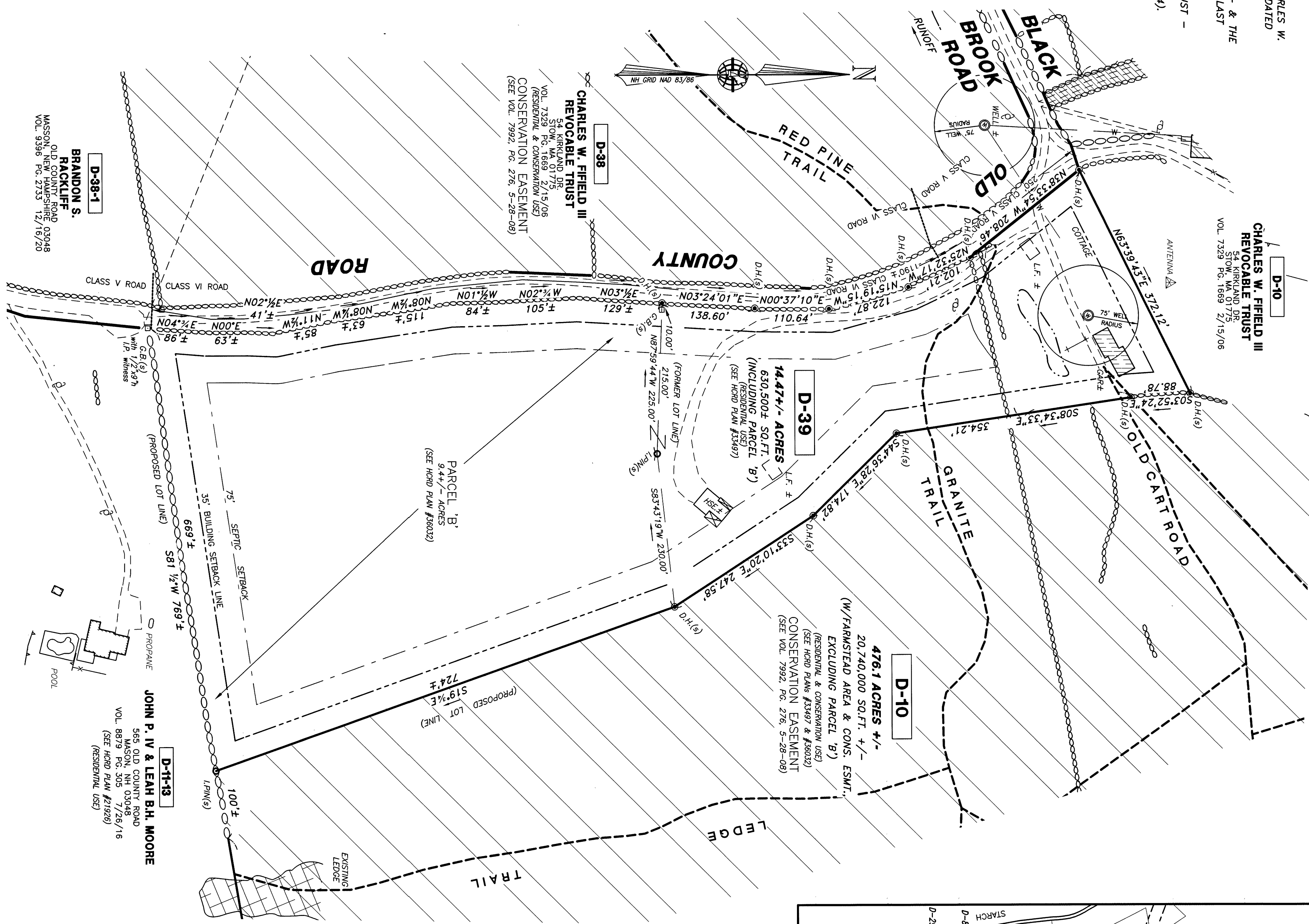
## LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 25' CONTIGUOUS INTERVAL
- 5' CONTIGUOUS INTERVAL
- EDGE OF WATER
- STONE WALL
- WIRE FENCE
- EXISTING BUILDING
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- GRANITE BOUND FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET OR DRILL HOLE TO BE SET
- UTILITY POLE AND 60' WIDE
- WELL
- CONSERVATION EASEMENT

GRAPHIC SCALE

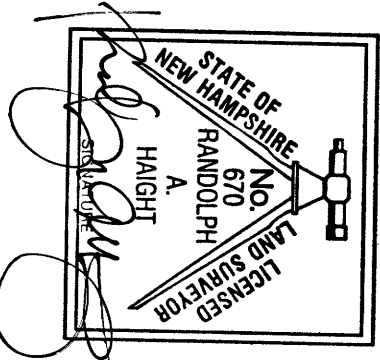


REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11-18-21	UPDATE NOTES/NOTE MON SET	MPB	RAH	--
B	--	--	--	--	--
C	--	--	--	--	--



## CERTIFICATION:

"I HEREBY CERTIFY THAT LOT D-39 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON THE NORTHERLY PART OF & ONE PART IN 300 ON THE SOUTHERLY PART OF."



APPROVED BY MASON PLANNING BOARD  
ON: December 21, 2021 / CERTIFIED BY  
CHAIRMAN: *Anna C. Yezzer*

LOT LINE REVISION PLAN  
TAX MAP D, PARCELS 10 & 39  
LAND OF:

THE CHARLES W. FIFIELD III  
REV. TR. dated OCT. 13, 1995  
AND LAND OF:

BRUCE E. WARD &  
LINDA CALKINS WARD  
BLACK BROOK ROAD & OLD COUNTY ROAD  
MASON, NEW HAMPSHIRE

SCALE: 1" = 100'

OCTOBER 6, 2021



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

FILE: 4592D01DA.dwg PROJECT NO. 4592.01 SHEET NO. 1 OF 2

Plan # 41260 DWR 188

12/23/2021 10:40:40 AM  
Phone 41262  
Page 1 of 1  
Mary Ann Cowell  
Register of Deeds, Hillsborough County  
LCHP 11/16/2020 25.00