
















**PLAN REFERENCES:**

HCRD	PLAN	101115
HCRD	PLAN	10641
HCRD	PLAN	10785
HCRD	PLAN	11083
HCRD	PLAN	17553
HCRD	PLAN	22389
HCRD	PLAN	26088
HCRD	PLAN	28512
HCRD	PLAN	29339
HCRD	PLAN	35366
HCRD	PLAN	36417

## DEED REFERENCES:

SUBJECT DEED: BOOK 9168  
PAGE 430. SEE PLAN FOR  
ABUTTERS DEED REFERENCES.  
SAID DEEDS AND PLANS ARE  
RECORDED AT THE  
HILLSBOROUGH COUNTY  
REGISTRY OF DEEDS (HCRD)

**LEGEND:**

	TREELINE
	STONEWALL
	2 FT CONTOUR
	10 FT CONTOUR
	DRAIN LINE
	EDGE OF PAVEMENT
	CATCH BASIN
	HEADWALL
	WELL
	TEST PIT
	TREE
	IRON PIPE / REBAR DRILL HOLE FOUND
	CONC BOUND D.H. FOUND
	IRON PIPE / REBAR DRILL HOLE TO BE SET
	BUILDING

**SHEET INDEX:**

SHEET 1 - SUBDIVISION PLAN OF LAND  
SHEET 2 - SUBDIVISION PLAN OF LAND  
SHEET 3 - TOPOGRAPHICAL PLAN OF LAND  
SHEET 4 - TOPOGRAPHICAL PLAN OF LAND

## ABBREVIATIONS:

EOG	EDGE OF GRAVEL	DWELL	DWELLING
EOP	EDGE OF PAVEMENT	DR CONC	DRILLING CONCRETE
EOC	EDGE OF CONCRETE	TP	TYPICAL
VCG	VERTICAL GRANITE CURB	CLF	CHAIN LINK FENCE
SML	SOLID WHITE LINE	OWH	OVERHEAD WIRES
STY	STORY	RCP	REINFORCED CONCRETE
WD	WOOD	UP	UTILITY POLE
RR	FRAME		

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP LOT 36-1 INTO TWO (2) BUILDING LOTS, WITH THE EXISTING HOME ON LOT 36-1 AND THE EXISTING HOME ON LOT 36-2.
2. EXISTING MAP F LOT 36-1 = 574,646 SQ. FT. = 13.18 ACRES±
3. PROPOSED PARCEL AREAS:  
MAP F LOT 36-1-1 = 394,030 SQ. FT. = 9.04 ACRES± (PROPOSED)  
MAP F LOT 36-1-2 = 180,616 SQ. FT. = 4.14 ACRES± (PROPOSED)  
TOTAL AREA = 574,646 SQ. FT. = 13.18 ACRES±
4. PARCEL ZONE: GENERAL RESIDENTIAL, AGRICULTURAL & FORESTRY (GRAF)
5. OWNERS OF RECORD: TAX MAP F LOT 36-1 - THE GARSDIE FAMILY (TRUST)
6. HCRD DEED BOOK 9168 PAGE 430.
7. ZONING REQUIREMENTS: - 35'  
FRONT, SIDE & REAR SETBACKS - 350'  
MINIMUM FRONTAGE  
MINIMUM LOT SIZE  
- 174,240 SQ. FT. / 4 ACRES
8. PERMITS: UNDER REVIEW  
REMARKS: THIS SITE IDENTIFIED IN THE PROJECT AREA.  
- E6S2021112201
9. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP) HILLSBOROUGH COUNTY, NEW HAMPSHIRE. PANEL 605 OF 701 COMMUNITY PANEL NUMBER 33011106050 EFFECTIVE DATE: SEPTEMBER 25, 2009.

**NOTES: CONTINUED**

10. EXISTING USE:  
TAX MAP F LOT 36-1 SINGLE FAMILY RESIDENTIAL LOT
11. PROPOSED USE:  
TAX MAP F LOT 36-1-1 EXISTING SINGLE FAMILY HOME  
TAX MAP F LOT 36-1-2 SINGLE FAMILY RESIDENTIAL LOT
12. EXISTING LOT IS SERVED BY AN ON-SITE SEPTIC SYSTEM AND WELL.  
PROPOSED LOT IS TO BE SERVED BY AN ON-SITE SEPTIC SYSTEM & WELL
13. BOUNDARY INFORMATION PROVIDED WITH:  
RANGEWAY LAND SURVEY & DESIGN  
252 DANIEL PLUMMER ROAD  
GORTSTOWN, NEW HAMPSHIRE 03045
14. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. EROSION CONTROL SHALL BE MONITORED DAILY AND REPAIRED AS NECESSARY UNTIL DISTURBED AREAS BECOME FULLY ESTABLISHED WITH VEGETATION
15. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE TOWN OF MASON AND THE STATE OF NEW HAMPSHIRE STANDARDS AND SPECIFICATIONS FOR ROADS AND BRIDGES, DATED 1997, AND ALL SUBSEQUENT AMENDMENTS.

**NOTES: CONTINUED**  
**16. PROPOSED PLANNING**

16. PROPOSED PLANNING BOARD WAIVERS: NONE  
17. THE PROPERTY FALLS WITHIN THE NHC WEB SOILS GROUP 77C AND 77B  
CLASSIFICATION:  
77C MARLOW FINE SANDY LOAM  
77B MARLOW FINE SANDY LOAM  
18. SHEETS 1-14 SHEETS SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.  
(NHC) 15 SHEETS SHALL BE ON FILE AT THE TOWN OF MASON.  
19. SUBDIVISION REQUIREMENTS OF THE TOWN OF MASON ARE A PART OF THIS PLAT, AND  
APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID  
SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN  
WRITING BY THE BOARD AND ATTACHED HERETO.

## BROOKLINE

**TAX MAP F**  
**LOT 36-1-2**

SCALE: 1"=400'

**LOCUS PLAN**

## VICINITY MAP

# **SUBDIVISION PLAN OF LAND**

TAX MAP F LOT 36-1  
1094 BROOKLINE ROAD  
MASON, NEW HAMPSHIRE 03048

INNER OF RECORD / PREPARED F  
THE GARSIDE FAMILY TRUST  
1094 BROOKLINE ROAD  
MASON, NEW HAMPSHIRE 03048  
HCRD BOOK 9168/PAGE 430

**SCALE: 1" = 50'**

**SHEET 1 OF 4**

**JUNE 10, 2021**

APPROVED BY THE MASON PLANNING BOARD

**CHAIRMAN**

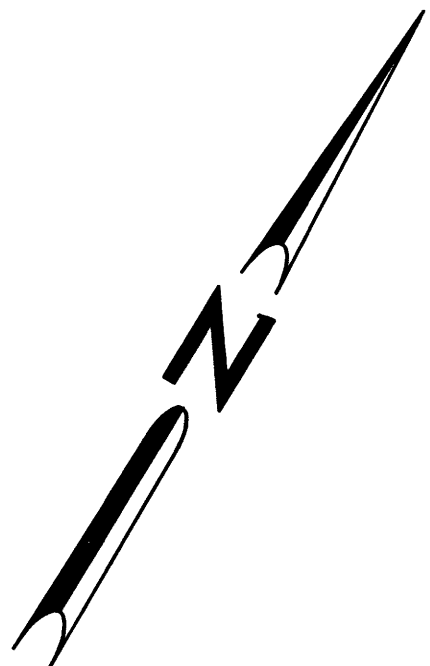
2/10/2022  
DATE

SECRETARY

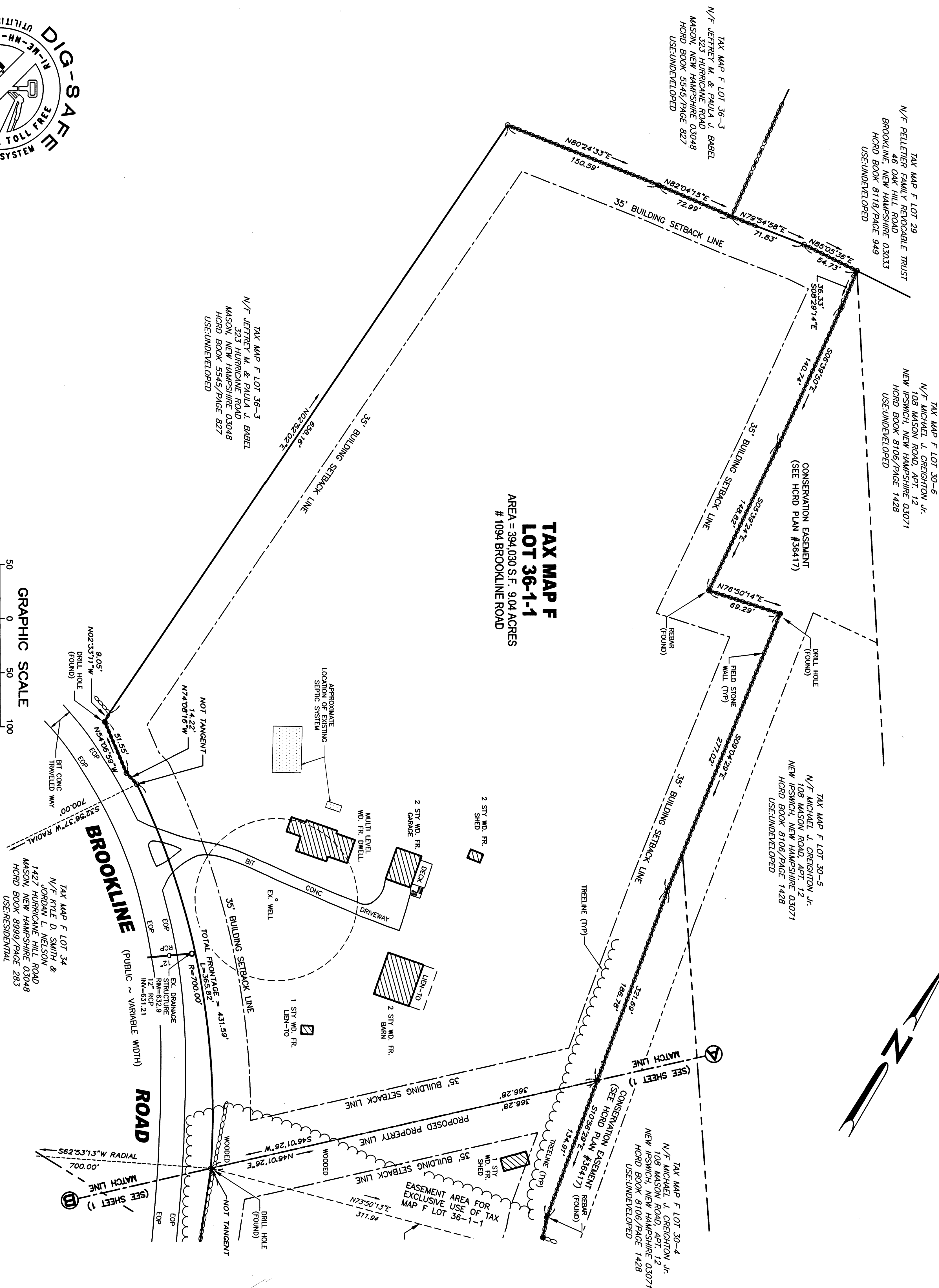
DATE \_\_\_\_\_

Plan# 41323      02/11/2022 11:42:15 AM  
Page 1 of 2  
Mary Ann Crowell  
Register of Deeds, Hillsborough County  
H16660266      25 00

41323 Durk 169 1272



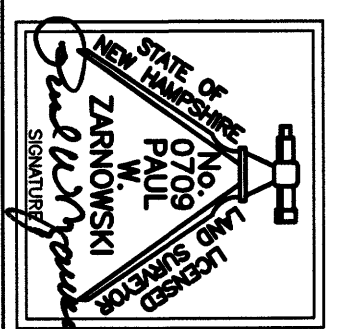
**TAX MAP F  
LOT 36-1-1**  
AREA = 394.030 S.F. 9.04 ACRES  
# 1094 BROOKLINE ROAD



- NOTES:**
1. SEE SHEET 1 FOR ADDITIONAL NOTES.
  2. BOUNDARY & TOPOGRAPHICAL INFORMATION PROVIDED WITH:  
RANGEMAY LAND SURVEYING AND DESIGN  
252 DANIEL PLUMMER ROAD  
GOLFSTOWN, NEW HAMPSHIRE 03045  
PHONE 603-624-1602
  3. THE PURPOSE OF THIS PLAN IS TO SHOW TAX MAP F LOT 36-1 TO BE SUBDIVIDED INTO TWO (2) BUILDING LOTS, AND SITE AND TOPOGRAPHICAL FEATURES.

I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

RANGEMAY LAND SURVEYING AND DESIGN  
252 DANIEL PLUMMER ROAD  
GOLFSTOWN NEW HAMPSHIRE 03045



**SUBDIVISION PLAN OF LAND**  
**TAX MAP F LOT 36-1**  
**1094 BROOKLINE ROAD**  
**MASON, NEW HAMPSHIRE 03048**

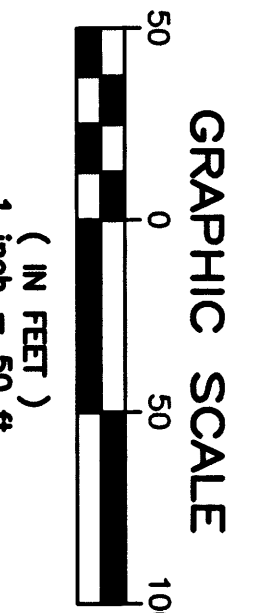
OWNER OF RECORD / PREPARED FOR  
THE GARSIDE FAMILY TRUST  
1094 BROOKLINE ROAD  
MASON, NEW HAMPSHIRE 03048  
HCRD BOOK 9168/PAGE 430

SCALE: 1" = 50' SHEET 2 OF 4 JUNE 10, 2021

REVISIONS	DATE
11/17/21 PB MEETING COMMENTS	11/23/21
RECORDING EDITS	2/1/22



APPROVED BY THE MASON PLANNING BOARD  
CHAIRMAN *[Signature]* DATE *2/11/2022*  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
DATE OF APPROVAL \_\_\_\_\_



41323 DUE 168 2072