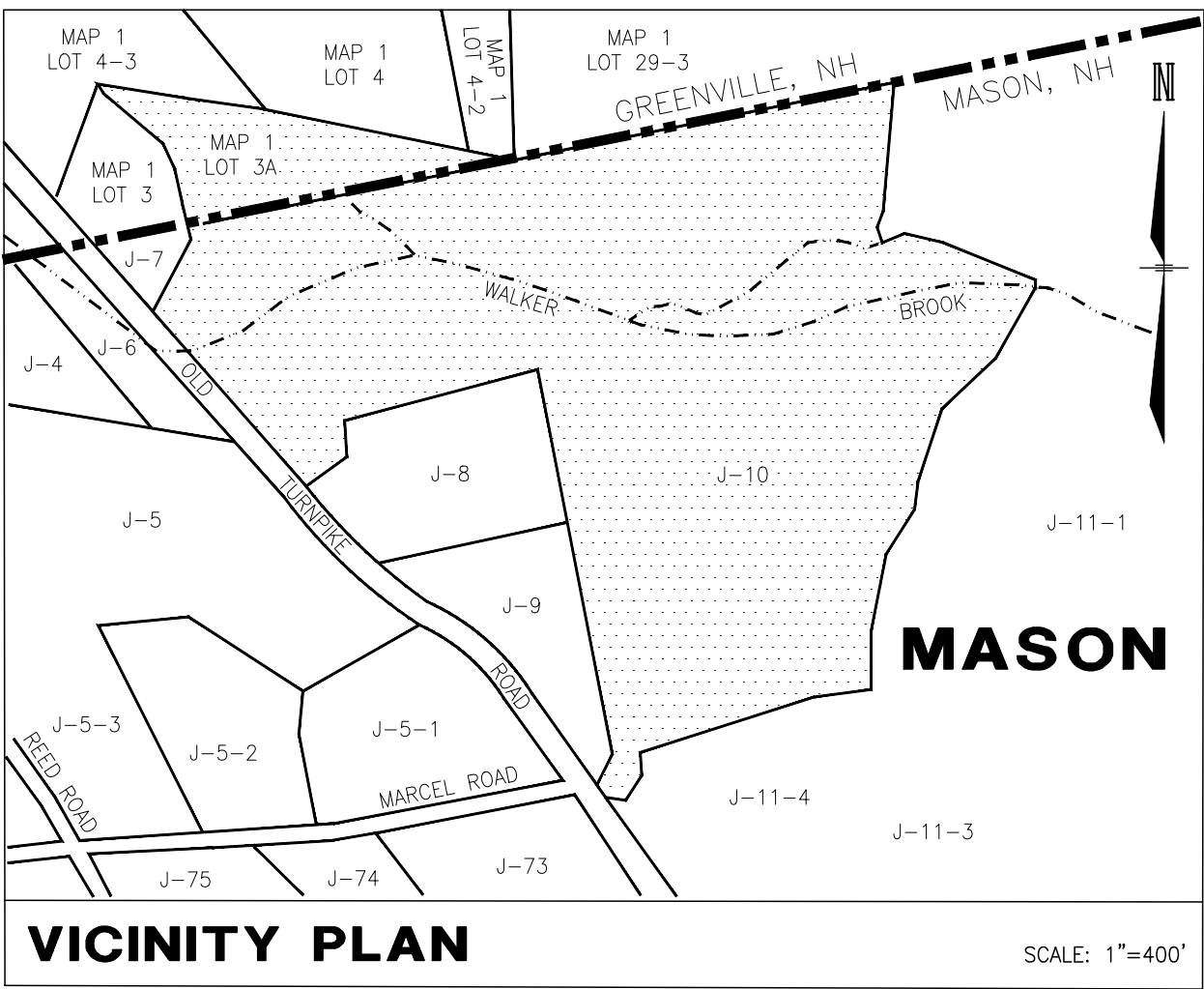
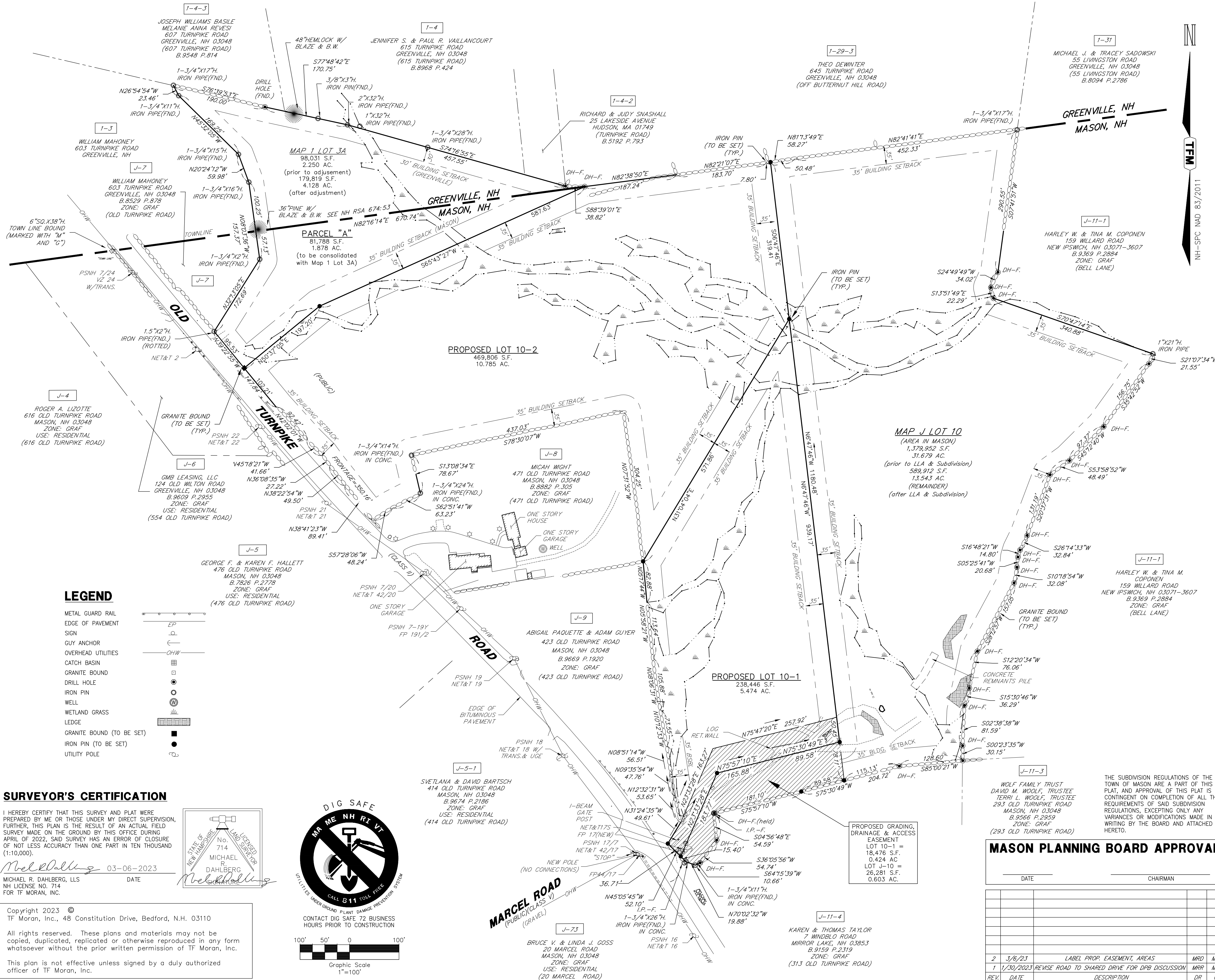


F:\TfM Projects\76626-00 Subdivision Old Turnpike Road Mason NH\76626-00 Survey 2023 2-6.dwg, Subdivision, 3/7/2023 7:11:39 AM, AutoCAD PDF (High Quality Print).p3, Previous paper size (34.00 x 22.00 inches), 1:1



### REFERENCE PLANS

- ILOMAKI LAND OF DONALD E. BINGHAM & WIFE, MASON & GREENVILLE, N.H., 1"=100', DATED 1979, PREPARED BY JOHN PRESTON. H.C.R.D. PLAN NO. 33440.
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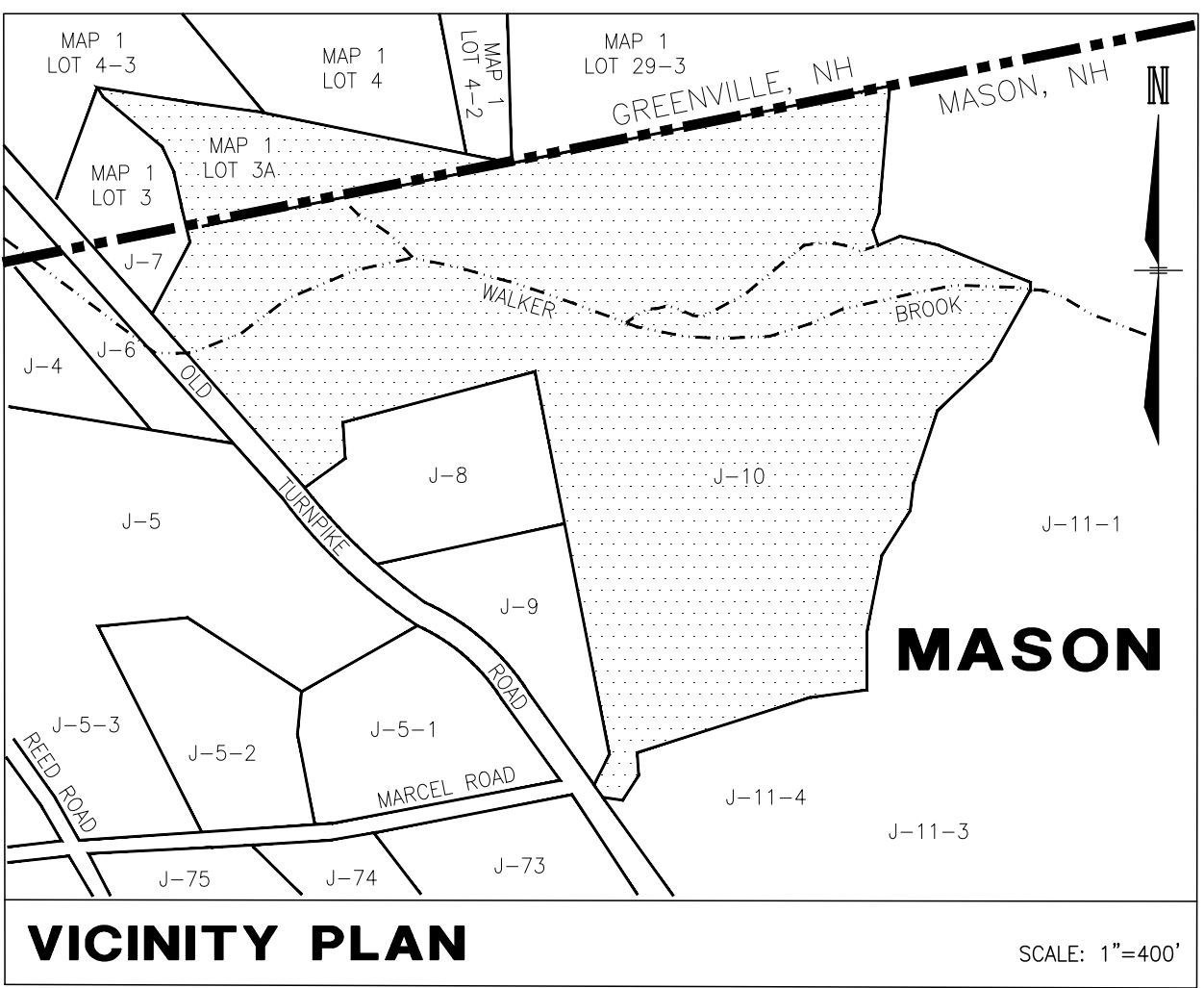
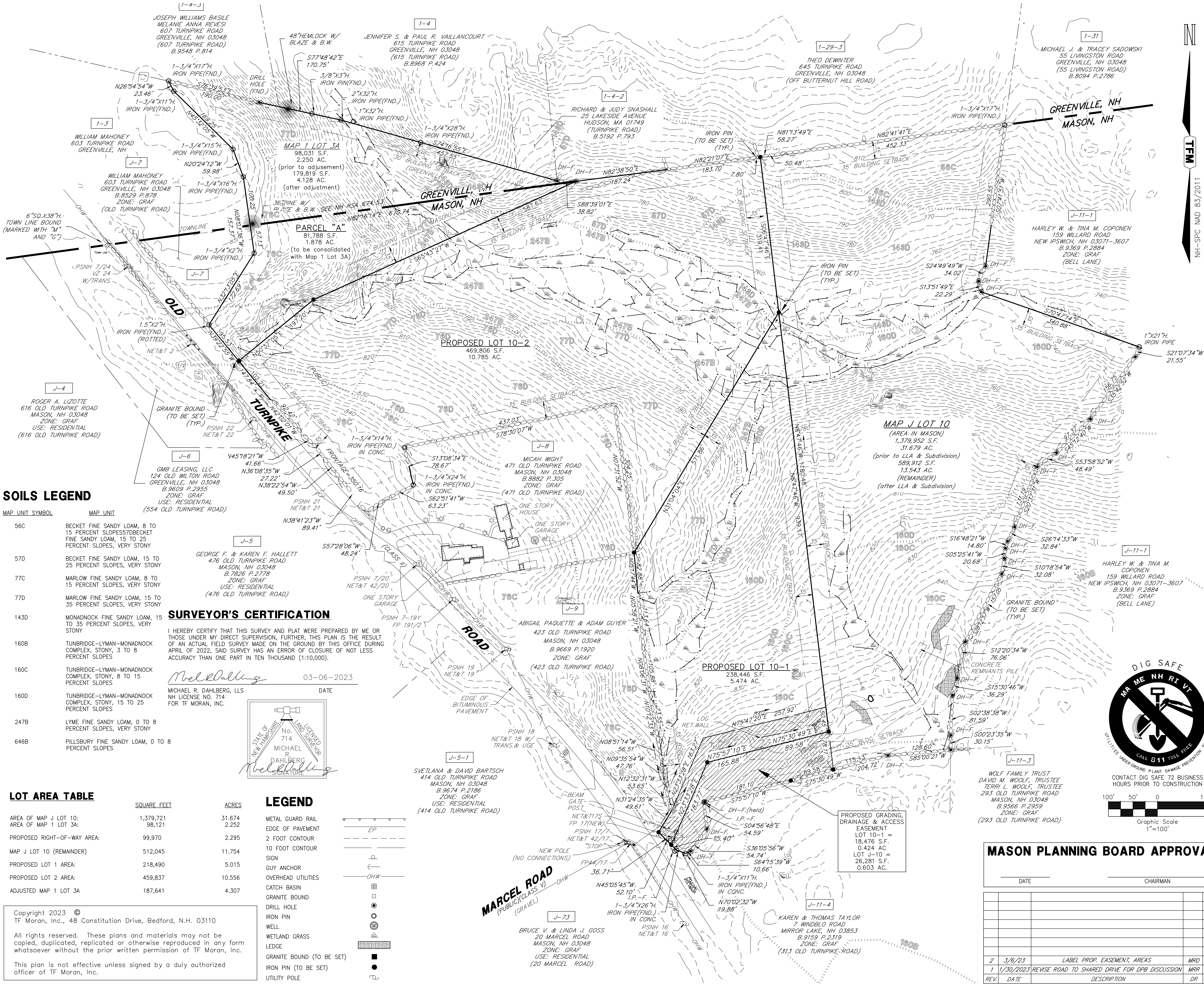
### NOTES

- OWNER OF RECORD OF MAP J LOT 10 (MASON) & MAP 1 LOT 3A (GREENVILLE)  
RONALD W. ILOMAKI  
602 FITCHBURG ROAD, UNIT 5  
GREENVILLE, NH 03048  
DEED REFERENCE TO PARCEL; BK. 9232 PG. 1296  
AREA OF BOTH PARCELS = 1,477,984 S.F.± OR 33.929 ACRES±
- J-10 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP J, LOT 10, LOCATED ON OLD TURNPIKE ROAD IN MASON, NEW HAMPSHIRE INTO THREE SEPARATE BUILDING LOTS AND TO ADJUST THE LOT LINES BETWEEN MAP J LOT 10 (MASON) AND MAP 1 LOT 3A (GREENVILLE) AS SHOWN HEREON, AND NO OTHER PURPOSE.
- EXISTING AND PROPOSED AREAS ARE AS FOLLOWS:

	EXISTING AREA	PROPOSED AREA
MAP J LOT 10:	1,379,952 SF/31.679 AC	589,912 SF/13.543 AC
MAP 1 LOT 3A:	98,031 SF/2.250 AC	179,819 SF/4.128 AC
MAP J LOT 10-1:	-	238,446 SF/5.474 AC
MAP J LOT 10-2:	-	469,806 SF/10.785 AC
PARCEL A:	-	81,788 SF/1.878 AC.

- CURRENT ZONING (MASON): GENERAL RESIDENTIAL, AGRICULTURAL, AND FORESTRY (GRAF)
- MIN. LOT SIZE: 174,240 SQUARE FEET OR 4 ACRES  
MIN. LOT FRONTAGE: 350 FEET ON CLASS V OR BETTER HIGHWAY  
MIN. BUILDING SETBACKS:  
FRONT: 35 FEET  
SIDE: 35 FEET  
REAR: 35 FEET  
GREENVILLE SIDEYARD SETBACK IS 30 FEET
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MASON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 33011005850, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- BOUNDARY INFORMATION DEPICTED ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY 7 AND AUGUST 22, 2022.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN PER DELINEATION PERFORMED BY CHRISTOPHER DANFORTH, CWS NO.77.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
- THE SUBJECT PREMISES IS IN CURRENT USE.
- THE SUBDIVIDER ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF EASEMENT AREAS AND ASSUMES LIABILITY FOR INJURIES AND DAMAGES THAT MAY OCCUR ON ANY LAND DEDICATED FOR PUBLIC USE, UNTIL SUCH LAND HAS BEEN FORMALLY ACCEPTED BY THE TOWN OF MASON, NEW HAMPSHIRE.
- A VARIANCE WAS GRANTED FOR REDUCED FRONTAGE FOR LOT J-10 AND J-10-1 PER MASON ZBA CASE #01-2023 AT A REGULAR MEETING HELD ON FEBRUARY 20, 2023.





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TAX MAP J LOT 10  
**TOPOGRAPHIC SUBDIVISION PLAN**  
**OLD TURNPIKE ROAD**  
**MASON, NEW HAMPSHIRE**  
OWNED BY/PREPARED FOR  
**RONALD W. ILOMAKI**

**SCALE: 1" = 100'** **MARCH 6, 2023**

				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 CONSTITUTION DRIVE BEDFORD, NH 03110 PHONE (603) 472-4488 FAX (603) 472-9747 WWW.TFMORAN.COM
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	CK	MRD	CADFILE	76626-00 Survey	