

**NOTES:**

- THE OWNER OF RECORD FOR TAX MAP LOTS F-26 & H-32 IS THE RUTH M. MORAN FAMILY TRUST OF 1992, P.O. BOX 129, BROOKLINE, NH, 03033, THOMAS F. MORAN & ROBERT M. PAROJ, TRUSTEES. DEED REFERENCES ARE VOL. 3712 PG.86 DATED OCTOBER 11, 1986, VOL.3156 PG.87(2) OCTOBER 12, 1984 AND VOL. 8492 PG. 2112 NOVEMBER 13, 2012 IN THE H.C.R.D. SEE ALSO H.C.R.P. PROBATE DOCKET #316-2011-ET-02429. THE APPLICANT IS THOMAS F. MORAN, P.O. BOX 129, BROOKLINE, NH 03033.
- F-26 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE TOTAL AREA OF THE SITE IS 115.432 ACRES OR 5,028,220 SQ.FT.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN LOTS F-26 & H-32 SUCH THAT REVISED LOT F-26 IS INCREASED FROM 54.162 ACRES TO 110.386 ACRES AND REVISED LOT H-32 IS REDUCED FROM 61.282 ACRES TO 5.058 ACRES WHILE MAINTAINING ITS JANUARY 19, 2006 APPROVED LOT CONFIGURATION AND WIDTH THROUGH A DEPTH OF 200+ AS SHOWN ON REFERENCE PLAN 1. REVISED LOT H-32 THROUGH THE LOT DEPTH OF 200+ HAS A LOT WIDTH OF GREATER THAN 90% OF 400 (360') WHEN MEASURED FROM THE BUILDING SETBACK LINE AND PARALLEL WITH THE LOT'S FRONTAGE. PARCEL 'A' IS NOT TO BE CONSIDERED AS A SEPARATE LOT, BUT IS TO BECOME PART OF REVISED LOT F-26 AS SHOWN.
- ZONING DISTRICT IS GENERAL RESIDENTIAL, AGRICULTURAL AND FORESTRY (GRAF). MINIMUM LOT AREA IS 4,000 ACRES SQ.FT. AND MINIMUM FRONTAGE IS 350 FT. BUILDING SETBACKS ARE 35 FT., FRONT, SIDE & REAR. SEPTIC SETBACK IS 75 FT. FRONT, SIDE, REAR & 75 FT. FROM WETLANDS EXCEPT WHEN SOILS ARE VERY PERMEABLE WHERE THE SEPTIC SETBACK IS 125 FT. FROM WETLANDS.
- EXISTING LAND LOCKED LOT F-26 HAS NO FRONTAGE ON A CLASS V ROAD, FRONTAGE OF EXISTING LOT H-32 ON BABB MEADOW LANE IS 1007.01 FT., 39.71 FT. ON BROOKLINE ROAD AND 62.35 FT. ON LANCY BROOK ROAD. PROPOSED LOT F-26 WILL HAVE 62.35 FT. OF FRONTAGE ON LANCY BROOK ROAD. PROPOSED LOT H-32 WILL HAVE FRONTAGE OF 1007.01 FT. ON BABB MEADOW LANE AND 39.71 FT. ON BROOKLINE ROAD.
- THE BOUNDARY INFORMATION SHOWN IS ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND IS NOT THE RESULT OF A FIELD SURVEY BY THIS OFFICE.
- PORTIONS OF THE SITE BORDERING BABB MEADOW LIE WITHIN THE 1% ANNUAL CHANCE OF FLOOD HAZARD BOUNDARY AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 33011C06050, ISSUED 9/25/09 AND SHOWN APPROXIMATELY HEREON.
- THE ENTIRE SITE LIES WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AS DEPICTED ON THE "WATER RESOURCES INVESTIGATION 92-4192, PLATES 1 AND 5", PREPARED IN COOPERATION WITH BOTH THE N.H.D.E.S AND THE U.S.G.S.
- THE BOUNDARY DEFINING THE LIMIT OF LAND PLACED IN CURRENT USE STATUS DEPICTED HEREON IS DEFINED BY THE EDGE OF WETLANDS AND THE 368 FT. CONTOUR WEST AND SOUTH OF THE WETLANDS.
- WETLANDS SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON.
- LOT H-32 IS TO BE SERVICED BY AN INDIVIDUAL ON-SITE SEPTIC SYSTEM & WELL. LOT H-32 IS GREATER THAN 5 ACRES AND DOES NOT REQUIRE SUBDIVISION APPROVAL BY THE STATE OF N.H., DEPT. OF ENVIRONMENTAL SERVICES.
- LOT H-32 HAS A SLOPE & DRAINAGE EASEMENT TO THE TOWN OF MASON (VOL. 7618 PG. 1861) WITH EASEMENTS TO VERIZON NEW ENGLAND, INC. AND PUBLIC SERVICES COMPANY OF NEW HAMPSHIRE AS IN VOL. 7644 PG. 1073 & VOL. 7657 PG. 1623 IN THE H.C.R.D. NO NEW EASEMENTS OR AREAS DEDICATED FOR PUBLIC USE ARE PROPOSED FOR THIS PROJECT. THEREFORE ASSUMPTION OF RESPONSIBILITY FOR THE MAINTENANCE OF A PROPOSED EASEMENT OR LIABILITY FOR INJURIES AND DAMAGES IS MOOT.
- 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.

**ABUTTERS:**

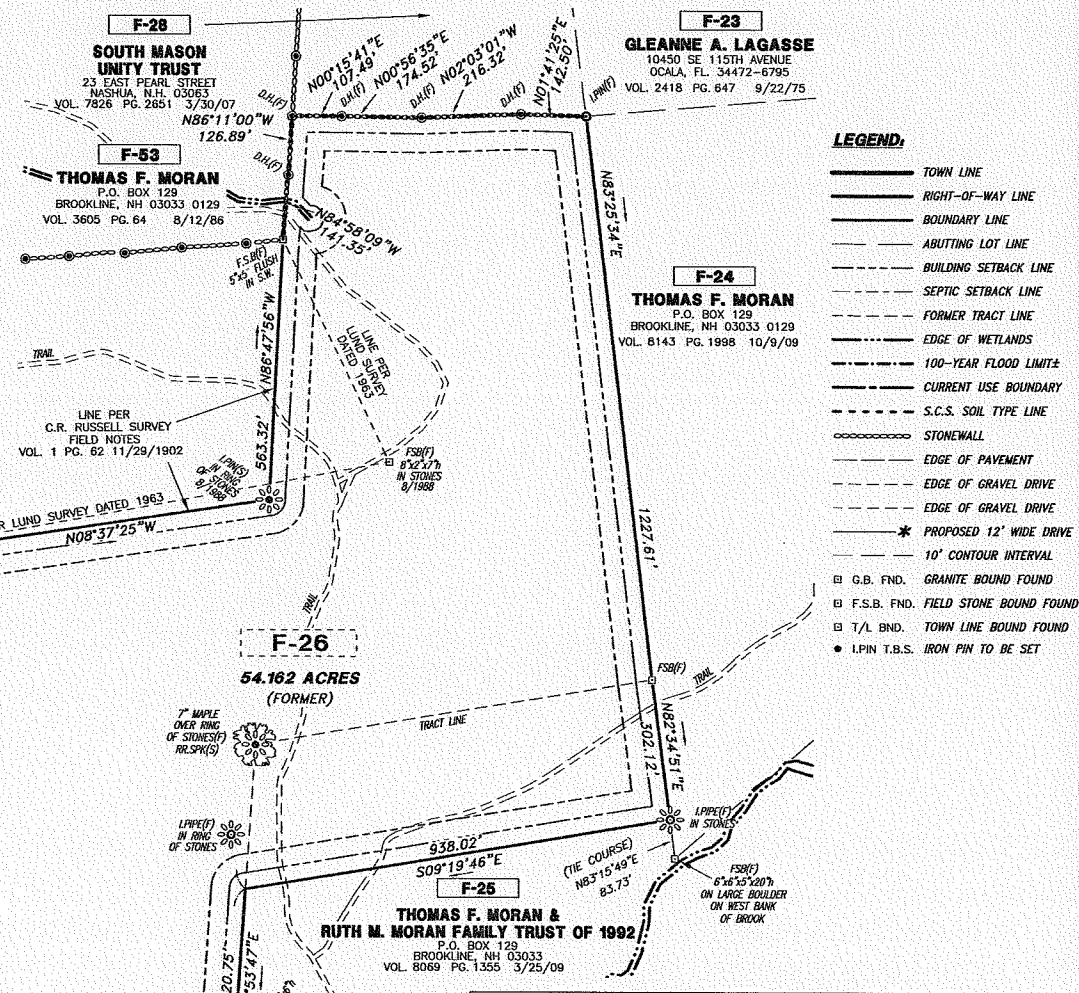
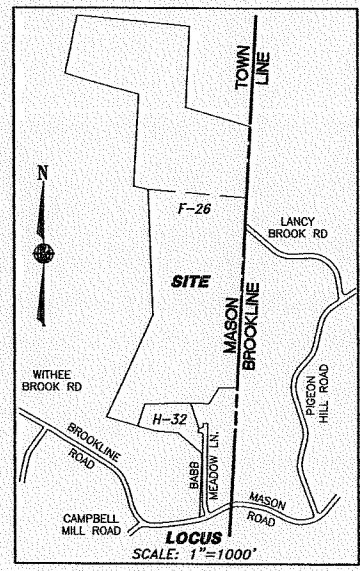
- H-32-1 TYSON DAVID SAWYER  
EMILIE ANN PHILLIPS  
BABB MEADOW LANE  
MASON, NH 03049  
VOL. 8047 PG. 1067 1/21/2009
- H-32-2 THEODOR M. HAURI & LOUISWART A. CHEPMAN TRUST OF THE HAURI / CHEPMAN MARITAL TRUST OF 2004  
P.O. BOX 13  
BROOKLINE, N.H. 03033  
VOL. 7715 PG. 1727 8/1/2006
- H-32-3 MICHAEL P. & LAURA HUGHES  
97 BABB MEADOW LANE  
MASON, NH 03048  
VOL. 7727 PG. 1574 8/23/2006
- H-40 GEORGE W. & CHARLOTTE A. FARWELL, TRUSTEES OF THE GEORGE W. & CHARLOTTE A. FARWELL REVOCABLE TRUST  
37 MASON ROAD  
BROOKLINE, NH 03033  
VOL. 8295 PG.1419(6) 2/17/11

**AREA CHART**

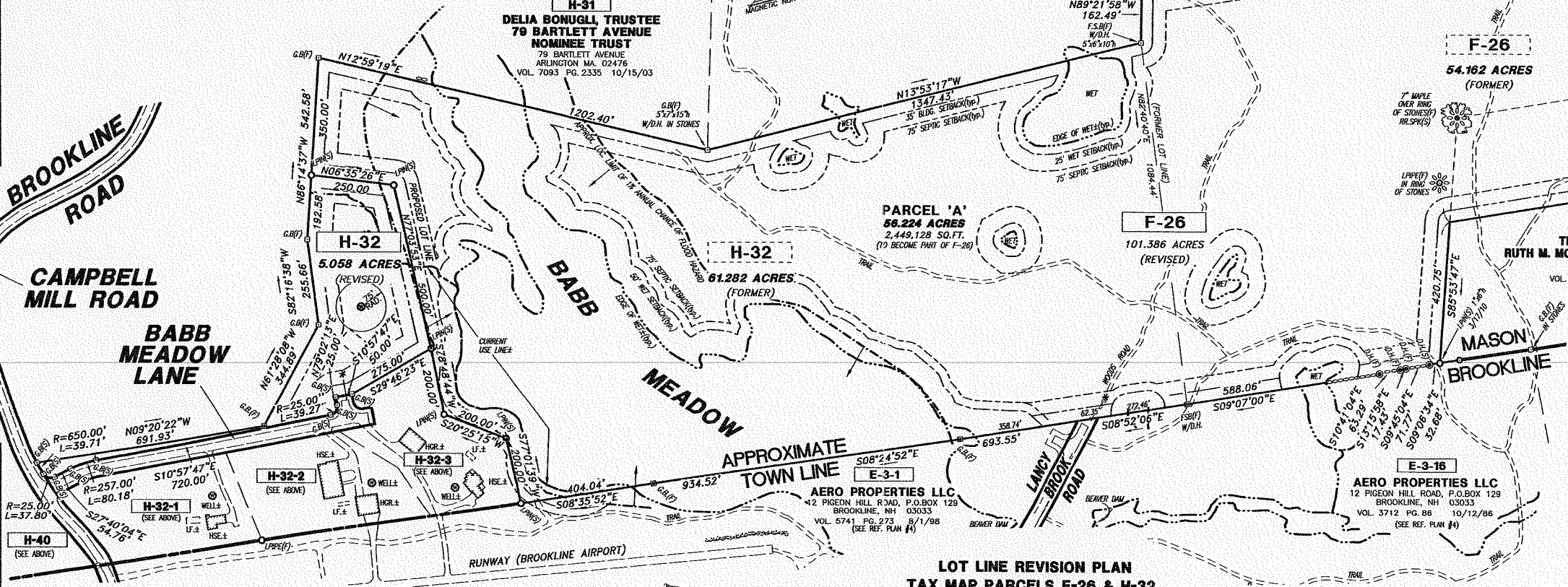
LOT NO.	EXISTING	PROPOSED	FINAL
F-26	54.162 ACRES 2,359,275 S.F.	110.386 ACRES 4,808,403 S.F.	110.386 ACRES 4,808,403 S.F.
H-32	61.282 ACRES 2,669,464 S.F.	5.058 ACRES 220,336 S.F.	5.058 ACRES 220,336 S.F.
PARCEL 'A'		56.224 ACRES 2,449,128 S.F.	

**REFERENCE PLANS:**

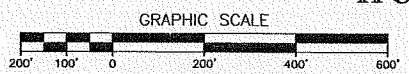
- "SUBDIVISION PLAN OF LAND - TAX MAP LOT H-32 - LAND OF - RUTH M. MORAN - MASON, NEW HAMPSHIRE", DATED MARCH 10, 2005 AND LAST REVISED 9/29/2005 BY THIS OFFICE, H.C.R.D. PLAN #34492.
- "PLAN OF LANDS IN MASON, NEW HAMPSHIRE - PREPARED FOR: - TOMAS F. & RUTH M. MORAN", SCALE 1"= 200' DATED MARCH 23 2009, BY MERIDIAN LAND SERVICES, INC. (NOT RECORDED).
- "FESSENDEN LOTS - MASON - N.H. - LORDEN - LUMBER - CO.", SCALE: 1"=300' DATED 1963, BY R. FORACE LUND (NOT RECORDED).
- "LANCY BROOK ESTATES - TAX MAP PARCELS E-1, E-2 & E-3-1 - MASON ROAD - BROOKLINE, N.H. - PREPARED FOR: - AERO PROPERTIES, LLC. - BROOKLINE, NEW HAMPSHIRE", DATED JULY 9, 1999 AND LAST REVISED 6/09/00 BY THIS OFFICE (H.C.R.D. PLAN #30560).
- "MAP F LOT 30-1 & 30-2 - LOT LINE ADJUSTMENT & SUBDIVISION PLAN - LAND OF - RAYMOND B. & JOANNE M. PERKER - AND - DAVID A. & TERI L. PARKER - BROOKLINE ROAD - MASON, N.H.", SCALE: 1"=100' DATED SEPTEMBER 27, 1996 AND LAST REVISED 7/22/98 BY TF MORAN INC. (H.C.R.D. PLAN #29339).



- LEGEND:**
- TOWN LINE
  - RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - SEPTIC SETBACK LINE
  - FORMER TRACT LINE
  - EDGE OF WETLANDS
  - 100-YEAR FLOOD LIMITS
  - CURRENT USE BOUNDARY
  - S.C.S. SOIL TYPE LINE
  - STONEWALL
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL DRIVE
  - EDGE OF GRAVEL DRIVE
  - PROPOSED 12' WIDE DRIVE
  - 10' CONTOUR INTERVAL
  - G.B. FND. GRANITE BOUND FOUND
  - F.S.B. FND. FIELD STONE BOUND FOUND
  - T/L BND. TOWN LINE BOUND FOUND
  - I/PIN T.B.S. IRON PIN TO BE SET



REV.	DATE	DESCRIPTION	MPB	RAH	CK
A	1/22/13	UPDATE TITLE, NOTE PINS SET			



**LOT LINE REVISION PLAN**  
**TAX MAP PARCELS F-26 & H-32**  
**LAND OF**  
**RUTH M. MORAN FAMILY TRUST OF 1992**  
**BABB MEADOW LANE, BROOKLINE ROAD & LANCY BROOK ROAD**  
**MASON, NEW HAMPSHIRE**  
 SCALE: 1"=200'  
 DECEMBER 26, 2012

APPROVED AS A SUBDIVISION BY THE  
 MASON PLANNING BOARD  
 ON: \_\_\_\_\_ CERTIFIED BY  
 CHAIRMAN: \_\_\_\_\_

**CERTIFICATION:**  
 "I HEREBY CERTIFY THAT THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 1-22-13

**MERIDIAN**  
**Land Services, Inc.**  
 OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031  
 MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118  
 TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM  
**ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS**  
 FILE:1803D03H.dwg PROJECT NO. 1803.03 SHEET NO. 1 OF 2

**NOTES:**

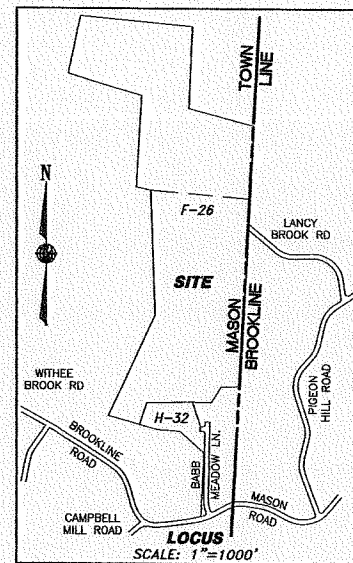
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- H-32-1  
TYSON DAVID SAWYER  
EMILIE ANN PHILLIPS  
BABB MEADOW LANE  
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VOL. 8047 PG. 1067 1/21/2009
- H-32-2  
THEODOR M. HAURI &  
LOUISVART A. CHERMAN TRUST  
OF THE HAURI / CHERMAN  
MARITAL TRUST OF 2004  
P.O. BOX 13  
BROOKLINE, NH 03033  
VOL. 7715 PG. 1727 8/1/2008
- H-32-3  
MICHAEL P. &  
LAURA HUGHES  
97 BABB MEADOW LANE  
MASON, N.H. 03048  
VOL. 7727 PG. 1574 8/23/2008
- H-40  
GEORGE W. & CHARLOTTE A.  
FARWELL, TRUSTEES OF THE  
GEORGE W. & CHARLOTTE A.  
FARWELL REVOCABLE TRUST  
37 MASON ROAD  
BROOKLINE, NH 03033  
VOL. 8295 PG.1418(6) 2/17/11

**AREA CHART**

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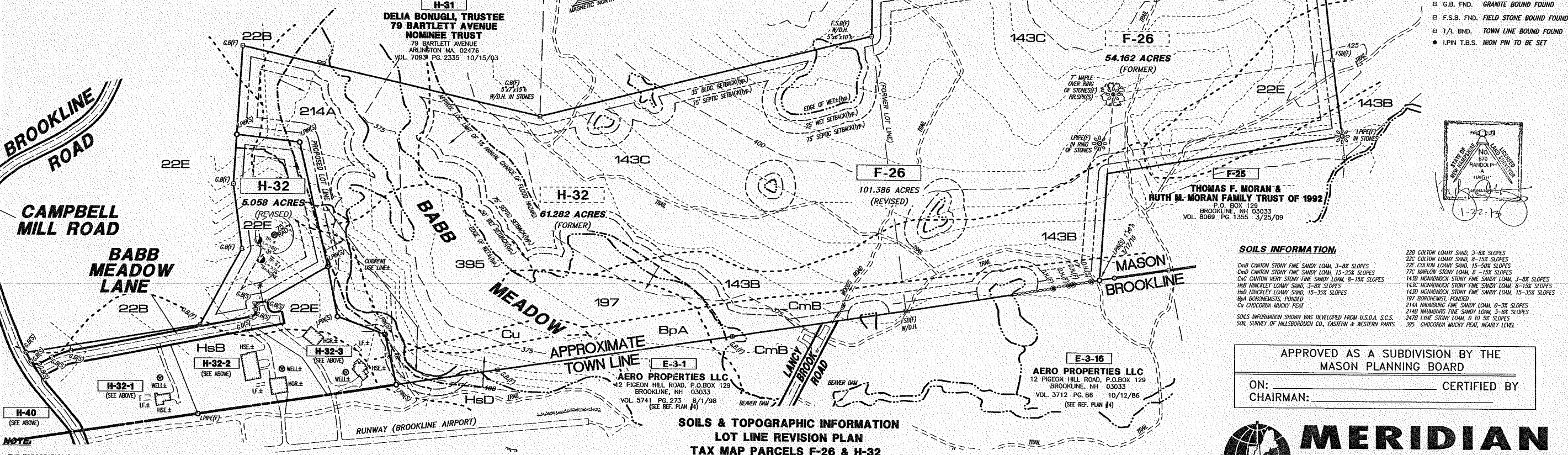


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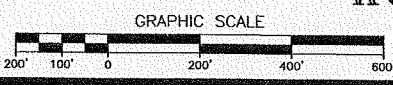
**LEGEND:**

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- CURRENT USE BOUNDARY
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- F.S.B. FND. FIELD STONE BOUND FOUND
- T/L BND. TOWN LINE BOUND FOUND
- LPIN T.B.S. IRON PIN TO BE SET



**NOTE:** THE TOPOGRAPHY SHOWN IS THE RESULT OF DATA COMPILED FROM ONLINE PHOTOGRAPHY AND IS NOT THE RESULT OF A FIELD SURVEY BY THIS OFFICE. CONTOURS SHOULD BE FIELD VERIFIED PRIOR TO USE.

REV.	DATE	DESCRIPTION	C/O	MPB	RAH	DR	CK
A	1/22/13	UPDATE TITLE, NOTE PINS SET		MPB	RAH		



**RUTH M. MORAN FAMILY TRUST OF 1992**

**BABB MEADOW LANE, BROOKLINE ROAD & LANCY BROOK ROAD**  
MASON, NEW HAMPSHIRE  
SCALE: 1"=200'  
DECEMBER 26, 2012

**SOILS INFORMATION:**

CmB CANTON STONY FINE SANDY LOAM, 3-8% SLOPES  
CmD CANTON STONY FINE SANDY LOAM, 15-25% SLOPES  
CmE CANTON VERY STONY FINE SANDY LOAM, 8-15% SLOPES  
HsB HANCKLEY LOAMY SAND, 3-8% SLOPES  
HsD HANCKLEY LOAMY SAND, 15-35% SLOPES  
BpA BORDWICKS, FINE SAND  
Cu CHOCORUM MUCKY PEAT

22B COLTON LOAMY SAND, 3-8% SLOPES  
22C COLTON LOAMY SAND, 8-15% SLOPES  
22E COLTON LOAMY SAND, 15-50% SLOPES  
77C MARLOW STONY LOAM, 8-15% SLOPES  
143B MARLOW STONY FINE SANDY LOAM, 3-8% SLOPES  
143C MARLOW STONY FINE SANDY LOAM, 8-15% SLOPES  
143D MARLOW STONY FINE SANDY LOAM, 15-35% SLOPES  
197 BORDWICKS, FINE SAND  
214A MARLOW FINE SANDY LOAM, 0-3% SLOPES  
214B MARLOW FINE SANDY LOAM, 3-8% SLOPES  
247B LIME STONY LOAM, 0 TO 5% SLOPES  
395 CHOCORUM MUCKY PEAT, NEARLY LEVEL

APPROVED AS A SUBDIVISION BY THE MASON PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_

**MERIDIAN**  
Land Services, Inc.

OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031  
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118  
TEL. 603-673-1441 FAX. 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE:1803D03H.dwg PROJECT NO. 1803.03 SHEET NO. 2 OF 2