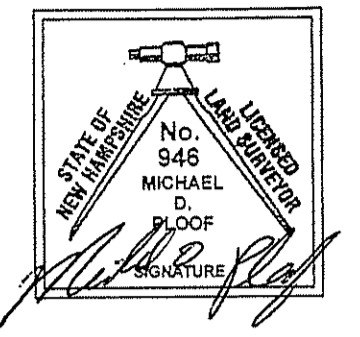


CERTIFICATION:
 "I HEREBY CERTIFY THAT PARCEL-A AND PARCEL-B IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



8/7/19

LOT LINE ADJUSTMENT AREA CHART			
LOT NO.	FORMER AREA	PROPOSED CHANGE	FINAL AREA
A-16	11± AC	+ PARCEL A (+3,723 SF) - PARCEL B (-3,723 SF)	11± AC
A-18	3.29 AC (143,675 SF)	- PARCEL A (-3,723 SF) + PARCEL B (3,723 SF)	3.29 AC (143,675 SF)

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - EDGE OF TREE LINE
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - WIRE FENCE
 - THE COURSE LINE
 - FORMER TRACT LINE
 - CULVERT
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - G.B.(F) GRANITE BOUND FOUND
 - D.H.(F) DRILL HOLE FOUND
 - LPIN(F) IRON PIN FOUND
 - HUB(F) WOODEN STAKE/HUB FOUND
 - ANG.IRON(F) ANGLE IRON FOUND
 - G.B.(S) GRANITE BOUND SET
 - LPIN(TBS) IRON PIN TO BE SET
 - UTILITY POLE & GUY
 - WELL
 - SINGLE SIGN POST
 - LIGHT POST
 - A-16 TAX MAP & LOT NUMBER

A-22
NICHOLAS & BRENDA FERRO
 1001 GREENVILLE ROAD
 MASON, NH 03048
 BK 7879 PG 47 12/20/07
 (1001 GREENVILLE RD.)

A-20
TOWN OF MASON
 1001 GREENVILLE ROAD
 MASON, NH 03048
 BK 8277 (PRATT POND ROAD) PG 227/1891

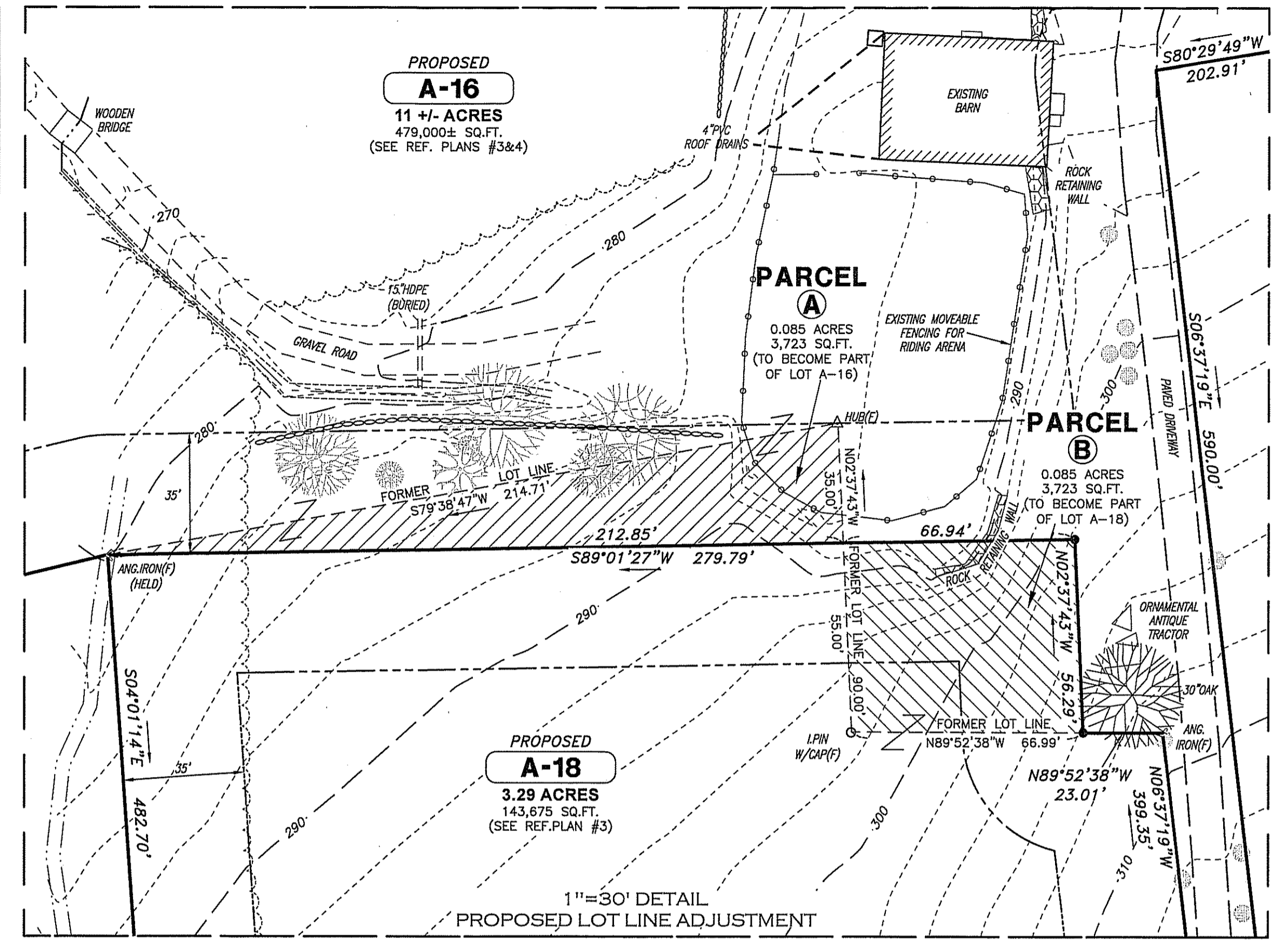
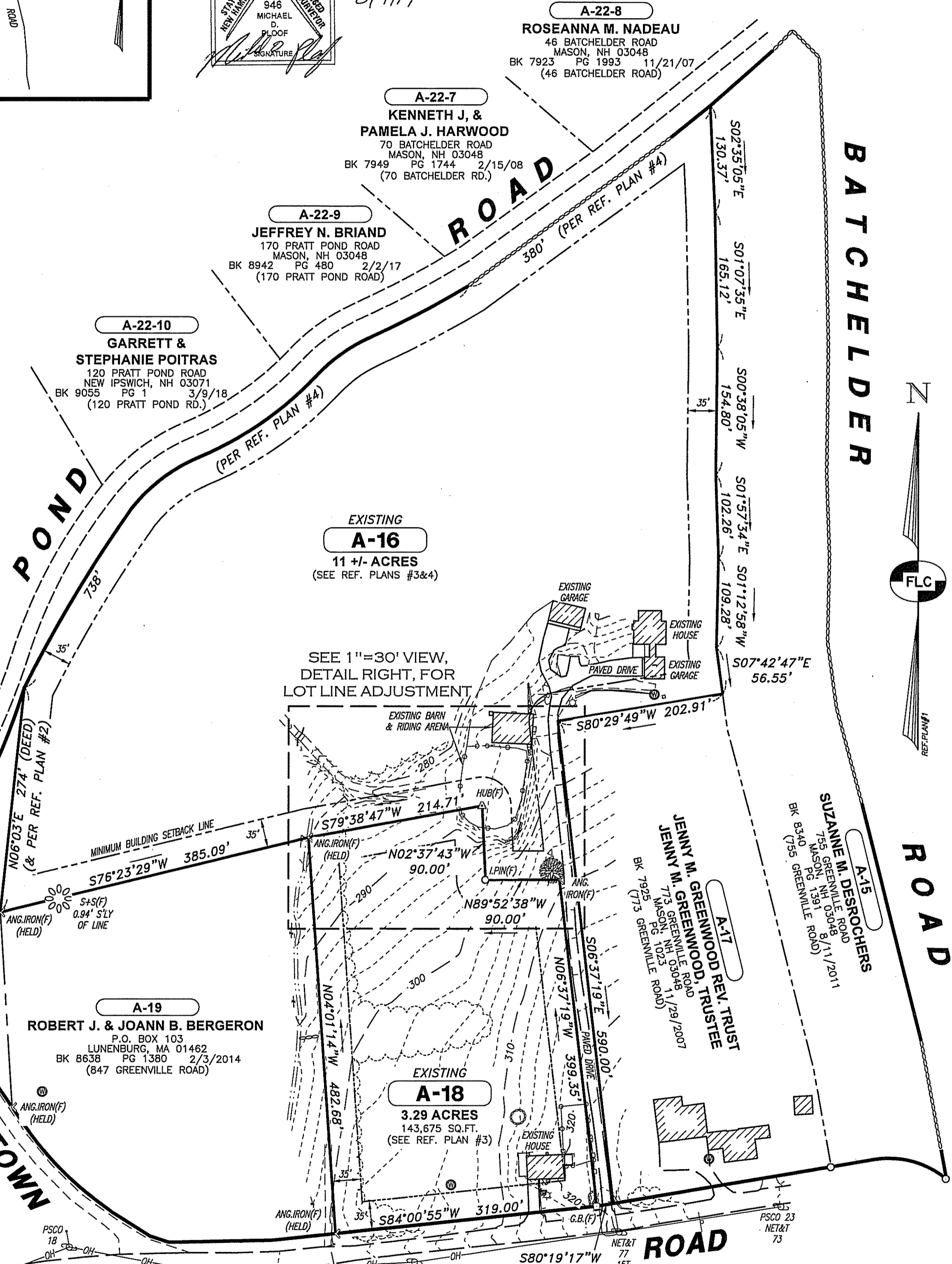
A-19
ROBERT J. & JOANN B. BERGERON
 P.O. BOX 103
 LUNENBURG, MA 01462
 BK 8638 PG 1380 12/3/2014
 (847 GREENVILLE ROAD)

EXISTING A-18
 3.29 ACRES
 143,675 SQ.FT.
 (SEE REF. PLAN #3)

A-17
JENNY M. GREENWOOD TRUSTEE
 773 GREENVILLE ROAD
 MASON, NH 03048
 BK 7925 (773 GREENVILLE ROAD)

A-15
SUZANNE M. DESROCHERS
 755 GREENVILLE ROAD
 MASON, NH 03048
 BK 8340 (755 GREENVILLE ROAD)

C-1-1
VIRGINIA M. CURRIER REV. TRUST
 c/o DAVID W. FITTS, ESQ.
 1 INTERNATIONAL PLACE
 BOSTON, MA 02110
 BK 2554 PG 823 12/30/99
 (610 GREENVILLE ROAD)

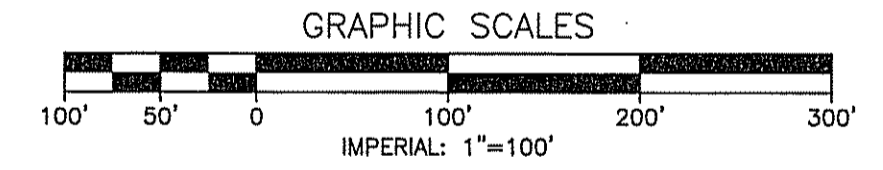


- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP PARCEL A-16 IS THE CURTIS JOHN SPACHT REVOCABLE TRUST, CURTIS JOHN SPACHT, TRUSTEE - 765 GREENVILLE ROAD, MASON NH 03048. DEED REFERENCE IS VOL.7485 PG.311 DATED JUNE 13, 2005 IN THE H.C.R.D.
 - THE OWNER OF RECORD FOR TAX MAP PARCEL A-18 IS THE JAMES A. CANFIELD TRUST, SUSAN B. CANFIELD, TRUSTEE - 187 SEVERN WAY, ARNOLD, MD 21012. DEED REFERENCE TO THE PARCEL IS VOL.8384 PG.841 DATED DECEMBER 21, 2011 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN EXISTING TAX MAP PARCELS A-16 & A-18 BY SUBTRACTING PARCEL-A FROM LOT A-18 & ADDING IT TO PARCEL A-16, AND TO SUBTRACT PARCEL B FROM LOT A-16 AND ADDING IT TO LOT A-18. PARCELS A & B ARE EQUAL IN AREA, BOTH ARE 3,723 SQ.FT. OR 0.085 ACRES. NO NEW LOTS ARE CREATED AS A RESULT OF THE LOT LINE ADJUSTMENT.
 - THE TOTAL AREA OF EXISTING TAX MAP PARCEL A-16 IS 11 ACRES OR 479,000± SQ.FT. WITH 1,118 FT. OF FRONTAGE ALONG PRATT POND ROAD PER REFERENCE PLAN #4, AND 20.03 FT. OF FRONTAGE ALONG GREENVILLE ROAD PER REFERENCE PLAN #3 CITED HEREON.
 - THE TOTAL AREA OF EXISTING TAX MAP PARCEL A-18 IS 3.29 ACRES, OR 143,675 SQ.FT. WITH 319.29 FT. OF FRONTAGE ALONG GREENVILLE ROAD, PER REFERENCE PLAN #3 CITED HEREON.
 - ZONING FOR PARCELS A-16 & A-18 IS "GENERAL RESIDENTIAL, AGRICULTURAL & FORESTRY" (GRAF).
 - MINIMUM ZONING REQUIREMENTS ARE:
 LOT SIZE = 174,240 S.F. (4.0 ACRES)
 ROAD FRONTAGE = 350 FT.
 BUILDING SETBACKS = 35 FT. FRONT, SIDE, AND REAR
 SEPTIC SETBACK = 75 FT. FROM ALL PROPERTY LINES AND WETLANDS
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF NOVEMBER, 2015 & APRIL, 2019. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
 - THE SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY AS DEPICTED ON F.I.R.M. COMMUNITY 330221 MAP NUMBERS 33011C0443D & 33011C0444D, EFFECTIVE DATE SEPTEMBER 25, 2009.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO KNOWN RECORDED EASEMENTS OR DEED RESTRICTIONS FOR TAX MAP PARCELS A-16 & A-18. THERE ARE NO PROPOSED EASEMENTS ASSOCIATED WITH THIS LOT LINE ADJUSTMENT.
 - THE EXISTING LOTS ARE CURRENTLY SERVICED BY BOTH OVERHEAD AND UNDERGROUND UTILITIES, AN INDIVIDUAL SEPTIC SYSTEM AND WELL.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF MASON ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

- REFERENCE PLANS:**
- BOUNDARY PLAN - TAX MAP PARCEL A-19 - 847 GREENVILLE ROAD - MASON, NEW HAMPSHIRE - PREPARED FOR AND LAND OF: - ROBERT J. & JOANN B. BERGERON - 201 EMERSON ROAD, NEW IPSWICH, NEW NH 03071, SCALE: 1"=40', DATED MAY 16, 2016 BY FIELDSTONE LAND CONSULTANTS, PLLC.
 - "LAND OF - ELLSWORTH BROWN - MASON, N.H.", SCALE: 1"=40', DATED 1978, BY JOHN PRESTON, SURVEYOR. H.C.R.D. PLAN #11648.
 - "BOUNDARY PLAN - MAP# A LOTS 15, 17 & 18 - MASON, NH - PREPARED FOR - ALDEN & JENNY GREENWOOD", SCALE: 1"=50', DATED NOVEMBER 27, 2006, BY DUVAL SURVEY INC. H.C.R.D. PLAN #35221.
 - "PLAN OF THE LAND OF - JOHN McJENNETT - SOLD FROM LAND OF - ELLSWORTH BROWN - MASON, N.H.", SCALE: 1"=100', DATED MARCH, 1965 BY C. L. FARWELL. H.C.R.D. PLAN #2988.

APPROVED BY MASON PLANNING BOARD

ON: _____ CERTIFIED BY _____
 CHAIRMAN: _____ AND _____
 SECRETARY: _____



LOT LINE ADJUSTMENT PLAN
TAX MAP PARCEL A-16 - 765 GREENVILLE ROAD
TAX MAP PARCEL A-18 - 797 GREENVILLE ROAD
MASON, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
CURTIS JOHN SPACHT REV. TRUST
 (LOT A-16) 765 GREENVILLE ROAD MASON, NH 03048
 AND LAND OF:
THE JAMES A. CANFIELD TRUST
 (LOT A-18) 187 SEVERN WAY ARNOLD, MD 21012

SCALE: 1" = 100' MAY 29, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

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