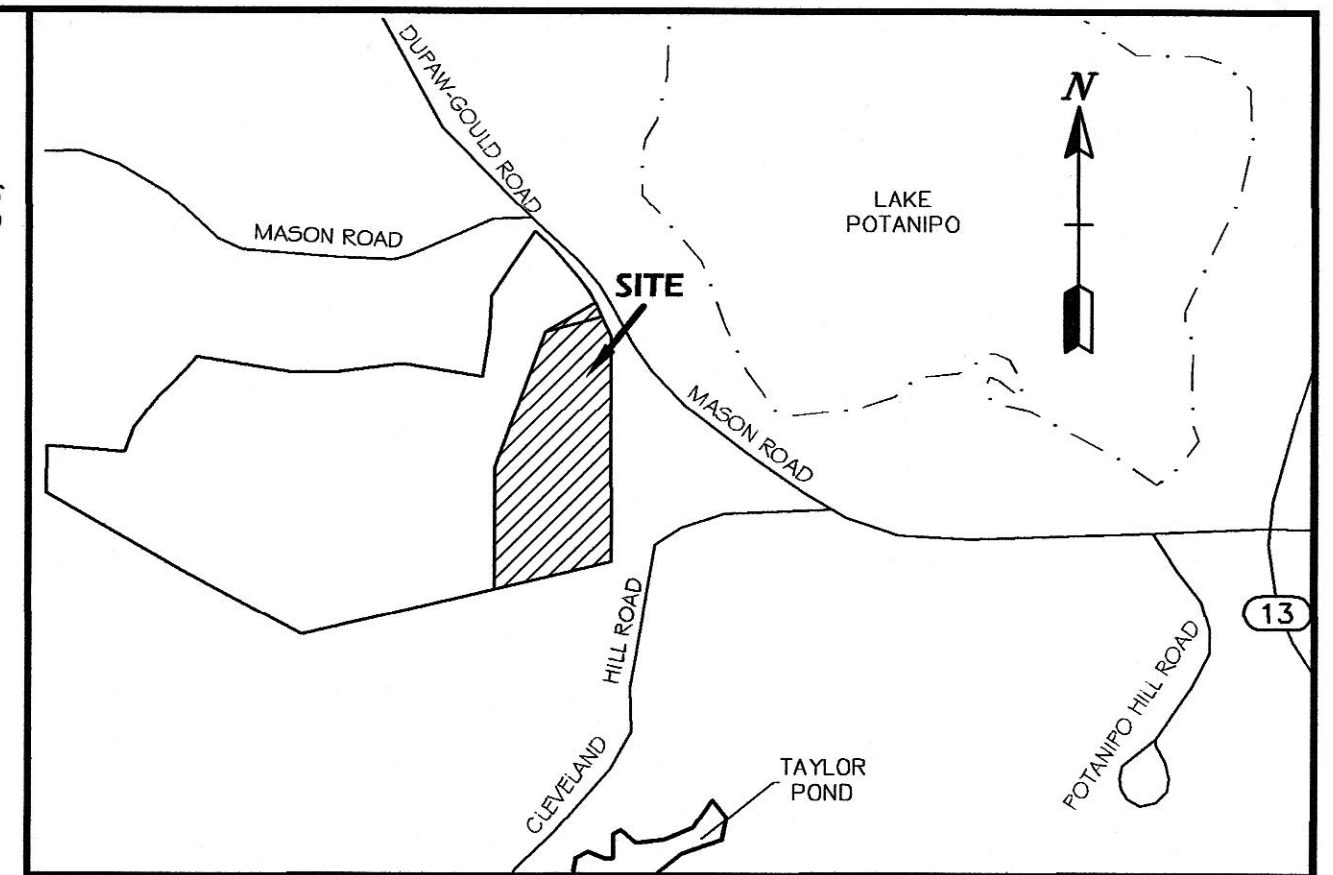
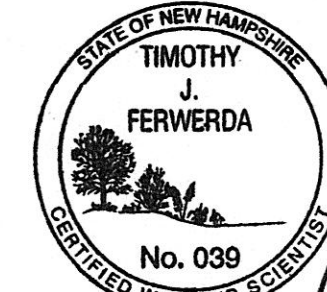


## PLAN REFERENCES:

1. "BOUNDARY PLAN OF LAND ALICE A. OULETTE BROOKLINE, N.H." DATED SEPTEMBER 1976, PREPARED BY THOMAS F. MORAN, INC, HCRD PLAN #24391.
2. "LOT LINE ADJUSTMENT PLAN TAX MAP PARCELS E-88 & E-90" DATED MARCH 1992, PREPARED BY MERIDIAN LAND SERVICES, INC, HCRD PLAN #25752.
3. "SUBDIVISION PLAN TAX MAP PARCEL E-90 LAND OF DAVID FARWELL 38 MASON ROAD BROOKLINE, NEW HAMPSHIRE" DATED JULY 2014, PREPARED BY MERIDIAN LAND SERVICES, INC, HCRD PLAN #39424.
4. "LOT LINE ADJUSTMENT PLAN, TAX MAP E LOT 90 & 90-1, PREPARED FOR/OWNER DAVID A. FARWELL, 38 MASON ROAD, BROOKLINE, NEW HAMPSHIRE", DATED AUGUST 13, 2021, LAST REVISED 11/19/21, PREPARED BY THIS OFFICE AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #41274.

## WETLAND CERTIFICATION

WETLANDS WERE DELINEATED ACCORDING TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, VERSION 2.0, JANUARY 2012. THE WETLANDS WERE DELINEATED ON 1/28/2019 BY TIMOTHY FERWERDA, NH CERTIFIED WETLAND SCIENTIST #039.



## LOCUS MAP

SCALE: 1" = 1,000'

## NOTES

1. OWNER OF RECORD:  
TAX MAP E LOT 90 & LOT 90-1  
DAVID A. FARWELL  
38 MASON ROAD  
BROOKLINE, NH 03033  
BOOK 6062 PAGE 974
2. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE ADJUSTMENT BETWEEN TAX MAP E LOT 90 & 90-1. LOT 90 WILL HAVE 50.0 FEET OF FRONTAGE ON MASON ROAD AND CONTAIN 15.351 ACRES. ACCESS FOR LOT 90 AND 90-1 WILL BE VIA THE EXISTING SHARED DRIVEWAY. THIS PLAN SUPERCEDES PLAN REFERENCE 4.
3. THE PROPOSED PARCEL AREA OF LOT 90 IS 668,705 SQUARE FEET (15.351 ACRES). THE PROPOSED PARCEL AREA OF LOT 90-1 IS 2,722,631 SQUARE FEET (62.503 ACRES).
4. SUBJECT AND ABUTTING LOTS ZONED: RESIDENTIAL-AGRICULTURAL DISTRICT.  
**DIMENSIONAL REQUIREMENTS:**  
MINIMUM LOT SIZE 5 ACRES (80,000-SF CONTIGUOUS EXCLUDING WETLANDS)  
MINIMUM LOT FRONTAGE 30 FEET  
FRONT SETBACK 100'  
SIDE/REAR SETBACK 15'  
MAX. BUILDING HEIGHT 35' (AVG. FINISH GRADE)  
WETLAND BUFFER 50'
5. THIS PLAN IS THE RESULT OF FIELD WORK PERFORMED IN MAY 2021 AND JULY 2022.
6. THE SUBJECT PARCEL IS NOT IN THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP HILLSBOROUGH COUNTY, NEW HAMPSHIRE PANEL 610 OF 701, MAP NUMBER 33011C06100, EFFECTIVE DATE SEPTEMBER 25, 2009.
7. BEDFORD DESIGN CONSULTANTS DID NOT PERFORM A SURVEY OF LOT 90-1. ALL INFORMATION SHOWN ON LOT 90-1 WAS COPIED FROM THE PLAN REFERENCE NUMBER 3.
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BROOKLINE SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
9. THIS PLAN SET CONTAINS 1 SHEET AND IS TO BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
10. THE EXISTING USE IS RESIDENTIAL. THE PROPOSED USE IS RESIDENTIAL.
11. THE EXISTING DRIVEWAY EASEMENT OVER LOT 90 THAT BENEFITS LOT 90-1 AND SHOWN ON PLAN REFERENCE NUMBER 4 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY BOOK 9626 PAGE 899 WILL BE EXTINGUISHED. A PROPOSED DRIVEWAY EASEMENT TO BENEFIT LOT 90 OVER LOT 90-1 IS SHOWN.
12. THE FOLLOWING WAIVERS HAVE BEEN REQUESTED:  
4.6.04d WETLAND DELINEATION FOR LOT E-90-1  
4.6.05d BOUNDARY SURVEY FOR LOT E-90-1  
4.6.05k EXISTING AND PROPOSED TOPOGRAPHY IN 5-FOOT INTERVALS FOR LOT E-90 & E-90-1.

## SYMBOL LEGEND

	STONE BOUND FOUND
	STONE BOUND TO BE SET
	REBAR FOUND
	IRON PIPE FOUND
	DRILL HOLE FOUND
	DRILL HOLE TO BE SET
	REBAR TO BE SET
	BENCHMARK
	TEST PIT
	UTILITY POLE
	GUY WIRE
	WELL
	LIGHT POLE
	MAILBOX
	JURISDICTIONAL WETLANDS
	EXISTING SEWER/SEPTIC MANHOLE
	BOUNDARY LINE
	ABUTTING PROPERTY LINE
	SETBACK LINE
	EXISTING ROAD/DRIVEWAY
	EXISTING WATER LINE
	EXISTING STONE WALL
	EDGE OF JURISDICTIONAL WETLANDS
	WETLAND BUFFER
	OVERHEAD WIRE
	PROPOSED DRIVEWAY EASEMENT

MAP E LOT 90-1  
2,868,339 S.F.  
(65.848 AC.)  
NEW LOT AREA  
2,722,631 S.F.  
(62.503 AC.)

LOT NO.	EXISTING AREA (ACRES)	PARCEL A (ACRES)	PARCEL B (ACRES)	PARCEL C (ACRES)	PROPOSED AREA (ACRES)
90	12.006	+1.114	-0.122	+2.353	15.351
90-1	65.848	-1.114	+0.122	-2.353	62.503

## SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

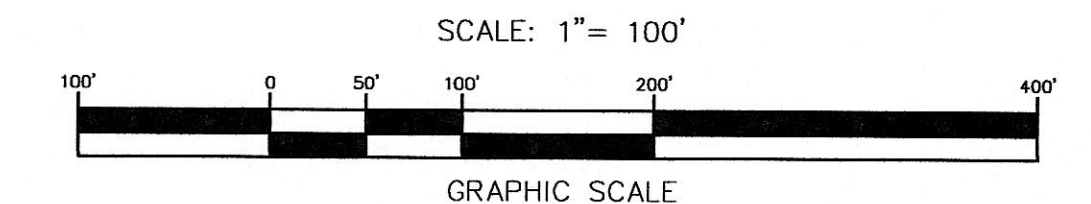
*Raymond T. Critch*  
7/18/2022  
LICENSED LAND SURVEYOR DATE

## APPROVED BY BROOKLINE PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY  
CHAIRMAN: \_\_\_\_\_ AND  
SECRETARY: \_\_\_\_\_

## OWNERS SIGNATURE

DAVID A. FARWELL



## TAX MAP E LOT 90 & 90-1

### LOT LINE ADJUSTMENT PLAN

PREPARED FOR/OWNER:

DAVID A. FARWELL  
38 MASON ROAD  
BROOKLINE, NEW HAMPSHIRE

SCALE: 1" = 100' JULY 1, 2022 SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
R.T.C.	R.T.C.	C.A.F.	639	27	1589-01

## Bedford Design Consultants, Inc.

ENGINEERS AND SURVEYORS  
592 Harvey Road, Manchester, NH 03103  
Telephone: (603) 822-5533  
www.bedforddesign.com

