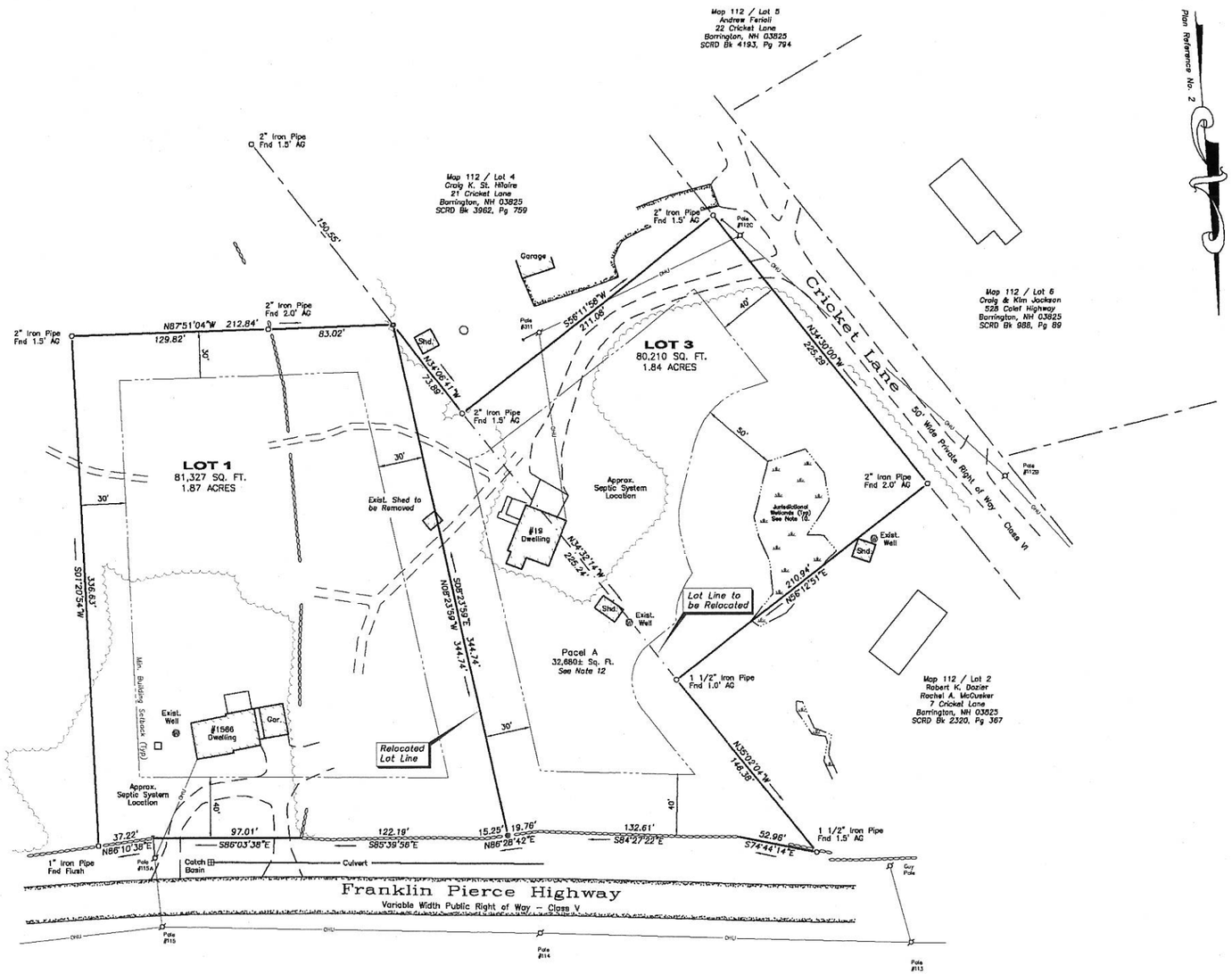
References:

1. "Plan Showing Land of Ida Bussell, Barrington, NH," dated Aug. 21, 1948, prepared by H. C. Hersey, SCRD Pocket 4, Folder 1, Plan 2.
2. "Subdivision Plan, George B. Green, Barrington, NH," dated Oct. 1975, prepared by Frederick E. Drew Assoc., SCRD Plan No. 17A-72.
3. "Revised Boundary Survey, George B. Green and Fred L. Jackson, Barrington, NH," dated Oct. 1977, prepared by Frederick E. Drew Assoc., SCRD Plan No. 17-150.

For Registry of Deeds Purposes



LOCATION PLAN
NOT TO SCALE

Notes:

1.) The purpose of this plan is to relocate the common lot line between Lot 1 and Lot 3. Each lot is served by individual septic system and well.

2.) Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor + Data Collector, Adjusted Closed Traverse Performed June 2015, Least Squares Balance.

3.) Error of Closure Better Than 1:27,000.

4.) Parcels are shown as Lots 1 and 3 on the Town of Barrington Assessor's Map 112.

5.) Parcels are located in the General Residential & Highway Commercial Zoning Districts.

6.) Owners of Record: David M. & Lisa E. Holt
1566 Franklin Pierce Highway
Barrington, NH 03825
SCRD Bk 1273, Pg 727 (Lot 1)
SCRD Bk 1477, Pg 480 (Lot 3)

7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C280D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

9.) Existing Area Lot 1: 114,007 s.f or 2.62 Acres
Proposed Area Lot 1: 81,327 s.f. or 1.87 Acres
Existing Area Lot 3: 47,529 s.f. or 1.09 Acres
Proposed Area Lot 3: 80,209 s.f. or 1.84 Acres

10.) The wetland boundaries shown hereon were field delineated by John P. Hayes, III, of Dover, NH. The wetland locations were field delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual. The delineated line also represents the limits of hydric or poorly drained soils per field indicators for identifying Hydric Soils in New England, Ver. 3, Apr. 2004.

11.) NHDES Subdivision Approval: Pending.

12.) Parcel "A" is to be conveyed from Lot 1 to be merged with Lot 3 and is not to be considered a separate tract of land.

LAND USE OFFICE
JUL 15 2015
RECEIVED

Zoning Requirements;

Min. Lot Area:	80,000 SF
Min. Frontage:	200'
Structure Setbacks	
Min. Front Yard:	40'
Min. Side/Rear Yard:	30'
Min. Wetlands Buffer:	50'

TOWN OF BARRINGTON PLANNING BOARD APPROVAL

The subdivision regulations of the Town of Barrington are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the boards and attached hereto.

Legend:

AG	Above Grade
OHU	Overhead Utilities
SCRD	Strafford County Registry of Deeds
o	Iron Pipe Found
●	Iron Rod Found
⊕	Drill Hole Found (DHF) or Set (DHS)
⌀	Utility Pole
⊕	Iron Rod to be Set
ooooooooo	Stone Wall

David M. Holt — Date

Lisa E. Holt — Date

I certify, that this plan, based upon the plan reference, and a survey conducted on the ground between June 17, 2013, and June 22, 2015, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington.

STATE OF NEW HAMPSHIRE No. 821 DAVID W. VINCENT

15 July 2015

David W. Vincent, LLS No. 821 — Date

JOHN P. HAYES, III No. 35 STATE OF NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

LOT LINE ADJUSTMENT PLAN

PREPARED FOR

DAVID M. & LISA E. HOLT

OF

TAX MAP 112 / LOTS 1 & 3

LOCATED AT

1566 FRANKLIN PIERCE HIGHWAY

& 19 CRICKET LANE

COUNTY OF STRAFFORD

BARRINGTON, NH

FEET 40 0 20 40 80 160
METERS 0 10 20 40 60

SCALE: 1"= 40' DATE: JULY 15, 2015

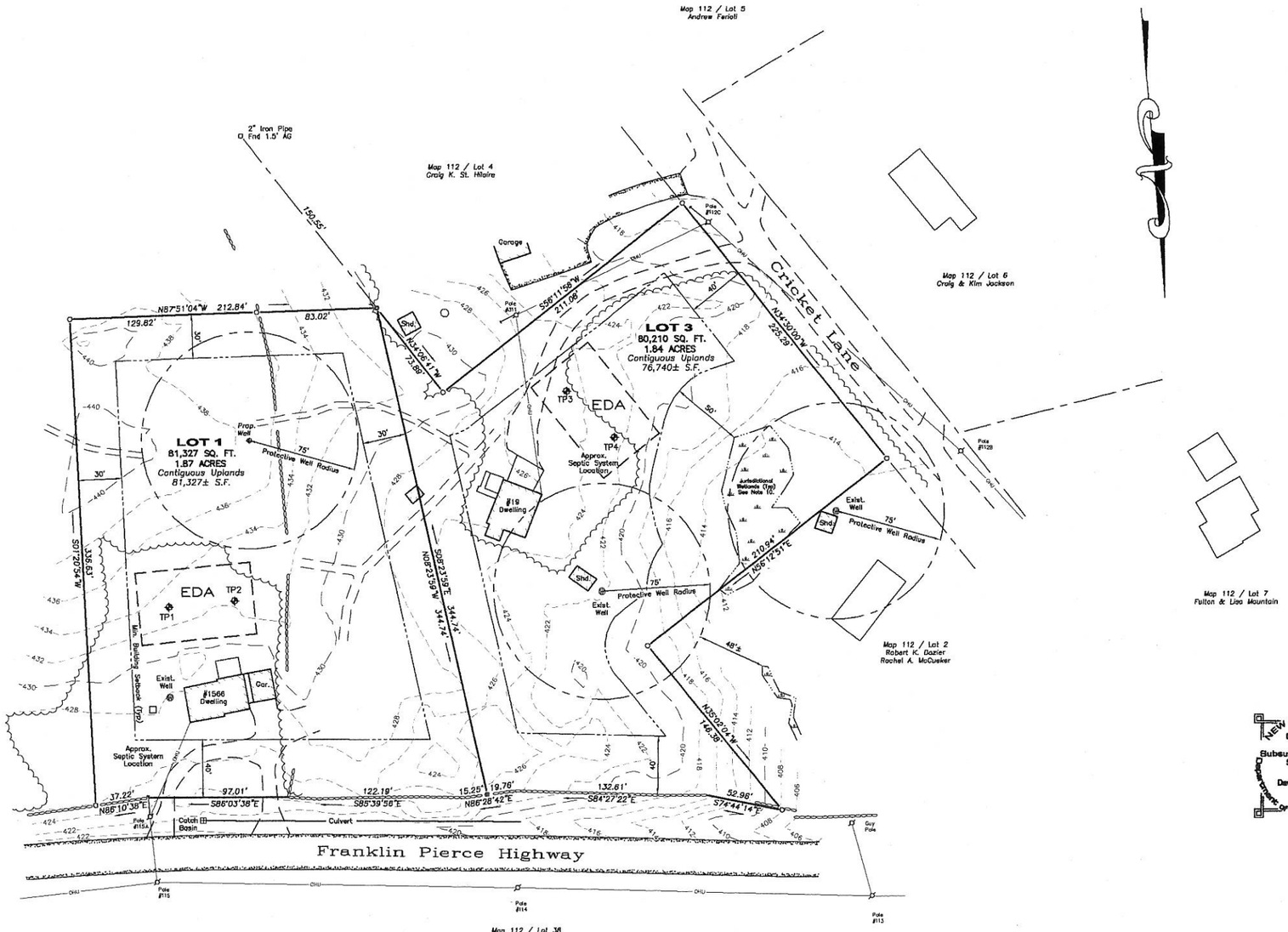
DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 7418
ROCHESTER, NH 03839-7418
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

DWG NAME: 010lir | FB: 44/1-5

15_010

Legend:

EDA	Effluent Disposal Area (4,000 s.f.)
OHU	Overhead Utilities
SCRD	Strafford County Registry of Deeds
○	Iron Pipe Found
●	Iron Rod Found
⊕	Drill Hole Found (DHF) or Set (DHS)
ø	Utility Pole
⊖	Iron Rod to be Set
○○○○○○○○	Stone Wall



Notes:

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2.) Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor + Data Collector, Adjusted Closed Traverse Performed June 2015, Least Squares Balance.

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11.) NHDES Subdivision Approval: Pending.

12.) Parcel "A" is to be conveyed from Lot 1 to be merged with Lot 3 and is not to be considered a separate tract of land.

13.) Vertical Datum: NAVD88.

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ David W. Vincent No. 1413 — Department of Environmental Services

JOHN P. HAYES, III — No. 39 — SOIL SCIENTIST

FREE & LICENSED — No. 621 DAVID W. VINCENT

811 DigSafe

Zoning Requirements;

Min. Lot Area:	80,000 SF
Min. Frontage:	200'
Structure Setbacks	
Min. Front Yard:	40'
Min. Side/Rear Yard:	30'
Min. Wetlands Buffer:	50'

Soils Data:

HdC – HOLLIS–CHARLTON, Very rocky fine sandy loams. 8 TO 15% SLOPES

REFERENCE: SHEETS 22 SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED BY U. S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE, ISSUE DATE MARCH 1973

Test Pit Data:

TEST PIT No. 1

DEPTH (in.)	DESCRIPTION
00–08	10YR 4/4 Dark Yellowish Brown, very fine sandy loam, granular, friable
08–28	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable
28–38	2.5Y 5/4 Light Olive Brown, fine sandy loam, massive, firm
38–58	2.5Y 5/4 Light Olive Brown, loamy fine sand, massive, firm w/ common redox features

ESHWT = 38" Observed water table = none Restrictive layer = 28" Refusal = none
Roots to 38"± Perc test @ 24" = 8 minutes/inch

TEST PIT No. 2

DEPTH (in.)	DESCRIPTION
00–08	10YR 4/4 Dark Yellowish Brown, very fine sandy loam, granular, friable
08–24	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable
24–32	2.5Y 5/4 Light Olive Brown, fine sandy loam, massive, firm
32–54	2.5Y 5/4 Light Olive Brown, loamy fine sand, massive, firm w/ common redox features

ESHWT = 32" Observed water table = none Restrictive layer = 24" Refusal = none
Roots to 36"±

TEST PIT No. 3

DEPTH (in.)	DESCRIPTION
00–18	10YR 4/4 Dark Yellowish Brown, very fine sandy loam, granular, friable (Old Fill)
18–22	10YR 3/3 Dark Brown, very fine sandy loam, granular, friable
22–50	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable

ESHWT = none Observed water table = none Restrictive layer = none Refusal = 50"
Roots to 32"±

TEST PIT No. 4

DEPTH (in.)	DESCRIPTION
00–21	10YR 5/6 Yellowish Brown, very fine sandy loam, granular, friable (Old Fill)
21–24	10YR 4/4 Dark Yellowish Brown, very fine sandy loam, granular, friable
24–32	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable
32–58	2.5Y 5/4 Light Olive Brown, fine sandy loam, massive, firm w/ common redox features

ESHWT = 32" Observed water table = none Restrictive layer = 32" Refusal = 58"
Roots to 33"± Perc test @ 24" = 8 minutes/inch

Lot Area Calculations:

Contiguous Upland Soils Excludes Existing or Proposed Well Radius, Wetland Soils or Exposed Ledge.

LOT NO.	EXISTING CONDITIONS TOTAL AREA	TOTAL UPLAND SOILS INCLUDING WELL RADIUS	CONTIGUOUS UPLAND SOILS
1	81,327± s.f.	81,327± s.f.	63,656± s.f.
3	80,210± s.f.	76,740± s.f.	60,030± s.f.

Lot Loading Lot 1: 63656/43560 x 2000 = 2922 2922/1.76 = 1,660 gpd
Lot Loading Lot 3: 60030/43560 x 2000 = 2756 2756/1.76 = 1,566 gpd

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

LOT LINE ADJUSTMENT SITE PLAN
PREPARED FOR
DAVID M. & LISA E. HOLT
OF
TAX MAP 112 / LOTS 1 & 3
LOCATED AT
1566 FRANKLIN PIERCE HIGHWAY
& 19 CRICKET LANE
COUNTY OF STRAFFORD
BARRINGTON, NH

FEET 40 0 20 40 80 160
METERS 0 10 20 40 60

SCALE: 1"= 40' DATE: JULY 13, 2015

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 7418
ROCHESTER, NH 03839-7418
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

DWG NAME: 01Osit FB: 44/1-5

15_010