FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

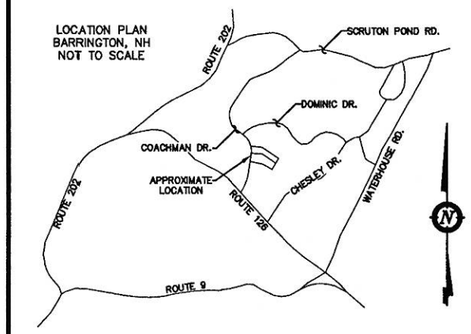
PLAN REFERENCES:

1.) "TAX MAP 226, LOT 50, SUBDIVISION PLAN (6 OF 12) RESIDENTIAL SUBDIVISION COACHMAN ESTATES, NH ROUTE 126/ SCRUTON POND ROAD, BARRINGTON, NEW HAMPSHIRE. OWNED BY ESTATE OF THOMAS L. PERRY, ISMALIA PERRY AKA ISMALIA POSELLI, ADMINISTRIX PO BOX 128, STRAFFORD NH 03884. PREPARED FOR EQUALVLSE, LLC, 62 MIDDLE DUNSTABLE ROAD, NASHUA, NH 03062"
BY: TF MORAN
DATED: APRIL 20, 2005
S.C.R.D.: PLAN # 84-79

2.) "TAX MAP 226, LOT 50, SUBDIVISION PLAN (5 OF 12) RESIDENTIAL SUBDIVISION COACHMAN ESTATES, NH ROUTE 126/ SCRUTON POND ROAD, BARRINGTON, NEW HAMPSHIRE. OWNED BY ESTATE OF THOMAS L. PERRY, ISMALIA PERRY AKA ISMALIA POSELLI, ADMINISTRIX PO BOX 128, STRAFFORD NH 03884. PREPARED FOR EQUALVLSE, LLC, 62 MIDDLE DUNSTABLE ROAD, NASHUA, NH 03062"
BY: TF MORAN
DATED: APRIL 20, 2005
S.C.R.D.: PLAN # 84-78

3.) "SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR JOHN RIZZO AND RANDOLPH BUTLER OF MAP 5/ LOT 51A AND MAP 8/ LOT 140-18, LOCATED AT CHESLEY DRIVE, DOMINIC DRIVE, & SCRUTON POND ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH"
BY: DAVID W. VINCENT, LLS LAND SURVEYING SERVICES
DATED: FEBRUARY 1, 2001
S.C.R.D.: PLAN # 63-41

LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE



NOTES:

1.) OWNER: JOHNATHON BRASSEUR
34 COACHMAN DRIVE
BARRINGTON, N.H. 03825

A) BARRINGTON TAX MAP 226, LOT 50-18

B) S.C.R.D. : BOOK 3853, PAGE 0656

C) TOTAL AREA: 177,927 Sq.Ft., 4.08 Ac.

2.) OWNER: STEPHEN & MICHELLE HALLA
36 COACHMAN DRIVE
BARRINGTON, NH 03825

A) BARRINGTON TAX MAP 226, LOT 50-19

B) S.C.R.D. : BOOK 3842, PAGE 536

C) TOTAL AREA : 140,866 Sq. Ft. 3.23 Ac.

3.) PROPOSED LOT AREAS
TAX MAP 226, LOT 50-18:177,927 Sq.Ft., 4.08 Ac.

TAX MAP 226, LOT 50-19:140,866 Sq. Ft. 3.23 Ac.

4.) ZONING: NR- NEIGHBORHOOD RESIDENTIAL
~FRONTAGE: 200'
~MIN. LOT AREA: 80,000 SQ. FT.
~MAX. LOT COVERAGE: 40%
~FRONT SETBACK: 40'
~SIDE : 30'
~REAR SETBACK: 30'

5.) THE PURPOSE OF THIS PLAN IS TO REVISE THE LINE BETWEEN TAX MAP 226, LOT 50-18 AND TAX MAP 226, LOT 50-19 TO EXCHANGE AN EQUAL AMOUNT OF LAND BETWEEN THE TWO.

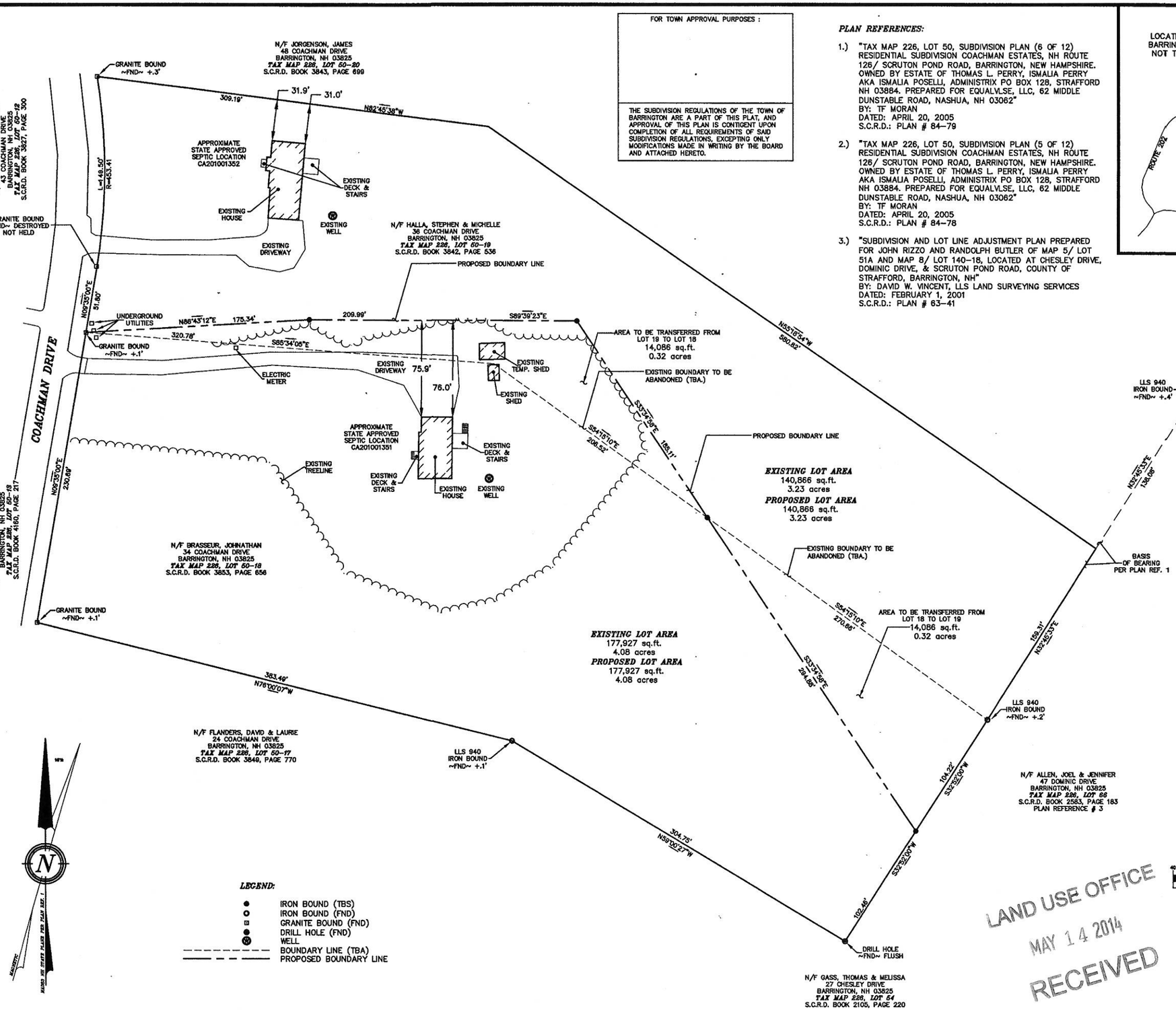
6.) NEITHER LOT IS SUBJECT TO NHDES SUBSURFACE REVIEW. SA2006006883.

7.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PARCEL DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE BARRINGTON TOWN HALL, 33017C0285D, DATED: MAY 17, 2005.

8.) THIS IS A ONE PAGE PLAN SET FOR RECORDING.

9.) SUBJECT PARCELS ARE NOT IN CURRENT USE.

10.) NO UTILITIES ARE WITHIN THE AREA BEING TRANSFERED WHICH AFFECT EITHER LOT AND EACH LOT WILL REMAIN IN CONFORMANCE WITH THE BARRINGTON ZONING ORDINANCE.



LEGEND:

- ● IRON BOUND (TBS)
- ○ IRON BOUND (FND)
- ▣ GRANITE BOUND (FND)
- ● DRILL HOLE (FND)
- Ⓦ WELL
- BOUNDARY LINE (TBA)
- PROPOSED BOUNDARY LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LAND USE OFFICE
MAY 14 2014
RECEIVED

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON. - 1:10,000 -

KENNETH A. BERRY RLS 805 DATE 5-13-14

REVISION	DATE	DESCRIPTION

PROPOSED LOT LINE REVISION
FOR
JOHNATHAN BRASSEUR & STEPHEN & MICHELLE HALLA
COACHMAN DRIVE
BARRINGTON, NH 03825
TAX MAP 226, LOT 50-18 & 50-19

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

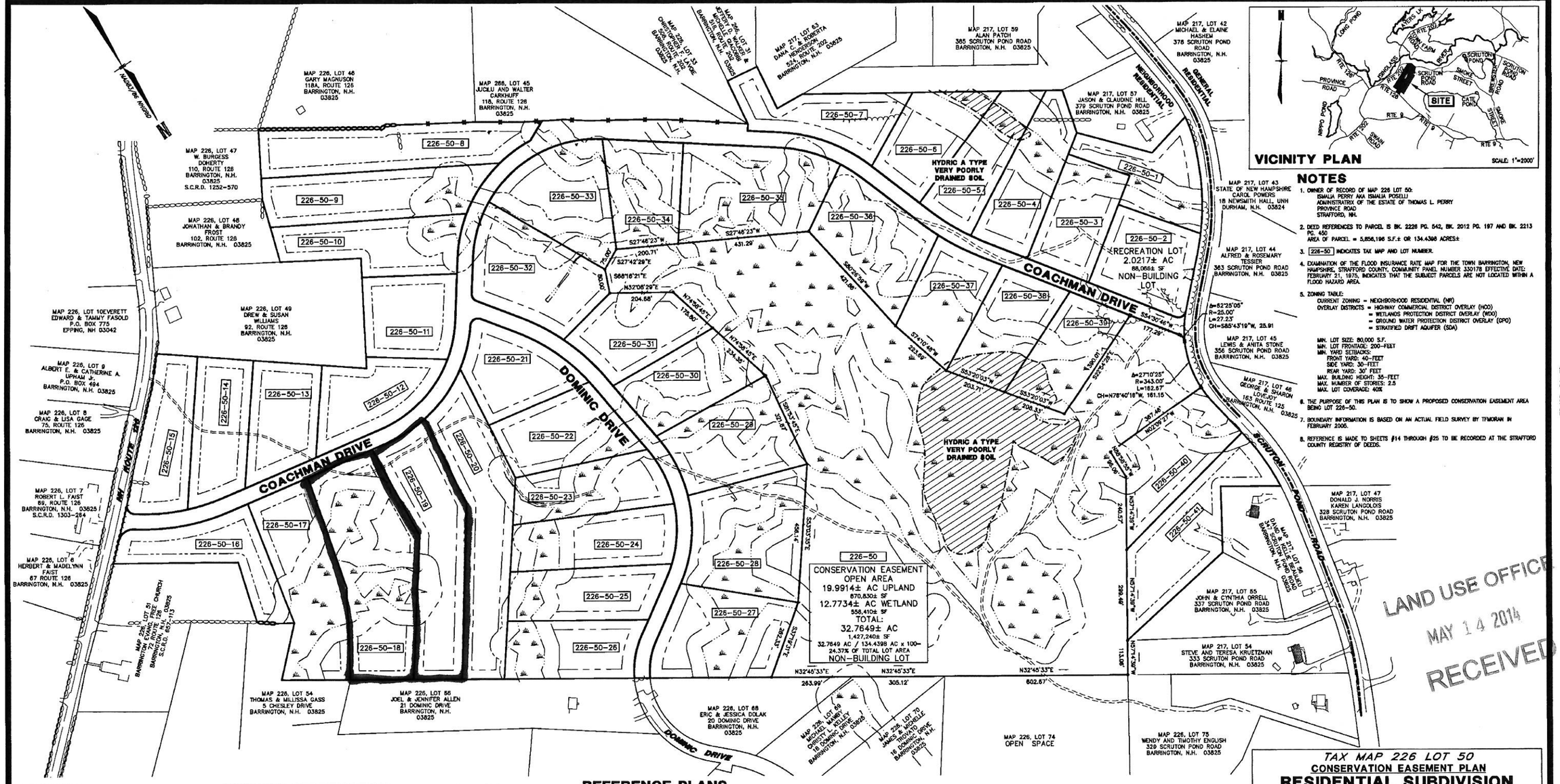
SCALE : 1 IN. EQUALS 40 FT.
DATE : MARCH 31, 2014
FILE NO. : DB 2014-006

LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE
STATE OF NEW HAMPSHIRE

004920

2006 MAR -9 PM 1:43

REGISTER OF DEEDS



NOTES

1. OWNER OF RECORD OF MAP 226 LOT 50:
   ISMALIA PERRY AKA ISMALIA POSELLI
   ADMINISTRATRIX OF THE ESTATE OF THOMAS L. PERRY
   PROVINCE ROAD
   STRAFFORD, NH.
2. DEED REFERENCES TO PARCEL IS BK. 2226 PG. 542, BK. 2012 PG. 197 AND BK. 2213 PG. 450.
   AREA OF PARCEL = 5,856,196 S.F.± OR 134.4368 ACRES±
3. 226-50 INDICATES TAX MAP AND LOT NUMBER.
4. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN BARRINGTON, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 330178 EFFECTIVE DATE: FEBRUARY 21, 1975, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
5. ZONING TABLE:
   CURRENT ZONING = NEIGHBORHOOD RESIDENTIAL (NR)
   OVERLAY DISTRICTS = HIGHWAY COMMERCIAL DISTRICT OVERLAY (HCO)
   = WETLANDS PROTECTION DISTRICT OVERLAY (WDO)
   = GROUND WATER PROTECTION DISTRICT OVERLAY (GPO)
   = STRATIFIED DRIFT AQUIFER (SDA)

   MIN. LOT SIZE: 80,000 S.F.
   MIN. LOT FRONTAGE: 200-FEET
   MIN. YARD SETBACKS:
   FRONT YARD: 40-FEET
   SIDE YARD: 30-FEET
   REAR YARD: 30' FEET
   MAX. BUILDING HEIGHT: 35-FEET
   MAX. NUMBER OF STORIES: 2.5
   MAX. LOT COVERAGE: 40%
6. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONSERVATION EASEMENT AREA BEING LOT 226-50.
7. BOUNDARY INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY TFMORAN IN FEBRUARY 2006.
8. REFERENCE IS MADE TO SHEETS #14 THROUGH #25 TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

PLAN 84 - 73

LEGEND

STONE BOUND (TO BE SET)	■ SB (TBS)
IRON PIN (TO BE SET)	● IP (TBS)
STONE BOUND	▯
IRON PIPE	○ IP
IRON PIN	○ IR
DRILL HOLE	● DH
EDGE OF PAVEMENT	
PROPOSED LOTS	
PROPOSED ROW	
EDGE OF GRAVEL	
WIRE FENCE	—x—
CHAIN LINK FENCE	—o—
SIGN	
EDGE OF WETLAND	E.O.W.
BROOK, STREAM OR RIVER	
TREELINE	

150 75 0 150
Graphic Scale

WETLAND CERTIFICATION

WETLANDS SHOWN ON THIS PLAN WERE DELINEATED DURING FEBRUARY AND APRIL 2004 BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. THE WETLANDS WERE DELINEATED ACCORDING TO THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED UTILIZING THE CRITERIA OF "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 2, JULY 1998.

DOMINANCE OF WETLAND VEGETATION WAS ASSESSED UTILIZING THE "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NORTHEAST" (REGION 1) (PORTER B. REED, JR.)

STATE OF NEW HAMPSHIRE
PETER C. SCHAUER
3/6/06
No. 048
CERTIFIED WETLAND SCIENTIST

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

HANS-GEORG MEURICH JR.
3/07/06

REFERENCE PLANS

1. "REVISED BOUNDARY PLAN BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR ESTATE OF THOMAS L. PERRY, DAVID & KELLIE BEAUDEU, JOHN & CYNTHIA ORRELL, DONALD A. & MARIA ADAMS, & BARRINGTON EVANG. FREE CHURCH" SCALE: 1"=100' DATED: OCTOBER 16, 2001 SHEETS 1,2 & 3 BY ORVIS/DREW, LLC. S.C.R.D. PLAN# 65-45, 65-46, 65-47.
2. "REVISED BOUNDARY PLAN ROBERT L. FAIST BARRINGTON EVANGELICAL FREE CHURCH, EVERETT D. SMITH" SCALE: 1"= 100' DATED: APRIL 1999 BY ORVIS/DREW LLC
3. S.C.R.D. PLAN# 56-33
4. "SUBDIVISION PLAN EVERETT D. SMITH" SCALE: 1"= 100' DATED: APRIL 1999 BY ORVIS/DREW LLC S.C.R.D. PLAN# 57-80
5. "BOUNDARY ADJUSTMENT PLAN W. BURGESS DOHERTY AND EVERETT D. SMITH" SCALE: 1"= 100' DATED: JUNE 1999 BY ORVIS/DREW LLC S.C.R.D. PLAN# 62-34
6. "SCRUTON POND ROAD SUBDIVISION BARRINGTON, NH" DATED: SEPTEMBER 3, 1986 SCALE: 1"= 60' BY SPECTRUM DEVELOPMENT CORP. S.C.R.D. PLAN# 30-58
7. "SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR JOHN RIZZO AND RANDOLPH BUTLER OF MAP 5 LOT 51A AND MAP 8 LOT 140-18" SCALE: 1"=100' DATED: FEBRUARY 1, 2001 BY DAVID W. VINCENT, LLS S.C.R.D. PLAN#63-41 AND #63-42
8. "TOWN OF BARRINGTON RE-ESTABLISHMENT OF 66' R.O.W. SCRUTON POND ROAD" SCALE: 1"=50' DATED: JUNE 1984, BY FREDRICK E. DREW ASSOCIATES, RECORDED AT THE TOWN OF BARRINGTON PLANNING DEPARTMENT.

"CHESLEY FARM LOT 2 SUBDIVISION" SCALE: 1"= 100' DATED: OCTOBER 1983 BY FREDRICK E. DREW ASSOCIATES S.C.R.D. PLAN# 22-99

PLANNING BOARD

PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 06/536
Date 3/9/2006
Chairman Dawn Hatch Sr.

OWNER'S SIGNATURE
Ismalia Poselli DATE 09 Mar 06
ISMALIA PERRY AKA ISMALIA POSELLI

REV.	DATE	DESCRIPTION	DR	CK
5	2/1/06	REVISE TO SHOW WETLAND IMPACT AREA #7	WBL	MAV
2	8/10/05	ADDED WETLAND IMPACT 8 & CONNECTION IN LOT 35	KE	MAV

TAX MAP 226 LOT 50

CONSERVATION EASEMENT PLAN

RESIDENTIAL SUBDIVISION
COACHMAN ESTATES

NH ROUTE 126 / SCROUTON POND ROAD
BARRINGTON, NEW HAMPSHIRE

OWNED BY

ESTATE OF THOMAS L. PERRY
ISMALIA PERRY AKA ISMALIA POSELLI , ADMINISTRATRIX
PO BOX 128, STRAFFORD, NH 03884

PREPARED FOR

EquiVise, LLC
62 MIDDLE DUNSTABLE ROAD
NASHUA, NH 03062

SCALE: 1"=150' APRIL 20, 2005

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Land Planners
Landscape Architects
Bedford, NH • Manchester, NH • Keene, NH • Salem, NH • Portsmouth, NH
354 Union Street
Manchester, NH 03104
Phone (603) 647-2242
Fax (603) 647-1718
www.tfmoran.com

FILE	DR	FB	
46002.00	CK RRO	CADFILE 46002-Subdivision	SHEET 1 OF 1

LAND USE OFFICE
MAY 14 2014
RECEIVED