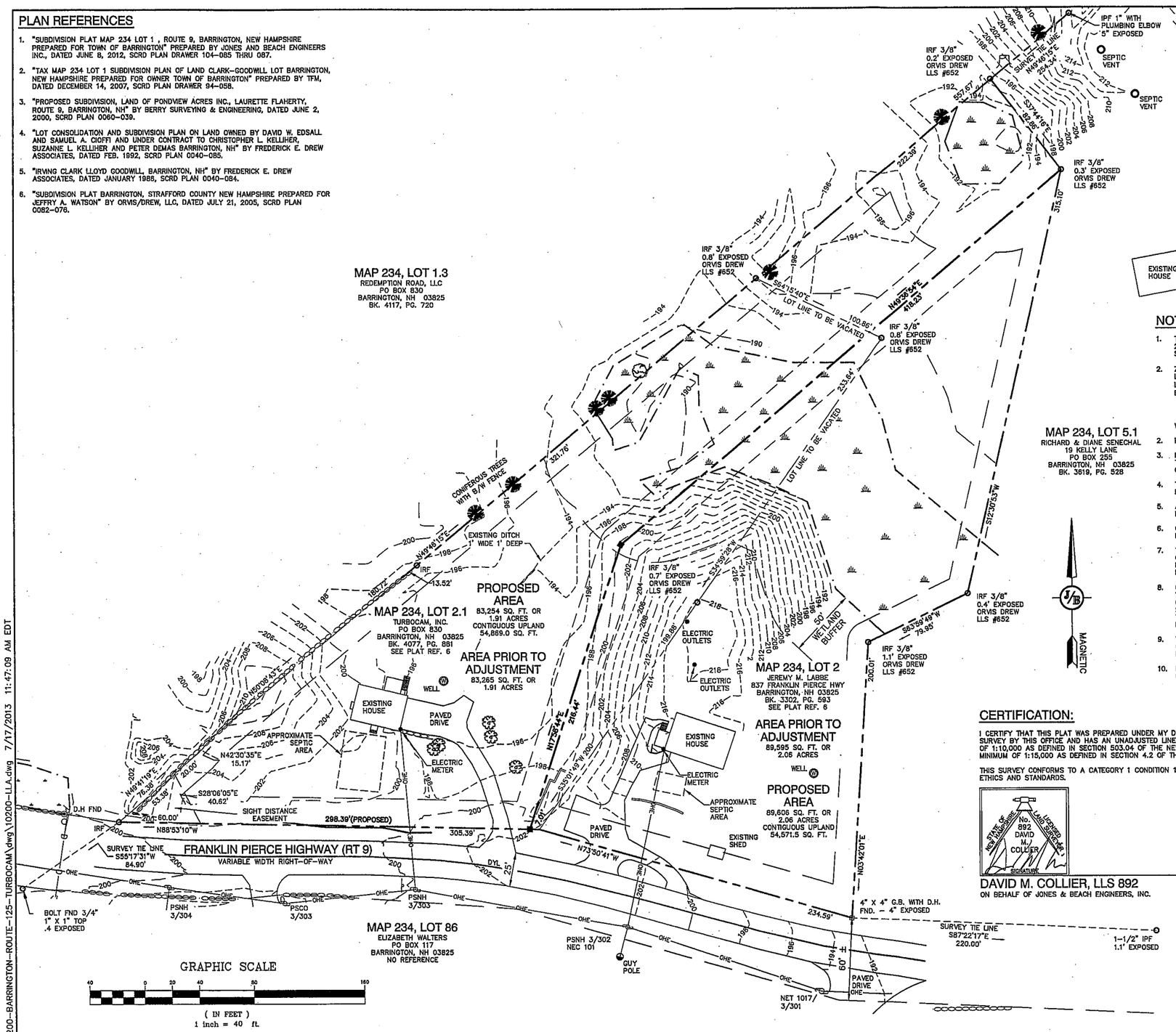
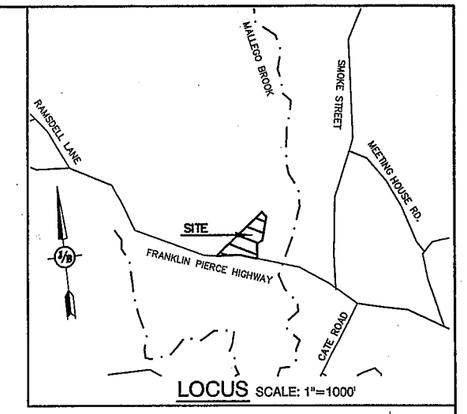
PLAN REFERENCES

1. "SUBDIVISION PLAT MAP 234 LOT 1 , ROUTE 9, BARRINGTON, NEW HAMPSHIRE PREPARED FOR TOWN OF BARRINGTON" PREPARED BY JONES AND BEACH ENGINEERS INC., DATED JUNE 8, 2012, SCRD PLAN DRAWER 104-085 THRU 087.
2. "TAX MAP 234 LOT 1 SUBDIVISION PLAN OF LAND CLARK-GOODWILL LOT BARRINGTON, NEW HAMPSHIRE PREPARED FOR OWNER TOWN OF BARRINGTON" PREPARED BY TFM, DATED DECEMBER 14, 2007, SCRD PLAN DRAWER 94-058.
3. "PROPOSED SUBDIVISION, LAND OF PONDVIEW ACRES INC., LAURETTE FLAHERTY, ROUTE 9, BARRINGTON, NH" BY BERRY SURVEYING & ENGINEERING, DATED JUNE 2, 2000, SCRD PLAN 0060-039.
4. "LOT CONSOLIDATION AND SUBDIVISION PLAN ON LAND OWNED BY DAVID W. EDSALL AND SAMUEL A. CIOFFI AND UNDER CONTRACT TO CHRISTOPHER L. KELLIHER, SUZANNE L. KELLIHER AND PETER DEMAS BARRINGTON, NH" BY FREDERICK E. DREW ASSOCIATES, DATED FEB. 1992, SCRD PLAN 0040-085.
5. "IRVING CLARK LLOYD GOODWILL, BARRINGTON, NH" BY FREDERICK E. DREW ASSOCIATES, DATED JANUARY 1988, SCRD PLAN 0040-084.
6. "SUBDIVISION PLAT BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR JEFFRY A. WATSON" BY ORVIS/DREW, LLC, DATED JULY 21, 2005, SCRD PLAN 0082-076.



LEGEND

- PROPERTY LINES
- STONE WALL
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EASEMENT
- EDGE OF PAVEMENT
- OHE — OVERHEAD ELECTRIC
- IRON PIPE/IRON ROD
- IRON PIPE/IRON ROD
- BOUND FOUND
- BOUND TO BE SET
- SINGLE POST SIGN
- UTILITY POLE
- IRF — EXISTING TREES
- D.H. FND. — IRON ROD FOUND
- DRILL HOLE FOUND
- IPF — IRON PIPE FOUND



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE ADJUSTMENT BETWEEN LOTS 2 & 2.1 AS INDICATED ON TAX MAP 234. RESIDENTIAL LOTS 2 & 2.1 ARE SERVICED AND WILL CONTINUE TO BE SERVICED BY ON SITE SEPTICS & WELLS.
2. ZONING DISTRICT: VILLAGE DISTRICT W/ STRATIFIED DRIFT AQUIFER OVERLAY
   LOT AREA MINIMUM = 30,000 SF
   LOT FRONTAGE MINIMUM = 75'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 20'
   SIDE SETBACK = 15'
   REAR SETBACK = 15'
   WETLAND BUFFER = 50'
2. HORIZONTAL DATUM IS MAGNETIC.
3. RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSORS OFFICE, THE STRAFFORD COUNTY REGISTRY OF DEEDS AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
4. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
5. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAT IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON.
8. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAT MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE. ANY USE OF THIS PLAT AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL. TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
9. THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES, THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
10. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
11. ALL SURFACE EVIDENCE OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN (CB, SMH, ELEC. RAN, ETC.) WERE LOCATED BY THIS SURVEY. UNDERGROUND PORTIONS OF FACILITIES & UTILITIES HAVE BEEN PLOTTED FROM AVAILAGBLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
12. ORIGINAL FIELD SURVEY PERFORMED WITH A TOPCON GPT-8005A BETWEEN JANUARY 31, 2012 AND MAY 25, 2012 AND HAS A CONTROL TRAVERSE ERROR OF CLOSURE OF 1:24,194. ADDITIONAL FIELD SURVEY PERFORMED ON JANUARY 28 & 29, 2013 AND HAS A CONTROL TRAVERSE ERROR OF CLOSURE OF 1:65,838.
13. PARCELS LIE WITHIN ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON FIRM MAP #33017C0285D, PANEL 285 OF 405, EFFECTIVE DATE MAY 17, 2005.
14. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
15. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. WETLANDS WERE DELINEATED BY CHRISTOPHER S. ALBERT, JONES & BEACH ENGINEERS, INC (JBE)) DURING SPRING, 2012, PERFORMED TO THE STANDARDS OF THE "US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: TECHNICAL REPORT Y-87-1" (JANUARY, 1987).
18. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY JBE UTILIZING THE CRITERIA OF INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2009).
19. DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY JBE UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1) US FISH AND WILDLIFE SERVICE (MAY 1988).
20. WETLANDS WERE CLASSIFIED BY JBE UTILIZING THE CODE OF ADMINISTRATIVE RULES, WETLANDS BUREAU, STATE OF NEW HAMPSHIRE (CURRENT).
21. THIS PLAN IS TO BE RECORDED AT S.C.R.D.

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

STATE OF NEW HAMPSHIRE — No. 892 — DAVID M. COLLIER — LICENSED LAND SURVEYOR — SIGNATURE

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 7/17/13

LAND USE OFFICE
JUL 17 2013
RECEIVED

OWNERS SIGNATURES

TURBOCAM, INC

JEREMY LABBE

APPROVED - BARRINGTON, NH
PLANNING BOARD

STATE OF NEW HAMPSHIRE — CHRISTOPHER S. ALBERT — 7/17/13 — No. 021 — CERTIFIED WETLAND SCIENTIST

PROJECT PARCEL
TOWN OF BARRINGTON
TAX MAP 234, LOTS 2 & 2.1

APPLICANT/OWNER
MAP 234, LOT 2.1
TURBOCAM, INC.
607 ROUTE 125
BARRINGTON, NH 03825
BK 4077, PG 881

MAP 234, LOT 2
JEREMY M. LABBE
837 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
BK 3302, PG 593

Design: DMC	Draft: DMC	Date: 7/17/13
Checked: DMC	Scale: 1"=40'	Project No.:10200
Drawing Name: 10200-LLA.DWG		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	7/17/13	ISSUED FOR REVIEW	DMC

Jones & Beach Engineers, Inc.
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: LOT LINE ADJUSTMENT PLAT

Project: MAP 234 LOT 2.1 & 2
ROUTE 9, BARRINGTON, NH

Owners of Record: TURBOCAM, INC., 607 ROUTE 125, BARRINGTON, NH 03825
JEREMY M. LABBE, 837 FRANKLIN PIERCE HIGHWAY, BARRINGTON, NH 03825

DRAWING No.
LLA1
SHEET 1 OF 1
JBE PROJECT NO.10200

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