NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EXISTING PARCEL OVERVIEW FOR TAX MAP 235, LOT 1, (SVENSON) MAP 235, LOT 3 (SVENSON) AND MAP 239, LOT 2 (1962 REAL ESTATE LLC) IN RELATION TO ABUTTING PARCELS. PROPERTY LINE GRAPHICS ARE BASED ON PLAN REFERENCES AND TAX MAP / GIS INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND NO INDEPENDENT FIELD WORK OR DEED RESEARCH HAS BEEN CONDUCTED.

2.) CURRENT OWNERS: JOHN & LINDA SVENSON
9 CHRISTMAS LANE
PO BOX 10
BARRINGTON, NH 03825-0010

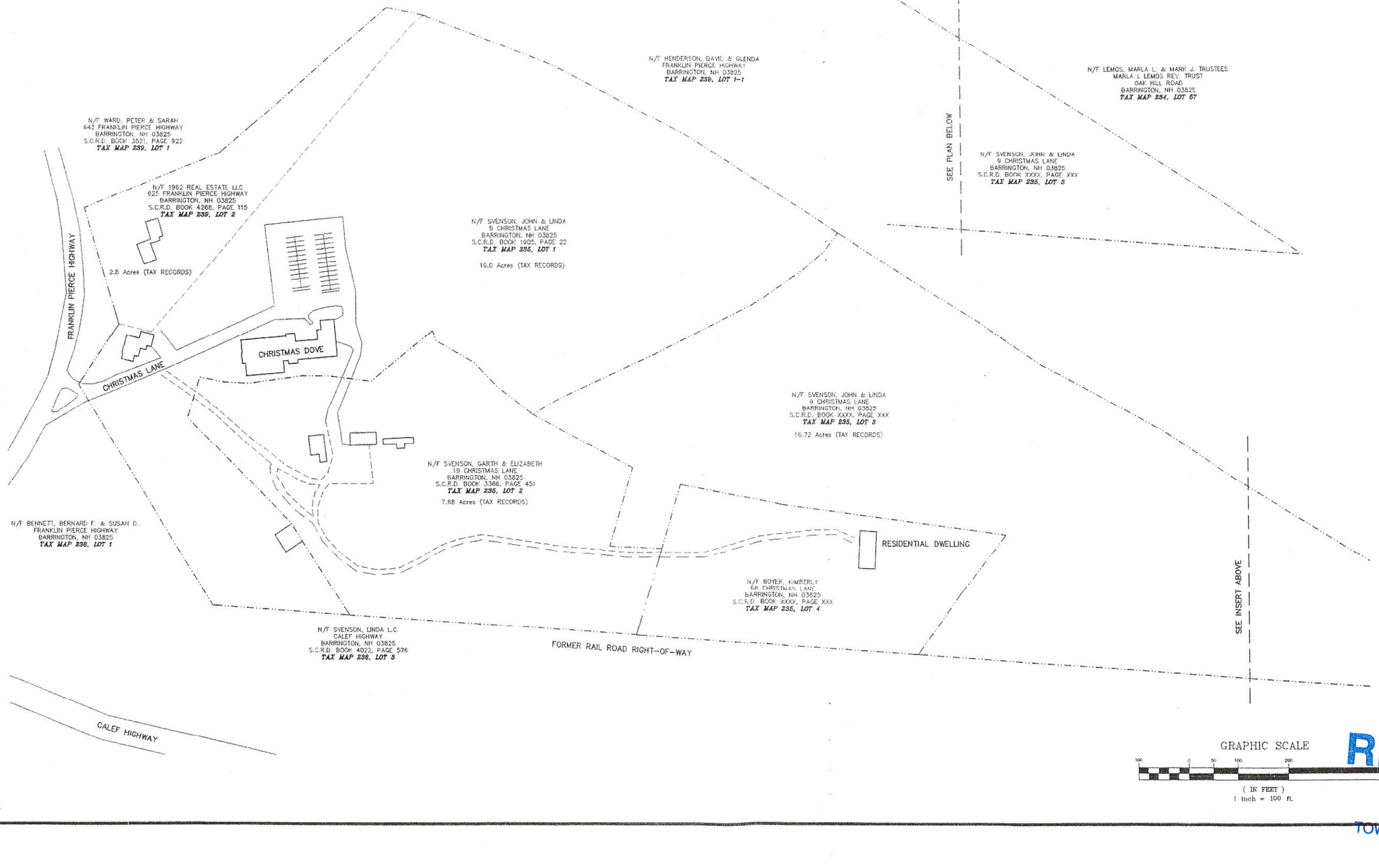
1962 REAL ESTATE LLC
625 FRANKLIN PIERCE HIGHWAY, BARRINGTON
40 WAKEFIELD STREET
ROCHESTER, NH 03866

3.) ZONING: TC – TOWN CENTER DISTRICT
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
AQUIFER PROTECTION OVERLAY DISTRICT

PARCEL SUMMARY:

1.)	TAX MAP 235, LOT 1	16.0 ACRES (TAX RECORDS)	16.14 ACRES (REFERENCE PLAN)
2.)	TAX MAP 235, LOT 3	16.72 ACRES (TAX RECORDS)	16.72 ACRES (REFERENCE PLAN)
3.)	TAX MAP 239, LOT 2	2.80 ACRES (TAX RECORDS)	2.53 ACRES (REFERENCE PLAN)
3.)	TAX MAP 235, LOT 2	2.1 ACRES TRANSFER FROM SVENSON, G. & E. TO SVENSON J. & L.	

4.) TOTAL DEVELOPMENT AREA: 37.50 ACRES



NO.	REVISION	DATE	DESCRIPTION
#2		5/02/16	1962 REAL ESTATE INCLUSION
#1		4/26/16	COMMERCIAL ALLOTMENT ADJUSTED

EXISTING CONDITIONS PLAN / PARCEL OVERVIEW
FOR:
JOHN & LINDA SVENSON, GARTH & ELIZABETH SVENSON &
1962 REAL ESTATE, LLC
CHRISTMAS LANE & NH ROUTE 9
BARRINGTON, N.H.
TAX MAP/LOT: 235/1 235/2 235/3 & 239/2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1INCH EQUALS 100 FEET
DATE : APRIL 20, 2016
FILE NO. : D3 2016 -002

NORTH COUNTY SURVEYORS 805 KENNETH BERRY SIGNATURE

SHEET 1 OF 4

RECEIVED
JUN 06 2016
TOWN OF BARRINGTON, NH
PLANNING BOARD

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EXISTING PARCEL OVERVIEW FOR TAX MAP 235, LOT 1, (SVENSON) MAP 235, LOT 3 (SVENSON) AND MAP 239, LOT 2 (1962 REAL ESTATE LLC) IN RELATION TO ABUTTING PARCELS. PROPERTY LINE GRAPHICS ARE BASED ON PLAN REFERENCES AND TAX MAP / GIS INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND NO INDEPENDENT FIELD WORK OR DEED RESEARCH HAS BEEN CONDUCTED.

2.) CURRENT OWNERS: JOHN & LINDA SVENSON
9 CHRISTMAS LANE
PO BOX 10
BARRINGTON, NH 03825--0010

1962 REAL ESTATE LLC
625 FRANKLIN PIERCE HIGHWAY, BARRINGTON
40 WAKEFIELD STREET
ROCHESTER, NH 03866

3.) ZONING: TC –TOWN CENTER DISTRICT
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
AQUIFER PROTECTION OVERLAY DISTRICT

PARCEL SUMMARY:

1.) TAX MAP 235, LOT 1 16.0 ACRES (TAX RECORDS) 16.14 ACRES (REFERENCE PLAN)
2.) TAX MAP 235, LOT 3 16.72 ACRES (TAX RECORDS) 16.72 ACRES (REFERENCE PLAN)
3.) TAX MAP 239, LOT 2 2.80 ACRES (TAX RECORDS) 2.53 ACRES (REFERENCE PLAN)
4.) TAX MAP 235, LOT 2 2.1 ACRES TRANSFER FROM SVENSON, G. & E. TO SVENSON J. & L.

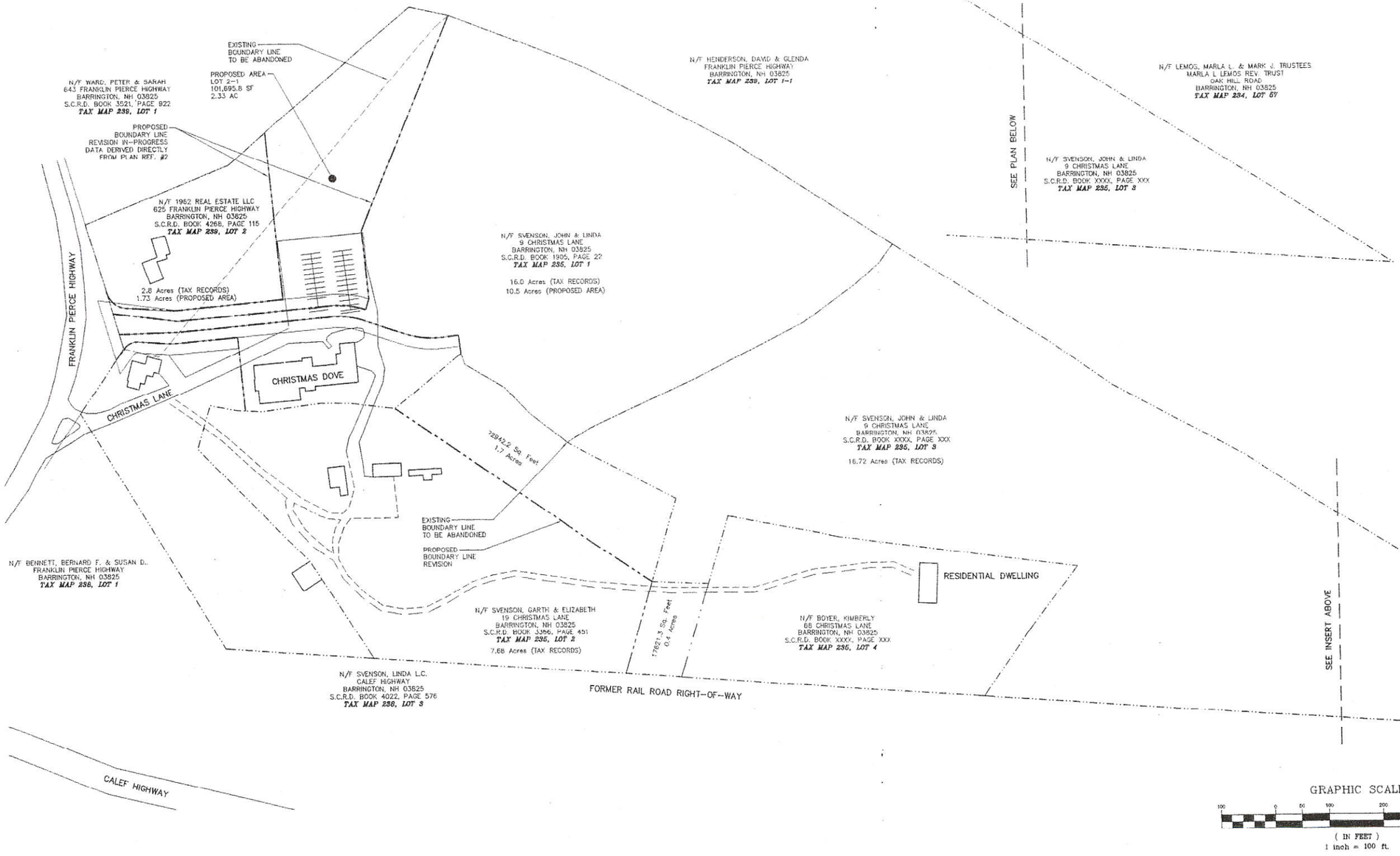
5.) TOTAL DEVELOPMENT AREA: 37.50 ACRES, MORE OR LESS

6.) TAX MAP 239, LOT 2 1.6 ACRES TRANSFER FROM SVENSON J. & L. TO 1962 REAL ESTATE LLC
COMMERCIAL APPLICATION

PLAN REFERENCE:

1.) SUBDIVISION PLAN, E.RICHARD ROWELL
BARRINGTON, NH
FREDRICK E. DREW, LLS
MARCH 1962
S.C.R.D. PLAN 24A–24

2.) LOT LINE ADJUSTMENT & SUBDIVISION PLAN
JOHN & LINDA SVENSON & 1962 REAL ESTATE LLC
CHRISTMAS LANE & FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH
BY: NORWAY PLAINS ASSOCIATES, INC.
MARCH 2015
NOT APPROVED BY THE BARRINGTON PLANNING BOARD OR RECORDED.



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

NO.	REVISION	DATE	DESCRIPTION
2		5/02/16	1962 REAL ESTATE INCLUSION
		4/26/16	COMMERCIAL ALLOTMENT ADJUSTED

CONCPTUAL LOT LINE REVISION PLAN
FOR:
JOHN & LINDA SVENSON, GARTH & ELIZABETH SVENSON &
1962 REAL ESTATE, LLC
CHRISTMAS LANE & NH ROUTE 9
BARRINGTON, N.H.
TAX MAP/LOT: 235/1 235/2 235/3 & 239/2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1INCH EQUALS 100 FEET
DATE : APRIL 20, 2016
FILE NO. : DB 2016–002

No. 808 KENNETH A. BERRY
SIGNATURE

SHEET 2 OF 4

RECEIVED
JUN 06 2016
TOWN OF BARRINGTON, NH
PLANNING BOARD

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EXISTING PARCEL OVERVIEW FOR TAX MAP 235, LOT 1, (SVENSON) MAP 235, LOT 3 (SVENSON) AND MAP 239, LOT 2 (1962 REAL ESTATE LLC) IN RELATION TO ABUTTING PARCELS. PROPERTY LINE GRAPHICS ARE BASED ON PLAN REFERENCES AND TAX MAP / GIS INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND NO INDEPENDENT FIELD WORK OR DEED RESEARCH HAS BEEN CONDUCTED.

2.) OURRENT OWNERS: JOHN & LINDA SVENSON
9 CHRISTMAS LANE
PO BOX 10
BARRINGTON, NH 03825-0010

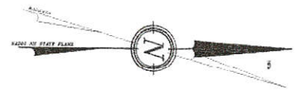
1962 REAL ESTATE LLC
625 FRANKLIN PIERCE HIGHWAY, BARRINGTON
40 WAKEFIELD STREET
ROCHESTER, NH 03866

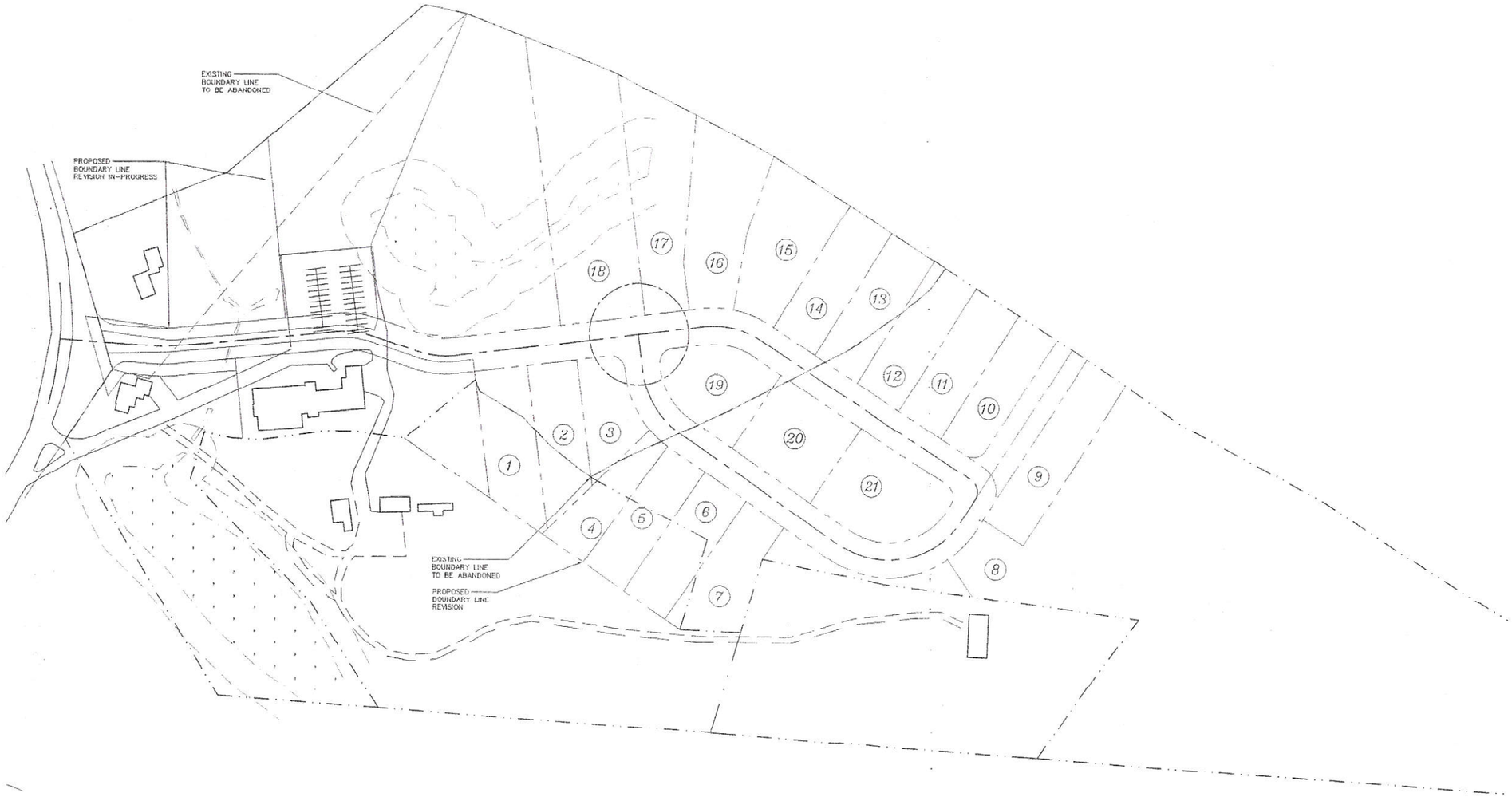
3.) ZONING: TC - TOWN CENTER DISTRICT
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
AQUIFER PROTECTION OVERLAY DISTRICT

PLAN REFERENCE:

1.) SUBDIVISION PLAN, E.RICHARD ROWELL
BARRINGTON, NH
FREDRICK E. DREW, LLS
MARCH 1962
S.C.R.D. PLAN 24A-24

2.) LOT LINE ADJUSTMENT & SUBDIVISION PLAN
JOHN & LINDA SVENSON & 1962 REAL ESTATE LLC
CHRISTMAS LANE & FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH
BY: NORWAY PLAINS ASSOCIATES, INC.
MARCH 2015
NOT APPROVED BY THE BARRINGTON PLANNING BOARD OR RECORDED.





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REVISION	DATE	DESCRIPTION
#3	5/02/16	1962 REAL ESTATE INCLUSION
#2	4/26/16	COMMERCIAL ALLOTMENT ADJUSTED

CONCEPTUAL COMMERCIAL SUBDIVISION DETAIL
FOR:
JOHN & LINDA SVENSON, CARTER & ELIZABETH SVENSON &
1962 REAL ESTATE LLC
CHRISTMAS LANE & NH ROUTE 9
BARRINGTON, N.H.
TAX MAP/LOT 235/1 235/2 235/3 & 239/2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1INCH EQUALS 100 FEET
DATE : APRIL 20, 2016
FILE NO. : D3 2016 -002

STATE OF NEW HAMPSHIRE
BOS
KENNETH A. BERRY
SIGNATURE
LICENSED LAND SURVEYOR

RECEIVED
MAY 06 2016
TOWN OF BARRINGTON, NH
PLANNING BOARD

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EXISTING PARCEL OVERVIEW FOR TAX MAP 235, LOT 1, (SVENSON) MAP 235, LOT 3 (SVENSON) AND MAP 239, LOT 2 (1962 REAL ESTATE LLC) IN RELATION TO ABUTTING PARCELS. PROPERTY LINE GRAPHICS ARE BASED ON PLAN REFERENCES AND TAX MAP / GIS INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND NO INDEPENDENT FIELD WORK OR DEED RESEARCH HAS BEEN CONDUCTED. SEE PLAN REFERENCES.

2.) CURRENT OWNERS: JOHN & LINDA SVENSON
9 CHRISTMAS LANE
PO BOX 10
BARRINGTON, NH 03825-0010

1962 REAL ESTATE LLC
625 FRANKLIN PIERCE HIGHWAY, BARRINGTON
40 WAKEFIELD STREET
ROCHESTER, NH 03866

3.) ZONING: TC - TOWN CENTER DISTRICT
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
AQUIFER PROTECTION OVERLAY DISTRICT

PARCEL SUMMARY:

1.) TAX MAP 235, LOT 1 16.0 ACRES (TAX RECORDS) 16.14 ACRES (REFERENCE PLAN)
2.) TAX MAP 235, LOT 3 16.72 ACRES (TAX RECORDS) 16.74 ACRES (REFERENCE PLAN)
3.) TAX MAP 239, LOT 2 2.80 ACRES (TAX RECORDS) 2.53 ACRES (REFERENCE PLAN)
4.) TAX MAP 235, LOT 2 2.1 ACRES TRANSFER FROM SVENSON, G. & E. TO SVENSON J. & L.

5.) TOTAL DEVELOPMENT AREA: 37.50 ACRES

6.) TAX MAP 239, LOT 2 TRANSFER FROM SVENSON J. & L. TO 1962 REAL ESTATE LLC
COMMERCIAL APPLICATION - 1.5 ACRES - 4.3%

7.) CHRISTMAS DOVE PARCEL - COMMERCIAL - 1.1 ACRES - 2.9%

8.) SVENSON, JOHN & LINDA - RESIDENTIAL / COMMERCIAL - 3.1 ACRES - 8.3%

9.) PUD RESIDENTIAL PARCELS - 8.69 ACRES - 23.2%

10.) OPEN SPACE - 15.78 ACRES - 42.1%

11.) TOTAL COMMERCIAL - 9.75 ACRES - 26.5%

12.) ROAD - 3.28 ACRES - 8.8%

PLAN REFERENCE:

1.) SUBDIVISION PLAN, E.RICHARD ROWELL
BARRINGTON, NH
FREDRICK E. DREW, LLS
MARCH 1962
S.C.R.D. PLAN 24A-24

2.) LOT LINE ADJUSTMENT & SUBDIVISION PLAN
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BARRINGTON, NH
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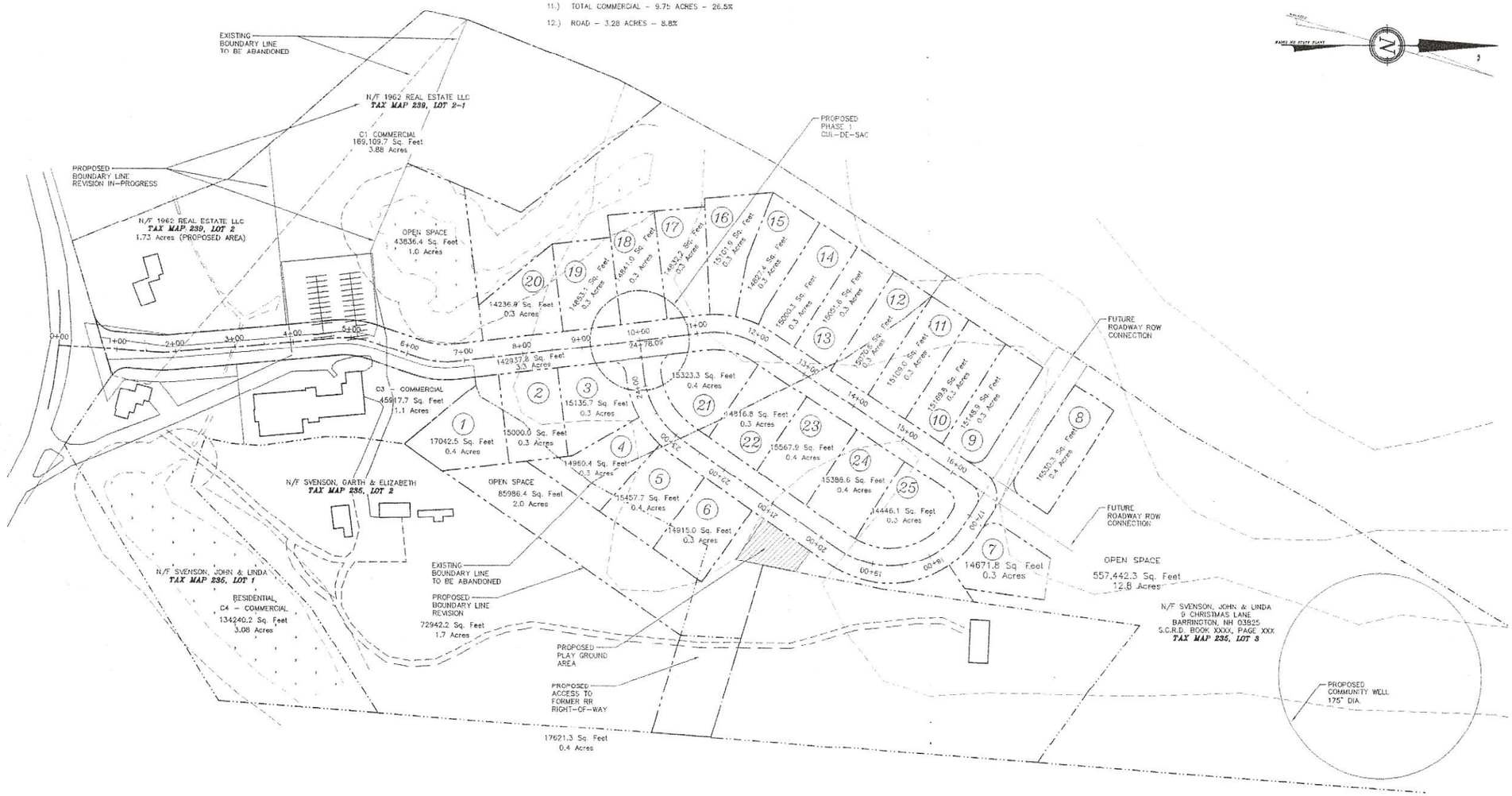
MARCH 2015
NOT APPROVED BY THE BARRINGTON PLANNING BOARD OR RECORDED.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

#	DATE	REVISION
#3	5/02/16	1962 REAL ESTATE INCLUSION
#2	4/28/16	COMMERCIAL ALLOTMENT ADJUSTED

CONCEPTUAL PUD SUBDIVISION DETAIL
FOR:
JOHN & LINDA SVENSON, GARTH & ELIZABETH SVENSON &
1962 REAL ESTATE, LLC
CHRISTMAS LANE & NH ROUTE 9
BARRINGTON, N.H.
TAX MAP/LOT: 235/1 235/2 235/3 & 239/2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1INCH EQUALS 100 FEET
DATE : APRIL 20, 2016
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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SHOALWOOD

SHEET 4 OF 4

RECEIVED
JUN 06 2016
TOWN OF BARRINGTON, NH
PLANNING BOARD