References:

1. "Plan of Property of John L. & Gloria A. Badge, Barrington, NH," dated Sept. 24, 1986, prepared by Frederick E. Drew. SCRD Pocket 2, Folder 17, Plan 28.
2. "Plan of Land Gerard P. Olivier, Barrington, NH," dated Sept. 1989, prepared by G. L. Davis & Assoc., File No. 123-62, not recorded.
3. "Boundary Adjustment Plan, Harry Goodstein, Barrington, NH," dated July 1977, prepared by Frederick E. Drew Assoc., File Plan No. A1288, not recorded.
4. "Revised Boundary Survey, Kenneth Dunton and Goodstein & Bryson, Barrington, NH," dated July 1977, prepared by Frederick E. Drew Assoc., SCRD Plan No. 17-123.
5. "Plan of Land, "John A. Buzzell Farm", Waldron B. Haley, Barrington, NH," dated July 1982, prepared by Frederick E. Drew Assoc., SCRD Plan No. 22A-168.
6. "Subdivision Plan, John & Gloria Badge, Barrington, NH," dated Nov. 1990, prepared by Frederick E. Drew Assoc., File Plan No. A-1691, not recorded.
7. "Right of Way Reestablishment Plan, Young Road, Barrington, NH," dated Jan. 1993, revised Dec. 1993, prepared by Frederick E. Drew Assoc., Plan No. A-1923, Sheet 3 of 3, available at the Town of Barrington Planning Department.
8. "Reestablishment of 66 Foot R.O.W., Beauty Hill Road, Barrington, NH", not dated, prepared by Frederick E. Drew Assoc., Plan No. A-1718, Sheets 3 and 4 of 4, available at the Town of Barrington Planning Department.
9. "Plat of Land Surveyed for Thomas & Esther French, Barrington, NH," dated Oct. 1, 2008, prepared by T. D. Brouillette, SCRD Plan No. 83-81.
10. "Plan of Land Prepared for and Owned by Josephine C. MacIver, Barrington, NH," dated June 19, 2014, prepared by Plaistow Consultants, LLC, SCRD Plan No. 107-60.

Notes:

1.) The purpose of this plan is to subdivide Lot 19 into two residential lots. Each lot to be served by individual septic system and well.

2.) Field Procedure: Topcon (GTS-226) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed March 2005, Least Squares Balance.

3.) Error of Closure Better Than 1: 34,000.

4.) Parcel is shown as Lot 2 on the Town of Barrington Assessor's Map 249.

5.) Parcels are located in the Agricultural-Residential District.

6.) Owner of Record: Carl J. Badge
508 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 935, Pg 123

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. 33017C2800, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

9.) Total Lot Area: Existing Lot Area – 87.90 Acres
Proposed Lot 2-0 – 64.90 Acres
Proposed Lot 2-1 – 3.00 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.

For Registry of Deeds Purposes

LOCATION PLAN
NOT TO SCALE

Map 113 / Lot 42
Richard & Ellen Perreault
262 Young Road
Barrington, NH 03825

Map 113 / Lot 1
Bradford Bowick
Jannelle Correan
217 Young Road
Barrington, NH 03825
SCRD Bk 3752, Pg 880

Map 240 / Lot 11
Kenneth & Dulcie Dunton
201 Young Road
Barrington, NH 03825
SCRD Bk 1005, Pg 160

Map 113 / Lot 2
Susan & William Lancey
5 West Hadley Road
Merrimac, MA 01860
SCRD Bk 3498, Pg 557

Map 113 / Lot 3
Michael Lawrence
249 Young Road
Barrington, NH 03825
SCRD Bk 1388, Pg 793

Map 113 / Lot 5
Julian & Jane Olivier
554 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 924, Pg 250

Map 113 / Lot 8
Thomas & Esther French
548 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 3542, Pg 546

Map 249 / Lot 1
Josephine MacIver
532 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 883, Pg 87

Map 113 / Lot 9
Map 113 / Lot 7
Dudley & Harriett Revocable Trust
23 Frying Pan Lane
Stratham, NH 03885
SCRD Bk 1970, Pg 14

Map 249 / Lot 59
Brian & Rebecca Lanzi
Family Revocable Trust
155 Young Road
Barrington, NH 03825

Map 249 / Lot 58
Town of Barrington Cemetery
PO Box 660
Barrington, NH 03825

Map 114 / Lot 55
Lewis, Jr. & Brenda Brown
511 Beauty Hill Road
Barrington, NH 03825

Map 114 / Lot 1
Baxter & Mary Bodge
PO Box 222
Barrington, NH 03825
SCRD Bk 1514, Pg 137

Map 240 / Lot 10
Raymond, Sr. & Cheryl Clement
Revocable Trust
179 Young Road
Barrington, NH 03825
SCRD Bk 1973, Pg 152

Map 114 / Lot 3
Nicholas & Michaela Phaneuf
32 South Pine Street
Dover, NH 03820
SCRD Bk 4086, Pg 211

Map 240 / Lot 9
Brian & Rebecca Lanzi
Family Revocable Trust
155 Young Road
Barrington, NH 03825
SCRD Bk 3783, Pg 252

Map 249 / Lot 18
Lawrence Haley, et al
PO Box 397
Barrington, NH 03825
SCRD Bk 2282, Pg 458

Young Road
Granite Bound Fnd
Iron Rod Fnd Held for Line
Iron Pipe Fnd Held for Line
L=59.90'
R=1875.00'
Δ=02°02'57"
S52°55'01"E 143.94'
S53°35'47"E 150.00'
N41°55'20"E 150.00'
Iron Pipe Fnd on Ground
N41°13'04"E 155.14'
N54°03'47"W 48.10'
N30°55'25"E 308.60'
N45°17'25"E 371.80'
N45°30'58"E 162.66'
2" Iron Pipe Fnd 4' High & Leaning
10" Dead Oak with Barbed Wire
24" Ash with Barbed Wire
Remains of Barbed Wire Fence on Ground
Plan Reference No. 6
S30°57'24"E 735.23'
639.25'
N32°20'49"E 1088.17'
30" Oak
445.92'
Drill Hole Set Held for Line
N02°24'47"W 502.28'
3" Galv. Pipe Fnd
Remains of Box Wire Fence in Trees
N02°32'28"W 253.68'
20' Wide Right of Way to Beauty Hill Road See note 4.(a)
N29°33'10"W 20.20'
Wood Stockade Fence (Typ)
N29°33'10"W 201.61'
N51°16'39"E 293.61'
N51°16'39"E 303.36'
30'
3,450± s.f. Wetland Area See Note 10.
Lot 2-1
130,823 SQ. FT.
3.00 ACRES
S13°38'53"E 220.00'
220.00'
597.00'
S51°16'39"W
Minimum Building setback (Typ)
Beauty Hill Road (Formerly Known as Swain Road)
S33°38'06"W 606.83'
406.83'
1,520± s.f. Wetland Area See Note 10.
House
Shed
Iron Pipe Fnd Held for Line
S60°12'16"W 304.56'
4' High Steel Fence Post Fnd
S29°39'50"E 111.04'
S59°16'24"W 120.88'
S38°07'24"W 128.84'
S55°26'22"W 121.38'
S57°50'21"W 18.32'
N04°50'49"W 78.54'
Woods Road (Typ)
452.04'
S47°22'19"W
579.98'
S46°49'51"W
Drill Hole Set
439.82'
S47°10'57"W
287.81'
S47°59'42"W
265.89'
S48°07'34"W
Drill Hole Set
Drill Hole Set
Drill Hole Set
Drill Hole Set
140.88'
S33°17'49"E
51.25'
S34°23'56"E
114.73'
S28°40'07"E
321.11'
S36°08'58"E
121.25'
S31°37'46"E
Remains of Barbed Wire Fence in Trees

Lot 2-0
2,827,153 SQ. FT.
64.90 ACRES

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:

SCRD	Strafford County Registry of Deeds
○	Iron Pipe Found
●	Iron Rod Found
●	Drill Hole Found Unless Noted as Set
	Utility Pole
■	Iron Rod to be Set
○○○○○○○○	Stone Wall

Carl J. Badge — Date

I certify, that this plan, based upon the plan reference, and a survey conducted on the ground between March 22, 2005, and April 21, 2005, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington.

15 October 2014
David W. Vincent, LLS No. 821 — Date

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

LAND USE OFFICE
OCT 15 2014
RECEIVED

SUBDIVISION PLAN
PREPARED FOR
BARRY J. & ANGELA J. CARMICHAEL
OF THE LAND IN THE NAME OF
CARL J. BODGE
OF
TAX MAP 249 / LOT 2
LOCATED AT
BEAUTY HILL ROAD & YOUNG ROAD
COUNTY OF STRAFFORD
BARRINGTON, NH

FEET 100 0 50 100 200 400
METERS 0 10 20 40 80 120
SCALE: 1"= 100' DATE: OCTOBER 15, 2014

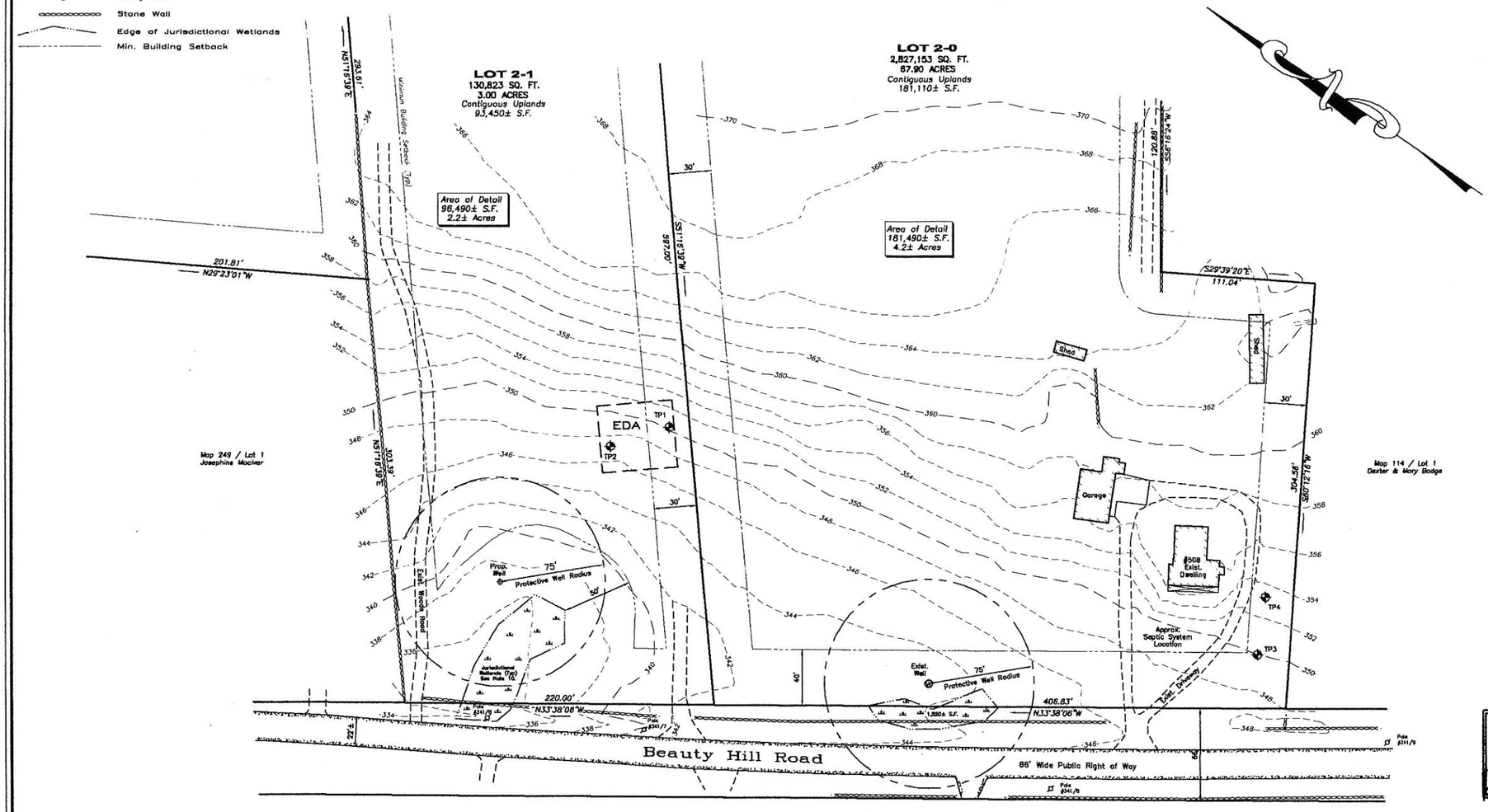
DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 7418
ROCHESTER, NH 03839-7418
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

DWG NAME: 040bnd | FB: 26/65-79

14_012

Legend:

EDA — Effluent Disposal Area (4,000 s.f.)
Utility Pole
Stone Wall
Edge of Jurisdictional Wetlands
Min. Building Setback



Notes:

1.) The purpose of this plan is to subdivide Lot 19 into two residential lots. Each lot to be served by individual septic system and well.

2.) Field Procedure: Topcon (GTS-220) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed March 2005, Least Squares Balance.

3.) Error of Closure Better Than 1:34,000.

4.) Parcel is shown as Lot 2 on the Town of Barrington Assessor's Map 249.

5.) Parcels are located in the Agricultural-Residential District.

6.) Owner of Record: Carl J. Bodge
508 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 935, Pg 123

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. 33017C0260D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

9.) Total Lot Area: Existing Lot Area – 88.22 Acres
Proposed Lot 2-1 – 2.2 Acres
Proposed Lot 2-0 – 86.02 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.) Vertical Datum: Approx. USGS of 1929.

12.) 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.

JOHN P. HAYES, III No. 10 LAND SURVEYOR

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:

CsC – CHARLTON, Very fine sandy loam.
8 TO 15% SLOPES

REFERENCE: SHEETS 28 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
00–14	10YR 4/4 Dark Yellowish Brown, fine sandy loam, granular, friable
14–30	10YR 4/6, Dark Yellowish Brown, fine sandy loam, granular, friable
30–36	10YR 5/6, Yellowish Brown, fine sandy loam, granular, friable
36–72	2.5Y 5/4, Light Olive Brown, sandy loam, blocky, firm w/ common redox features

ESHWT = 362" Observed water table = none Restrictive layer = 36" Refusal = none
Roots to 30"±

TEST PIT No. 2

DEPTH (in.)	DESCRIPTION
00–04	10YR 3/3 Dark Brown, very fine sandy loam, granular, friable
04–36	10YR 4/6, Dark Yellowish Brown, loamy sand, granular, friable
36–70	2.5Y 5/4, Light Olive Brown, sandy loam, massive, firm w/ common redox features

ESHWT = 36" Observed water table = none Restrictive layer = 36" Refusal = none
Roots to 24"± Perc test @ 30" Between TP1 & TP2 = 6 minutes/inch

TEST PIT No. 3

DEPTH (in.)	DESCRIPTION
00–14	10YR 3/6 Dark Yellowish Brown, fine sandy loam, granular, friable
14–27	10YR 4/8, Yellowish Brown, fine sandy loam, granular, friable
27–70	2.5Y 4/4, Light Yellowish Brown, fine sandy loam, massive, firm w/ common redox features

ESHWT = 27" Observed water table = none Restrictive layer = 27" Refusal = none
Roots to 28"± Perc test @ 24" = 10 minutes/inch

TEST PIT No. 4

DEPTH (in.)	DESCRIPTION
00–07	10YR 3/6 Dark Yellowish Brown, fine sandy loam, granular, friable
07–18	10YR 5/6, Yellowish Brown, fine sandy loam, granular, friable
18–60	2.5Y 5/6, Light Olive Brown, fine sandy loam, massive, firm w/ common redox features

ESHWT = 18" Observed water table = none Restrictive layer = 18" Refusal = none

Lot Area Calculations:

Based Upon the Limit of Existing Conditions Depicted
Contiguous Upland Soils Excludes Proposed Well Radius, Wetland Soils or Exposed Ledge.

LOT NO.	EXISTING CONDITIONS SURVEYED AREA	TOTAL UPLAND SOILS INCLUDING WELL RADIUS	CONTIGUOUS UPLAND SOILS
2-0	181,490± s.f.	181,110± s.f.	170,230± s.f.
2-1	96,490± s.f.	93,450± s.f.	78,320± s.f.

Lot Loading Lot 2-0: 170230/43560 x 2000 = 7816 7816/1.43 = 5465 gpd
Lot Loading Lot 2-1: 78320/43560 x 2000 = 3596 3596/1.43 = 2515 gpd

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

DWG NAME: 012alt | FB: 43/25-28

NEW HAMPSHIRE No. 883 DAVID W. VINCENT LAND SURVEYOR

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

LAND USE OFFICE
OCT 15 2014
RECEIVED

SUBDIVISION SITE PLAN
PREPARED FOR
BARRY J. & ANGELA J. CARMICHAEL
OF
TAX MAP 245 / LOT 2
LOCATED AT
BEAUTY HILL ROAD
COUNTY OF STRAFFORD
BARRINGTON, NH

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

SCALE: 1"= 40' DATE: OCTOBER 15, 2014

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 7418
ROCHESTER, NH 03839-7418
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14_012