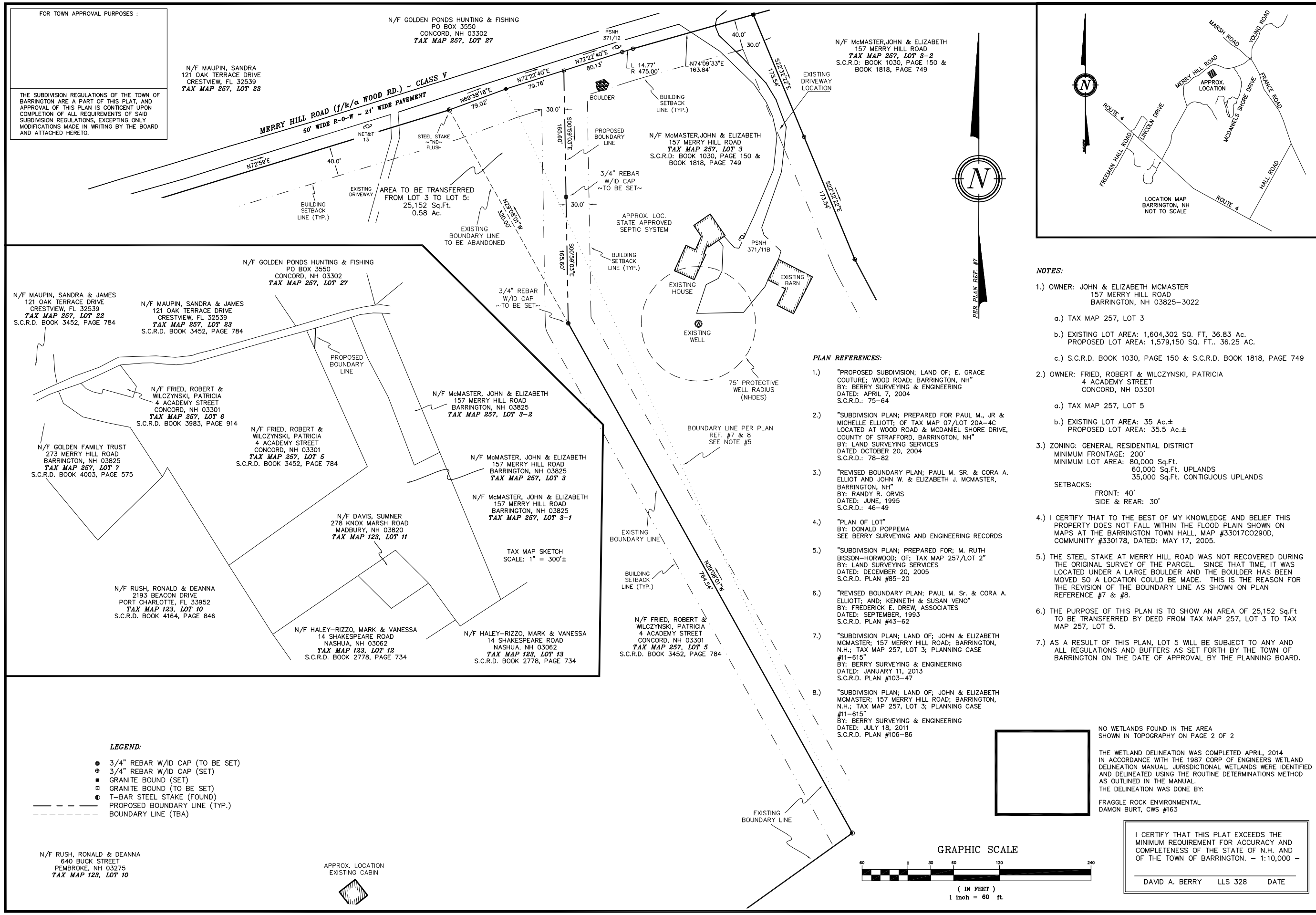
FOR TOWN APPROVAL PURPOSES :

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.



NOTES:

1.) OWNER: JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, NH 03825–3022

a.) TAX MAP 257, LOT 3

b.) EXISTING LOT AREA: 1,604,302 SQ. FT, 36.83 Ac.
PROPOSED LOT AREA: 1,579,150 SQ. FT.. 36.25 AC.

c.) S.C.R.D. BOOK 1030, PAGE 150 & S.C.R.D. BOOK 1818, PAGE 749

2.) OWNER: FRIED, ROBERT & WILCZYNSKI, PATRICIA
4 ACADEMY STREET
CONCORD, NH 03301

a.) TAX MAP 257, LOT 5

b.) EXISTING LOT AREA: 35 Ac.±
PROPOSED LOT AREA: 35.5 Ac.±

3.) ZONING: GENERAL RESIDENTIAL DISTRICT
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 80,000 Sq.Ft.
60,000 Sq.Ft. UPLANDS
35,000 Sq.Ft. CONTIGUOUS UPLANDS
SETBACKS:
FRONT: 40'
SIDE & REAR: 30'

4.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE BARRINGTON TOWN HALL, MAP #33017C0290D, COMMUNITY #330178, DATED: MAY 17, 2005.

5.) THE STEEL STAKE AT MERRY HILL ROAD WAS NOT RECOVERED DURING THE ORIGINAL SURVEY OF THE PARCEL. SINCE THAT TIME, IT WAS LOCATED UNDER A LARGE BOULDER AND THE BOULDER HAS BEEN MOVED SO A LOCATION COULD BE MADE. THIS IS THE REASON FOR THE REVISION OF THE BOUNDARY LINE AS SHOWN ON PLAN REFERENCE #7 & #8.

6.) THE PURPOSE OF THIS PLAN IS TO SHOW AN AREA OF 25,152 Sq.Ft TO BE TRANSFERRED BY DEED FROM TAX MAP 257, LOT 3 TO TAX MAP 257, LOT 5.

7.) AS A RESULT OF THIS PLAN, LOT 5 WILL BE SUBJECT TO ANY AND ALL REGULATIONS AND BUFFERS AS SET FORTH BY THE TOWN OF BARRINGTON ON THE DATE OF APPROVAL BY THE PLANNING BOARD.

PLAN REFERENCES:

1.) "PROPOSED SUBDIVISION; LAND OF; E. GRACE COUTURE; WOOD ROAD; BARRINGTON, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2004
S.C.R.D.: 75–64

2.) "SUBDIVISION PLAN; PREPARED FOR PAUL M., JR & MICHELLE ELLIOTT; OF TAX MAP 07/LOT 20A–4C LOCATED AT WOOD ROAD & MCDANIEL SHORE DRIVE, COUNTY OF STRAFFORD, BARRINGTON, NH"
BY: LAND SURVEYING SERVICES
DATED OCTOBER 20, 2004
S.C.R.D.: 78–82

3.) "REVISED BOUNDARY PLAN; PAUL M. SR. & CORA A. ELLIOT AND JOHN W. & ELIZABETH J. MCMASTER, BARRINGTON, NH"
BY: RANDY R. ORVIS
DATED: JUNE, 1995
S.C.R.D.: 46–49

4.) "PLAN OF LOT"
BY: DONALD POPPEMA
SEE BERRY SURVEYING AND ENGINEERING RECORDS

5.) "SUBDIVISION PLAN; PREPARED FOR; M. RUTH BISSON–HORWOOD; OF; TAX MAP 257/LOT 2"
BY: LAND SURVEYING SERVICES
DATED: DECEMBER 20, 2005
S.C.R.D. PLAN #85–20

6.) "REVISED BOUNDARY PLAN; PAUL M. Sr. & CORA A. ELLIOTT; AND; KENNETH & SUSAN VENO"
BY: FREDERICK E. DREW, ASSOCIATES
DATED: SEPTEMBER, 1993
S.C.R.D. PLAN #43–62

7.) "SUBDIVISION PLAN; LAND OF; JOHN & ELIZABETH MCMASTER; 157 MERRY HILL ROAD; BARRINGTON, N.H.; TAX MAP 257, LOT 3; PLANNING CASE #11–615"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 11, 2013
S.C.R.D. PLAN #103–47

8.) "SUBDIVISION PLAN; LAND OF; JOHN & ELIZABETH MCMASTER; 157 MERRY HILL ROAD; BARRINGTON, N.H.; TAX MAP 257, LOT 3; PLANNING CASE #11–615"
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 18, 2011
S.C.R.D. PLAN #106–86

LEGEND:

- 3/4" REBAR W/ID CAP (TO BE SET)
- 3/4" REBAR W/ID CAP (SET)
- GRANITE BOUND (SET)
- GRANITE BOUND (TO BE SET)
- T–BAR STEEL STAKE (FOUND)
- PROPOSED BOUNDARY LINE (TYP.)
- BOUNDARY LINE (TBA)

NO WETLANDS FOUND IN THE AREA SHOWN IN TOPOGRAPHY ON PAGE 2 OF 2

THE WETLAND DELINEATION WAS COMPLETED APRIL, 2014 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL.
THE DELINEATION WAS DONE BY:

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS #163

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 –

DAVID A. BERRY LLS 328 DATE

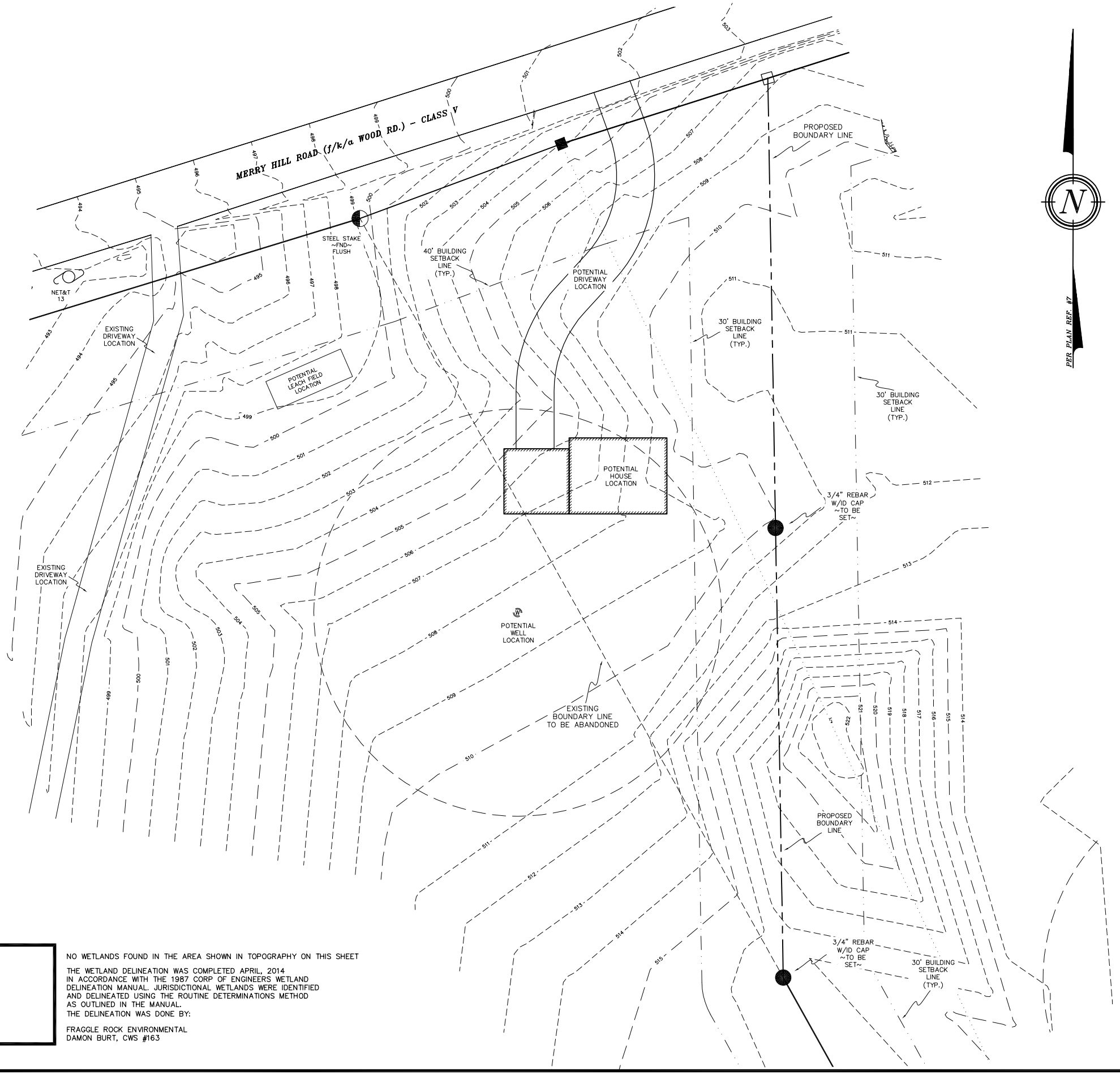
REVISION	DATE	DESCRIPTION
#1	4–22–14	ADD NOTE #7

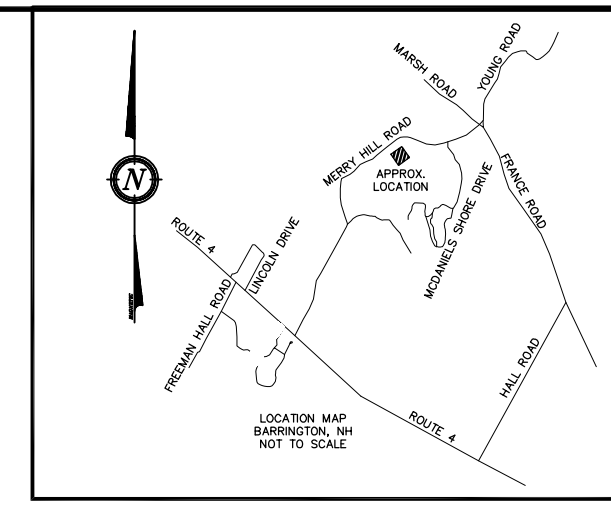
BOUNDARY LINE ADJUSTMENT PLAN
LAND OF
JOHN & ELIZABETH MCMASTER
AND
ROBERT FRIED & PATRICIA WILCZYNSKI
MERRY HILL ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 3 & LOT 5

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332–2863}

SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 10, 2014
FILE NO. : DB 2014 – 011

STATE OF NEW HAMPSHIRE No. 328 DAVID A. BERRY LICENSED LAND SURVEYOR
SIGNATURE





LOCATION MAP
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, NH 03825–3022

a.) TAX MAP 257, LOT 3

b.) EXISTING LOT AREA: 1,604,302 SQ. FT, 36.83 Ac.
PROPOSED LOT AREA: 1,579,150 SQ. FT.. 36.25 AC.

c.) S.C.R.D. BOOK 1030, PAGE 150 & S.C.R.D. BOOK 1818, PAGE 749

2.) OWNER: FRIED, ROBERT & WILCZYNSKI, PATRICIA
4 ACADEMY STREET
CONCORD, NH 03301

a.) TAX MAP 257, LOT 5

b.) EXISTING LOT AREA: 35 Ac.±
PROPOSED LOT AREA: 35.5 Ac.±

3.) ZONING: GENERAL RESIDENTIAL DISTRICT
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 80,000 Sq.Ft.
60,000 Sq.Ft. UPLANDS
35,000 Sq.Ft. CONTIGUOUS UPLANDS
SETBACKS:
FRONT: 40'
SIDE & REAR: 30'

4.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE BARRINGTON TOWN HALL, MAP #33017C0290D, COMMUNITY #330178, DATED: MAY 17, 2005.

5.) THE STEEL STAKE AT MERRY HILL ROAD WAS NOT RECOVERED DURING THE ORIGINAL SURVEY OF THE PARCEL. SINCE THAT TIME, IT WAS LOCATED UNDER A LARGE BOULDER AND THE BOULDER HAS BEEN MOVED SO A LOCATION COULD BE MADE. THIS IS THE REASON FOR THE REVISION OF THE BOUNDARY LINE AS SHOWN ON PLAN REFERENCE #7 & #8.

6.) THE PURPOSE OF THIS PLAN IS TO SHOW AN AREA OF POTENTIAL BUILDABILITY ON LOT 5. THIS PLAN BY NO MEANS IS INTENDED TO LIMIT DEVELOPMENT TO THIS AREA OF THE LOT.

NO WETLANDS FOUND IN THE AREA SHOWN IN TOPOGRAPHY ON THIS SHEET

THE WETLAND DELINEATION WAS COMPLETED APRIL, 2014 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL.
THE DELINEATION WAS DONE BY:

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS #163

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

POTENTIAL LOT DEVELOPMENT PLAN
LAND OF
JOHN & ELIZABETH MCMASTER
AND
ROBERT FRIED & PATRICIA WILCZYNSKI
MERRY HILL ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 3 & LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332–2863}

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 22, 2014
FILE NO. : DB 2014 – 011

STATE OF NEW HAMPSHIRE
No. 328
DAVID A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE