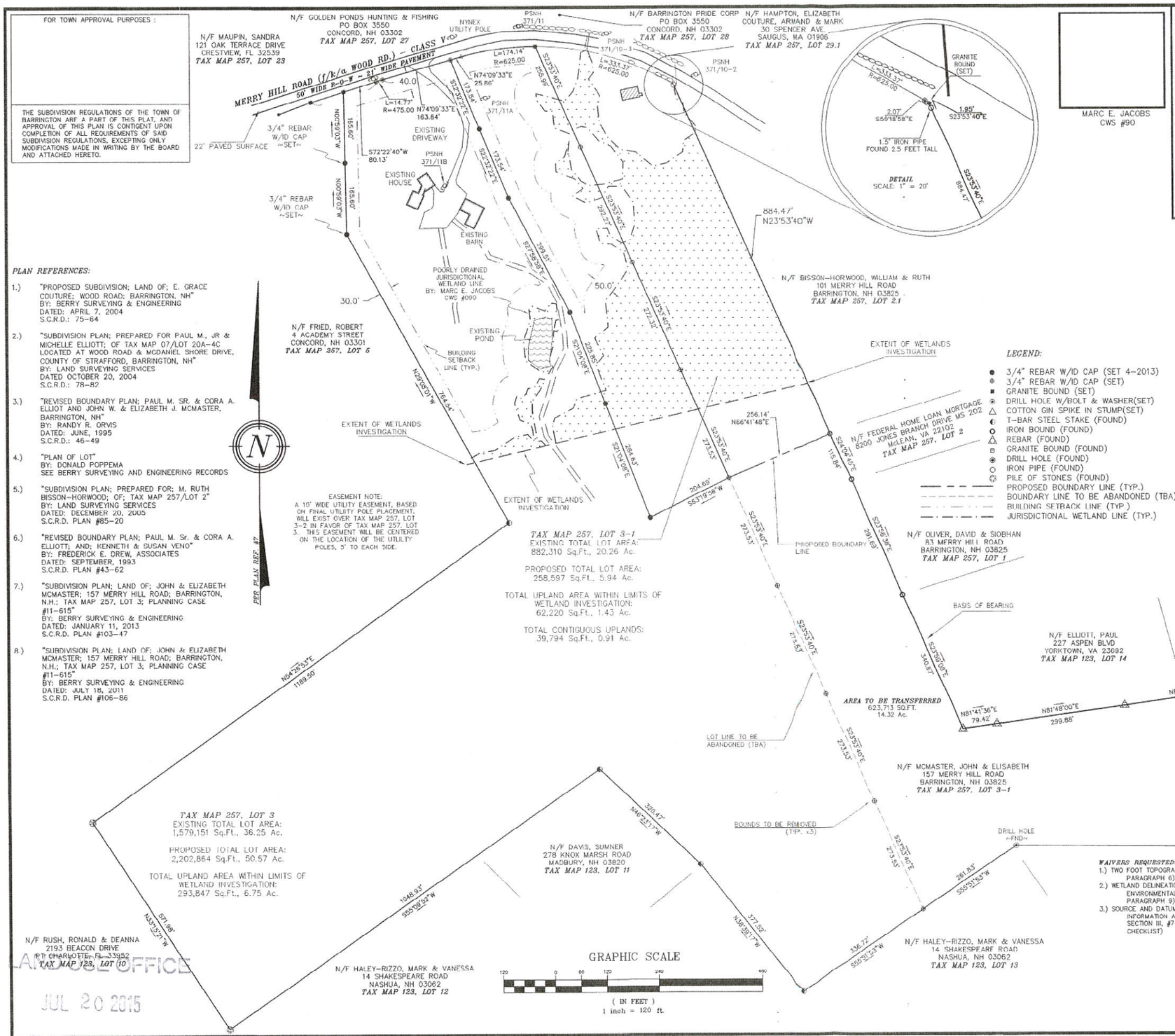
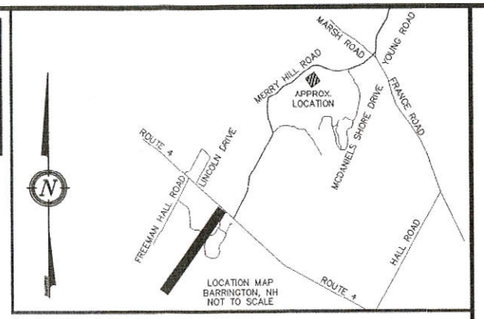
FOR TOWN APPROVAL PURPOSES :

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.



MARC E. JACOBS
CWS #90



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

NOTES:

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

a.) TAX MAP 257, LOT 3

b.) EXISTING LOT AREA: 1,579,151 SQ. FT, 36.25 Ac.
PROPOSED LOT AREA: 2,202,864 SQ. FT., 50.57 AC.

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

2.) OWNER: JOHN & ELIZABETH MCMASTER
137 MERRY HILL ROAD
BARRINGTON, NH 03825-3022

a.) TAX MAP 257, LOT 3-1

b.) EXISTING LOT AREA: 882,310 SQ. FT. 20.26 Ac.
PROPOSED LOT AREA: 258,597 SQ. FT. 5.94 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 PURPOSE OF THIS PLAN IS TO REVISE THE AREA BETWEEN LOTS 3 AND 3-1.

7.) AS A RESULT OF THIS PLAN, BOTH LOTS 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.

WAIVERS REQUESTED:
1.) TWO FOOT TOPOGRAPHY OF THE ENTIRE LOT (8.3, PARAGRAPH 6)
2.) WETLAND DELINEATION AND NATURAL AND ENVIRONMENTAL FEATURES OF THE LOT (8.3, PARAGRAPH 9)
3.) SOURCE AND DATUM OF TOPOGRAPHIC INFORMATION AS USGS (AS SPECIFIED IN SECTION III, #7 OF THE APPLICATION CHECKLIST)

LEGEND:
- 3/4" REBAR W/ID CAP (SET 4-2013)
- 3/4" REBAR W/ID CAP (SET)
- GRANITE BOUND (SET)
- DRILL HOLE W/BOLT & WASHER(SET)
- COTTON GIN SPIKE IN STUMP(SET)
- T-BAR STEEL STAKE (FOUND)
- IRON BOUND (FOUND)
- REBAR (FOUND)
- GRANITE BOUND (FOUND)
- DRILL HOLE (FOUND)
- IRON PIPE (FOUND)
- PILE OF STONES (FOUND)
- PROPOSED BOUNDARY LINE (TYP.)
- BOUNDARY LINE TO BE ABANDONED (TBA)
- BUILDING SETBACK LINE (TYP.)
- JURISDICTIONAL WETLAND LINE (TYP.)

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 -

7-15-15
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

LOT LINE REVISION
LAND OF
JOHN & ELIZABETH MCMASTER
137 & 157 MERRY HILL ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 3 & 3-1
PLANNING CASE #

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

SCALE : 1 IN. EQUALS 120 FT.
DATE : JULY 15, 2015
FILE NO. : DB 2015-070

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

PAGE 1 OF 1

LAND USE OFFICE
JUL 20 2015
RECEIVED