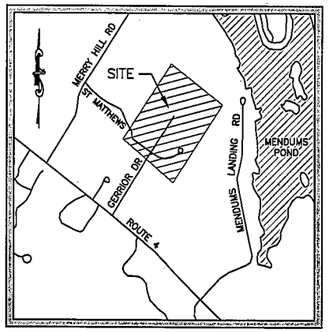
THE HOMESTEAD SUBDIVISION - PHASE II

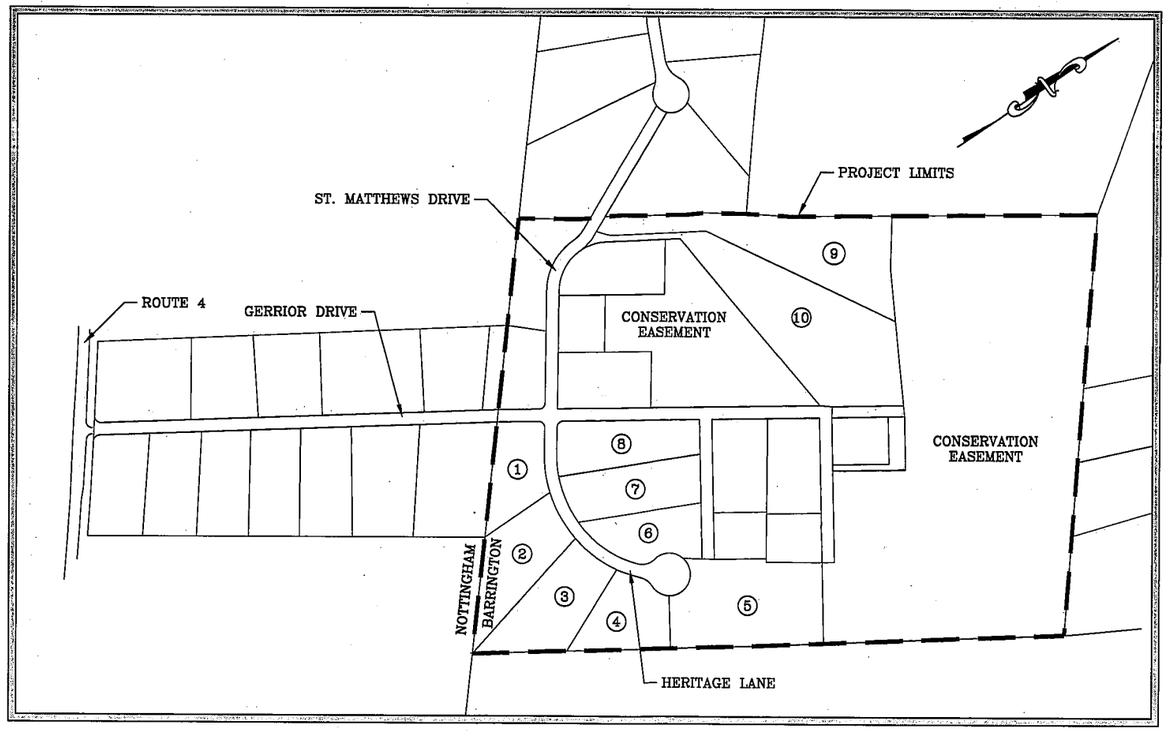
FOR

GERRIOR LANE TRUST
1550 FALMOUTH ROAD, SUITE 15
CENTERVILLE, MA 02632

MAY 15, 2013



LOCATION MAP
SCALE: 1" = 2,000'



SCALE: NTS

OWNER

GERRIOR LANE TRUST
1550 FALMOUTH ROAD, SUITE 15
CENTERVILLE, MA 02632

ENGINEER

MJS ENGINEERING, PC
CIVIL
ENVIRONMENTAL
CONSULTING ENGINEERING
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

SURVEYOR

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857
Voice (603) 659-6560, Data (603) 659-4118

WETLAND SCIENTIST

WEST ENVIRONMENTAL, INC.
122 MAST ROAD, SUITE 6
LEE, NH 03824
(603) 659-0416
CONTACT: MARK WEST

SOIL SCIENTIST

JOSEPH W. NOEL
P.O. BOX 174
S. BERWICK, ME
(207) 384-5587

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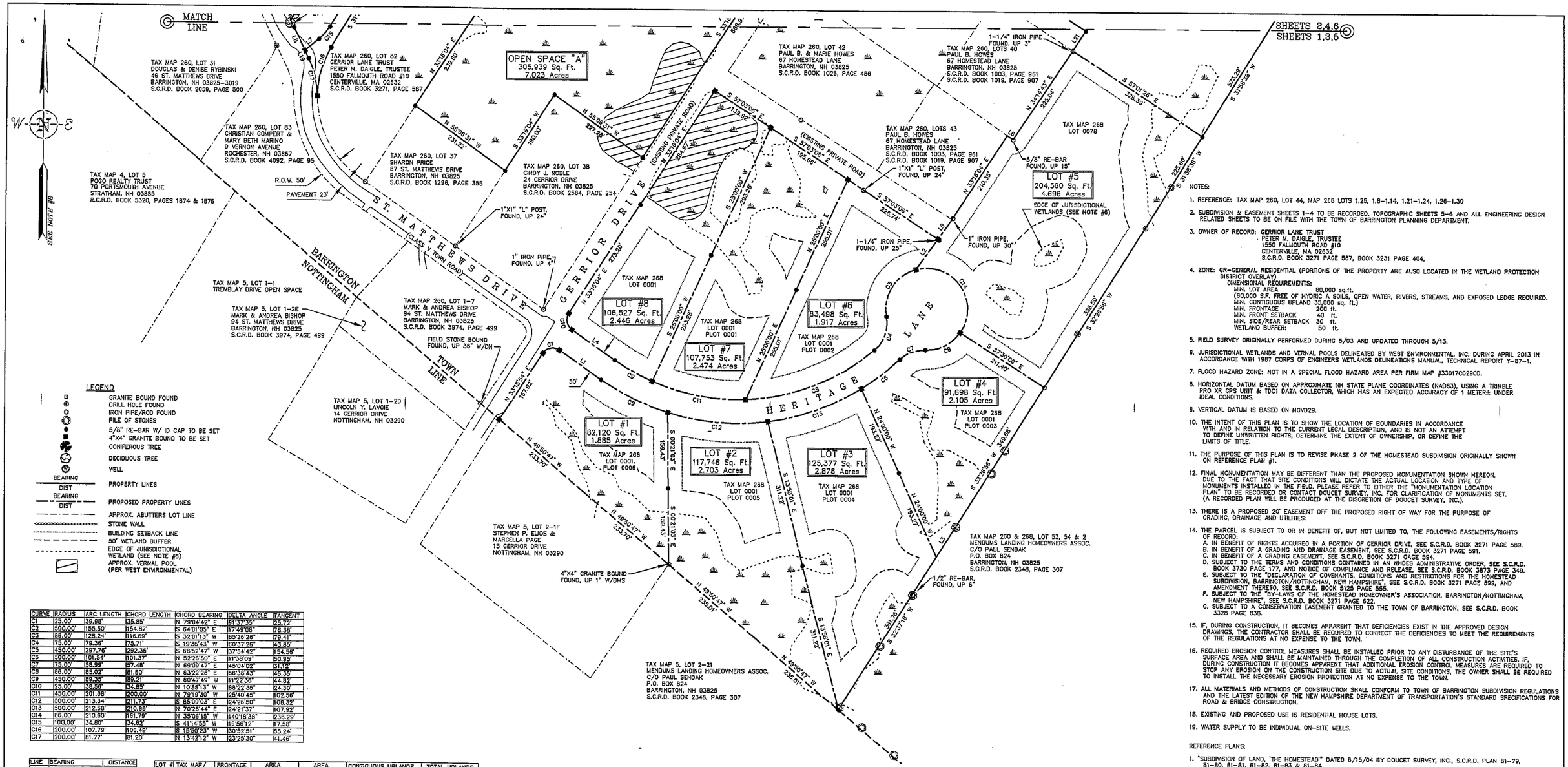
PLANNING BOARD APPROVAL BLOCK

LAND USE OFFICE
JUL 01 2013
RECEIVED

NO.	REVISIONS	DATE	INT.
1.	REVISED PER TOWN COMMENTS	7/1/13	MJS
0.	INITIAL SUBMISSION TO BARRINGTON PLANNING BOARD	5/15/13	MJS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.88'	35.85'	N 79°04'42" E	91°37'35"	25.79'
C2	500.00'	155.50'	154.87'	S 64°01'05" E	17°49'08"	78.35'
C3	85.00'	128.24'	116.69'	S 32°01'13" W	85°26'26"	79.41'
C4	75.00'	79.36'	75.71'	S 19°36'43" W	60°37'26"	43.85'
C5	450.00'	297.76'	292.36'	S 68°52'47" W	37°54'42"	154.56'
C6	500.00'	101.54'	N101.37'	N 82°28'50" E	11°38'09"	50.95'
C7	75.00'	58.99'	57.48'	N 89°09'27" E	45°04'02"	31.12'
C8	85.00'	85.02'	81.60'	N 63°22'28" E	56°38'43"	46.35'
C9	450.00'	89.35'	89.21'	N 60°47'49" W	11°22'36"	44.82'
C10	25.00'	38.58'	34.85'	N 10°55'13" W	88°22'38"	24.30'
C11	450.00'	201.68'	200.00'	N 78°19'30" W	25°40'49"	102.56'
C12	500.00'	213.34'	211.73'	S 85°09'03" E	24°26'50"	108.32'
C13	500.00'	212.58'	210.99'	N 70°28'44" E	24°21'37"	107.92'
C14	85.00'	210.60'	161.79'	N 35°06'15" W	140°18'35"	238.29'
C15	100.00'	34.80'	34.62'	S 41°14'55" W	19°56'12"	17.58'
C16	200.00'	107.79'	106.49'	S 15°50'23" W	30°52'51"	55.24'
C17	200.00'	81.77'	81.20'	N 13°42'12" W	23°25'30"	41.46'

LINE	BEARING	DISTANCE
L1	S 55°08'31" E	108.21'
L2	S 35°53'21" W	78.16'
L3	S 32°17'18" W	75.10'
L4	N 55°08'31" W	111.04'
L5	N 35°53'21" E	50.07'
L6	S 57°03'06" E	14.94'
L7	S 51°13'00" W	38.95'
L8	N 25°24'49" W	53.19'
L9	N 29°50'26" E	57.09'
L10	N 34°38'58" E	63.11'
L11	N 32°10'23" E	121.93'
L12	N 33°36'34" E	56.77'
L13	N 28°19'13" E	74.40'
L14	N 35°33'20" E	96.03'
L15	N 35°09'25" E	72.36'
L16	N 31°16'49" E	60.42'
L17	N 53°51'14" W	44.79'
L18	S 39°18'57" W	50.00'
L19	N 28°24'49" W	18.22'
L20	S 33°18'04" W	67.04'
L21	N 32°58'34" E	50.00'

LOT #	TAX MAP / LOT/PLOT #	FRONTAGE	AREA (SQ. FT.)	AREA (ACRES)	CONTIGUOUS UPLANDS (SQ. FT.)	TOTAL UPLANDS (SQ. FT.)
1	268/1/6	471.61'	82,120	1.885	63,039	63,039
2	268/1/5	213.34'	117,746	2.703	62,786	74,299
3	268/1/4	212.58'	125,377	2.878	120,365	120,365
4	268/1/3	245.56'	91,698	2.105	75,305	75,305
5	288/78	210.60'	204,560	4.696	164,625	191,500
6	268/1/2	942.70'	83,498	1.917	83,498	83,498
7	268/1/1	397.34'	107,753	2.474	84,161	85,707
8	268/1	936.74'	106,527	2.446	64,563	72,889
9	260/65	68.67'	215,630	4.950	188,071	201,980
10	260/65	99.99'	314,585	7.222	237,662	256,826

NOTES:

1. REFERENCE: TAX MAP 260, LOT 44, MAP 268 LOTS 1.25, 1.8-1.14, 1.21-1.24, 1.26-1.30
2. SUBDIVISION & EASEMENT SHEETS 1-4 TO BE RECORDED. TOPOGRAPHIC SHEETS 5-6 AND ALL ENGINEERING DESIGN RELATED SHEETS TO BE ON FILE WITH THE TOWN OF BARRINGTON PLANNING DEPARTMENT.
3. OWNER OF RECORD: GERRIOR LANE TRUST
   PETER M. DAIGLE, TRUSTEE
   1550 FALMOUTH ROAD #10
   CENTERVILLE, MA 02632
   S.C.R.D. BOOK 3271 PAGE 587, BOOK 3231 PAGE 404,
4. ZONE: GR-GENERAL RESIDENTIAL (PORTIONS OF THE PROPERTY ARE ALSO LOCATED IN THE WETLAND PROTECTION DISTRICT OVERLAY)
   DIMENSIONAL REQUIREMENTS:
   MIN. LOT AREA 80,000 sq.ft.
   (60,000 S.F. FREE OF HYDRIC A SOILS, OPEN WATER, RIVERS, STREAMS, AND EXPOSED LEDGE REQUIRED.
   MIN. CONTIGUOUS UPLAND 35,000 sq. ft.)
   MIN. FRONTAGE 200 ft.
   MIN. FRONT SETBACK 40 ft.
   MIN. SIDE/REAR SETBACK 30 ft.
   WETLAND BUFFER: 50 ft.
5. FIELD SURVEY ORIGINALLY PERFORMED DURING 5/03 AND UPDATED THROUGH 5/13.
6. JURISDICTIONAL WETLANDS AND VERNAL POOLS DELINEATED BY WEST ENVIRONMENTAL, INC. DURING APRIL 2013 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
7. FLOOD HAZARD ZONE: NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP #33017C0290D.
8. HORIZONTAL DATUM BASED ON APPROXIMATE NH STATE PLANE COORDINATES (NAD83). USING A TRIMBLE PRO XR GPS UNIT & TDC1 DATA COLLECTOR, WHICH HAS AN EXPECTED ACCURACY OF 1 METER: UNDER IDEAL CONDITIONS.
9. VERTICAL DATUM IS BASED ON NGVD29.
10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
11. THE PURPOSE OF THIS PLAN IS TO REVISE PHASE 2 OF THE HOMESTEAD SUBDIVISION ORIGINALLY SHOWN ON REFERENCE PLAN #1.
12. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
13. THERE IS A PROPOSED 20' EASEMENT OFF THE PROPOSED RIGHT OF WAY FOR THE PURPOSE OF GRADING, DRAINAGE AND UTILITIES:
14. THE PARCEL IS SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
   A. IN BENEFIT OF RIGHTS ACQUIRED IN A PORTION OF GERRIOR DRIVE, SEE S.C.R.D. BOOK 3271 PAGE 589.
   B. IN BENEFIT OF A GRADING AND DRAINAGE EASEMENT, SEE S.C.R.D. BOOK 3271 PAGE 591.
   C. IN BENEFIT OF A GRADING EASEMENT, SEE S.C.R.D. BOOK 3271 PAGE 594.
   D. SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN AN NHDES ADMINISTRATIVE ORDER, SEE S.C.R.D. BOOK 3730 PAGE 177, AND NOTICE OF COMPLIANCE AND RELEASE, SEE S.C.R.D. BOOK 3873 PAGE 349.
   E. SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HOMESTEAD SUBDIVISION, BARRINGTON/NOTTINGHAM, NEW HAMPSHIRE", SEE S.C.R.D. BOOK 3271 PAGE 599, AND AMENDMENT THERETO, SEE S.C.R.D. BOOK 5125 PAGE 555.
   F. SUBJECT TO THE "BY-LAWS OF THE HOMESTEAD HOMEOWNER'S ASSOCIATION, BARRINGTON/NOTTINGHAM, NEW HAMPSHIRE", SEE S.C.R.D. BOOK 3271 PAGE 622.
   G. SUBJECT TO A CONSERVATION EASEMENT GRANTED TO THE TOWN OF BARRINGTON, SEE S.C.R.D. BOOK 3328 PAGE 835.
15. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
16. 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.
17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
18. EXISTING AND PROPOSED USE IS RESIDENTIAL HOUSE LOTS.
19. WATER SUPPLY TO BE INDIVIDUAL ON-SITE WELLS.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND, 'THE HOMESTEAD'" DATED 6/15/04 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 81-79, 81-80, 81-81, 81-82, 81-83 & 81-84.
2. "CORRECTIVE PLAN OF LOTS, 'THE HOMESTEAD'" DATED 9/13/05 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 70-25.
3. "CONSERVATION EASEMENT PLAN, 'THE HOMESTEAD'" DATED 1/3/06 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 83-87 & 83-88.
4. "EXISTING IMPROVEMENTS PLAN" DATED 9/29/05 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 82-4, 82-5 & 82-6.

APPROVED DATE
BARRINGTON, N.H.
PLANNING BOARD

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

OWNER'S SIGNATURE DATE

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

LAND USE OFFICE
JUL 01 2013
RECEIVED

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

L.L.S. #916
DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

NO.	DATE	DESCRIPTION	BY
1	6/25/13	PER P.B. COMMENTS	SVM

NOTE:
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SUBDIVISION OF LAND "THE HOMESTEAD" PHASE 2-REVISED

OWNED BY

GERRIOR LANE TRUST

(TAX MAP 260, LOT 44 AND TAX MAP 268 LOTS 1.25, 1.8-1.14, 1.21-1.24 & 1.26-1.30)

GERRIOR DRIVE, HERITAGE LANE & ST. MATTHEWS DRIVE

BARRINGTON, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	MAY 14, 2013
CHECKED BY:	S.V.M.	DRAWING NO:	3394B
JOB NO.:	3394	SHEET	1 OF 6

SHEETS 5 & 6 NOT FOR RECORDING

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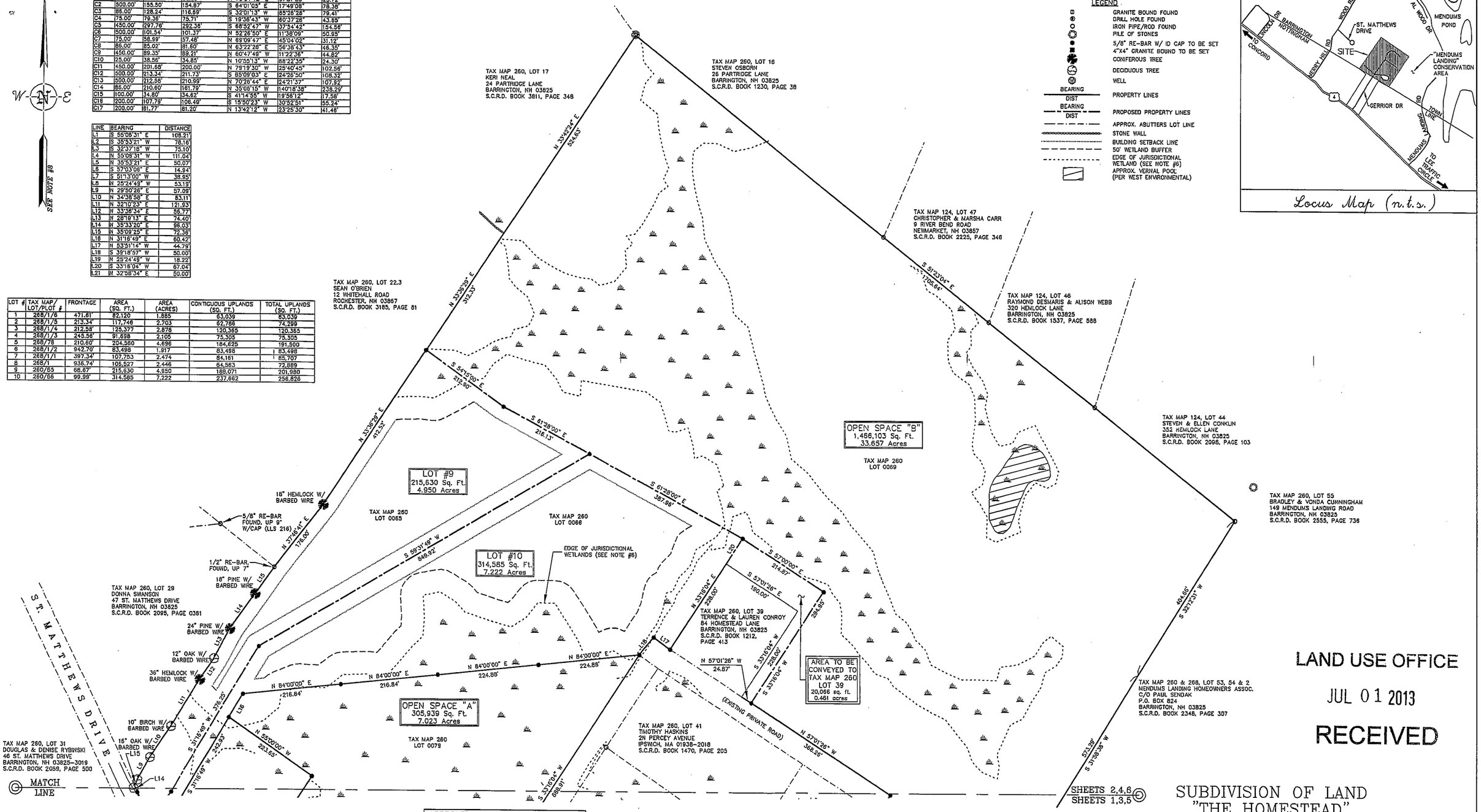
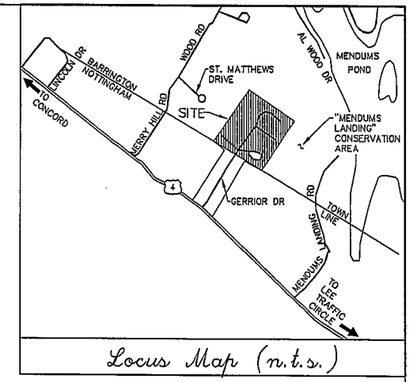


LEGEND

- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIPE/ROD FOUND
- PILE OF STONES
- 5/8" RE-BAR W/ ID CAP TO BE SET
- 4"X4" GRANITE BOUND TO BE SET
- CONIFEROUS TREE
- DECIDUOUS TREE
- WELL
- BEARING / DIST — PROPERTY LINES
- BEARING / DIST — PROPOSED PROPERTY LINES
- APPROX. ABUTTERS LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- 50' WETLAND BUFFER
- EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)
- APPROX. VERNAL POOL (PER WEST ENVIRONMENTAL)



Locus Map (n.t.s.)

LAND USE OFFICE

JUL 01 2013

RECEIVED

APPROVED DATE _____
BARRINGTON, N.H.
PLANNING BOARD

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OWNER'S SIGNATURE _____ DATE _____

NO.	DATE	DESCRIPTION	BY
1	6/25/13	PER P.B. COMMENTS	SVM

NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

_____ L.L.S. #916

_____ DATE

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SUBDIVISION OF LAND "THE HOMESTEAD" PHASE 2-REVISED

OWNED BY

GERRIOR LANE TRUST

(TAX MAP 260, LOT 44 AND TAX MAP 268 LOTS 1.25, 1.8-1.14, 1.21-1.24 & 1.26-1.30)

GERRIOR DRIVE, HERITAGE LANE & ST. MATTHEWS DRIVE

BARRINGTON, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	MAY 14, 2013
CHECKED BY:	S.V.M.	DRAWING NO:	3394B
JOB NO.:	3394	SHEET	2 OF 6

SHEETS 5 & 6 NOT FOR RECORDING

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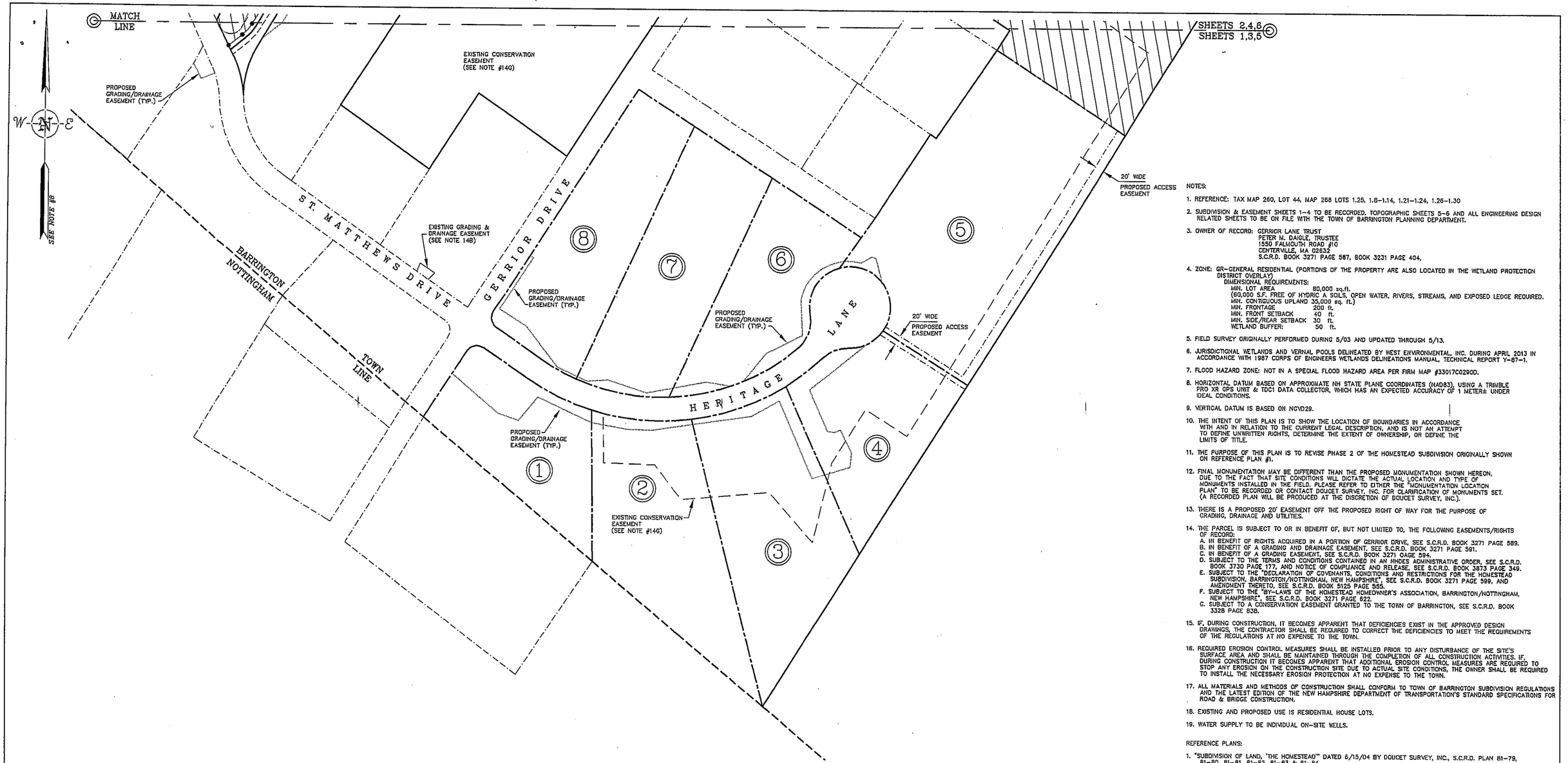


NOTES:

1. REFERENCE: TAX MAP 260, LOT 44, MAP 268 LOTS 1.25, 1.8–1.14, 1.21–1.24, 1.26–1.30
2. SUBDIVISION & EASEMENT SHEETS 1–4 TO BE RECORDED. TOPOGRAPHIC SHEETS 5–6 AND ALL ENGINEERING DESIGN RELATED SHEETS TO BE ON FILE WITH THE TOWN OF BARRINGTON PLANNING DEPARTMENT.
3. OWNER OF RECORD: GERRIOR LANE TRUST
   PETER M. DAIGLE, TRUSTEE
   1550 FALMOUTH ROAD #10
   CENTERVILLE, MA 02632
   S.C.R.D. BOOK 3271 PAGE 587, BOOK 3231 PAGE 404,
4. ZONE: GR–GENERAL RESIDENTIAL (PORTIONS OF THE PROPERTY ARE ALSO LOCATED IN THE WETLAND PROTECTION DISTRICT OVERLAY)
   DIMENSIONAL REQUIREMENTS:
   MIN. LOT AREA 80,000 sq.ft.
   (60,000 S.F. FREE OF HYDRIC A SOILS, OPEN WATER, RIVERS, STREAMS, AND EXPOSED LEDGE REQUIRED.
   MIN. CONTIGUOUS UPLAND 35,000 sq. ft.)
   MIN. FRONTAGE 200 ft.
   MIN. FRONT SETBACK 40 ft.
   MIN. SIDE/REAR SETBACK 30 ft.
   WETLAND BUFFER: 50 ft.
5. FIELD SURVEY ORIGINALLY PERFORMED DURING 5/03 AND UPDATED THROUGH 5/13.
6. JURISDICTIONAL WETLANDS AND VERNAL POOLS DELINEATED BY WEST ENVIRONMENTAL, INC. DURING APRIL 2013 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y–87–1.
7. FLOOD HAZARD ZONE: NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP #33017C0290D.
8. HORIZONTAL DATUM BASED ON APPROXIMATE NH STATE PLANE COORDINATES (NAD83), USING A TRIMBLE PRO XR GPS UNIT & TDC1 DATA COLLECTOR, WHICH HAS AN EXPECTED ACCURACY OF 1 METER± UNDER IDEAL CONDITIONS.
9. VERTICAL DATUM IS BASED ON NGVD29.
10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
11. THE PURPOSE OF THIS PLAN IS TO REVISE PHASE 2 OF THE HOMESTEAD SUBDIVISION ORIGINALLY SHOWN ON REFERENCE PLAN #1.
12. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
13. THERE IS A PROPOSED 20' EASEMENT OFF THE PROPOSED RIGHT OF WAY FOR THE PURPOSE OF GRADING, DRAINAGE AND UTILITIES.
14. THE PARCEL IS SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
   A. IN BENEFIT OF RIGHTS ACQUIRED IN A PORTION OF GERRIOR DRIVE, SEE S.C.R.D. BOOK 3271 PAGE 589.
   B. IN BENEFIT OF A GRADING AND DRAINAGE EASEMENT, SEE S.C.R.D. BOOK 3271 PAGE 591.
   C. IN BENEFIT OF A GRADING EASEMENT, SEE S.C.R.D. BOOK 3271 OAGE 594.
   D. SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN AN NHDES ADMINISTRATIVE ORDER, SEE S.C.R.D. BOOK 3730 PAGE 177, AND NOTICE OF COMPLIANCE AND RELEASE, SEE S.C.R.D. BOOK 3873 PAGE 349.
   E. SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HOMESTEAD SUBDIVISION, BARRINGTON/NOTTINGHAM, NEW HAMPSHIRE", SEE S.C.R.D. BOOK 3271 PAGE 599, AND AMENDMENT THERETO, SEE S.C.R.D. BOOK 5125 PAGE 555.
   F. SUBJECT TO THE "BY–LAWS OF THE HOMESTEAD HOMEOWNER'S ASSOCIATION, BARRINGTON/NOTTINGHAM, NEW HAMPSHIRE", SEE S.C.R.D. BOOK 3271 PAGE 622.
   G. SUBJECT TO A CONSERVATION EASEMENT GRANTED TO THE TOWN OF BARRINGTON, SEE S.C.R.D. BOOK 3328 PAGE 838.
15. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
16. 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.
17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
18. EXISTING AND PROPOSED USE IS RESIDENTIAL HOUSE LOTS.
19. WATER SUPPLY TO BE INDIVIDUAL ON–SITE WELLS.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND, 'THE HOMESTEAD'" DATED 6/15/04 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 81–79, 81–80, 81–81, 81–82, 81–83 & 81–84.
2. "CORRECTIVE PLAN OF LOTS, 'THE HOMESTEAD'" DATED 9/13/05 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 70–25.
3. "CONSERVATION EASEMENT PLAN, 'THE HOMESTEAD'" DATED 1/3/08 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 83–87 & 83–88.
4. "EXISTING IMPROVEMENTS PLAN" DATED 9/29/05 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 82–4, 82–5 & 82–6.

LEGEND

- ● 5/8" RE–BAR W/ ID CAP TO BE SET
- PROPERTY LINES
- PROPOSED PROPERTY LINES
- APPROX. ABUTTERS LOT LINE
- EXISTING CONSERVATION EASEMENT
- PROPOSED CONSERVATION EASEMENT
- PROPOSED GRADING/DRAINAGE EASEMENT
- PROPOSED DRIVEWAY EASEMENT
- PROPOSED ACCESS EASEMENT

NO.	DATE	DESCRIPTION	BY
1	6/25/13	PER P.B. COMMENTS	SVM

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG–SAFE AT 1–888–DIG–SAFE.

OWNER'S SIGNATURE DATE

APPROVED DATE _____
BARRINGTON, N.H.
PLANNING BOARD

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

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

LAND USE OFFICE
JUL 01 2013
RECEIVED

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

_____ L.L.S. #916
_____ DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

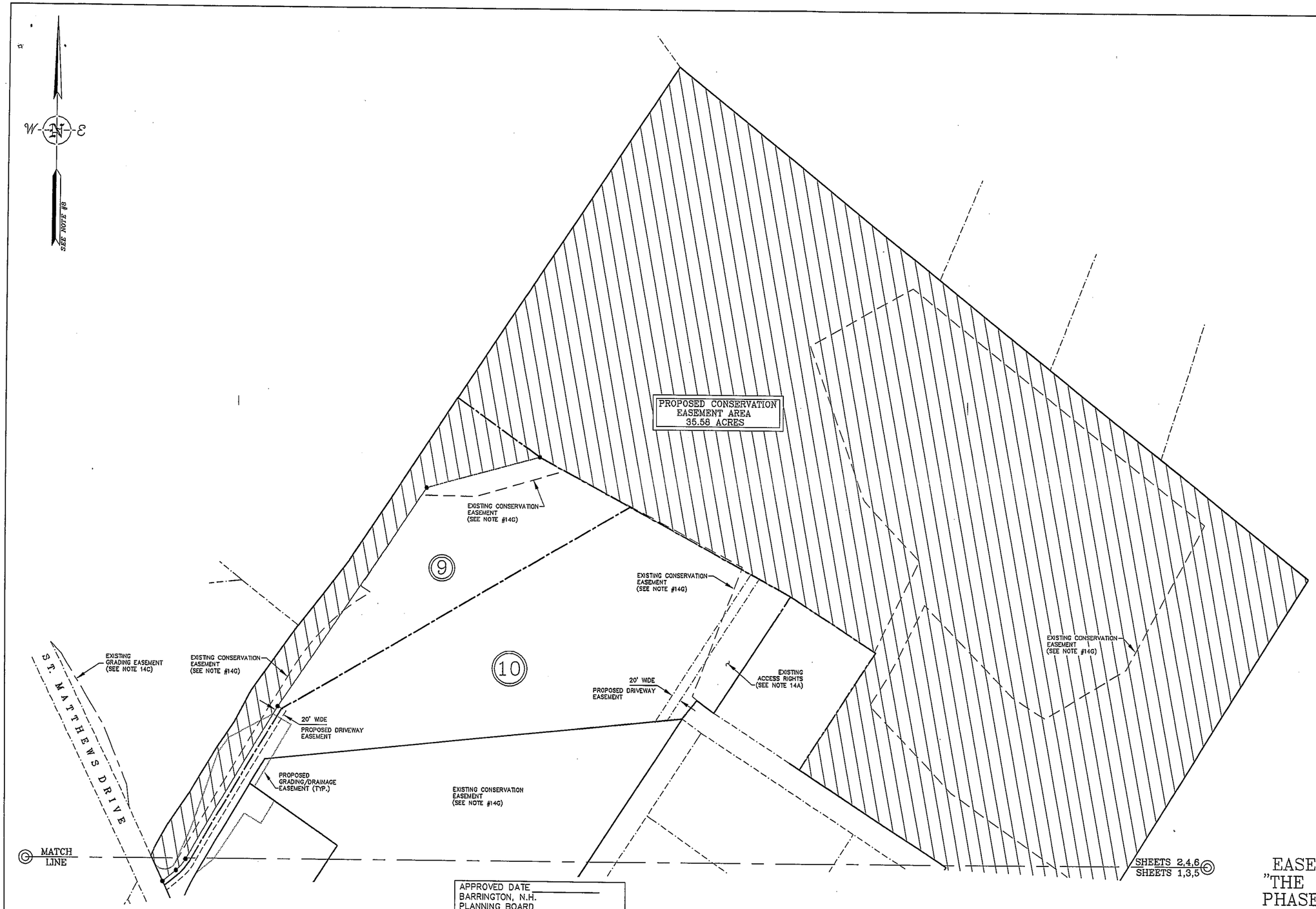
EASEMENT PLAN "THE HOMESTEAD" PHASE 2–REVISED

OWNED BY
GERRIOR LANE TRUST
(TAX MAP 260, LOT 44 AND
TAX MAP 268 LOTS 1.25, 1.8–1.14, 1.21–1.24 & 1.26–1.30)
GERRIOR DRIVE, HERITAGE LANE & ST. MATTHEWS DRIVE
BARRINGTON, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	MAY 14, 2013
CHECKED BY:	S.V.M.	DRAWING NO:	3394B
JOB NO:	3394	SHEET	3 OF 6

SHEETS 5 & 6 NOT FOR RECORDING

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857
(603) 659–6560 http://www.doucetsurvey.com



LAND USE OFFICE

JUL 01 2013

RECEIVED

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PLANNING BOARD

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OWNER'S SIGNATURE _____ DATE _____

NO.	DATE	DESCRIPTION	BY
1	6/25/13	PER P.B. COMMENTS	SVM

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EASEMENT PLAN "THE HOMESTEAD" PHASE 2-REVISED

OWNED BY

GERRIOR LANE TRUST

(TAX MAP 260, LOT 44 AND TAX MAP 268 LOTS 1.25, 1.8-1.14, 1.21-1.24 & 1.26-1.30)

GERRIOR DRIVE, HERITAGE LANE & ST. MATTHEWS DRIVE

BARRINGTON, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	MAY 14, 2013
CHECKED BY:	S.V.M.	DRAWING NO:	3394B
JOB NO.:	3394	SHEET	4 OF 6

SHEETS 5 & 6 NOT FOR RECORDING

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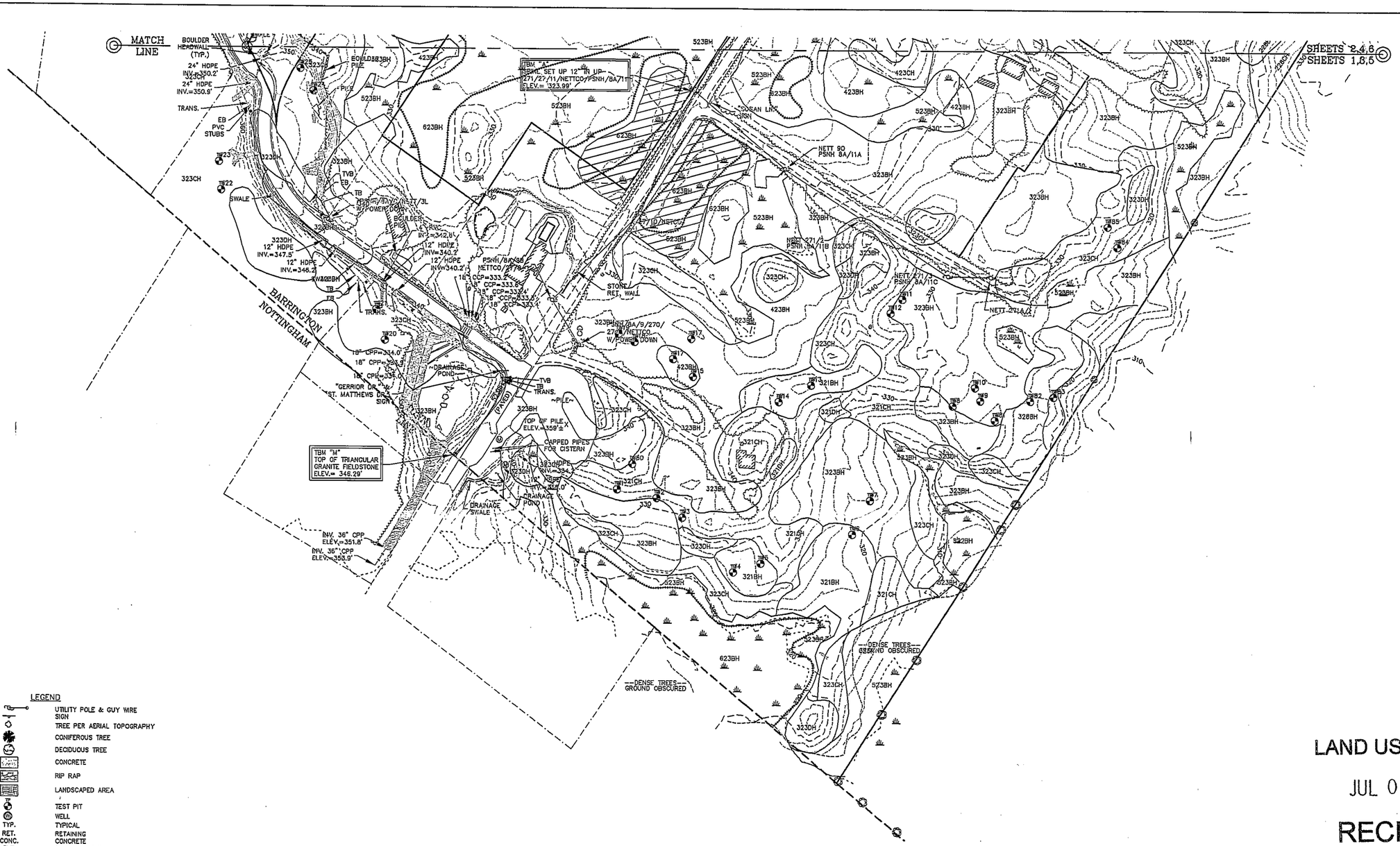

LEGEND

	UTILITY POLE & GUY WIRE
	SIGN
	TREE PER AERIAL TOPOGRAPHY
	CONIFEROUS TREE
	DECIDUOUS TREE
	CONCRETE
	RIP RAP
	LANDSCAPED AREA
TP	TEST PIT
W	WELL
TYP.	TYPICAL
RET. CONC.	RETAINING CONCRETE
TVB	TELEVISION BOX
TB	TELEPHONE BOX
TRANS.	TRANSFORMER
	PROPERTY LINES
OHW	OVERHEAD WIRES
D	DRAIN LINE
U	UNDERGROUND UTILITY LINE
	APPROX. ABUTTERS LOT LINE
	TREE LINE
	STONE WALL
100	CONTOUR LINE
	EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)
	APPROX. VERNAL POOL (PER WEST ENVIRONMENTAL)
	VERY POORLY DRAINED SOILS (HYDRIC A) (SEE NOTE #6)
323BH	HISS SOIL IDENTIFIER
	VERNAL POOL

NO.	DATE	DESCRIPTION	BY
1	6/25/13	PER P.B. COMMENTS	SVM

NOTE:
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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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_____ L.L.S. #916

_____ DATE

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LAND USE OFFICE

JUL 01 2013

RECEIVED

TOPOGRAPHIC PLAN "THE HOMESTEAD" PHASE 2-REVISED

OWNED BY

GERRIOR LANE TRUST

(TAX MAP 260, LOT 44)

GERRIOR DRIVE, HERITAGE LANE & ST. MATTHEWS DRIVE

BARRINGTON, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	MAY 14, 2013
CHECKED BY:	S.V.M.	DRAWING NO:	3394B
JOB NO:	3394	SHEET	5 OF 6

NOTE: SHEETS 5 & 6 NOT FOR RECORDING

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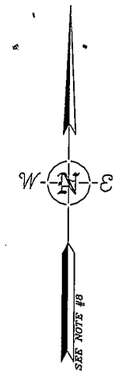
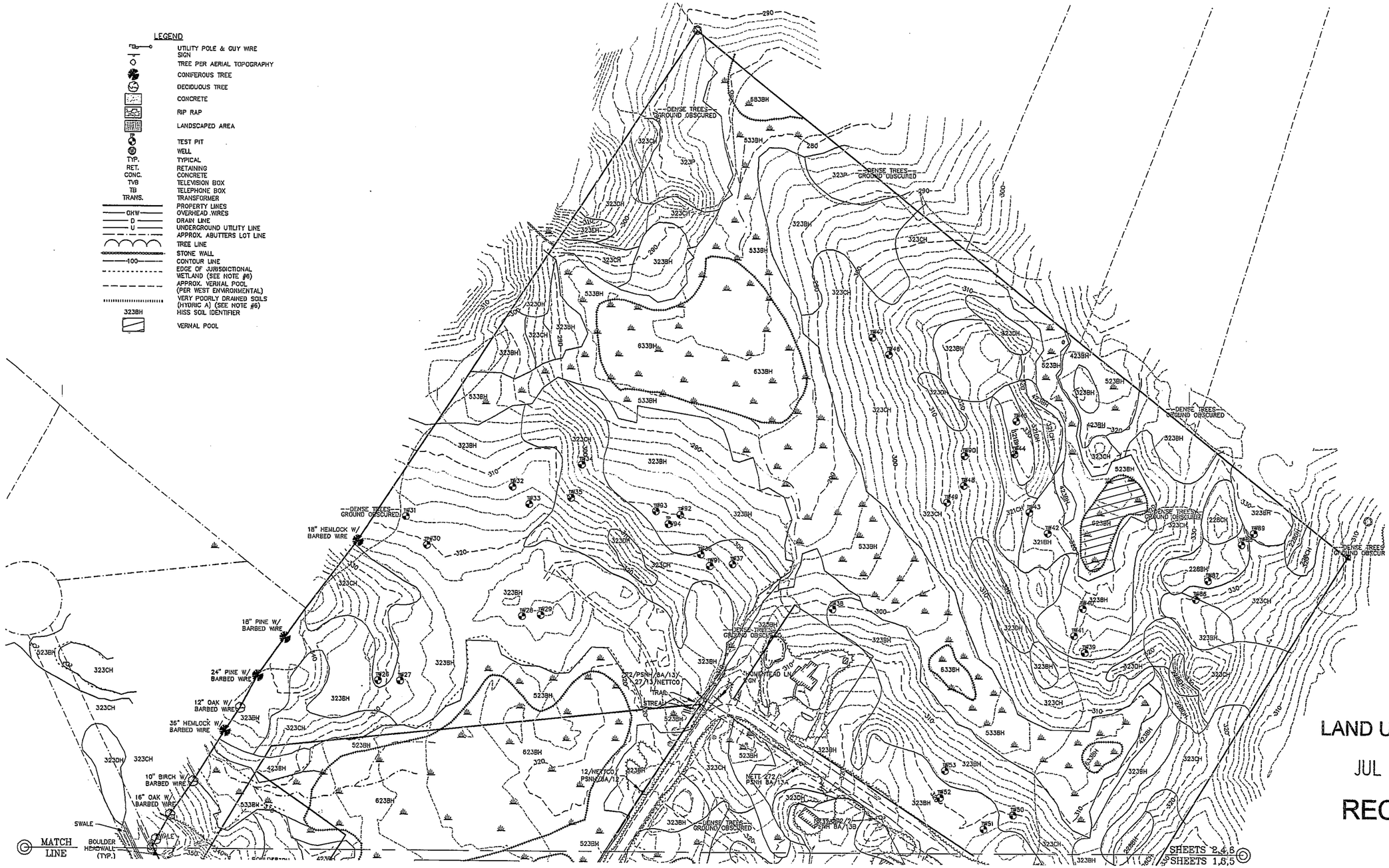


LEGEND

	UTILITY POLE & GUY WIRE
	SIGN
	TREE PER AERIAL TOPOGRAPHY
	CONIFEROUS TREE
	DECIDUOUS TREE
	CONCRETE
	RIP RAP
	LANDSCAPED AREA
	TEST PIT
W	WELL
TYP.	TYPICAL
RET. CONC.	RETAINING CONCRETE
TVB	TELEVISION BOX
TB	TELEPHONE BOX
TRANS.	TRANSFORMER
	PROPERTY LINES
OHW	OVERHEAD WIRES
D	DRAIN LINE
U	UNDERGROUND UTILITY LINE
	APPROX. ABUTTERS LOT LINE
	TREE LINE
	STONE WALL
100	CONTOUR LINE
	EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)
	APPROX. VERNAL POOL (PER WEST ENVIRONMENTAL)
	VERY POORLY DRAINED SOILS (HYDRIC A) (SEE NOTE #6)
323BH	HISS SOIL IDENTIFIER
	VERNAL POOL



LAND USE OFFICE

JUL 01 2013

RECEIVED

TOPOGRAPHIC PLAN "THE HOMESTEAD" PHASE 2–REVISED

OWNED BY

GERRIOR LANE TRUST

(TAX MAP 260, LOT 44)

GERRIOR DRIVE, HERITAGE LANE & ST. MATTHEWS DRIVE

BARRINGTON, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	6/25/13	PER P.B. COMMENTS	SVM

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L.L.S. #916

DATE

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DRAWN BY:	M.W.F.	DATE:	MAY 14, 2013
CHECKED BY:	S.V.M.	DRAWING NO.:	3394B
JOB NO.:	3394	SHEET	6 OF 6

NOTE: SHEETS 5 & 6 NOT FOR RECORDING

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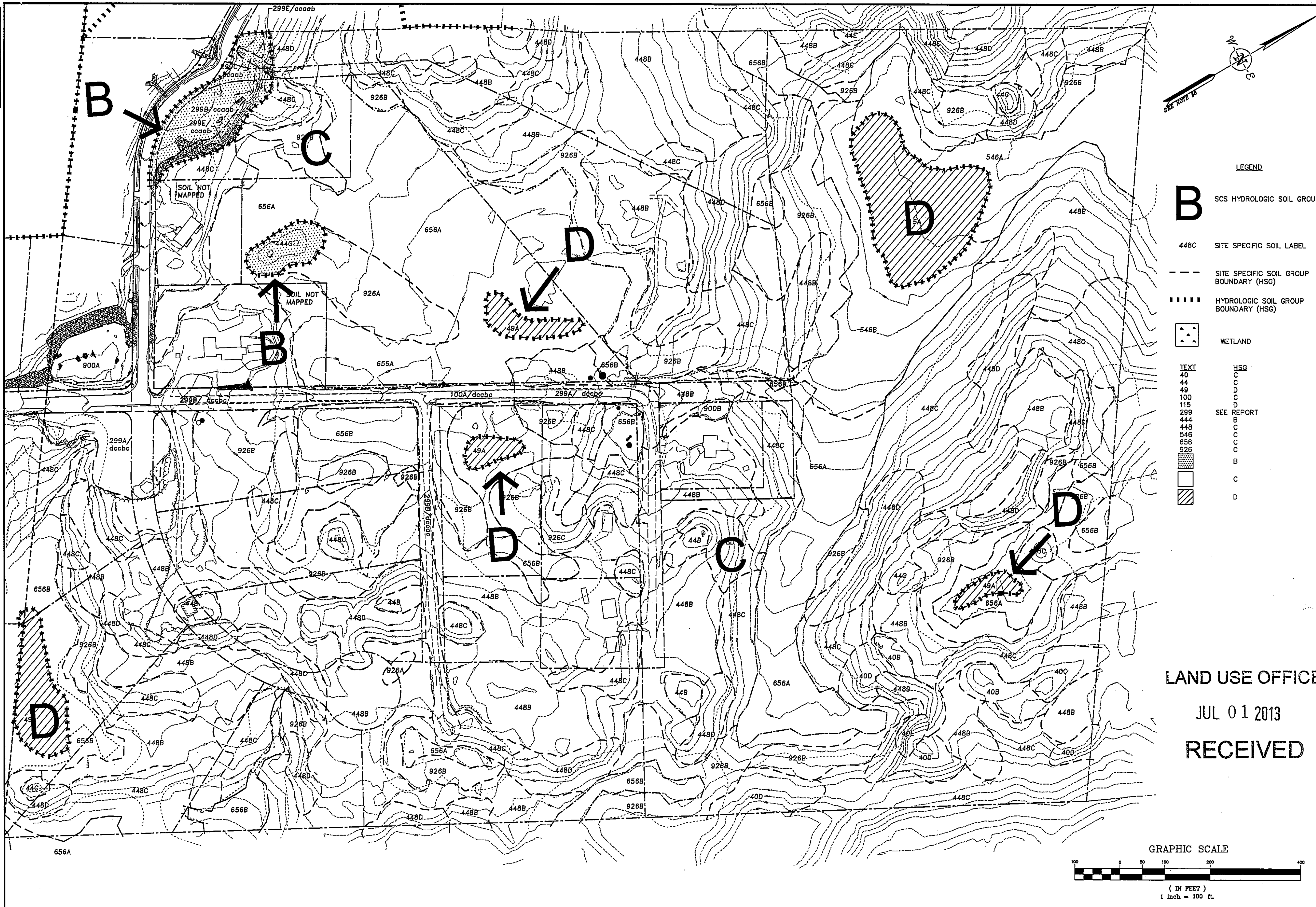


NO.	REVISIONS	DATE	INT.
1.	REVISED PER TOWN COMMENTS	07/01/13	MJS
0.	INITIAL SUBMISSION TO BARRINGTON PLANNING BOARD	05/15/13	MJS

SEAL

DATE: 5/15/13
SCALE: 1"=100'
DESIGNED BY: MS/MJS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE:

SITE SPECIFIC SOILS MAP
prepared for
GERRIOR LANE TRUST
THE HOMESTEAD SUBDIVISION PHASE II
GERRIOR DRIVE BARRINGTON, NH

MJS ENGINEERING, PC
CIVIL
ENVIRONMENTAL
CONSULTING ENGINEERING
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 11-060

C1

PROPOSED GRADING AND DRAINAGEEASEMENT 1,660 SF 0.04± ACRES

PROPOSED GRADING AND DRAINAGE EASEMENT 13,530 SF 0.31± ACRES

PROPOSED ACCESS EASEMENT 8,621 SF (0.20± ACRES)

PROPOSED CONSERVATION EASEMENT

ST. MATTHEWS DRIVE

PROPOSED SHARED DRIVE ACCESS (WALDNER LANE)

TAX MAP 268 LOT 83

TAX MAP 260 LOT 82

PROPOSED GRADING AND DRAINAGE EASEMENT 6,225 SF 0.14± ACRES

PROPOSED GRADING AND DRAINAGE EASEMENT 8,790 SF 0.20± ACRES

PROPOSED GRADING AND DRAINAGE EASEMENT 695 SF 0.02± ACRES

TAX MAP 260 LOT 0065

TAX MAP 260 LOT 0079

TAX MAP 260 LOT 0066

EXISTING CONSERVATION EASEMENT 7.02 AC

EXISTING CONSERVATION EASEMENT

TAX MAP 268 LOT 1-7

TAX MAP 260 LOT 37

PROPOSED GRADING AND DRAINAGE EASEMENT 11,094 SF 0.25± ACRES

TAX MAP 260 LOT 38

VERNAL POOL

EXISTING GRAVEL ROAD

20' ACCESS EASEMENT

GERRIOR DRIVE

TAX MAP 260 LOT 42

TAX MAP 260 LOT 41

TAX MAP 260 LOT 39

SUSAN LANE

TAX MAP 268 LOT 0001 PLOT 0001

TAX MAP 268 LOT 0001 PLOT 0006

HERITAGE LANE

TAX MAP 268 LOT 0001 PLOT 0002

TAX MAP 260 LOT 43

TAX MAP 260 LOT 40

AREA TO BE CONVEYED TO TAX MAP 260 LOT 39 33,132 SF 0.761 acres

TAX MAP 260 LOT 0069

HOMESTEAD LANE

TAX MAP 288 LOT 0001 PLOT 0005

TAX MAP 268 LOT 0001 PLOT 0004

PROPOSED GRADING AND DRAINAGE EASEMENT 8,058 SF 0.18± ACRES

TAX MAP 260 LOT 0078

BUILDING TO BE REMOVED

TAX MAP 268 LOT 0001 PLOT 0003

PROPOSED CONSERVATION EASEMENT 35.56 AC

PROPOSED CONSERVATION EASEMENT

20' ACCESS EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- UTILITY POLE & GUY WIRE
- SIGN
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIPE/RCO FOUND
- PILE OF STONES
- 5/8" RE-BAR W/ ID CAP TO BE SET
- 4"X4" GRANITE BOUND TO BE SET
- PROPOSED CATCH BASIN
- PROPOSED TRANSFORMER
- PROPOSED HEADWALL
- X 334.5 PROPOSED SPOT GRADE
- PROPOSED FLARED END SECTION
- TEST PIT LOCATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- VERNAL POOL
- RIP RAP
- P-300 TURF MATTING
- WETLAND IMPACT AREA
- 4K LEACH FIELD
- EXISTING BUILDING
- PROPOSED BUILDING
- TEST PIT
- W WELL
- TYP. TYPICAL
- RET. CONC. RETAINING CONCRETE
- TVB TELEVISION BOX
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- PROPERTY LINE
- OHW EXISTING OVERHEAD WIRES
- D DRAIN LINE
- PROPOSED DRAIN LINE
- U EXISTING UNDERGROUND UTILITY LINE
- U PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SILTSOXX
- TREE LINE
- BUILDING SETBACK LINE
- 100 CONTOUR LINE
- EDGE OF JURISDICTIONAL WETLAND
- PROPOSED EASEMENT
- CONSERVATION AREA
- (7) HOUSE NUMBER
- WELL RADIUS

LAND USE OFFICE
JUL 01 2013
RECEIVED

NO.	REVISIONS	DATE	INT.
1.	REVISED PER TOWN COMMENTS	07/01/13	MJS
0.	INITIAL SUBMISSION TO BARRINGTON PLANNING BOARD	05/15/13	MJS

SEAL

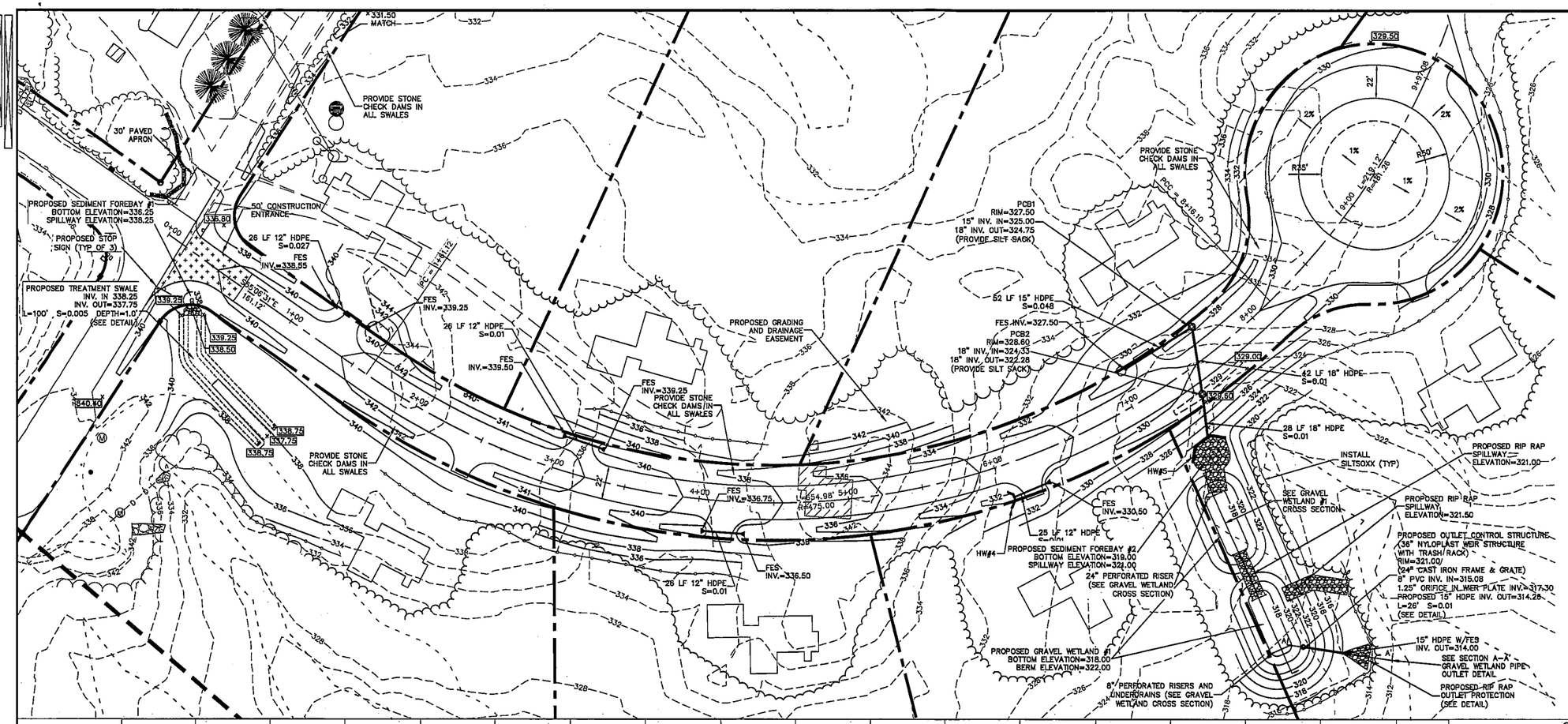
DATE: 5/15/13
SCALE: 1"=100'
DESIGNED BY: MS/MJS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE:

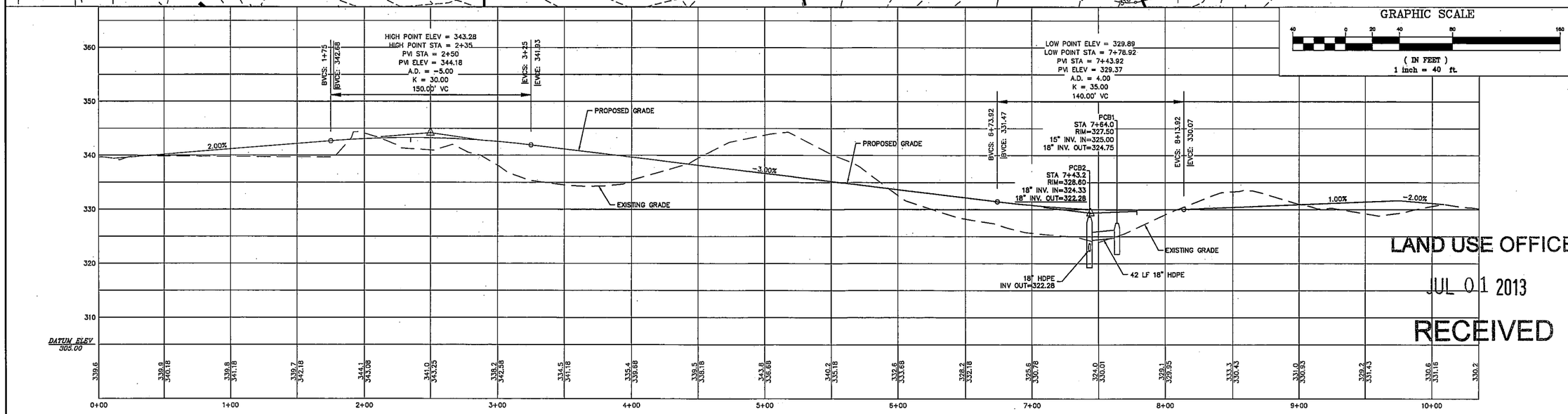
SUBDIVISION SITE PLAN
prepared for
GERRIOR LANE TRUST
"THE HOMESTEAD SUBDIVISION PHASE II"
GERRIOR DRIVE BARRINGTON, NH

MJS ENGINEERING, PC
CIVIL ENVIRONMENTAL CONSULTING ENGINEERING
5 RAILROAD ST., P.O. Box 359
NEWMARKET, NH 03857
PHONE: (603) 659-6070 FAX: (603) 659-6527
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 11-060

C2





HERITAGE LANE ROADWAY PLAN & PROFILE

SCALE: H: 1"=40' V: 1"=10'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

LAND USE OFFICE

JUL 01 2013

RECEIVED

NO.	REVISIONS	DATE	INT.
1.	REVISED PER TOWN COMMENTS	07/01/13	MJS
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SEAL

DATE: 5/15/13
SCALE: 1"=40'
DESIGNED BY: MS/MJS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE:

ROADWAY PLAN & PROFILE
HERITAGE LANE
prepared for
GERRIOR LANE TRUST

THE HOMESTEAD SUBDIVISION PHASE II
GERRIOR DRIVE BARRINGTON, NH

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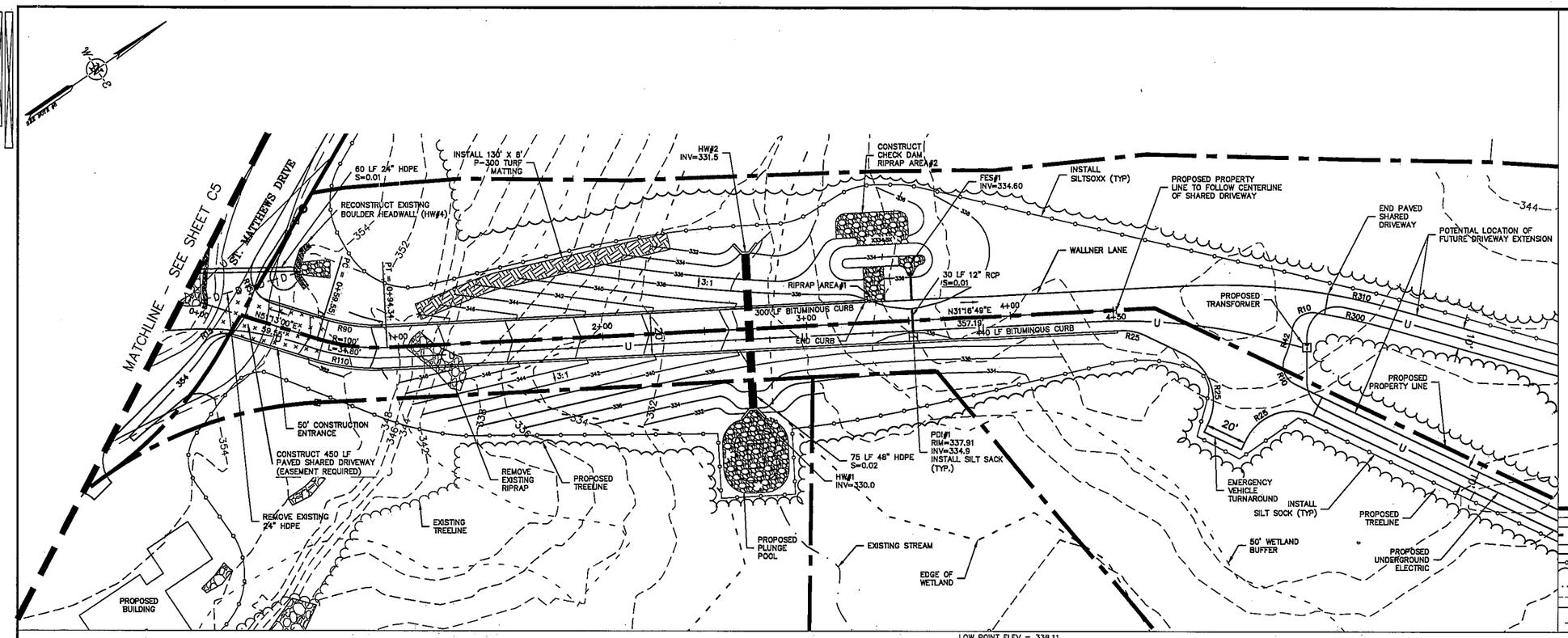
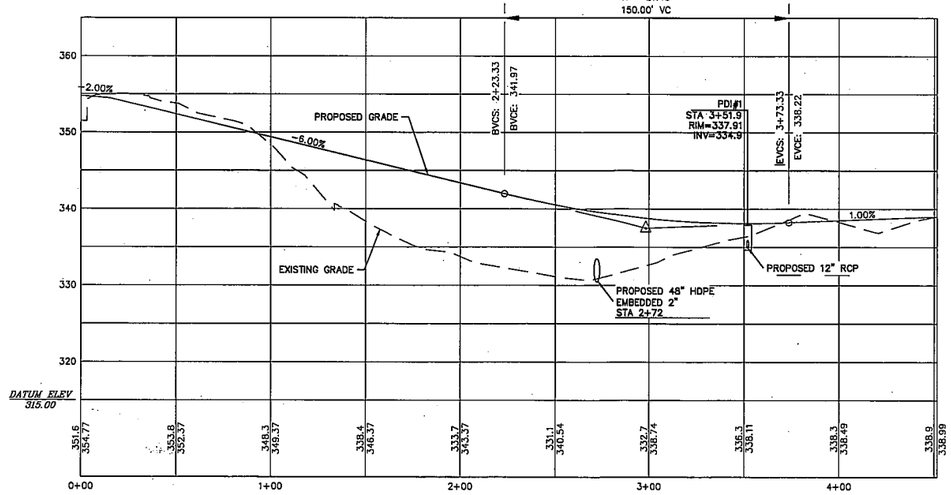
PHONE: (603) 659-2088 FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 11-060

C3



LOW POINT ELEV = 338.11
LOW POINT STA = 3+51.90
PVI STA = 2+98.33
PVI ELEV = 337.47
A.D. = 7.00
K = 21.43
150.00' VC



SHARED DRIVEWAY ROADWAY PLAN & PROFILE
SCALE: H: 1"=40' V: 1"=10'

NOTES:

1. REFERENCE: TAX MAP 260, LOT 44, MAP 268 LOTS 1.25, 1.8-1.14, 1.21-1.24, 1.26-1.30
2. SUBDIVISION & EASEMENT SHEETS 1-4 TO BE RECORDED. TOPOGRAPHIC SHEETS 5-6 AND ALL ENGINEERING DESIGN RELATED SHEETS TO BE ON FILE WITH THE TOWN OF BARRINGTON PLANNING DEPARTMENT.
3. OWNER OF RECORD: GERRIOR LANE TRUST
   PETER M. DAIGLE, TRUSTEE
   1550 FALMOUTH ROAD #10
   CENTERVILLE, MA 02632
   S.C.R.D. BOOK 3271 PAGE 587, BOOK 3231 PAGE 404,
4. ZONE: GR-GENERAL RESIDENTIAL (PORTIONS OF THE PROPERTY ARE ALSO LOCATED IN THE WETLAND PROTECTION DISTRICT OVERLAY)
   DIMENSIONAL REQUIREMENTS:
   MIN. LOT AREA 80,000 sq.ft.
   (60,000 S.F. FREE OF HYDRIC A SOILS, OPEN WATER, RIVERS, STREAMS, AND EXPOSED LEDGE REQUIRED.
   MIN. CONTIGUOUS UPLAND 35,000 sq. ft.)
   MIN. FRONTAGE 200 ft.
   MIN. FRONT SETBACK 40 ft.
   MIN. SIDE/REAR SETBACK 30 ft.
   WETLAND BUFFER: 50 ft.
5. HOUSE NUMBERS 5, 9, AND 10 WILL BE SPRINKLERED AS THEY ARE NOT WITHIN THE MINIMUM REQUIRED DISTANCE FROM A FIRE PROTECTION CISTERN.
6. REFER TO THE "SUBDIVISION OF LAND" AND "EASEMENT PLANS" CREATED BY DOUCET SURVEY, INC. FOR ADDITIONAL PROJECT NOTES.

LAND USE OFFICE
JUL 01 2013
RECEIVED

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	REVISIONS	DATE	INT.
1.	REVISED PER TOWN COMMENTS	07/01/13	MJS
0.	INITIAL SUBMISSION TO BARRINGTON PLANNING BOARD	05/15/13	MJS

SEAL

DATE: 5/15/13
SCALE: 1"=30'
DESIGNED BY: MS/MJS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE:

ROADWAY PLAN & PROFILE
SHARED DRIVEWAY
prepared for
GERRIOR LANE TRUST
THE HOMESTEAD SUBDIVISION PHASE II
GERRIOR DRIVE BARRINGTON, NH

MJS ENGINEERING, PC
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