LAND SURVEYORS – SEPTIC SYSTEM DESIGNERS

CIVIL ENGINEERS – TRANSPORTATION PLANNERS

MAP/LOT ABUTTERS

268/14	MENDUMS LANDING HOME OWNERS ASSOCIATION; PO BOX 824, BARRINGTON, NH 03825
268/25	JAMES & LYNNE COOPER; 30 MENDUMS LANDING ROAD, BARRINGTON, NH 03825
268/26	ANTONIO & DIANE MAGGIO; 20 MENDUMS LANDING ROAD, BARRINGTON, NH 03825
268/27	DIANE MAGGIO; 20 MENDUMS LANDING ROAD, BARRINGTON, NH 03825
268/28	KRISTANN MOODY; 550 FIRST CROWN POINT ROAD, STRAFFORD, NH 03884
268/30	WILLIAM WHITNEY; 3 DORRE ROAD, KINGSTON, NH 03848

REFERENCE PLAN:

1. "SUBDIVISION PLAN OF THE FROST LOTS IN BARRINGTON & NOTTINGHAM, NH" DATED DECEMBER 20, 1986 BY BRUCE L. POHOPEK S.C.R.D. PLAN NO. 31-127

STATE OF NEW HAMPSHIRE RANDOLPH R. TETREAULT No. 030 LICENSED LAND SURVEYOR

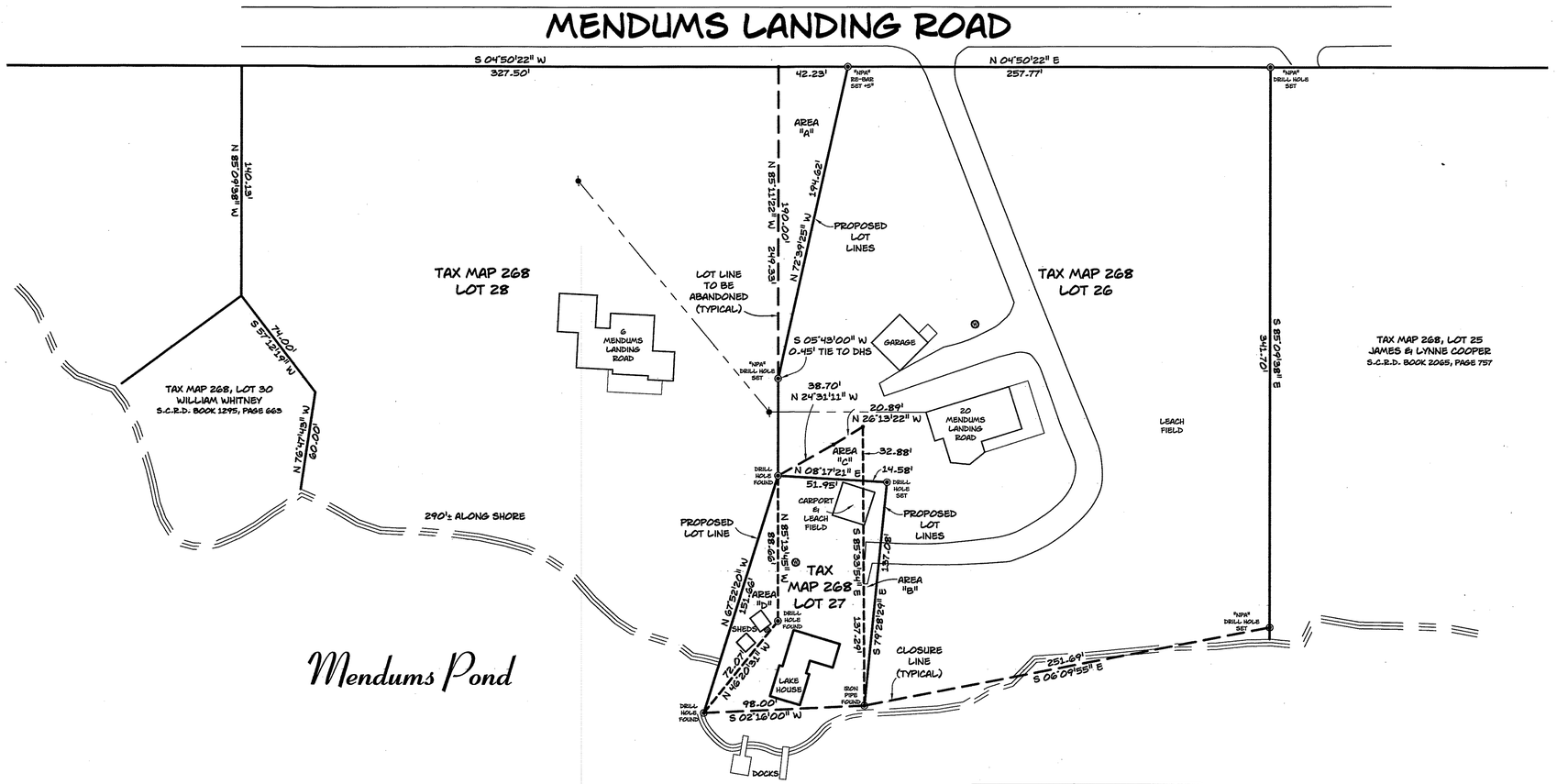
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

STATE OF NEW HAMPSHIRE No. 885 JOEL D. RUNNALS LICENSED LAND SURVEYOR

JOEL D. RUNNALS, L.L.S. — 10-21-13 DATE

TAX MAP 268, LOT 14
MENDUMS LANDING HOME
OWNERS ASSOCIATION

REF. PLAN



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DO LOT LINE ADJUSTMENTS WITH TAX MAP 268 LOTS 26, 27 & 28.
2. PARCEL AREAS FOR TAX MAP 268
   LOT 26 (OLD AREA)= 103,030 SF / 2.36 ACRES
   AREA "A" TO BE CONVEYED TO LOT 28= 4,012 SF
   AREA "B" TO BE CONVEYED TO LOT 27= 998 SF
   AREA "C" TO BE CONVEYED FROM LOT 27= 840 SF
   NEW AREA= 98,860 SF / 2.27 ACRES
   LOT 27 (OLD AREA)= 10,868 / SF 0.25 ACRE
   AREA "C" TO BE CONVEYED TO LOT 26= 840 SF
   AREA "B" TO BE CONVEYED FROM LOT 26= 998 SF
   AREA "D" TO BE CONVEYED FROM LOT 28= 2,006 SF
   NEW AREA= 13,032 SF / 0.30 ACRE
   LOT 28 (OLD AREA)= 92,783 SF / 2.13 ACRES
   AREA "D" TO BE CONVEYED TO LOT 27= 2,006 SF
   AREA "A" TO BE CONVEYED FROM LOT 26= 4,012 SF
   NEW AREA= 94,789 SF / 2.18 ACRES
3. PARCEL IS ZONED GR - GENERAL RESIDENTIAL AND IS WITHIN THE SHORELAND PROTECTION OVERLAY DISTRICT.
4. MINIMUM LOT REQUIREMENTS:
   LOT SIZE = 80,000 SF
   FRONTAGE = 200'
   BUILDING SETBACKS: FY= 40', SY= 30', RY= 30', WATER= 75'
5. THE LOTS ARE SERVICED BY ON-SITE WATER AND SEWER SYSTEMS.
6. THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005.
7. MENDUMS LANDING ROAD IS A PRIVATE ROAD OWNED BY THE MENDUMS LANDING HOME OWNERS ASSOCIATION AND IS 50' WIDE.
8. THERE ARE NO WETLANDS ON THE SITE.
9. THIS PLAN SHALL BE ON FILE WITH BARRINGTON PLANNING DEPARTMENT AND WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

TAX MAP 268, LOT 26
OWNER OF RECORD:
ANTONIO J. & DIANE M. MAGGIO
20 MENDUMS LANDING ROAD
BARRINGTON, N.H.
BOOK 1545, PAGE 190

TAX MAP 268, LOT 27
OWNER OF RECORD:
DIANE M. MAGGIO
20 MENDUMS LANDING ROAD
BARRINGTON, N.H.
BOOK 2578, PAGE 423

TAX MAP 268, LOT 28
OWNER OF RECORD:
KRISTANN L. MOODY
550 FIRST CROWN POINT ROAD
STRAFFORD, N.H.
BOOK 3181, PAGE 255

LOT LINE ADJUSTMENT PLAN
6 & 20 MENDUMS LANDING ROAD
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: ANTONIO J. & DIANE M. MAGGIO and KRISTANN L. MOODY

1"= 40' AUGUST 2013

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FEET
REVISIONS:
10-21-13 REVISED TO DATE

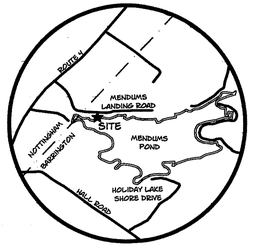
PLANNING BOARD APPROVAL BLOCK

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

Diane M. Maggio & Antonio J. Maggio
TAX MAP 268, LOT 26 OWNER'S SIGNATURE

Diane M. Maggio
TAX MAP 268, LOT 27 OWNER'S SIGNATURE

TAX MAP 268, LOT 28 OWNER'S SIGNATURE



LOCUS
N.T.S

FILE NO. 341
PLAN NO. C-2674
DWG. NO. 13098\LLA-1
F.B. NO. SDR "33"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948