

LEGEND

- ANGLE POINT
- REBAR SET
- ⊙ DRILL HOLE
- ⊙ IRON PIPE
- ⊙ UTILITY POLE
- ⊙ STONE BOUND
- ⊙ STRAFFORD COUNTY REGISTRY OF DEEDS
- ☼ TREE OR STUMP
- BARBED WIRE
- PROPERTY BOUNDARY
- ROCK WALL
- TM TAX MAP
- STREAM
- EDGE OF WETLAND
- APPROXIMATE TREE LINE
- RIGHT OF WAY EDGE



- Plan Notes:**
- The intent of this plan is to create a boundary line adjustment between lots identified as Tax Map 117 Lot 47 and Tax Map 116 Lot 21 in Barrington, NH.
 - Area A, identified on this plan, containing 0.75 acres, is to be transferred from Tax Map 116 Lot 21 to Tax Map 117 Lot 47.
 - Owners of Record: Tax Map 117 Lot 47, Barrington, NH
David V. Drubner
117 Commonwealth Ave
Boston, MA
S.C.R.D. Book 4261 Page 36
Tax Map 116 Lot 21, Barrington, NH
Min Yong Lee & Young Ja Lee
6 Douglas Park, Apt 2
Boston, MA 02118-1037
S.C.R.D. Book 1642 Page 673
 - Zoning: General Residential
Building Setback Requirements: Front yard: 40'
side yard: 30'
rear yard: 30'
wetland: 50'
Prime wetland: 100'
 - Both subject lots are subject to any rights of access or easements that exist whether shown on this plan or not.
 - As stated on plan reference 3, no layout of Marsh Road, a.k.a. Long Marsh Road was found. The existing stone wall and a 3 rod width was considered while determining the edge of the Right of Way along Marsh Road.
 - The wetlands shown on this plan were delineated by Bruce L. Pohopek, NHCWS#24 in November 2014 in accordance with the criteria defined in the Town of Barrington Subdivision Regulations.
 - Soils Data: GsC Gloucester very stony fine sandy loams
8 to 15% slopes
 - No portion of the lot is located within the 100 year flood zone as indicated on the Flood Insurance Rate Map #33017C0280D, dated May 17, 2005.
 - Meridian is per plan reference #1.
 - The tree line and water courses shown on this plan in the northern portion of lot 47 were acquired by aerial photos and were not located by survey methods and should be considered approximate.
 - The mean high water along Swains Lake shown on this plan was located in December 2014.
 - Prior to this adjustment both subject lots were considered pre-existing and buffers and setbacks to wetlands did not apply. Following this adjustment, any further development of either lot must comply with the current zoning ordinance.
 - 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.
 - 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.
 - 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.
 - Lot 47 received a septic system construction approval on 04/21/2015. eCA2015042101
 - The following waivers were granted by the Barrington Planning Board as part of this approval:
Article 5.3.1(5) Subdivision Regulations; Boundary Survey of entire parcel
Article 5.3.1(6) Subdivision Regulations; Topography of the entire site
Article 5.3.1(9) Subdivision Regulations; Wetlands and natural features of the entire site

| Id | Bearing | Distance |
|-----|---------------|----------|
| L1 | S 51°53'26" E | 56.78' |
| L2 | N 36°57'07" W | 17.03' |
| L3 | S 43°55'26" E | 10.41' |
| L4 | S 51°48'09" E | 42.03' |
| L5 | S 54°28'56" E | 62.20' |
| L6 | S 47°37'08" E | 58.27' |
| L7 | S 34°01'03" E | 116.51' |
| L8 | S 37°33'34" E | 99.39' |
| L10 | N 50°27'57" W | 61.50' |
| L11 | S 59°33'10" W | 82.58' |
| L12 | S 44°37'54" W | 44.72' |
| L13 | S 29°13'39" W | 51.80' |
| L14 | S 20°44'11" W | 69.56' |
| L15 | S 56°34'58" W | 17.92' |

| Id | Delta | Radius | Arc Length |
|----|-----------|---------|------------|
| C1 | 13°36'07" | 299.60' | 71.10' |
| C2 | 14°58'17" | 299.60' | 76.09' |

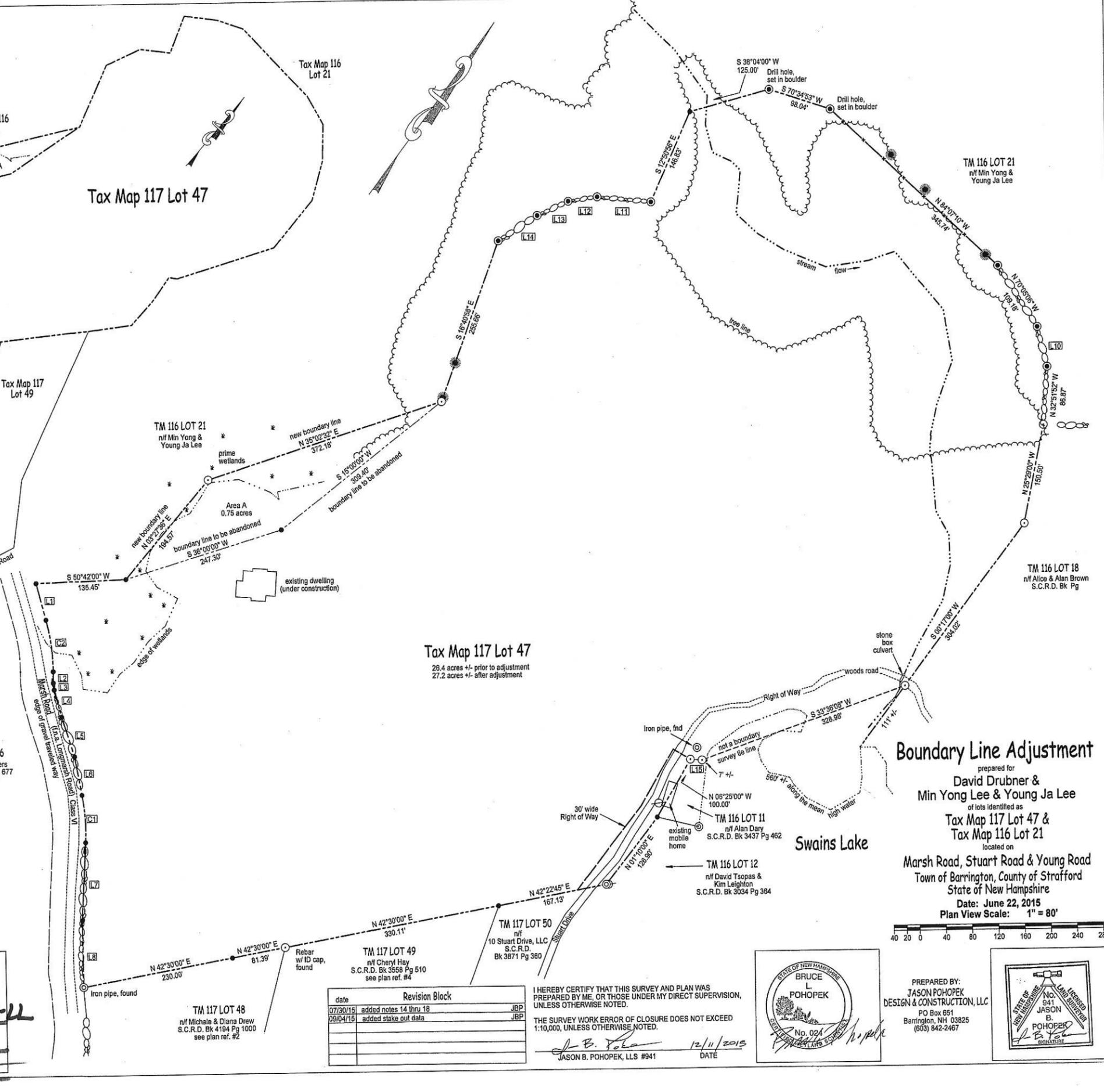
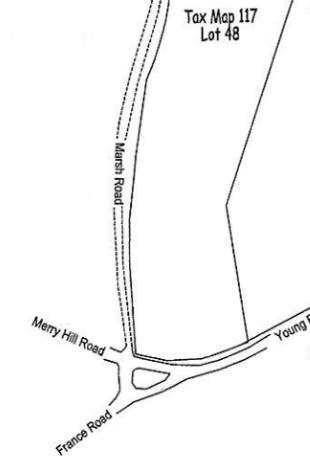
Signatures of Owners

David A. Drubner *[Signature]* 12/18/15
 Min Yong Lee *[Signature]* 12/24/15
 Young Ja Lee *[Signature]* 12/20/15

BARRINGTON PLANNING BOARD
BARRINGTON, NH
APPROVED
 File Number **117-47+116-21-GRS-LL**
 Date **11/9/16**
 Chairman *[Signature]*

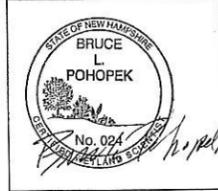
- Plan References:**
- Plan entitled "Subdivision Plan, John McFarland, Barrington, NH", dated March 1984, prepared by Frederick E. Drew Associates, recorded in the S.C.R.D. Plan #24A-58.
 - Plan entitled "Boundary Line Adjustment & Subdivision Plat prepared for William G. Kempster and Michael J. & Diana L. Drew", dated March 30, 2007, prepared by Orvis/Drew, LLC, recorded in the S.C.R.D. 93-18.
 - Plan entitled "Boundary Survey for George Calef, Merry Hill Road, Barrington, NH", dated July 24, 2013, prepared by Berry Surveying & Engineering, recorded in the S.C.R.D. Plan #105-94.
 - Plan entitled "Lot Line Revision, Stuart Drive, Barrington, NH, for David T. Knight, Martha Leach & Inez B. Leach", dated May 1994, prepared by Norway Plains Associates, Inc., recorded in the S.C.R.D. Plan #44-28.

Vicinity Plan
Scale 1" = 200'



| date | Revision Block | JBP |
|----------|------------------------|-----|
| 07/30/15 | added notes 14 thru 18 | JBP |
| 09/04/15 | added stake out data | JBP |

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME, OR THOSE UNDER MY DIRECT SUPERVISION, UNLESS OTHERWISE NOTED.
 THE SURVEY WORK ERROR OF CLOSURE DOES NOT EXCEED 1:10,000, UNLESS OTHERWISE NOTED.
 JASON B. POHOPEK, LLS #941
 DATE 12/11/2015



PREPARED BY:
JASON POHOPEK
 DESIGN & CONSTRUCTION, LLC
 PO Box 651
 Barrington, NH 03825
 (603) 842-2467

Boundary Line Adjustment
 prepared for
David Drubner & Min Yong Lee & Young Ja Lee
 of lots identified as
Tax Map 117 Lot 47 & Tax Map 116 Lot 21
 located on
Marsh Road, Stuart Road & Young Road
 Town of Barrington, County of Strafford
 State of New Hampshire
 Date: June 22, 2015
 Plan View Scale: 1" = 80'

