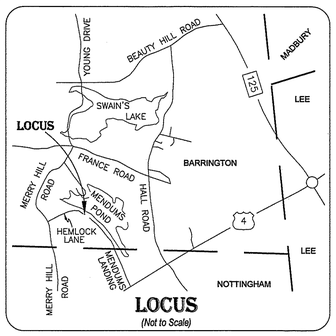


PLAN REFERENCES:

1. "REVISED BOUNDARY PLAN, STEVEN & ELLEN CONKLIN AND IRVING CLARK & LLOYD GOODWILL, BARRINGTON, NEW HAMPSHIRE" PREPARED BY FREDERICK DREW ASSOCIATES DATED JULY 1985 AND RECORDED AT THE S.C.R.D. AS PLAN #26-39.

2. "PLAN OF LAND IN BARRINGTON, N.H. BELONGING TO VAN E. HERTEL" PREPARED BY NORTH COUNTRY SURVEYORS DATED AUGUST 19, 1980, LAST REVISED SEPTEMBER 5, 1980 AND RECORDED AT THE S.C.R.D. AS PLAN #21-82.

3. "PLAN OF DEVELOPMENT OF ALBERT I. WOOD, BARRINGTON, N.H." PREPARED BY T.W. CHESLEY ENGINEERING CO. DATED FEBRUARY 1958, LAST REVISED OCTOBER 1961 AND RECORDED AT THE S.C.R.D. AS PLAN #28B POCKET #3 FOLDER #3.

4. "LOT LINE ADJUSTMENT FOR TAX MAP 10 LT 4-37 & TAX MAP 10 LOT 4-39, MENDUMS LANDING IN BARRINGTON, N.H." PREPARED BY BRUCE L. POHOPEK DATED OCTOBER 17, 1995, LAST REVISED APRIL 6, 1996 AND RECORDED AT THE S.C.R.D. AS PLAN #47-86.

5. "SUBDIVISION PLAN OF THE FROST LOTS IN BARRINGTON & NOTTINGHAM, N.H." PREPARED BY BRUCE L. POHOPEK DATED DECEMBER 20, 1986 AND RECORDED AT THE S.C.R.D. AS PLAN #31-128.

6. "SUBDIVISION OF LAND "THE HOMESTEAD" OWNED BY GERRIOR LANE TRUST, DANIEL DELOUCHE & MARGORY JENNINGS INCLUDING A LOT LINE REVISION BETWEEN TERRANCE & LAUREN CONROY, ROUTE 4 & GERRIOR DRIVE NOTTINGHAM & BARRINGTON, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC. DATED JUNE 15, 2004, LAST REVISED AUGUST 23, 2005 AND RECORDED AT THE S.C.R.D. AS PLAN #81-81.

MONUMENT TABLE:
MONUMENTS WERE SET ON OCTOBER 4, 2013

[1] 5/8"Ø IRON ROD w/CAP #931 SET 12" HIGH
[2] 5/8"Ø IRON ROD w/CAP #931 SET 1" HIGH
[3] 5/8"Ø IRON ROD w/CAP #931 SET 1" HIGH
[4] 5/8"Ø IRON ROD w/CAP #931 SET FLUSH
[5] 5/8"Ø IRON ROD w/CAP #931 SET 7" HIGH
[6] DRILL HOLE SET ON SIDE OF BOULDER

NOTES:
THE PURPOSE OF THIS PLAN IS TO ADJUST THE PROPERTY LINE BETWEEN TAX MAP 124 LOT 43 & 44. THE ADJUSTMENT ALLOWS FOR THE INCLUSION OF THE EXISTING SEPTIC & EXISTING BARN TO BE PART OF TAX MAP 124 LOT 43 WHILE KEEPING TAX MAP 124 LOT 44 IN CURRENT USE BY MAINTAINING THE NECESSARY 10+ ACRES.

1. OWNERS OF RECORD:
STEVEN B. & ELLEN M. CONKLIN
TAX MAP 124 LOT 43:
S.C.R.D. BOOK 1156 PAGE 61
DATED SEPTEMBER 28, 1984
(ALSO SEE S.C.R.D. BOOK 1182 PAGE 445)
TAX MAP 124 LOT 44:
S.C.R.D. BOOK 1072 PAGE 89
DATED OCTOBER 10, 1981

2. TOTAL EXISTING PARCEL AREA:
TAX MAP 124 LOT 43:
20,400± Square Feet OR 0.47 Acres
TAX MAP 124 LOT 44:
468,900± Square Feet OR 10.76 Acres

3. THE BASIS OF BEARING IS PER PLAN REFERENCE #1, BEING MAGNETIC DECLINATION IN 1982.

4. TAX MAP 124 LOT 43 IS SERVICED BY AN ONSITE WELL ADJACENT TO THE EXISTING HOUSE. TAX MAP 124 LOT 44 IS CURRENTLY UNDEVELOPED AND HAS NO WELL INSTALLED.

5. THE SUBJECT PARCELS HAVE RIGHTS TO A 25 FOOT RIGHT OF WAY KNOWN AS HEMLOCK LANE, FORMERLY AL WOOD DRIVE, FROM THE SUBJECT LOTS TO MERRY HILL ROAD. REFERENCE IS ALSO MADE TO THE "BY LAWS OF AL WOOD DRIVE ROAD ASSOCIATION"; WHICH BYLAWS ARE ON FILE WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF CORPORATION DIVISION. HEMLOCK LANE IS A PRIVATE DRIVE.

6. THE ELEVATION DATUM SHOWN HEREON IS BASED UPON USGS 1929 AND WAS TAKEN FROM PLAN REFERENCE #5. THE 2 FOOT CONTOUR INTERVALS WERE GROUND LOCATED AND THE 10 FOOT CONTOURS (REAR OF PROPERTY) WAS DERIVED FROM THE BARRINGTON AREA QUAD MAP.

7. A NHDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE ADJUSTMENT.

NOTES (Continued):

8. THE EXISTING SUBSURFACE DISPOSAL SYSTEM HAS BEEN APPROVED BY NH DES ON JANUARY 15, 1985, SEE APPROVAL #118180.

9. THE EXISTING CULVERT CROSSING THE DRIVEWAY TO 352 HEMLOCK LANE WAS APPROVED BY THE NH WETLANDS BOARD ON DECEMBER 18, 1984, SEE APPROVAL #C-1161. THE BROOK LOCATION IN THE VICINITY OF THE CULVERT HAS CHANGED FROM THE ORIGINAL PLAN DEPICTIONS.

10. THE SUBJECT PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE FOR TOWN OF BARRINGTON", COMMUNITY PANEL No. 33017C0290D DATED MAY 17, 2005.

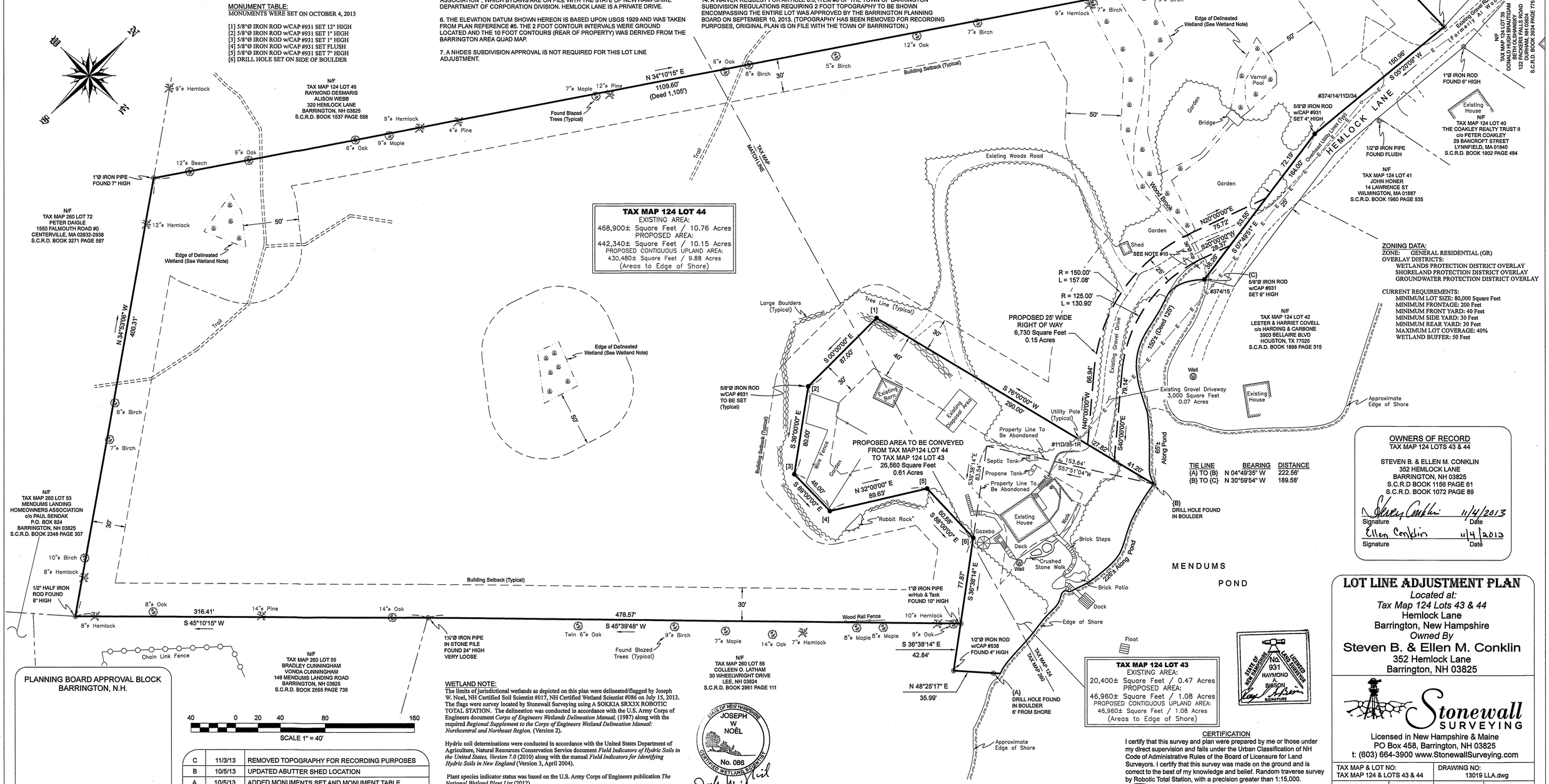
11. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

12 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.

13. 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.

14. A WAIVER REQUEST FOR ARTICLE 8.3, ITEM #6 OF THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS REQUIRING 2 FOOT TOPOGRAPHY TO BE SHOWN ENCOMPASSING THE ENTIRE LOT WAS APPROVED BY THE BARRINGTON PLANNING BOARD ON SEPTEMBER 10, 2013. (TOPOGRAPHY HAS BEEN REMOVED FOR RECORDING PURPOSES, ORIGINAL PLAN IS ON FILE WITH THE TOWN OF BARRINGTON.)

PROPOSED RIGHT OF WAY DESCRIPTION
THE PURPOSE OF THE RIGHT OF WAY IS TO PERMIT OWNERS OF TAX MAP 124 LOTS 43 AND 44 COMMON AND JOINT PERPETUAL RIGHTS, EASEMENT, AND PRIVILEGE OF PASSAGE AND RE-PASSAGE FOR PEDESTRIAN, VEHICLE AND ALL OTHER MEANS OF TRAVEL, AND FOR THE CONSTRUCTION, MAINTENANCE, AND IMPROVEMENTS OF UTILITIES ABOVE, ON AND BELOW THE GROUND. THE PARTIES SHALL DIVIDE THE COSTS OF MAINTENANCE INCLUDING SNOW REMOVAL AND DRAINAGE, OF THE DRIVEWAY EQUALLY BETWEEN THE OWNERS FOR THE LENGTH OF THE DRIVEWAY EXTENDING FROM HEMLOCK LANE TO THE POINT WHERE THE DRIVEWAY SPLITS TO SERVE HOUSE SITES OF THE OWNERS. THE PARTIES TO THIS AGREEMENT SHALL CONFER AND AGREE UPON THE LOCATION WHERE THE SHARED MAINTENANCE RESPONSIBILITIES AND EXPENSES CEASE, AND SHALL EXECUTE A WRITTEN RECORD OF SAME TO BE PROVIDED TO THE TOWN OF BARRINGTON. THE OWNER OF TAX MAP 124 LOT 43 WAS VOTED IN AS A MEMBER OF AL WOOD DRIVE ROAD ASSOCIATION AT THE ASSOCIATION'S 2013 ANNUAL MEETING; MEMBER RESPONSIBILITIES THAT INCLUDE SHARING THE COST OF MAINTAINING HEMLOCK LANE, A PRIVATE ROAD. THIS EASEMENT SHALL BE CONSIDERED TO BE A COVENANT RUNNING WITH THE TWO PROPERTIES AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS OF OWNERS OF RECORD AT THE TIME OF PLANNING BOARD APPROVAL OF THIS LOT LINE ADJUSTMENT PLAN.



REV	DATE	STATUS
C	11/3/13	REMOVED TOPOGRAPHY FOR RECORDING PURPOSES
B	10/5/13	UPDATED ABUTTER SHED LOCATION
A	10/5/13	ADDED MONUMENTS SET AND MONUMENT TABLE

WETLAND NOTE:
The limits of jurisdictional wetlands as depicted on this plan were delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017, NH Certified Wetland Scientist #086 on July 15, 2013. The flags were survey located by Stonewall Surveying using A SOKKIA SRX3X ROBOTIC TOTAL STATION. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual,* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region,* (Version 2).

Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in the United States, Version 7.0* (2010) along with the manual *Field Indicators for Identifying Hydric Soils in New England* (Version 3, April 2004).

Plant species indicator status was based on the U.S. Army Corps of Engineers publication *The National Wetland Plant List* (2012).

One vernal pool was noted by Joseph W. Noel, NH Certified Wetland Scientist # 086, and has been placed on the project plans.

CERTIFICATION
I certify that this survey and plan were prepared by me or those under my direct supervision and falls under the Urban Classification of 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 Robotic Total Station, with a precision greater than 1:15,000.

Raymond A. Bisson, LLS #931 — Nov 3, 2013 Dated