FOR TOWN APPROVAL PURPOSES :

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PLAN REFERENCES:

1.) "PLAN OF LAND OF NORMAN J. BERRY, SECOND CROWN POINT ROAD, BARRINGTON, NH, SCALE 1"=200"
BY: THE BERRY CONST. CO., INC.
DATED: JANUARY 2, 1965
FILE NO.: DB 65-1
S.C.R.D.: BOOK 790, PAGE 29

2.) "PLAN OF LAND OF NORMAN J. BERRY, EASTERLY SIDE OF SECOND CROWN POINT ROAD, BARRINGTON, NH"
BY: BERRY CONST. CO., INC.
DATED: APRIL 24, 1974
FILE NO.: DB 1974-27
S.C.R.D.: PLAN # 16-73

3.) "SUBDIVISION PLAN PREPARED FOR RICHARD L. SIROIS & PAULETTE B. SIROIS OF MAP 3/LOT 8, LOCATED AT SECOND CROWN POINT ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH"
BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES
DATED: OCTOBER, 15 2003

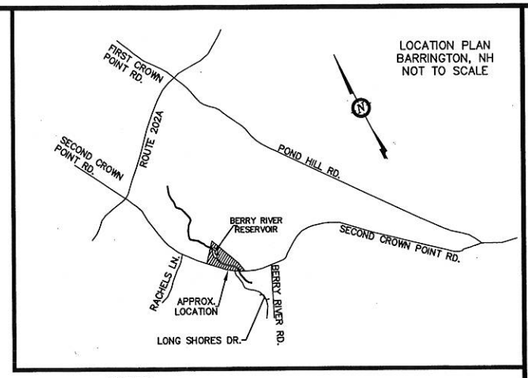
4.) "BOUNDARY PLAN OF LAND, TAX MAP 101, LOT 067, 250 SECOND CROWN POINT ROAD, BARRINGTON, NH, PREPARED FOR: NORTHERN NEW ENGLAND CONFERENCE OF SEVENTH-DAY ADVENTISTS"
BY: JPS & ASSOCIATES
DATED: AUGUST 30, 2013
S.C.R.D.: PLAN # 106-009

5.) "RIGHT-OF-WAY LOCATION OVER LAND OF WINTHROP & ALICE LORING, SECOND CROWN POINT ROAD, BARRINGTON, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 30, 1999
FILE NO. DB 1999-034
S.C.R.D.: PLAN # 57-8

FRAGGLE ROCK ENV. SERVICES
DAMON E. BURT
CWS #163

SCOTT DOUGHTY

DARLENE DOUGHTY



NOTES:

1.) OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

JOSEPH CARBAUGH

VIRGINA CARBAUGH

2.) TAX MAP 203, LOT 7

3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.

4.) S.C.R.D. BOOK 1893, PAGE 600

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330178, MAP# – 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# – 330178, MAP # – 33017C0195D, DATED: MAY 17, 2005

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NH GRID.

8.) SECOND CROWN POINT ROAD IS 4 RODS WIDE. BOOK 3, PAGE 212 DATED JANUARY 19, 1847 IN STATE OF NH ARCHIVES.

9.) SEE S.C.R.D. BOOK 798, PAGE 352; THE DEED MENTIONS A 16' WIDE RIGHT OF WAY. ALSO SEE S.C.R.D. BOOK 988, PAGE 34 AND S.C.R.D. BOOK 1903, PAGE 70 CONVEYING RIGHTS AND RELEASING RIGHTS INTO THE RIGHT OF WAY. SEE S.C.R.D. BOOK 2182, PAGE 191 CLARIFYING AND DESCRIBING THE RIGHTS AND LIMITS TO THE RIGHT OF WAY, AND AS WELL AS GIVING RIGHT TO OVERHEAD UTILITYS.

10.) THIS IS A THREE PAGE PLAN SET. PAGE ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. PAGE TWO SHOWS FULL EXISTING CONDITIONS, AND PAGE THREE SHOWS A 20 SCALE CUT OF THE AREA AROUND THE DRIVEWAY EASEMENT. PAGE TWO AND THREE WILL NOT BE RECORDED.

LEGEND:

- IRON BOUND (FND)
- IRON BOUND (TBS)
- STEEL STAKE (FND)
- DRILL HOLE (FND OR SET)
- GRANITE BOUND (FND)
- UTILIY POLE
- GUY WIRE
- WELL
- PAINTED TREE
- STONE WALL
- STONE WALL REMAINS
- BARB WIRE & WOVEN WIRE FENCE
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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, N.H. – 1:10,000–

4-8-14
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#1	4/8/14	PER PLANNER REVIEW

PROPOSED MINOR SUBDIVISION PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148

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

PAGE 1 OF 3

APR 03 2014
RECEIVED

SOIL DATA:

CtC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES
GsB ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
PdB ~ PAXTON VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM

FOR TOWN APPROVAL PURPOSES :

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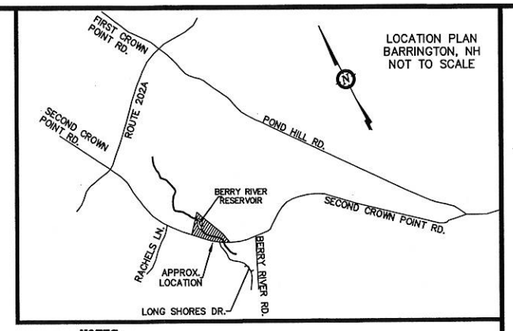
THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: FRAGGLE ROCK ENV. SERVICES, DAMON E. BURT, CWS #163

FRAGGLE ROCK ENV. SERVICES
DAMON E. BURT
CWS #163

TAX MAP 203, LOT 7
TOTAL LOT AREA: 275,517.71 Sq.Ft., 6.32 Ac.
TOTAL UPLAND AREA: 197,855.78 Sq.Ft., 4.54 Ac.
TOTAL CONTIGUOUS UPLANDS: 112,302.52 Sq.Ft., 2.57 Ac.
AREA OF EXPOSED LEDGE: 3,625.02 Sq. Ft., .08 Ac.
AREA OF 35% SLOPES OR GREATER: 23,756.79 Sq. Ft., .54 Ac.

TAX MAP 203, LOT 7-1
TOTAL LOT AREA: 182,797.69 Sq.Ft., 4.19 Ac.
TOTAL BACK LOT USABLE AREA: 174,298.83 Sq. Ft., 4.00 Ac.
TOTAL UPLAND AREA: 171,283.57 Sq.Ft., 3.93 Ac.
TOTAL CONTIGUOUS UPLANDS: 163,052.66 Sq.Ft., 3.74 Ac.
AREA OF EXPOSED LEDGE: 1,703.88 Sq. Ft., .03 Ac.
AREA OF 35% SLOPES OR GREATER: 5,520.05 Sq. Ft., .12 Ac.



NOTES:

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282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

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FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK ~ 50.0'
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80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
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SOIL LINE
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50' WETLAND BUFFER
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ISOLATED AREA OF LEDGE
35% STEEP SLOPES
50' WETLAND DISTURBANCE

GRAPHIC SCALE
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1 inch = 50 ft.

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KENNETH A. BERRY L.L.S. 805 DATE 4-8-14

REVISION	DATE	DESCRIPTION
#1	4/8/14	PER PLANNER REVIEW

SUBDIVISION SITE PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 23, 2014
FILE NO.: DB-2013-148

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

APR 03 2014
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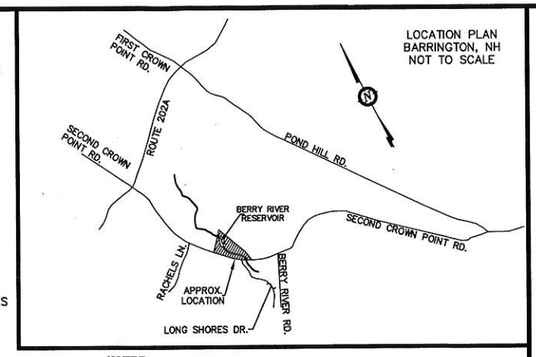

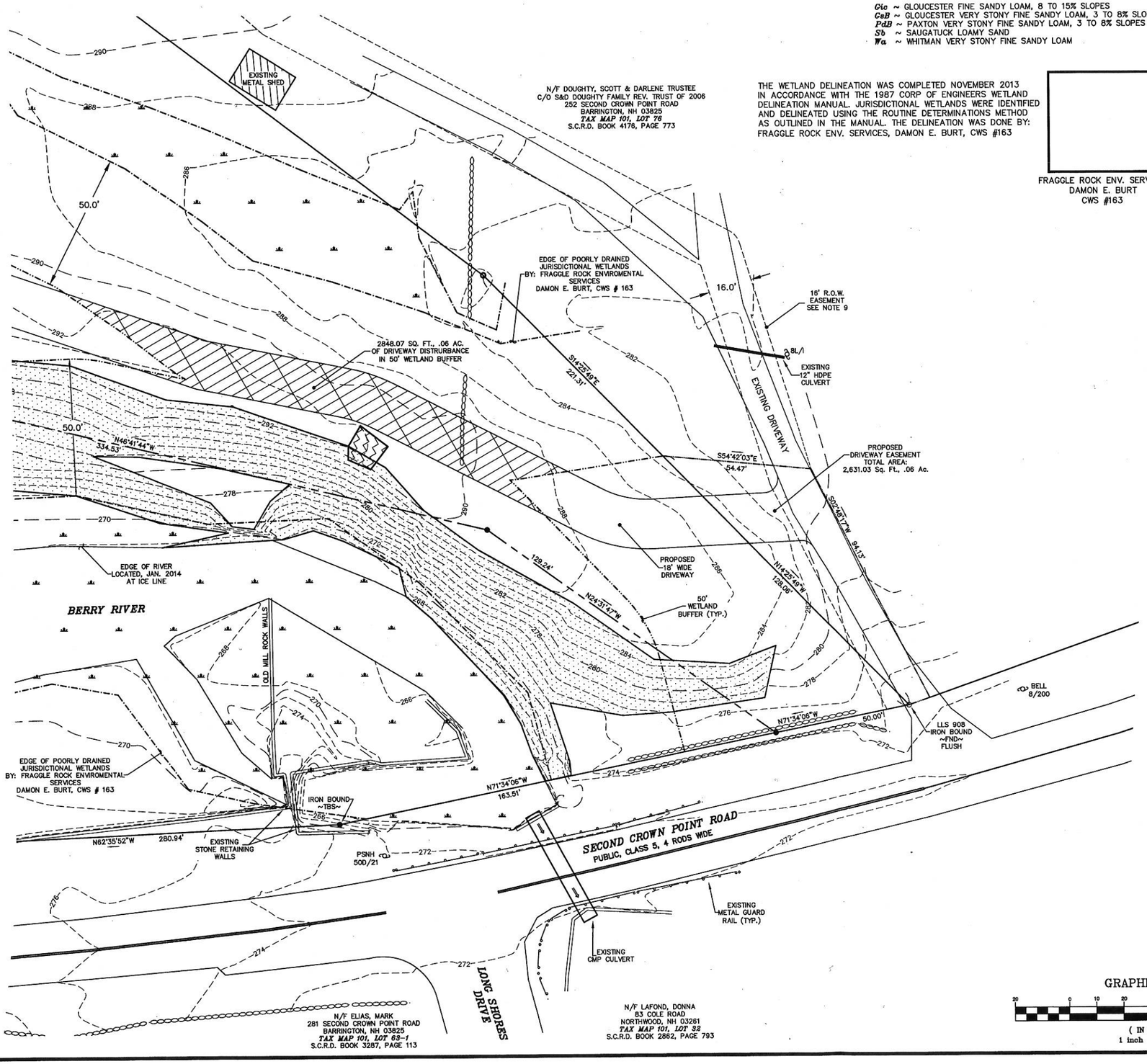

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GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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4-8-14
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#1	4/8/14	PER PLANNER REVIEW

20 SCALE PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 23, 2014
FILE NO : LDP 2013-148

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

PAGE 3 OF 3

APR 03 2014
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