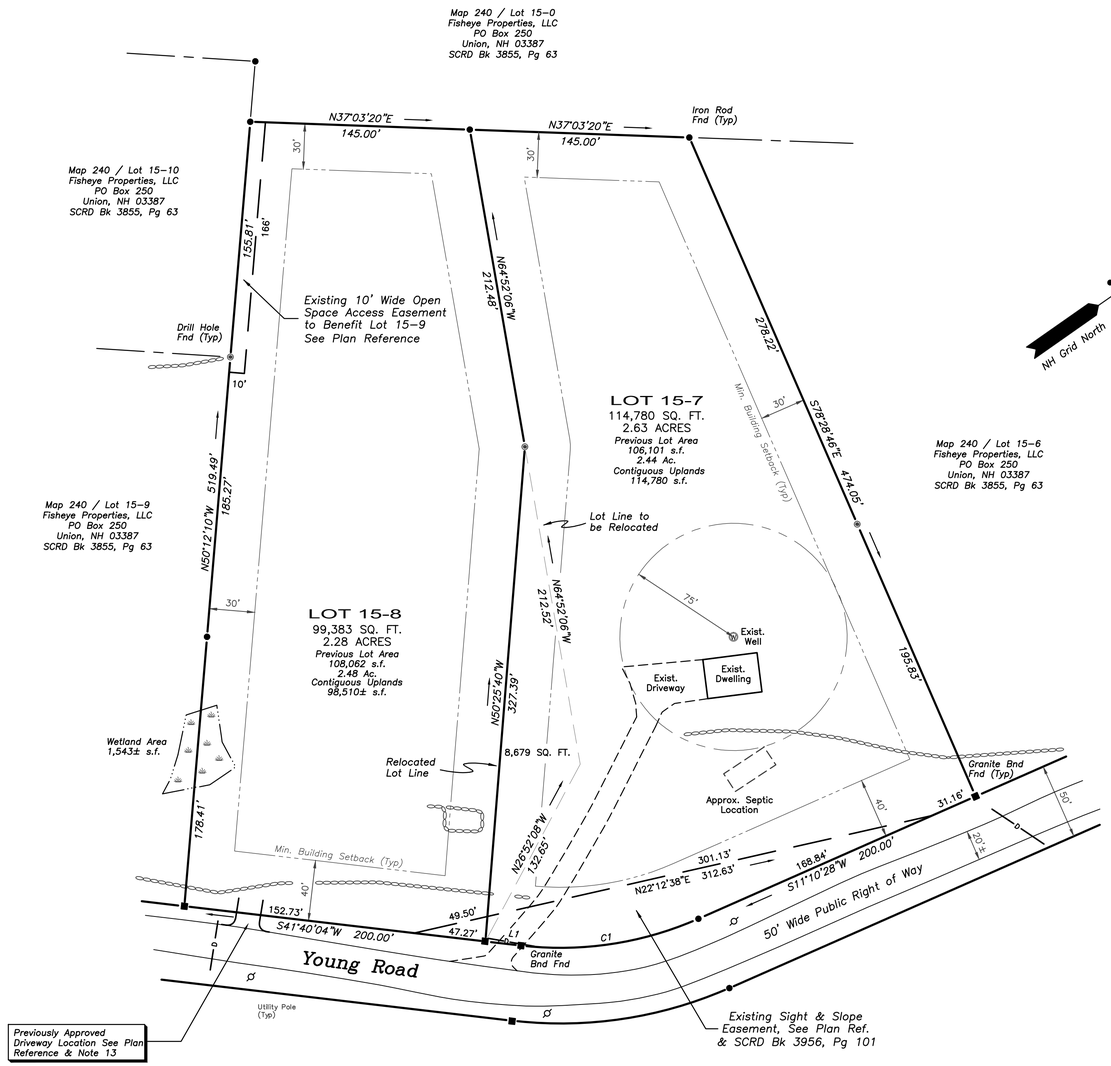
For Registry of Deeds Purposes

Legend:

C1	See Curve Table
L1	See Length Table
SCRD	Strafford County Registry of Deeds
	Utility Pole
	Iron Rod Found
	Granite Bound Found
	Granite Bound Set
	Drill Hole Set
	Stone Wall
	Edge of Jurisdictional Wetlands
	Min. Building Setback
D	Culvert

Reference:

"Lot Line Adjustment Plan Prepared for Fisheye Properties LLC, of Barrington Tax Map 240 / Lots 15–7 & 15–8, Young Road, Barrington, NH," dated August 15, 2012, latest revision date 2/28/12, prepared by this office, SCRD Plan No. 104–50.



Length Table:

LINE	BEARING	DISTANCE
L1	S41°40'04"W	23.67'

Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	119.75'	30°29'36"

Notes:

1.) The purpose of this plan is to relocate the existing lot line between the two parcels.

2.) Field Procedure: Topcon (GTS–226) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed September/October 2010, Least Squares Balance.

3.) Error of Closure Better Than 1:16,000.

4.) Parcels are depicted as Lots 15–7 and 15–8 on the Town of Barrington Assessor's Map 240.

5.) Parcel is located in the Town of Barrington Neighborhood Residential District and Wetlands Protection Overlay Districts.

6.) Owner of Record: Lot 15–7
James M. & Elaine O'Donnell
112 Young Road
Barrington, NH 03825
SCRD Bk 4119, Pg 945

Lot 15–8
Fisheye Properties LLC
PO Box 250
Union, NH 03387
SCRD Bk 3855, Pg 63

7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

8.) Parcels are not located in a Flood Hazard Zone as depicted on NFIP FIRM, Strafford County, New Hampshire (All Jurisdictions). Map Number 33017C0285D, Effective date May 17, 2005.

9.) Prime Wetlands are not located on the subject parcels as depicted on Sheet 8 of the Town of Barrington Prime Wetlands Map, dated Jan, 1991, prepared by IEP, INC. of Portsmouth, NH.

10.) The wetland area shown hereon was field delineated by John P. Hayes, III, NH Certified Wetland Scientist No. 18, of Greenland, NH. The wetland locations were delineated in accordance with the Corp. of Engineers 1987 Wetland delineation Manual. There are no vernal pools located on the subject property.

11.) NHDES Subdivision Approval No.: SA2011009555, dated 01/28/2011.

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.) A sixteen foot (16') paved apron shall be installed at the driveway entrance of the lots prior to the issuance of an occupancy permit.

14.) If, during construction, it becomes apparent that deficiencies exist in approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.

15.) All materials and methods of construction shall conform to Town Regulations and the latest edition of the NHDOT's Standard Specifications for Road and Bridge Construction.

Barrington Zoning Requirements;

Min. Lot Area:	80,000 SF
Min. Upland Soils:	60,000 SF
Min. Frontage:	200'
Structure Setbacks	
Min. Front Yard:	40'
Min. Side & Rear Yard:	30'
Wetlands Buffer:	50'

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL

The subdivision regulations of the Town of Barrington are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the boards and attached hereto.

James M. O'Donnell — Date

Elaine O'Donnell — Date

Fisheye Properties LLC — Date

I certify, that this plan based upon the plan references and a field survey conducted on the ground between August 5, 2010 and September 30, 2010, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington and the Error of Closure meets or exceeds 1:10,000.

STATE OF NEW HAMPSHIRE — No. 821 — DAVID W. VINCENT — LICENSED LAND SURVEYOR — SIGNATURE

3 June 2013

David W. Vincent, LLS No. 821 — Date

STATE OF NEW HAMPSHIRE — JOHN P. HAYES, III — No. 18 — CERTIFIED WETLAND SCIENTIST

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1	6/3/13	revs. per PB comments	dwv

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
FISHEYE PROPERTIES, LLC and JAMES M. & ELAINE O'DONNELL
OF
TAX MAP 240 / LOTS 15-7 & 15-8
LOCATED AT
YOUNG ROAD
COUNTY OF STRAFFORD
BARRINGTON, NH

FEET 50 0 25 50 100 200
METERS 0 5 10 20 40 60
SCALE: 1"= 50' DATE: MAY 15, 2013

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
19 MORGANS WAY
BARRINGTON, NH 03825
TEL: (603) 664–5786
www.landsurveyingservices.net

DWG NAME: 022llr7_8_2013 | FB: 38/6–16

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