

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
- Culvert

Length Table:

LINE	BEARING	DISTANCE
L1	S41°40'04"W	23.87'

Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	119.79'	30°28'35"

Barrington Zoning Requirements:

Min. Lot Area:	80,000 SF
Min. Upland Soil:	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 plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the board and attached hereto.

DWG NAME: 0221ir7_8_2013 FB: 38/6-18

James M. O'Donnell

Date

Elaine O'Donnell

Date

Fisheye Properties LLC

Date

Map 240 / Lot 15-0
Fisheye Properties, LLC
PO Box 280
Union, NH 03387
SCRD Bk 3855, Pg 63

Map 240 / Lot 15-10
Fisheye Properties, LLC
PO Box 280
Union, NH 03387
SCRD Bk 3855, Pg 63

Map 240 / Lot 15-9
Fisheye Properties, LLC
PO Box 280
Union, NH 03387
SCRD Bk 3855, Pg 63

Map 240 / Lot 8
Morro Bearden
220 Honey Suckle Trail
Amherst, NH 03827
SCRD Bk 3085, Pg 558

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. 104-80.

For Registry of Deeds Purposes



Notes:

- The purpose of this plan is to relocate the existing lot line between the two parcels.
- Field Procedure: Topcon (DTS-228) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed September/October 2010, Least Squares Balance.
- Error of Closure Better Than 1:116,000.
- Parcels are depicted as Lots 15-7 and 15-8 on the Town of Barrington Assessor's Map 240.
- Parcel is located in the Town of Barrington Neighborhood Residential District and Wetlands Protection Overlay Districts.
- Owner of Record: Lot 15-7: James M. & Elaine O'Donnell, 112 Young Road, Barrington, NH 03828, SCRD Bk 4118, Pg 345; Lot 15-8: Fisheye Properties LLC, PO Box 280, Union, NH 03387, SCRD Bk 3855, Pg 63.
- 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.
- Parcels are not located in a Flood Hazard Zone as depicted on NFIP FIRM, Strafford County, New Hampshire (All Jurisdictions), Map Number 33017002880, Effective date May 17, 2006.
- Prime Wetlands are not located on the subject parcels as depicted on Sheet 5 of the Town of Barrington Prime Wetlands Map, dated Jan. 1991, prepared by IEP, INC. of Portsmouth, NH.
- The wetland area shown hereon was field delineated by John P. Hayes, II, 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.
- NHDES Subdivision Approval No.: SA2011009535, dated 01/28/2011.
- 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.
- A sixteen foot (16') paved apron shall be installed at the driveway entrance of the lots prior to the issuance of an occupancy permit.
- 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.
- All materials and methods of construction shall conform to Town Regulations and the latest edition of the MHDOT's Standard Specifications for Road and Bridge Construction.

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 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 03828
TEL: (603) 664-6788
www.landsurveyingservices.net

I certify, that this plan based upon the plan reference 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 1:116,000.



David W. Vincent, LLS No. 821

15 May 2013

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

LAND USE OFFICE
MAY 15 2013
RECEIVED

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