LEGEND

IRS ●	5/8" IRON ROD (RE-BAR) SET WITH ALUMINUM CAP
IPF ○	IRON PIPE FOUND
IRF ○	IRON ROD FOUND
○○○○○○○○○○	STONEWALL
———	SURVEYED LINE
——— ———	EDGE OF RIGHT OF WAY / EASEMENT
- - - - - -	SURVEY TIE LINE
R.C.R.D.	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(DEED = 100')	RECORD DEED INFORMATION

N/F
BARRINGTON VILLAGE PLACE, LLC
7B EMERY LANE
STRATHAM, NH 03885
MAP 238 LOT 14
SCRD BK 4117 PG 896

N/F
GEORGE TSOULAKAS
P.O. BOX 684
BARRINGTON, NH 03825
MAP 238 LOT 7
SCRD BK 3460 PG 411

N/F
CRE JV FIVE BRANCH HOLDINGS
1ST STATES MGMT CORP
PO BOX 167129
IRVING, TX 75016
MAP 238 LOT 6
SCRD BK 3419 PG 598

N/F
GEORGE & ARVILLA CALEF
35 MALLEGO ROAD
BARRINGTON, NH 03825-3642
MAP 238 LOT 5
SCRD BK 3646 PG 381

N/F
THE THREE SOCIOS, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842
MAP 238 LOT 4
SCRD BK 3937 PG 522

N/F
BARRINGTON PINES LLC
PO BOX 60
CENTER STRAFFORD, NH 03815
MAP 235 LOT 5
SCRD BK 2230 PG 368

N/F
BARRINGTON EAST ROAD
COMMON LAND
MAP 235 LOT 81
SCRD BK 4117 PG 896

N/F
JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH 03867
MAP 235 LOT 83
SCRD BK 4116 PG 404

EXISTING EASEMENT
NEW ENGLAND TELEPHONE
& TELEGRAPH COMPANY
SEE SCRD BK 1861 PG 528

10' WIDE TEMPORARY CONSTRUCTION EASEMENT

PARKING EASEMENT IN FAVOR OF MAP 238 LOT 5
736 SF

PARKING EASEMENT IN FAVOR OF MAP 238 LOT 5
841 SF

ACCESS EASEMENT IN FAVOR OF MAP 238 LOT 5

10' UTILITY EASEMENT IN FAVOR OF MAP 238 LOT 5

10' TEMPORARY CONSTRUCTION EASEMENT

40' ACCESS & UTILITY EASEMENT FROM MAP 238 LOT 7 TO BENEFIT TAX MAP 235 LOT 4
7,372 SF

40' ACCESS EASEMENT IN FAVOR OF TAX MAP 235 LOT 83 & TAX MAP 238 LOT 5
12,861 SF

40' WIDE TEMPORARY CONSTRUCTION EASEMENT

10' WIDE TEMPORARY CONSTRUCTION EASEMENT

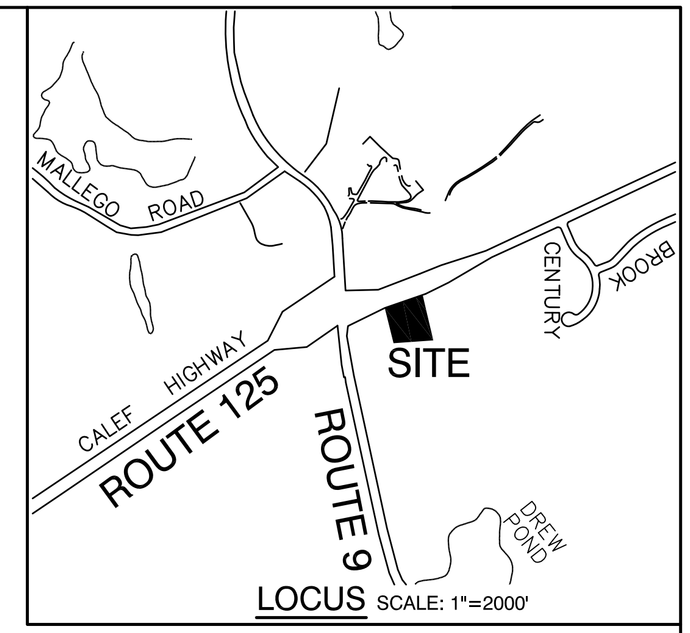
10' WIDE SNOW STORAGE EASEMENT

PROPANE TANKS

ROUTE 125 (CALEF HIGHWAY)

MAGNETIC

S49°28'17"E 85.47'(TIE)
18.55'
24.07'
16.69'(TIE)
45.37'(TIE)
53.63'(TIE)
10.15'
N36°09'43"E 40.50'
S36°09'43"W 39.69'
S36°09'43"W
S40°31'43"W 28.07'(TIE)
N53°50'17"W 45.50'
S36°09'43"W 18.50'
18.50'
N36°09'43"E
S53°50'17"E 45.50'
S40°31'43"W 24.60'(TIE)
16.62'
N53°50'17"W
1.88'
R=40.00
L=62.83'
Tan=40.00
Δ=90°00'00"
S53°50'17"E 37.94'
R=25.00
L=29.53'
Tan=16.76
Δ=67°39'59"
76.76'
N37°23'54"E
24.08'
S81°39'43"W 56.57'(TIE)
S81°09'43"W 42.43'(TIE)
84.94'
N53°50'17"W
R=30.00
L=47.12'
Tan=30.00
Δ=90°00'00"
S04°26'21"E 18.44'(TIE)
238.53'
S05°20'24"W 278.19'
245.81' (TIE LINE TO PIN FND)
N36°09'43"E 134.03'
121.10'
S36°09'43"W
230.34
N48°39'02"W 178.51'
S48°35'28"W 40.32'
S48°45'21"E 6.49'
S05°20'24"W 10.13'
70.30'(TIE)
12.05'
N48°45'21"W 314.47'
232.12'(TIE)
9.31'(TIE)
N35°28'57"E 40.72'
S48°39'02"E 129.63'
54.00'
S48°39'02"E
S48°45'21"E
328.60'
40'±
50'±
N20°28'57"E 151.81'(TIE)



LOCUS SCALE: 1"=2000'

SITE NOTES:

1. THE INTENT OF THIS PLAT IS TO CREATE PERMANENT UTILITY AND ACCESS EASEMENTS OVER MAP 238 LOT 4 FOR THE BENEFIT OF MAP 235 LOT 83, MAP 238 LOT 5 AND OVER MAP 238 LOT 7 TO BENEFIT MAP 238 LOT 4.
2. CURRENT OWNER/APPLICANT OF RECORD:

TAX MAP 238 / LOT 4	TAX MAP 238 / LOT 5
THE THREE SOCIOS, LLC	CALEF, GEORGE & ARVILLA (2) 1/2 INT
321D LAFAYETTE ROAD	IN ARVILLA/ GEO LIVING TRUST
HAMPTON, NH 03842	35 MALLEGO ROAD
BK 3937 PG 522	BARRINGTON, NH 03825
	BK 3646 PG 381

3. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
4. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
5. RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
6. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAT IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON.
7. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAT MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
8. ANY USE OF THIS PLAT AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
9. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
10. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
11. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
12. THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES, THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF BARRINGTON PLANNING BOARD RSA 676:18 PAR. IV

STATE OF NEW HAMPSHIRE — No. 928 JAMES M. O'NEIL — LICENSED LAND SURVEYOR
SIGNATURE

JAMES M. O'NEIL, LLS 928 DATE:
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PROJECT PARCEL
TOWN OF BARRINGTON, NH
TAX MAP 238, LOT 4

APPLICANT
THE THREE SOCIOS, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842
BOOK 3937, PAGE 0522

TOTAL LOT AREA
80,273.55 SQ. FT.
1.84 ACRES

Design:JMO	Draft: JMO
Checked:JMO	Scale: AS NOTED
Drawing Name: 10144-EASEMENT.dwg	Date:07/30/13
	Project No.:10144

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	1/24/14	REVISED EASEMENTS	JMO
1	12/10/13	REVISE EASEMENT	JMO
0	07/30/13	ISSUED FOR REVIEW	JMO

Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EASEMENT PLAN
Project: TROPIC STAR CONVENIENCE
CALEF HIGHWAY (RTE. 125), BARRINGTON, NH
Owners of Record: THE THREE SOCIOS, LLC
321D LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No.
E1
SHEET 1 OF 1
JBE PROJECT NO. 10144

F:\Land Projects 3\10144-BARRINGTON-356-CALEF-HIGHWAY-TROPIC-STAR\dwg\10144-Easement.dwg 12/4/2013 1:35:06 PM EST