

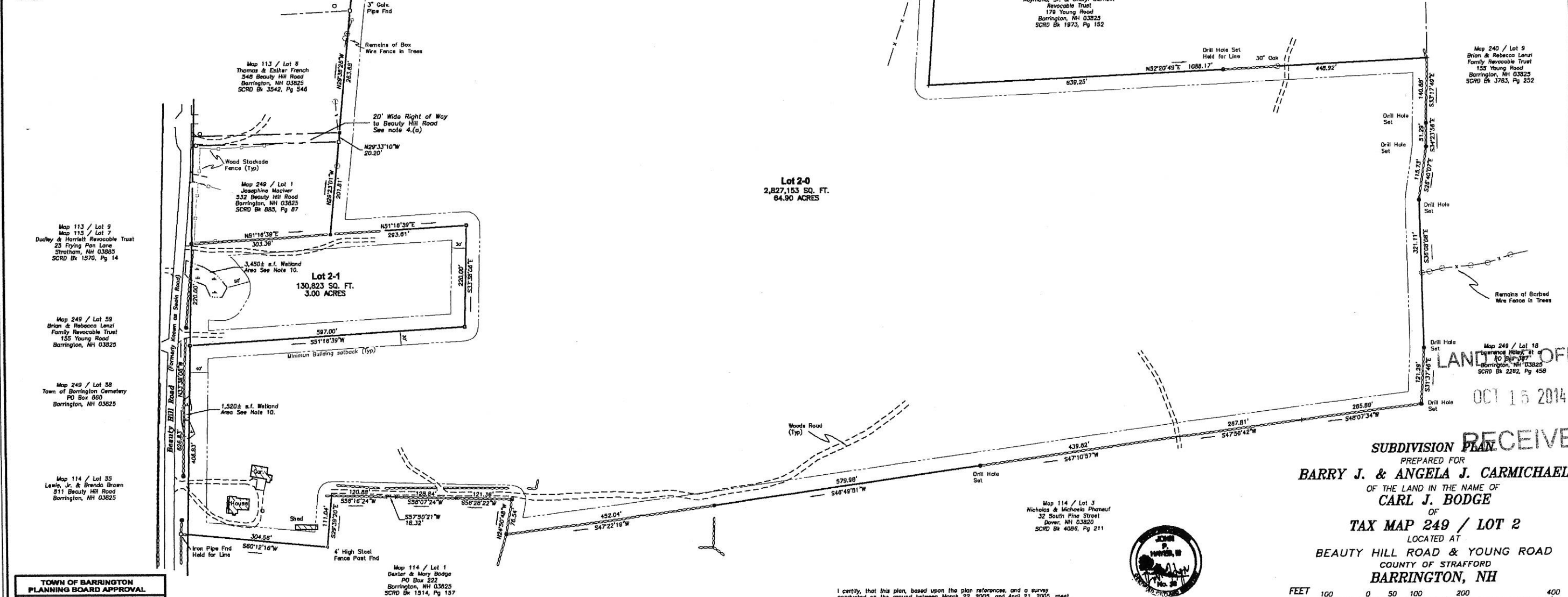
References:

1. "Plan of Property of John L. & Gloria A. Bodge, Barrington, NH," dated Sept. 24, 1988, prepared by Frederick E. Drew, SCRD Pocket 2, Folder 17, Plan 28.
2. "Plan of Land of Gerald P. Oliver, Barrington, NH," dated Sept. 1989, prepared by G. L. Davis & Assoc., File No. 123-82, not recorded.
3. "Boundary Adjustment Plan, Harry Goodstein, Barrington, NH," dated July 1977, prepared by Frederick E. Drew Assoc., File Plan No. A1288, not recorded.
4. "Revised Boundary Survey, Kenneth Danton and Goodstein & Bryson, Barrington, NH," dated July 1977, prepared by Frederick E. Drew Assoc., SCRD Plan No. 17-123.
5. "Plan of Land, John A. Buzzell Farm, Weldon B. Haley, Barrington, NH," dated July 1982, prepared by Frederick E. Drew Assoc., SCRD Plan No. 22A-168.
6. "Subdivision Plan, John & Gloria Bodge, Barrington, NH," dated Nov. 1980, prepared by Frederick E. Drew Assoc., File Plan No. A-1591, not recorded.
7. "Right of Way Reestablishment Plan, Young Road, Barrington, NH," dated Jan. 1993, revised Dec. 1993, prepared by Frederick E. Drew Assoc., Plan No. A-1823, Sheet 3 of 4, available at the Town of Barrington Planning Department.
8. "Reestablishment of 66 Foot R.O.W., Beauty Hill Road, Barrington, NH," not dated, prepared by Frederick E. Drew Assoc., Plan No. A-1716, Sheets 3 and 4 of 4, available at the Town of Barrington Planning Department.
9. "Plot of Land Surveyed for Thomas & Esther French, Barrington, NH," dated Oct. 1, 2008, prepared by T. D. Broadbent, SCRD Plan No. 53-91.
10. "Plan of Land Prepared for and Owned by Josephine C. Maciver, Barrington, NH," dated June 19, 2014, prepared by Pictaw Consultants, LLC, SCRD Plan No. 107-80.

Notes:

1. The purpose of this plan is to subdivide Lot 19 into two residential lots. Each lot to be served by individual septic system and well.
2. Field Procedure: Topcon (GT5-228) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed March 2005, Least Squares Balance.
3. Error of Closure Better Than 1:34,000.
4. Parcel is shown as Lot 2 on the Town of Barrington Assessor's Map 249.
5. Parcels are located in the Agricultural-Residential District.
6. Owner of Record: Carl J. Bodge, 508 Beauty Hill Road, Barrington, NH 03825, SCRD Bk 935, Pg 123.
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. Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C0280, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
9. Total Lot Area: Existing Lot Area - 87.90 Acres
Proposed Lot 2-0 - 64.90 Acres
Proposed Lot 2-1 - 3.00 Acres
10. The wetland boundaries shown hereon were field delineated by John P. Hayes, III, of Dover, NH. The wetland locations were field delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual. The delineated line also represents the limits of hydric or poorly drained soils per field indicators for Identifying Hydric Soils in New England, Ver. 3, Apr. 2004.
11. NHDES Subdivision Approval Pending.

For Registry of Deeds Purposes



LAND OFFICE

OCT 15 2014

RECEIVED

SUBDIVISION PLAN
PREPARED FOR
BARRY J. & ANGELA J. CARMICHAEL
OF THE LAND IN THE NAME OF
CARL J. BODGE
OF
TAX MAP 249 / LOT 2
LOCATED AT
BEAUTY HILL ROAD & YOUNG ROAD
COUNTY OF STRAFFORD
BARRINGTON, NH

FEET
0 100 200 400
METERS
0 10 20 40 80 120
SCALE: 1" = 100' DATE: OCTOBER 15, 2014

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 7418
ROCHESTER, NH 03839-7418
TEL/FAX (603) 864-5788
www.landsurveyingservices.net

I certify that this plan, based upon the plan reference, and a survey conducted on the ground between March 22, 2005, and April 21, 2005, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington.



15 October 2014

David W. Vincent, LLS No. 821

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

Legend:

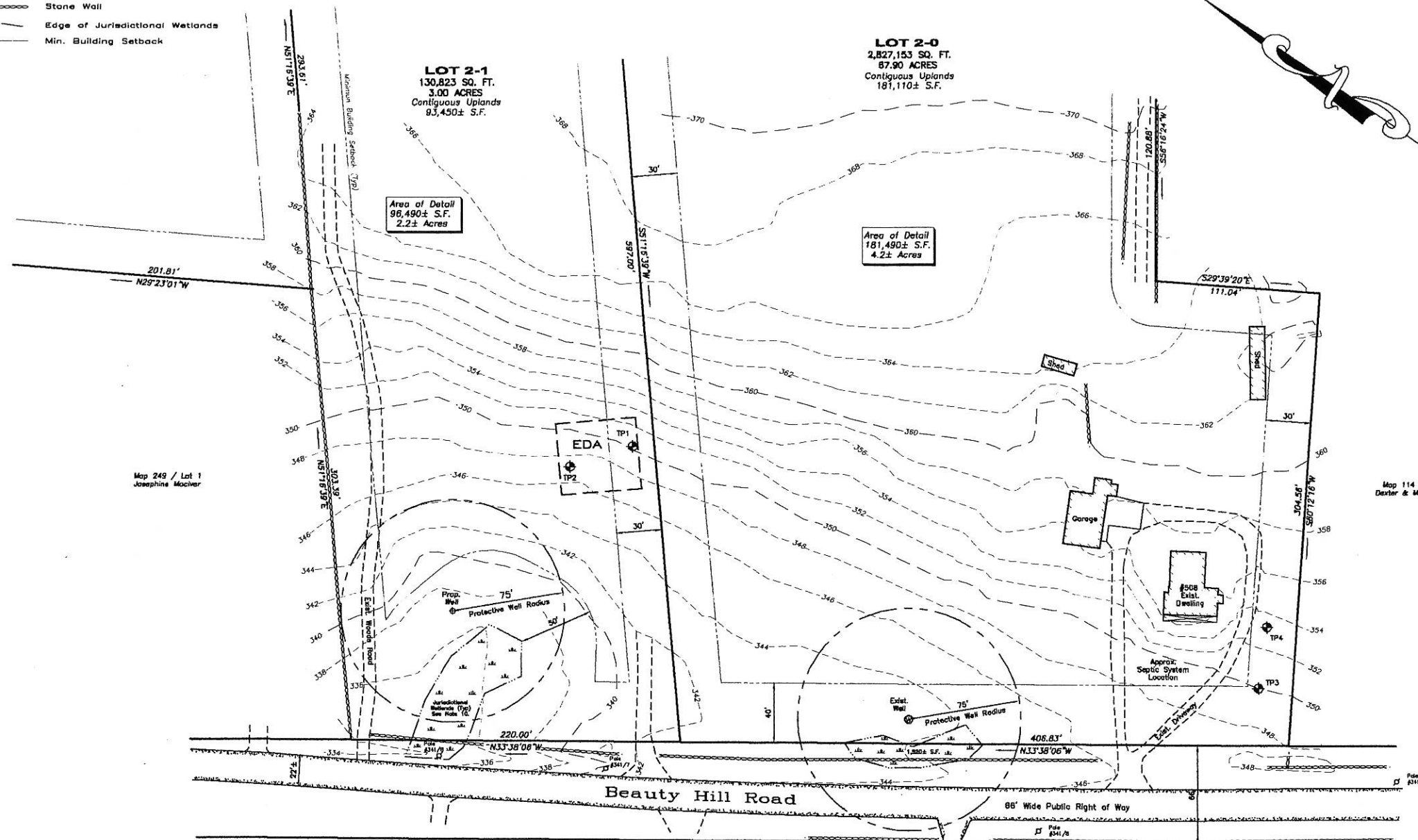
- SCRD - Strafford County Registry of Deeds
- - Iron Pipe Found
- - Iron Rod Found
- - Drill Hole Found Unless Noted as Set
- - Utility Pole
- - Iron Rod to be Set
- - Stone Wall

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 boards and attached hereto.

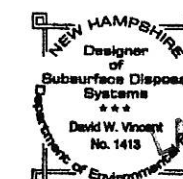
Legend:

- EDA Effluent Disposal Area (4,000 s.f.)
 ○ Utility Pole
 --- Stone Wall
 --- Edge of Jurisdictional Wetlands
 --- Min. Building Setback



Notes:

- 1.) The purpose of this plan is to subdivide Lot 19 into two residential lots. Each lot to be served by individual septic system and well.
- 2.) Field Procedure: Topcon (GTS-220) Electronic Total Station Instrument & Carlson Explorer II Data Collector, Adjusted Closed Traverse Performed March 2005, Least Squares Balance.
- 3.) Error of Closure Better Than 1:34,000.
- 4.) Parcel is shown as Lot 2 on the Town of Barrington Assessor's Map 249.
- 5.) Parcels are located in the Agricultural-Residential District.
- 6.) Owner of Record: Carl J. Bodge
508 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 935, Pg 123
- 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.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C2900, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- 9.) Total Lot Area: Existing Lot Area - 88.22 Acres
Proposed Lot 2-1 - 2.2 Acres
Proposed Lot 2-0 - 86.02 Acres
- 10.) The wetland boundaries shown hereon were field delineated by John P. Hayes, M. of Dover, NH. The wetland locations were field delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual. The delineated line also represents the limits of hydric or poorly drained soils per field indicators for identifying Hydric Soils in New England, Ver. 3, Apr. 2004.
- 11.) Vertical Datum: Approx. USGS of 1929.
- 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.



LAND USE OFFICE
 OCT 15 2014
 RECEIVED

Test Pit Data:

TEST PIT No. 1	DEPTH (in.)	DESCRIPTION
00-14	10YR 4/4 Dark Yellowish Brown, fine sandy loam, granular, friable	
14-30	10YR 4/6 Dark Yellowish Brown, fine sandy loam, granular, friable	
30-36	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable	
36-72	2.5Y 5/4 Light Olive Brown, sandy loam, blocky, firm w/ common redox features	
ESHWT = 36" Observed water table = none Restrictive layer = 36" Refusal = none		
Roots to 30"±		

TEST PIT No. 2	DEPTH (in.)	DESCRIPTION
00-04	10YR 3/3 Dark Brown, very fine sandy loam, granular, friable	
04-36	10YR 4/6 Dark Yellowish Brown, loamy sand, granular, friable	
36-70	2.5Y 5/4 Light Olive Brown, sandy loam, massive, firm w/ common redox features	
ESHWT = 36" Observed water table = none Restrictive layer = 36" Refusal = none		
Roots to 24"± Perc test @ 30" Between TP1 & TP2 = 6 minutes/inch		

TEST PIT No. 3	DEPTH (in.)	DESCRIPTION
00-14	10YR 3/6 Dark Yellowish Brown, fine sandy loam, granular, friable	
14-27	10YR 4/6 Yellowish Brown, fine sandy loam, granular, friable	
27-70	2.5Y 5/4 Light Yellowish Brown, fine sandy loam, massive, firm w/ common redox features	
ESHWT = 27" Observed water table = none Restrictive layer = 27" Refusal = none		
Roots to 28"± Perc test @ 24" = 10 minutes/inch		

TEST PIT No. 4	DEPTH (in.)	DESCRIPTION
00-07	10YR 3/6 Dark Yellowish Brown, fine sandy loam, granular, friable	
07-18	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable	
18-60	2.5Y 5/4 Light Olive Brown, fine sandy loam, massive, firm w/ common redox features	
ESHWT = 18" Observed water table = none Restrictive layer = 18" Refusal = none		

Lot Area Calculations:

Based Upon the Limit of Existing Conditions Depicted			
Contiguous Upland Soils Excludes Proposed Well Radius, Wetland Soils or Exposed Ledge.			
LOT NO.	EXISTING CONDITIONS SURVEYED AREA	TOTAL UPLAND SOILS INCLUDING WELL RADIUS	CONTIGUOUS UPLAND SOILS
2-0	181,490± s.f.	181,110± s.f.	170,230± s.f.
2-1	98,490± s.f.	93,450± s.f.	78,320± s.f.

Lot Loading Lot 2-0: $170230/43560 \times 2000 = 7816.7816/1.43 = 5465 \text{ gpd}$
 Lot Loading Lot 2-1: $78320/43560 \times 2000 = 3596.3596/1.43 = 2515 \text{ gpd}$

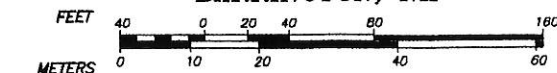
Zoning Requirements:

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

Soils Data:

CeC - CHARLTON, Very fine sandy loam.
 8 TO 15% SLOPES

REFERENCE: SHEETS 26 SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED BY U. S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE, ISSUE DATE MARCH 1973



SCALE: 1" = 40' DATE: OCTOBER 15, 2014

DAVID W. VINCENT, L.L.S.
 LAND SURVEYING SERVICES
 PO BOX 7418
 ROCHESTER, NH 03839-7418
 TEL: (603) 664-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			