

FOR TOWN APPROVAL PURPOSES:

RECEIVED

JUN 15 2016

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

TOWN OF BARRINGTON, NH
PLANNING BOARD

N/F BUSSIERE, FREDERICK
T. & ANGEL G.
105 SHERBORNE RD.
BARRINGTON, NH 03825
S.C.R.D. BOOK 4355, PAGE 997
TAX MAP 257, LOT 22

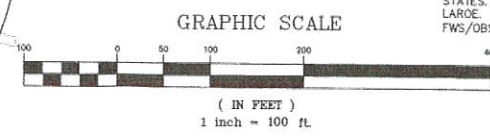
N/F GOLDEN PONDS HUNTING & FISHING
ONE EAGLE SQ. P.O. BOX 3550
CONCORD, NH 03302-3550
TAX MAP 257, LOT 27

N/F BINGHAM, JOHN R. & PAMELA P.
P.O. BOX 738
BARRINGTON, NH 03825
TAX MAP 257, LOT 23

- PLAN REFERENCES:**
- 1.) "FINAL SUBDIVISION PLAN, OAKHURST, OWNER: IRENE TEAGUE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: APRIL 1977 S.C.R.D. PLAN #17A-159
 - 2.) "LOT 3 SUBDIVISION, OAKHURST, OWNER: IRENE TEAGUE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1982 S.C.R.D. PLAN #17B-179
 - 3.) "PLAN OF LAND BUMFAGGIN WOODS, BARRINGTON N.H., OWNER: HENRY AND MILICENT GOODSTEIN AND WALTER W. CHENEY, SHEETS 1-3" BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1987 FILE NO. A-1767 NOT RECORDED, ON FILE AT THIS OFFICE
 - 4.) "PLAN OF LOT FOR ROBERT FREED, BARRINGTON, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: SEPTEMBER 18, 1973 S.C.R.D. PLAN #48, FOLDER#12, FOLDER#1
 - 5.) "PROPOSED SUBDIVISION LOT 23-3 FOR JOHN R. & PAMELA P. BINGHAM, 228 MERRY HILL ROAD, BARRINGTON, NH, TAX MAP 257, LOT 23" BY: BERRY SURVEYING & ENGINEERING DATED: FEBRUARY 10, 2016 FILE NO. DB 2015-129A TO BE RECORDED AT S.C.R.D.
 - 6.) "PROPOSED SUBDIVISION LOTS 23-1 & 23-2 FOR JOHN R. & PAMELA P. BINGHAM, 228 MERRY HILL ROAD, BARRINGTON, NH, TAX MAP 257, LOT 23" BY: BERRY SURVEYING & ENGINEERING DATED: FEBRUARY 9, 2016 FILE NO. DB 2015-129 TO BE RECORDED AT S.C.R.D.

STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

N/F FRIED, ROBERT, L. & WILCZYNSKI
PATRICIA (TRUSTEES)
ROUND POND PROPERTY TRUST
4 ACADEMY STREET
CONCORD, NH 03301
S.C.R.D. BOOK 4278, PAGE 6
TAX MAP 257, LOT 6



- NOTES:**
- 1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 738
BARRINGTON, NH 03825
 - 2.) TAX MAP 257, LOT 23-1, 23-2, 23-3
 - 3.) TOTAL LOT AREA: LOT 23-1: 80,436 Sq. Ft., 1.85 Ac.
LOT 23-2: 103,629 Sq. Ft., 2.38 Ac.
LOT 23-3: 2,018,18 Sq. Ft., 46.33 Ac.
 - 4.) S.C.R.D. BOOK 4344, PAGE 909
 - 5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS BUFFER - 50.0'
PRIME WETLANDS - 100.0'
MIN. LOT SIZE: 80,000 Sq. Ft.
MIN. LOT FRONTAGE: 200'
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# - 33017C02800, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330178, MAP# - 33017C02800, DATED: MAY 17, 2005
 - 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS
 - 8.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE 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.
 - 9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT 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.
 - 10.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - 11.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 12.) A POTENTIAL CEMETERY WAS FOUND ON LOT 23-3 AND A 25' BUFFER WAS HELD AROUND IT.
 - 13.) THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 257, LOT 23-1, 23-2, & 23-3. THIS IS A 4 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW OF THE LOT LINE REVISION, SHEET 2 IS THE LOT LINE REVISION SHEET, SHEET 3 SHOWS TOPOGRAPHY, SHEET 4 IS AN EASEMENT SHEET. SHEETS 1, 2 & 4 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS; SHEET 3 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
 - 14.) THE CURRENT USE OF THE PROPERTY IS FOR A RESIDENTIAL SINGLE FAMILY HOME. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.

I CERTIFY THAT THIS PLAN 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-

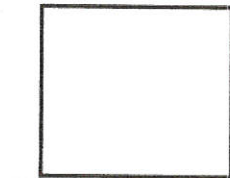
Kenneth A. Berry L.L.S. 805 DATE 6-20-16

OVERVIEW LOT LINE REVISION FOR JOHN R. & PAMELA P. BINGHAM MERRY HILL ROAD BARRINGTON, NH	
REVISION	DATE

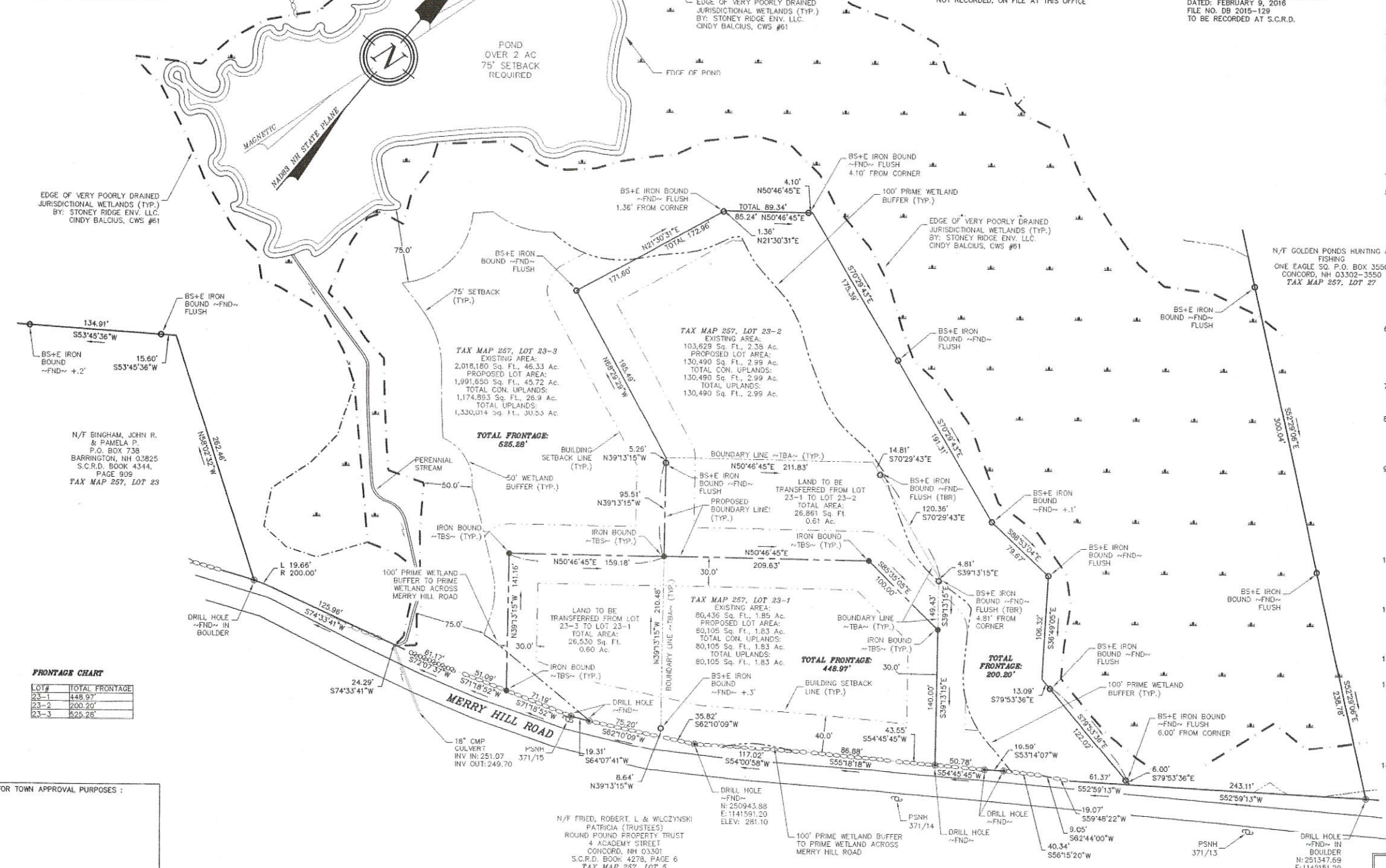
TAX MAP 257, LOT 23-1, 23-2, & 23-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: JUNE 15, 2016
FILE NO.: DB 2016-050

SHEET 1 OF 4

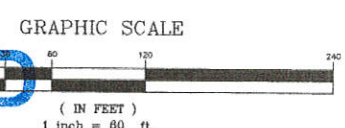


STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61
SEE SHEET 1 FOR WETLAND NOTES



FRONTAGE CHART

LOT#	TOTAL FRONTAGE
23-1	149.97'
23-2	200.22'
23-3	525.28'



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5. "PROPOSED SUBDIVISION LOT 23-3 FOR JOHN R. & PAMELA P. BINGHAM, 228 MERRY HILL ROAD, BARRINGTON, NH, TAX MAP 257, LOT 23" BY: BERRY SURVEYING & ENGINEERING DATED: FEBRUARY 9, 2016 FILE NO. DB 2015-129A TO BE RECORDED AT S.C.R.D.
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LOT 23-2: 103,629 Sq. Ft., 2.38 Ac.
LOT 23-3: 2,018,18 Sq. Ft., 46.33 Ac.
4. S.C.R.D. BOOK 4344, PAGE 909
5. ZONING: GENERAL RESIDENTIAL SETBACKS: FRONT - 40.0' SIDE - 30.0' REAR - 30.0' WETLANDS BUFFER - 50.0' PRIME WETLANDS - 100.0' MIN. LOT SIZE: 80,000 Sq. Ft. MIN. LOT FRONTAGE: 200' 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# - 330176, MAP# - 33017602800, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330176, MAP# - 33017602900, DATED: MAY 17, 2005
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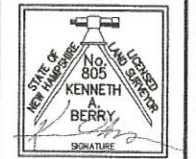
REVISION	DATE	DESCRIPTION

PROPOSED LOT LINE REVISION FOR JOHN R. & PAMELA P. BINGHAM MERRY HILL ROAD BARRINGTON, NH TAX MAP 257, LOT 23-1, 23-2, & 23-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: JUNE 15, 2016
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I CERTIFY THAT THIS PLAN 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

Kenneth A. Berry L.L.S. 805 DATE 6-20-16



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PLAN REFERENCES CONT.:

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- 5.) "PROPOSED SUBDIVISION LOT 23-3 FOR JOHN R. & PAMELA P. BINGHAM, 228 MERRY HILL ROAD, BARRINGTON, NH, TAX MAP 257, LOT 23" BY: BERRY SURVEYING & ENGINEERING DATED: FEBRUARY 10, 2016 FILE NO. DB 2015-129A TO BE RECORDED AT S.C.R.D.
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- 5.) ZONING: GENERAL RESIDENTIAL SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
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PRIME WETLANDS - 100.0'
MIN. LOT SIZE: 80,000 Sq. Ft.
MIN. LOT FRONTAGE: 200'
MAX. BLDG. HEIGHT: 35'
MAX. LOT COVERAGE: 40%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED DRIVEWAY EASEMENT. IT WILL PROVIDE ACCESS TO TAX MAP 257, LOT 23-1 ACROSS TAX MAP 257, LOT 23-2. THIS PLAN IS TO BE RECORDED SIMULTANEOUSLY WITH THE LOT LINE REVISION PLANS OF EQUAL DATE.

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- ⊙ DRILL HOLE (FND OR SET)
- ⊙ UTILITY POLE
- ⊙ WELL
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- VERY POORLY DRAINED JURISDICTIONAL WETLANDS
- 50' WETLAND SETBACK
- 75' STREAM OR POND SETBACK
- 100' PRIME WETLAND BUFFER
- PROPOSED DRIVEWAY EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D. TYP.
- FND FOUND
- TBS TO BE SET
- TBA TO BE ABANDONED
- TBR TO BE REMOVED

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALOUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN OCTOBER/NOVEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:

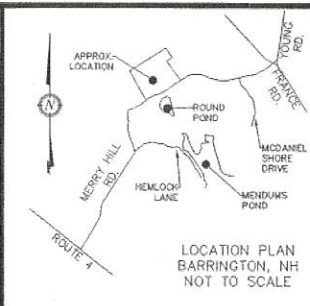
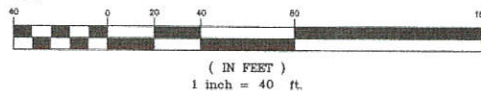
- 1.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 2.0, 2010. L.W. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2.) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWFOC WETLANDS WORKGROUP, WILMINGTON, MA 01867.
- 3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4.) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.M. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5.) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT 1-87-1.
- 6.) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALOUS, CWS #61

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.

KENNETH A. BERRY L.L.S. 805 DATE 6-20-16

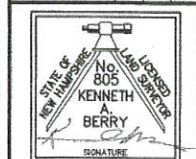
GRAPHIC SCALE



REVISION	DATE	DESCRIPTION

PROPOSED EASEMENT FOR JOHN R. & PAMELA P. BINGHAM 228 MERRY HILL ROAD BARRINGTON, NH TAX MAP 257, LOT 23-1, 23-2, & 23-3

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335 SECOND CROWN POINT ROAD
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SCALE: 1 IN. EQUALS 40 FT.
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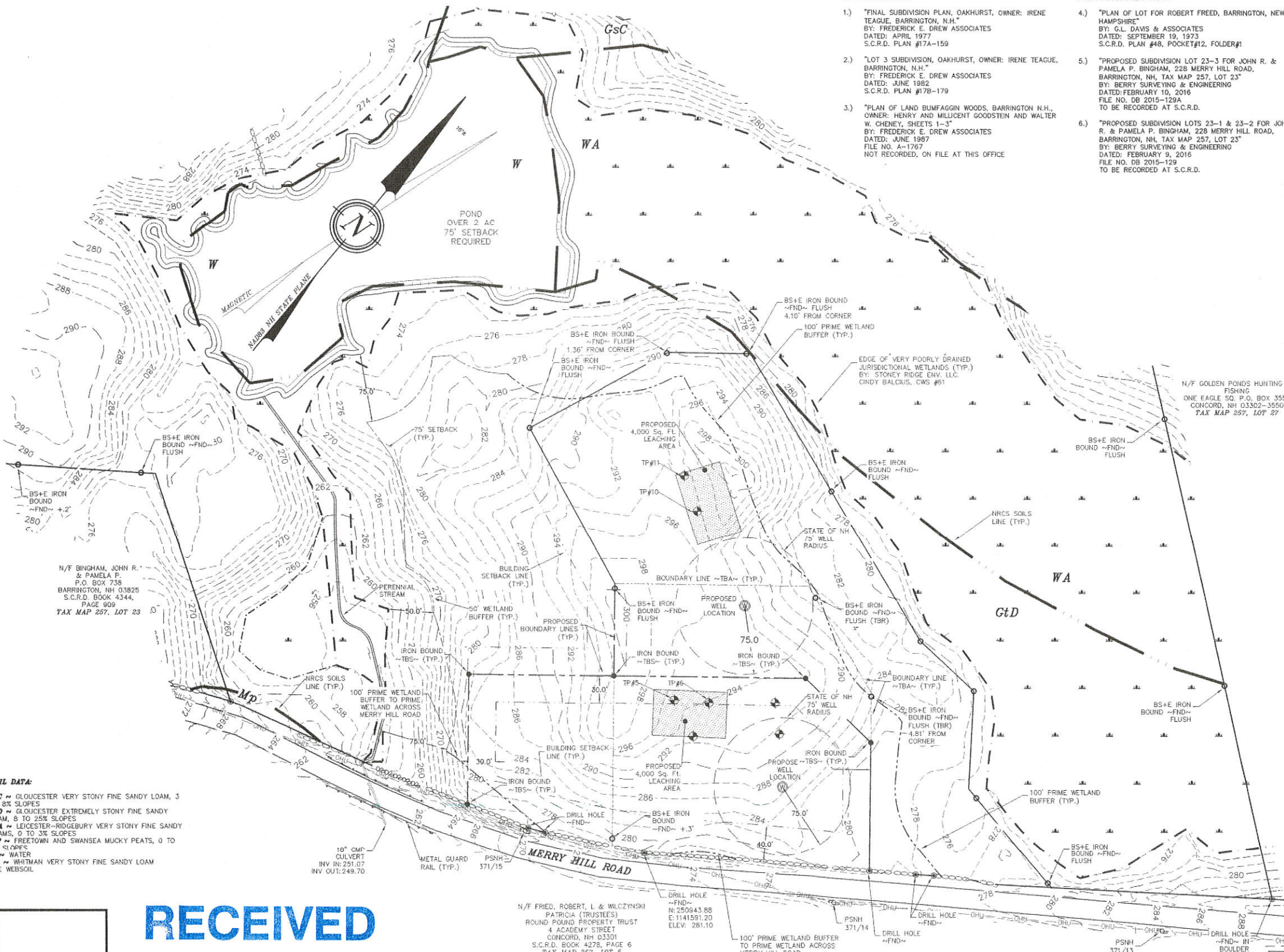


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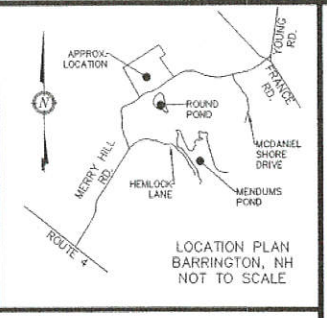
JUN 20 2016

TOWN OF BARRINGTON, NH
PLANNING BOARD

N/F FRIED, ROBERT, L. & WILCZYNSKI
PATRICIA (TRUSTEES)
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4 ACADEMY STREET
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TAX MAP 257, LOT 5



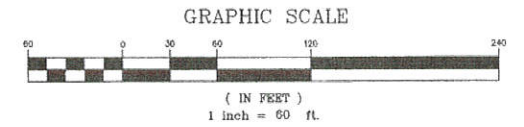
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 - 4.) S.C.R.D. BOOK 4344, PAGE 909
 - 5.) ZONING: GENERAL RESIDENTIAL SETBACKS: FRONT - 40.0' SIDE - 30.0' REAR - 30.0' WETLANDS BUFFER - 50.0' PRIME WETLANDS - 100.0' MIN. LOT SIZE: 80,000 Sq. Ft. MIN. LOT FRONTAGE: 200' MAX. BLDG. HEIGHT: 35' MAX. 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# - 33017C02800, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330178, MAP# - 33017C02900, DATED: MAY 17, 2005
 - 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS
 - 8.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE 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.
 - 9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT 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.
 - 10.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - 11.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 12.) A POTENTIAL CEMETERY WAS FOUND ON LOT 23-3 AND A 25' BUFFER WAS HELD AROUND IT. SEE SHEET 1.
 - 13.) THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 257, LOT 23-1, 23-2, & 23-3. THIS IS A 4 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW OF THE LOT LINE REVISION. SHEET 2 IS THE LOT LINE REVISION SHEET, SHEET 3 FULL TOPOGRAPHY, SHEET 4 IS AN EASEMENT SHEET. SHEETS 1, 2 & 4 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 3 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
 - 14.) THE CURRENT USE OF THE PROPERTY IS FOR A RESIDENTIAL SINGLE FAMILY HOME. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.

SOIL DATA:
Gsc ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
Old ~ GLOUCESTER EXTREMELY STONY FINE SANDY LOAM, 8 TO 25% SLOPES
Lea ~ LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES
MP ~ FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2% SLOPES
W ~ WATER
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM SEE WEBSOL

RECEIVED
JUN 20 2016
TOWN OF BARRINGTON, NH
PLANNING BOARD



STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61
SEE SHEET 1 FOR WETLAND NOTES

N/F FRIED, ROBERT, L. & WLCZYNSKI PATRICIA (TRUSTEES)
ROUND POND PROPERTY TRUST
4 ACADEMY STREET
CONCORD, NH 03301
S.C.R.D. BOOK 4278, PAGE 6
TAX MAP 257, LOT 3

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
Kenneth A. Berry L.L.S. 805 DATE 6-20-16

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: JUNE 15, 2016
FILE NO.: DB 2016-050

REVISION

REVISION	DATE	DESCRIPTION

PROPOSED LOT LINE REVISION (TOPOGRAPHY) FOR JOHN R. & PAMELA P. BINGHAM MERRY HILL ROAD BARRINGTON, NH TAX MAP 257, LOT 23-1, 23-2, & 23-3

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
L.L.S. 805
SIGNATURE

SHEET 3 OF 4