

LAND SURVEYORS

CIVIL ENGINEERS



- LEGEND
- EXISTING
 - MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - UTILITY POLE
 - PROPERTY LINE
 - STONEWALL
 - EDGE OF PAVEMENT
 - EASEMENT

LAND AREAS TO BE CONVEYED

- 1 AREA= 44,050 SF
1.01 ACRES
- 2 AREA= 11,583 SF
0.26 ACRES
- 3 AREA= 219,670 SF
5.04 ACRES

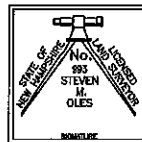
REFERENCE PLANS:

- "PROPOSED SUBDIVISION LAND OF GERALDINE BAXTER, BEAUTY HILL ROAD, BARRINGTON, N.H." DATED: JUNE 18, 1997 BY: BERRY SURVEYING & ENGINEERING RECORDED: SCRD PLAN 51-25
- "PLAN OF BAXTER LANE RIGHT-OF-WAY LAND OF GERALDINE BAXTER, BEAUTY HILL ROAD, BARRINGTON, N.H." DATED: NOVEMBER 21, 1997 BY: BERRY SURVEYING & ENGINEERING RECORDED: SCRD PLAN 51-26
- "LOT LINE REVISION, LAND OF GERALDINE BAXTER AND MICHAEL & CHARMAINE PASS, BEAUTY HILL ROAD, BARRINGTON, N.H." DATED FEBRUARY 15, 2005 WITH REVISION 1.5/2/05 BY: BERRY SURVEYING AND ENGINEERING RECORDED: SCRD PLAN 79-25

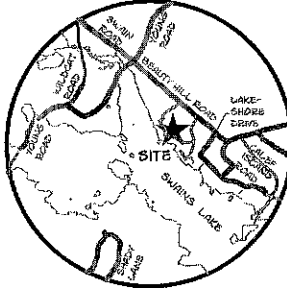
ABBREVIATION LEGEND:
 DPF - DRILL HOLE FOUND
 IPF - IRON PIPE FOUND
 RBF - REBAR FOUND
 BND FND - BOUND FOUND
 (+2') - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP & LOT NUMBER
 4348/272 - REGISTRY BOOK AND PAGE
 PROW - PRIVATE RIGHT OF WAY
 SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
 "NPA" - NORWAY PLAINS ASSOCIATES
 "BS" - BERRY SURVEYING & ENGINEERING

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN CLOSURE EXCEEDS 110,000.



STEVEN M. OLES, L.L.S. 993 DATE



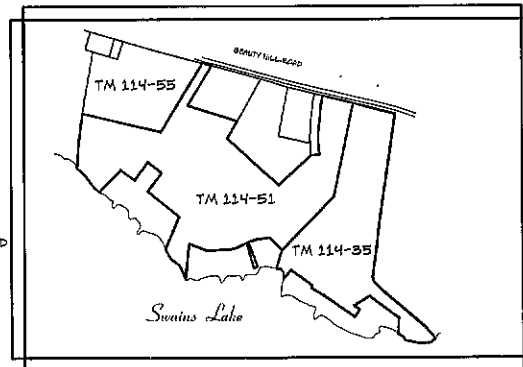
FILE NO. 498
 PLAN NO. C-2880
 D.W.C. NO. 17160/ALLA-1
 F.B. NO. 993

BARRINGTON ABUTTERS:	MAP/CAT. NAME	MAILING ADDRESS	REGISTRY BOOK & PAGE
114-36	AMY NARBELLA & JEREMY BOONER, 14 EDENWOOD DRIVE, BARRINGTON, NH 03825, 877/239		
114-37	ERIC S. & SHERI A. MOORE, 32 NEW ROCHESTER ROAD, DOVER, NH 03820, 1/21/167		
114-38	DANISH & GARY BARNEY, 52 CARTLAND ROAD, LEB, NH 03824, 2192/482		
114-39	PAULINE A. SWAIN, 22 BEAUTY HILL ROAD, BARRINGTON, NH 03825		
114-40	JOSEPH C. LADD, JR., 18 WINDSOR GREEN ROAD, GREENLAND, NH 03840, 4875/262		
114-41	PATRICIA HESS & BRIAN H. KILBOMER, 111 POVERTY PLAINS ROAD, WINDSOR, NH 03071, 3168/375		
114-42	JOHN & LURITH CHURCHILL, 30 OLD PISCATAQUA ROAD, DORHAM, NH 03824		
114-43	THE JULIA RICHARD BIRKENS 1992 TRUST AND THE JULIA LORNE BIRKENS 1992 TRUST, 147 BAXTER LANE, BARRINGTON, NH 03825, 4124/702		
114-44	DIXIE B. FRISCO, 75 BAXTER LANE, BARRINGTON, NH 03825, 2772/105		
114-45	THERESA A. & ANDREW V. MELANAK, 80 WENTWORTH AVE, NORTH ANDOVER, MA 01854, 4220/652		
114-47	DAVE HESSETT & YVONNE KNIGHT, PO BOX 290, BARRINGTON, NH 03825		
114-48	SAME AS 114-47		
114-49	JOHN, JAMES AND CLIFFORD SOREL, 28 CRESTWOOD DRIVE, SWANNAH, GA 31406		
114-50	JOHN & GENTHA SOREL, 28 CRESTWOOD DRIVE, SWANNAH, GA 31406, 4222/139		
115-4	ROBERT & KATHLEEN PULONELLA, 135 BAXTER LANE, BARRINGTON, NH 03825		
115-5	RONALD ALLARD, 145 BAXTER LANE, BARRINGTON, NH 03825		
115-6	ELEANOR OULLEN REVOCABLE TRUST, 147 BAXTER LANE, BARRINGTON, NH 03825		

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-336-3948



VICINITY SKETCH

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ADJUST LOT LINES BETWEEN TM 114-35 AND TM 114-51 AND TO ADJUST LOT LINES BETWEEN TM 114-51 AND TM 114-55.
- THE PARCELS ARE ZONED GENERAL RESIDENTIAL.
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 80,000, FRONTAGE = 200'
- BUILDING SETBACKS: FY. = 40', SY. = 30', RY. = 50'
- THE LOTS ARE SERVICED BY THE WELLS AND ON-SITE SEPTIC SYSTEMS.
- THE LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 COMMUNITY PANEL 35017C0285D PANEL 285 OF 405.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE SCRD.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALSF HIGHWAY, BARRINGTON, NH 03825. (603) 664-5798.
- TM 114-36 THROUGH TM 114-44, TM 114-46, TM 114-47, TM 114-49, TM 114-50, TM 115-4 THROUGH TM 115-6 ALL HAVE DEEDED ACCESS TO PASS AND REPASS AND THE RIGHT TO MAINTAIN AND IMPROVE SAID BAXTER LANE, SUMMER LANE AND OTTER WAY AT THEIR EXPENSES.
- BEAUTY HILL ROAD IS A CLASS V ROAD WITH A WIDTH OF 50' PER TOWN RECORDS.
- TM 114-39 TO REVERT BACK TO TM 114-35 BEFORE THIS LOT LINE ADJUSTMENT IS TO TAKE PLACE.
- THE BARRINGTON PLANNING BOARD GRANTED WAIVERS TO:
 - 5.3.1(6) EXISTING GRADES & TOPO FOR MAP 114 LOT 55
 - 5.3.1(6) EXISTING GRADES & TOPO FOR MAP 114 LOTS 35 & 51 PROVIDED A MINIMUM OF TOPO 80,000 SF DELINEATING A MINIMUM BUILDABLE AREA.
 - 5.3.1(7) EXISTING DRAINAGE SYSTEMS
 - 5.3.1(8) ESTIMATED LOCATIONS OF EXISTING STRUCTURES
 - 5.3.1(9) NATURAL FEATURES ON MAP 114 LOT 51 OUTSIDE THE BUILDABLE AREA
 - 5.3.1(9) NATURAL FEATURES ON MAP 114 LOT 55 OUTSIDE THE BUILDABLE AREA
 - 5.3.1(11) EXISTING PUBLIC AND PRIVATE UTILITIES
 - 5.3.2(3) 2ND TEST PIT ON MAP 114 LOTS 55, 51 & 35.

PLANNING BOARD BARRINGTON, NH

APPROVED

File Number 114-35, 51 & 55-GR-17-11

Date 11-5-2018

Chairman

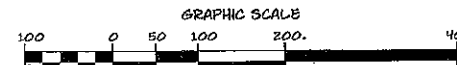
Linda Niehouse
 Linda Niehouse
 TM 114, LOT 35 & 51 / OWNER'S SIGNATURE

Lewis Brown & Brenda Brown
 Lewis Brown & Brenda Brown
 TM 114, LOTS 51 & 55 / OWNER'S SIGNATURE

TM 114-35 & TM 114-51
 OWNER OF RECORD:
 GERALDINE S. BAXTER
 REVOCABLE TRUST OF 2010
 269 BEAUTY HILL ROAD
 BARRINGTON, NH
 3847/496

TM 114-55
 OWNER OF RECORD:
 LEWIS BROWN, JR. & BRENDA BROWN
 511 BEAUTY HILL ROAD
 BARRINGTON, NH
 992/784

LOT LINE ADJUSTMENT PLAN
 BEAUTY HILL ROAD
 BARRINGTON
 STRAFFORD COUNTY, NH
 FOR: GERALDINE S. BAXTER
 REVOCABLE TRUST OF 2010 AND
 LEWIS & BRENDA BROWN
 1"=100' OCTOBER 2017



REVISION HISTORY
 APRIL 24, 2018 REVISION FOR PERMITS
 OCTOBER 31, 2018 ADD REQUIREMENTS SH

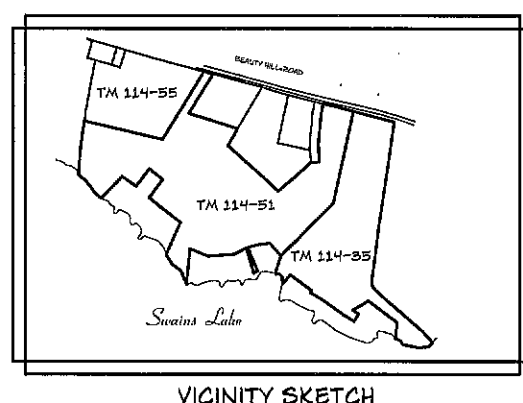


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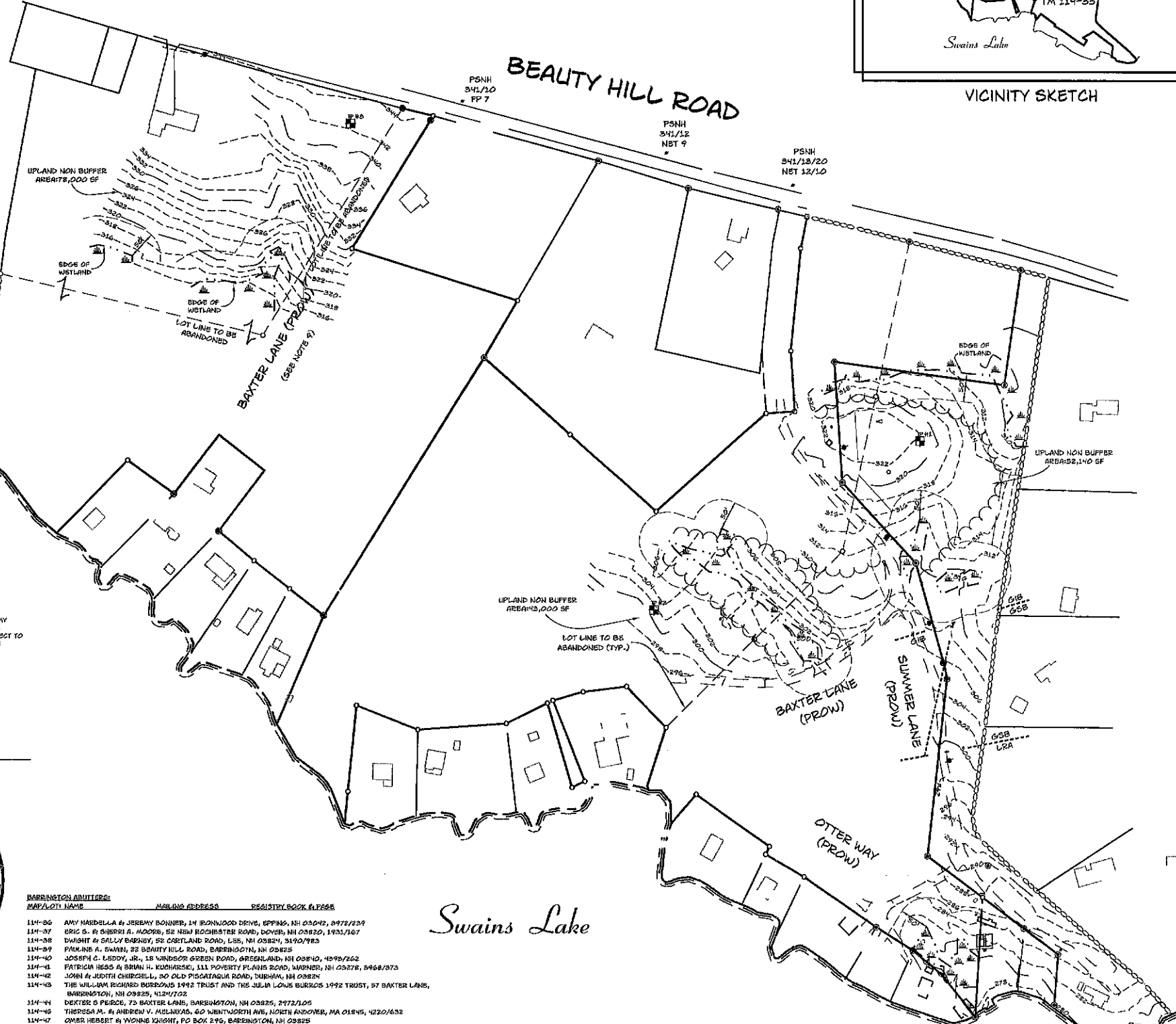
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JURISDICTIONAL WETLANDS WITHIN DISCREET AREAS-OF-INTEREST WERE DELINEATED ON MARCH 3, 2018 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090 AND JON BALANOFF, ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTHERN AND NORTHEAST REGION THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - 844/MT 100-900 AND ARTICLE 9, § 1.2 OF THE TOWN OF BARRINGTON ZONING ORDINANCE. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



- TEST PIT 1**
 0"-8" TOPSOIL, FINE SANDY LOAM, GRANULAR, FRIABLE, LOYR 2/2
 8"-24" FINE SANDY LOAM, GRANULAR, FRIABLE, LOYR 1/6
 24"-50" LOWMY SAND, GRANULAR, FIRM W/REDOX 2.5Y 5/6
- TEST PIT 2**
 0"-7" TOPSOIL, FINE SANDY LOAM, GRANULAR, FRIABLE, LOYR 2/2
 7"-25" FINE SAND LOAM, ROCKY GRANULAR, FRIABLE, LOYR 1/6
 25"-50" LOWMY SAND, GRANULAR, FIRM W/REDOX 2.5Y 5/3
- TEST PIT 3**
 0"-7" TOPSOIL, FINE SANDY LOAM, GRANULAR, FRIABLE, LOYR 2/2
 7"-25" FINE SAND LOAM, ROCKY GRANULAR, FRIABLE, LOYR 1/6
 25"-50" LOWMY SAND, GRANULAR, FIRM W/REDOX 2.5Y 5/3



- NOTES:**
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 - BEAUTY HILL ROAD IS A CLASS V ROAD WITH A WIDTH OF 50' PER TOWN RECORDS.
 - ANY DISTURBANCES OUTSIDE OF THE DELINEATED AREAS REQUIRES WETLAND DELINEATION OF THE PROPOSED AREAS OF DISTURBANCES.

- REFERENCE PLANS:**
- "PROPOSED SUBDIVISION LAND OF GERALDINE BAXTER, BEAUTY HILL ROAD, BARRINGTON, N.H." DATED: JUNE 16, 1997 BY BERRY SURVEYING & ENGINEERING RECORDED: SCRD PLAN 51-25
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PLANNING BOARD
BARRINGTON, NH

APPROVED

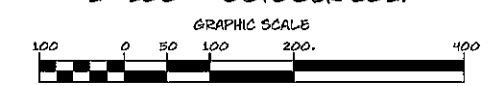
File Number 114-35, 51 & 55-CA-17-LL
 Date 11-5-2018
 Chairman [Signature]

TM 114, LOT 35 & 51 / OWNER'S SIGNATURE
 [Signature]
 TM 114, LOT 55 / OWNER'S SIGNATURE
 [Signature]

TM 114-35 & TM 114-51
 OWNER OF RECORD:
 GERALDINE S. BAXTER
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LOT LINE ADJUSTMENT PLAN
 BEAUTY HILL ROAD
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 1"=100' OCTOBER 2017



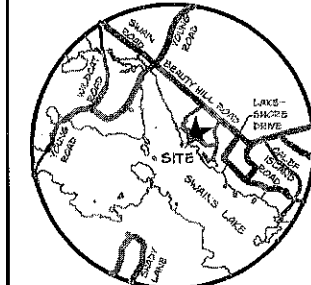
DESIGNER
 Designer of Subsurface Disposal Systems

 Steven M. Oles
 No. 1542
 Department of Environmental Services

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDS DISPOSITIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



STEVEN M. OLES, L.L.S. 998 DATE



BARRINGTON ADJUTERS:

MAP/LOT NAME	MAILING ADDRESS	REGISTRY BOOK & PAGE
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114-38	DAUGHT & GAILLY BERRY, 52 OYSTERSHED ROAD, LISI, NH 03824, 3140/783	
114-39	PARKINS A. SWANN, 22 BEAUTY HILL ROAD, BARRINGTON, NH 03825	
114-40	JOSEPH C. LADDY, JR., 18 WINDSOR GREEN ROAD, GREENLAND, NH 03810, 4892/262	
114-41	PATRICIA HESS & BRIAN H. KUCHARSKI, 111 POVERTY PLAINS ROAD, WARRNER, NH 03278, 8468/373	
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114-43	THE WILLIAM RICHARD BURGESS 1992 TRUST AND THE JULIA LOUIS BURGESS 1992 TRUST, 57 BAXTER LANE, BARRINGTON, NH 03825, 1124/702	
114-44	DEKTER S PERCE, 73 BAXTER LANE, BARRINGTON, NH 03825, 2972/105	
114-45	TERESA M. & ANDREW V. MULNIKAS, 60 WENTWORTH AVE, NORTH ANDOVER, MA 01845, 4220/632	
114-47	ORRER HERBERT & WYNNE KNIGHT, PO BOX 296, BARRINGTON, NH 03825	
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