

INDEX OF PLANS:

- 1.) PROPOSED SUBDIVISION OVERVIEW
- 2.) PROPOSED SUBDIVISION OVERVIEW (TOPD)
- 3.) PROPOSED SUBDIVISION - DETAIL (SOUTH)
- 4.) PROPOSED SUBDIVISION - DETAIL (MID)
- 5.) PROPOSED LOT LINE REVISION - DETAIL (NORTH)

REQUIRED PERMITS

- 1.) NHDES SUBSURFACE
- 2.) NHDOT

LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- WELL
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- STONE WALL BOUNDARY LINE TBA
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- OVERHEAD UTILITY LINE
- FUTURE ROAD R.O.W.
- PROPOSED EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FND
- TBA
- TO BE SET

ABUTTERS ACROSS ROAD:

N/F 614 FPH REAL ESTATE LLC
P.O. BOX 57
BARRINGTON, NH 03825
BOOK 4255, PAGE 396
TAX MAP 238, LOT 51

N/F MARK K & SHERRY B ROWELL
624 FRANKLIN PIERCE HWY
BARRINGTON, NH 03825
BOOK 4363, PAGE 898
TAX MAP 239, LOT 3

N/F TOWN CENTER PROPERTIES LLC
270 GULF RD
DOVER, NH 03820
S.C.R.D. BOOK 4347, PAGE 960
TAX MAP 239, LOT 7

N/F VICTORIA J. & NATHANIEL LEAVITT
30 RIVERSIDE FARM DRIVE APT B
LEE, NH 03861
S.C.R.D. BOOK 4484, PAGE 278
TAX MAP 239, LOT 4

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

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.W. VASLAS, 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. NEIWPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 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. LICHTAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.A. 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 Y-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.
- 7) ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1. CLASSIFICATION OF WETLANDS AND DEEPTWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

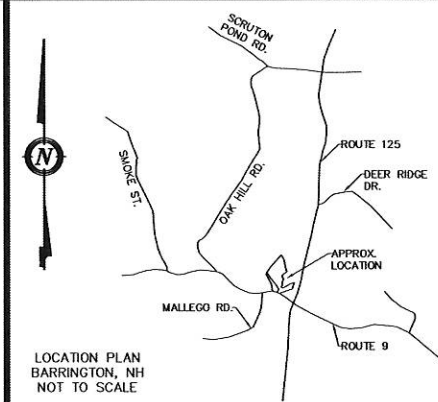
N/F SARAH AND PETER WARD
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3521, PAGE 922
TAX MAP 239, LOT 1
SEE PLAN REFERENCE #5

PLAN REFERENCES:

1. PAGE 859 OF THE MISCELLANEOUS PROVINCIAL PAPERS, ON RECORD AT NHDOT AND THIS OFFICE.
2. RIGHT OF WAY AND TRACK MAP, BOSTON & MAINE R.R. STATION 4609+60 TO STATION 4662+40 V6NH/89.
3. SUBDIVISION PLAN OF ERICHARD ROWELL BARRINGTON, NH DATED: MARCH 1982 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN #24A-24
4. SEPTIC EASEMENT PLAN EASEMENT TO BE DEEDED TO JOHN P. & LINDA C. SVENSON OVER LAND OF JOHN P. & LINDA C. SVENSON, BARRINGTON, NH DATED: JUNE 1993 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. BOOK 1679 PAGE 737
5. SUBDIVISION PLAN PREPARED FOR DAVID R. & GLENDA J. HENDERSON OF TAX MAP 239, LOT 1 LOCATED AT NH ROUTE 9, BARRINGTON, NH. DATED: SEPTEMBER 21, 2005 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #87-36 & 37

PLAN REFERENCES CONT.:

6. PLAN OF LAND OF PROPERTY IN THE NAME OF R.L.C. HOLDINGS INC. FORMERLY CALEF'S INC. SHOWN AS TAX MAP 239, LOT 7, LOCATED AT MALLEGO ROAD, CALEF HIGHWAY (ATA NH ROUTE 125) AND FRANKLIN PIERCE HIGHWAY (AKA NH ROUTE 9) BARRINGTON, NH DATED: SEPTEMBER 17, 2015 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #110-02K
7. SUBDIVISION OF LAND OAK HILL ROAD (SOUTH) BARRINGTON, NH FOR EDWARD J. LEMOS 1995 TRUST. DATED: JANUARY 2006 BY: NORWAY PLAINS ASSOCIATES INC. S.C.R.D. PLAN #85-18
8. NHDOT PLAN OF NH ROUTE 125 RE-CONSTRUCTION, PROJECT F 019-1(7) SHEET 7 OF 9.0M FILE WITH NHDOT
9. NHDOT PLAN OF NH ROUTE 9 RE-CONSTRUCTION, PROJECT 210-E SHEET 2 OF 8 ON FILE WITH NHDOT
10. PROPERTY OF SUMNER HAYES, BARRINGTON NH. BY: TW CHSLEY ON FILE AT THIS OFFICE
11. LOCATION SKETCH DAVID HENDERSON BY: F.E. DREW ON FILE AT THIS OFFICE
12. LOT LINE ADJUSTMENT, SUBDIVISION PLAN CHRISTMAS DOVE, NH ROUTE 9, FRANKLIN PIERCE HIGHWAY, BARRINGTON, STRAFFORD COUNTY, PREPARED FOR JOHN & LINDA SVENSON & 1962 REAL ESTATE, LLC DATED: MARCH 2015 BY: NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THIS OFFICE
13. LOT LINE REVISION LAND OF 1962 REAL ESTATE LLC & JOHN & LINDA SVENSON, FRANKLIN PIERCE HIGHWAY, BARRINGTON, NH 03825, TAX MAP 239, LOT 2 & TAX MAP 235, LOT 1 DATED: AUGUST 8, 2017 BY: BERRY SURVEYING & ENGINEERING S.C.R.D.: TO BE RECORDED FILE # DB 2017-043



NOTES:

- 1.) OWNER: JOHN & LINDA SVENSON P.O. BOX 10 BARRINGTON, NH 03825
- 2.) TAX MAP 235, LOT 1
- 3.) LOT AREA: 508,269 Sq.Ft., 11.66 Ac.
- 4.) S.C.R.D. BOOK 993, PAGE 080
- 5.) ZONING: TOWN CENTER
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 20.0'
NH ROUTE 125/9 SET BACK ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY # 330176, MAP # 3301703030E, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE REMAINING LAND AREA OF TAX MAP 235, LOT 1 INTO TWO LOTS, AFTER THE RECORDING OF THE PREVIOUSLY APPROVED LOT LINE REVISION. THIS IS A 5 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW LOT LINE REVISION PLAN. SHEET 2 IS AN OVERVIEW TOPOGRAPHIC PLAN. SHEETS 3-5 ARE THE SUBDIVISION SHEETS. SHEETS 1, 3, 4, & 5 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- 9.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT OBSTRUCTIONS EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE OBSTRUCTIONS TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 10.) 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.
- 11.) 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.
- 12.) 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.
- 13.) VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT OF JULY 20, 2016 UNDER ARTICLE 16 IS PLANNED UNIT DEVELOPMENT (PUD), ARTICLE 16.3.2 MINIMUM LOT SIZE/LOT AREA ARTICLE 16.3.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 16,250 SQ. FT. PER DWELLING. 16.3.2 COMMERCIAL COMPONENT REQUIREMENTS TO ALLOW 26.5% WHERE 50% IS REQUIRED. VARIANCES BASED UPON AREA OF LOTS 238-2/235-1, 235-2, 235-3. VARIANCES EXPIRE: JULY 20, 2021.

PROPOSED SUBDIVISION - OVERVIEW PLAN
LAND OF
JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 235, LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: DECEMBER 11, 2017
FILE NO.: DB 2017-043

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 -
12-12-17
KENNETH A. BERRY ILS 805 DATE

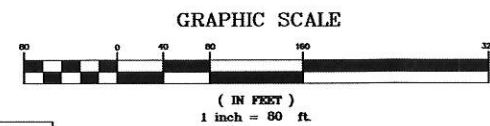
DEC 12 2017

RECEIVED

FOR TOWN APPROVAL PURPOSES:

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

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 -
12-12-17
KENNETH A. BERRY ILS 805 DATE



TEST HOLE DATA: 5-19-17

TEST PIT #1
 0-4' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 4-40' 7.5YR 5/4 SAND AND GRAVEL, GRANULAR, FRAGILE
 40-60' 10YR 5/4 SAND AND GRAVEL, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS
 60-72' 10YR 7/2 FINES, GRANULAR, FRAGILE, MANY AND PROMINENT MOTTLINGS

E.S.H.W.T. @ 40'
 GROUND WATER @ 40'
 TERMINATED @ 72'
 ROOTS @ NONE
 REFUSAL @ NONE
 PERC. = 2 MH/N

TEST PIT #2
 0-4' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE
 4-42' 7.5YR 5/4 SAND AND GRAVEL, GRANULAR, FRAGILE
 42-72' 2.5Y 6/6 SAND AND GRAVEL, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ NONE
 NO GROUND WATER
 TERMINATED @ 72'
 ROOTS @ NONE
 REFUSAL @ NONE
 PERC. = 2 MH/N

TEST PIT #3
 0-3' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-28' 10YR 5/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 28-48' 10YR 7/4 FINE LOAMY SAND, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ 28'
 GROUND WATER @ 48'
 TERMINATED @ 48'
 ROOTS @ 24'
 REFUSAL @ 48'
 PERC. = 10 MH/N

TEST PIT #4
 0-3' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-25' 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRAGILE
 25-49' 10YR 7/4 FINE LOAMY SAND, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ 25'
 GROUND WATER @ 49'
 TERMINATED @ 49'
 ROOTS @ 24'
 REFUSAL @ 49'
 PERC. = 10 MH/N

TEST PIT #5
 0-3' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-30' 7.5YR 5/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 30-36' 10YR 5/4 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ 30'
 GROUND WATER @ NONE
 TERMINATED @ 30'
 ROOTS @ 24'
 REFUSAL @ 36' (LEDGE)
 PERC. = 10 MH/N

TEST PIT #6
 0-3' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-30' 7.5YR 5/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 30-36' 10YR 5/4 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ 30'
 GROUND WATER @ NONE
 TERMINATED @ 36'
 ROOTS @ 24'
 REFUSAL @ 36' (LEDGE)
 PERC. = 10 MH/N

TEST PIT #7
 0-3' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-30' 7.5YR 5/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 30-65' 10YR 5/4 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ 30'
 GROUND WATER @ NONE
 TERMINATED @ 65'
 ROOTS @ 24'
 REFUSAL @ 65'
 PERC. = 10 MH/N

TEST PIT #8
 0-3' 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-28' 7.5YR 5/6 FINE SANDY LOAM, GRANULAR, FRAGILE
 28-66' 10YR 6/3 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLINGS

E.S.H.W.T. @ 28'
 GROUND WATER @ NONE
 TERMINATED @ 66'
 ROOTS @ 24'
 REFUSAL @ 66'
 PERC. = 10 MH/N

SOILS:

Gsc - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES
 HdB - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 Hdc - DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
 WdA - WINDSOR LOAMY SAND, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS

ROAD NOTE:

NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY;
 CLASS V, PAVED
 4 ROADS WIDE, NH STATE PAPERS - BOOK 18, PAGE 859

ABUTTERS ACROSS ROAD:

N/F 614 FPH REAL ESTATE LLC
 PO BOX 57
 BARRINGTON, NH 03825
 BOOK 4255, PAGE 396
 TAX MAP 238, LOT 51

N/F MARK K & SHERRY B ROWELL
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 BOOK 4363, PAGE 898
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 30 RIVERSIDE FARM DRIVE APT B
 LEE, NH 03861
 S.C.R.D. BOOK 4484, PAGE 278
 TAX MAP 238, LOT 4

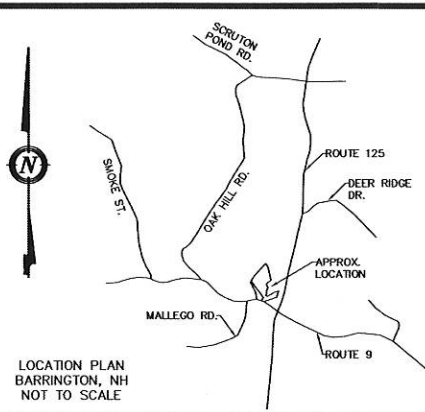
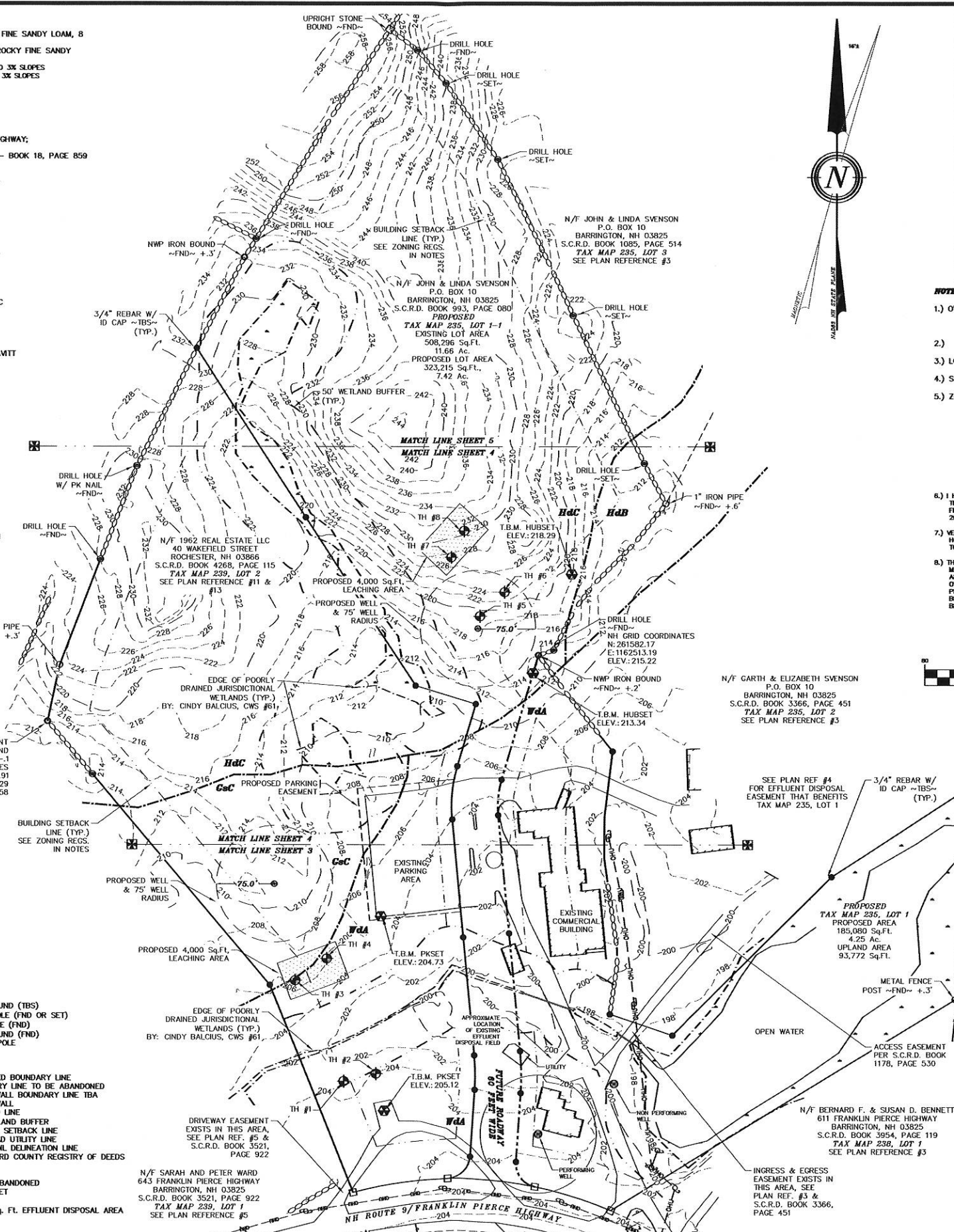
N/F DAVID R. & GLENDA J. HERDERSON
 UND INT LIV REV TRUST 1/2
 1272 WINGED FOOT LANE
 DENVER, CO 28037-6520
 S.C.R.D. BOOK 897, PAGE 121
 TAX MAP 235, LOT 1
 SEE PLAN REFERENCE #5

NH GRID COORDINATES
 N:261490.91
 E:1161859.29
 ELEV.:213.58

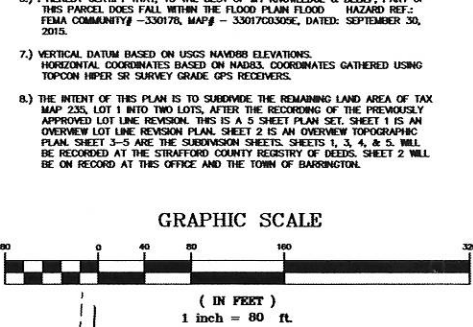
LEGEND:

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- OVERHEAD UTILITY LINE
- NRCS SOIL DELINEATION LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FND
- TBA
- TBS
- 4,000 Sq. Ft. EFFLUENT DISPOSAL AREA

N/F SARAH AND PETER WARD
 643 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 3521, PAGE 922
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 SEE PLAN REFERENCE #5



- NOTES:**
- OWNER: JOHN & LINDA SVENSON
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REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # -330170, MAP # - 33017030306, DATED: SEPTEMBER 30, 2015.
 - VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
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STONEY RIDGE ENVIRONMENTAL, LLC.
 CINDY BALCIUS, CWS #61

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KENNETH A. BERRY LLS 805 DATE 12-12-17

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION - OVERVIEW PLAN
 LAND OF
 JOHN & LINDA SVENSON
 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, NH 03825
 TAX MAP 235, LOT 1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 80 FT.
 DATE: DECEMBER 11, 2017
 FILE NO.: DB 2017-043

SIGNATURE OF KENNETH A. BERRY
 LLS 805
 SHEET 2 OF 5

DEC 12 2017

RECEIVED

ADJUTERS ACROSS ROAD:

N/F 614 FPH REAL ESTATE LLC
PO BOX 57
BARRINGTON, NH 03825
BOOK 4255, PAGE 396
TAX MAP 238, LOT 51

N/F MARK K & SHERRY B ROWELL
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S.C.R.D. BOOK 4484, PAGE 278
TAX MAP 239, LOT 4

LEGEND:

- IRON BOUND (TBS)
 - GRANITE BOUND (TBS)
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 - UTILITY POLE
 - ⊙ WELL
- PROPOSED BOUNDARY LINE
--- BOUNDARY LINE TO BE ABANDONED
--- STONE WALL BOUNDARY LINE TBA
--- STONE WALL
--- WETLAND LINE
--- 50' WETLAND BUFFER
--- BUILDING SETBACK LINE
--- FUTURE ROAD R.O.W.
--- PROPOSED EASEMENT
--- STRAFFORD COUNTY REGISTRY OF DEEDS
--- TYPICAL
--- FND
--- FOUND
--- TO BE ABANDONED
--- TO BE SET

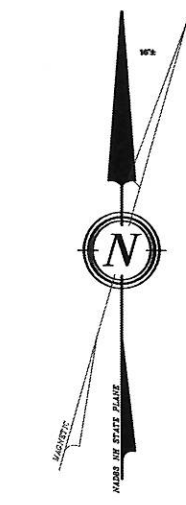
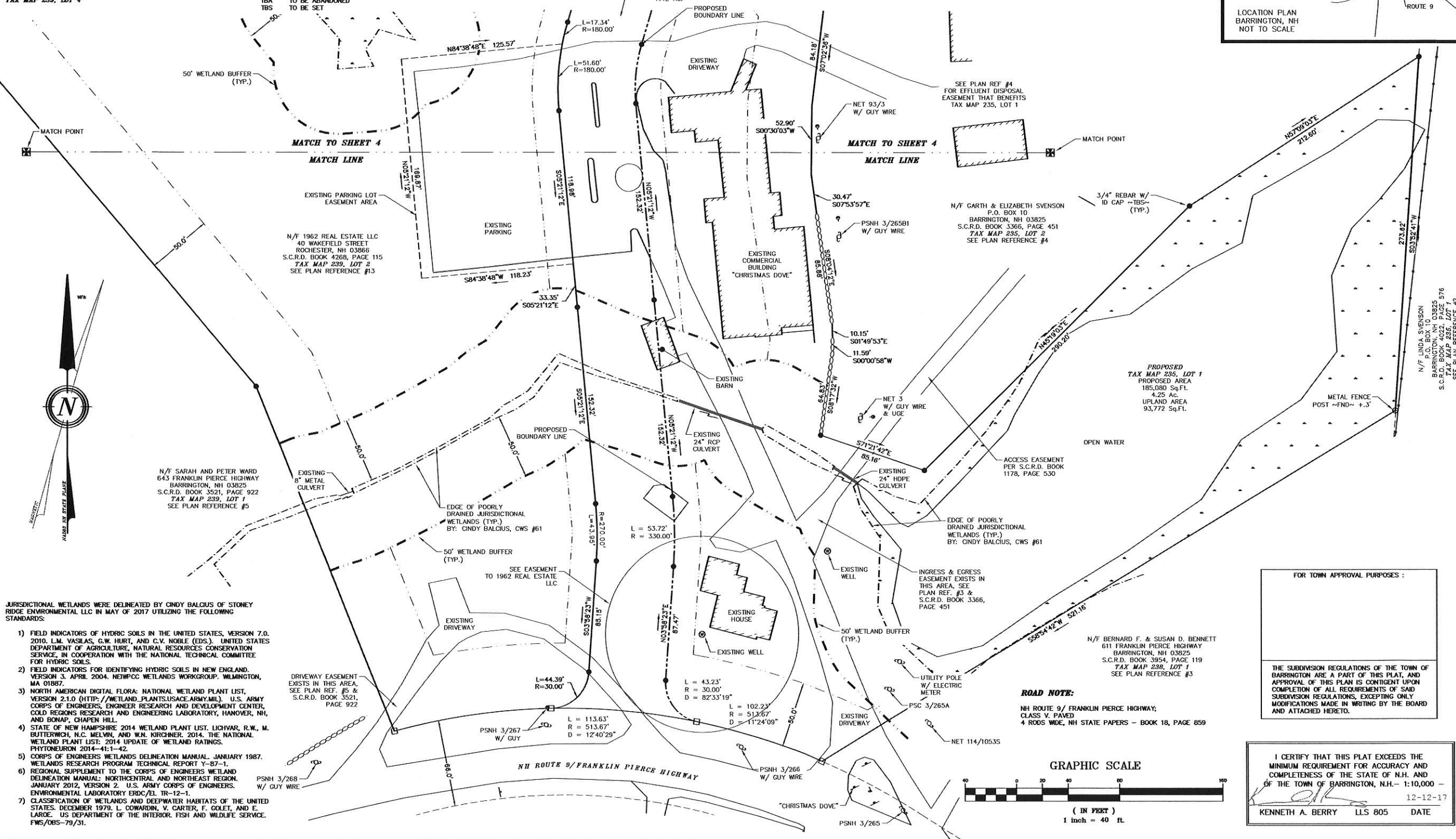
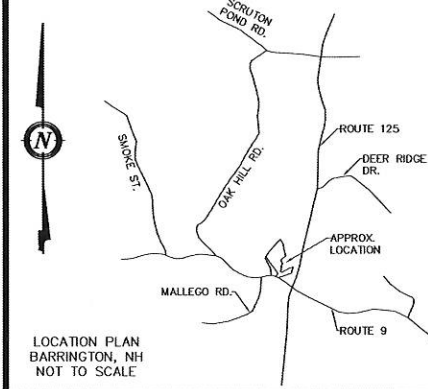
STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

N/F JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 993, PAGE 080
SEE PLAN REFERENCE #13
PROPOSED
TAX MAP 235, LOT 1-1

EXISTING LOT AREA
508,296 Sq.Ft.
11.66 Ac.
PROPOSED LOT AREA
323,215 Sq.Ft.
7.42 Ac.

NOTES:

- 1.) OWNER: JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
- 2.) TAX MAP 235, LOT 1
- 3.) LOT AREA: 508,269 Sq.Ft., 11.66 Ac.
- 4.) S.C.R.D. BOOK 993, PAGE 080
- 5.) ZONING: TOWN CENTER
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 20.0'
NH ROUTE 125/9 SET BACK: ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'



- JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. 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. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
 - 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. BUTTERWICK, N.C. MELVIN, AND W.M. KROCHNER. 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 7-87-1.
 - 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL 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.

FOR TOWN APPROVAL PURPOSES:

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.

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 LLS 805 DATE 12-12-17

REVISION	DATE	DESCRIPTION

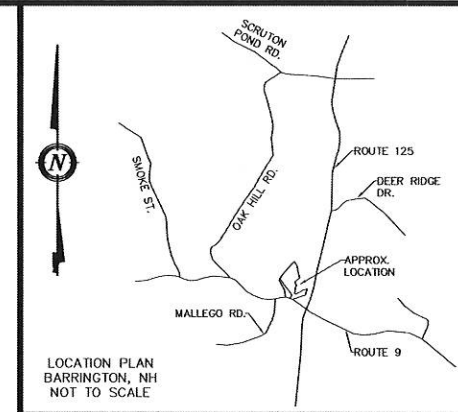
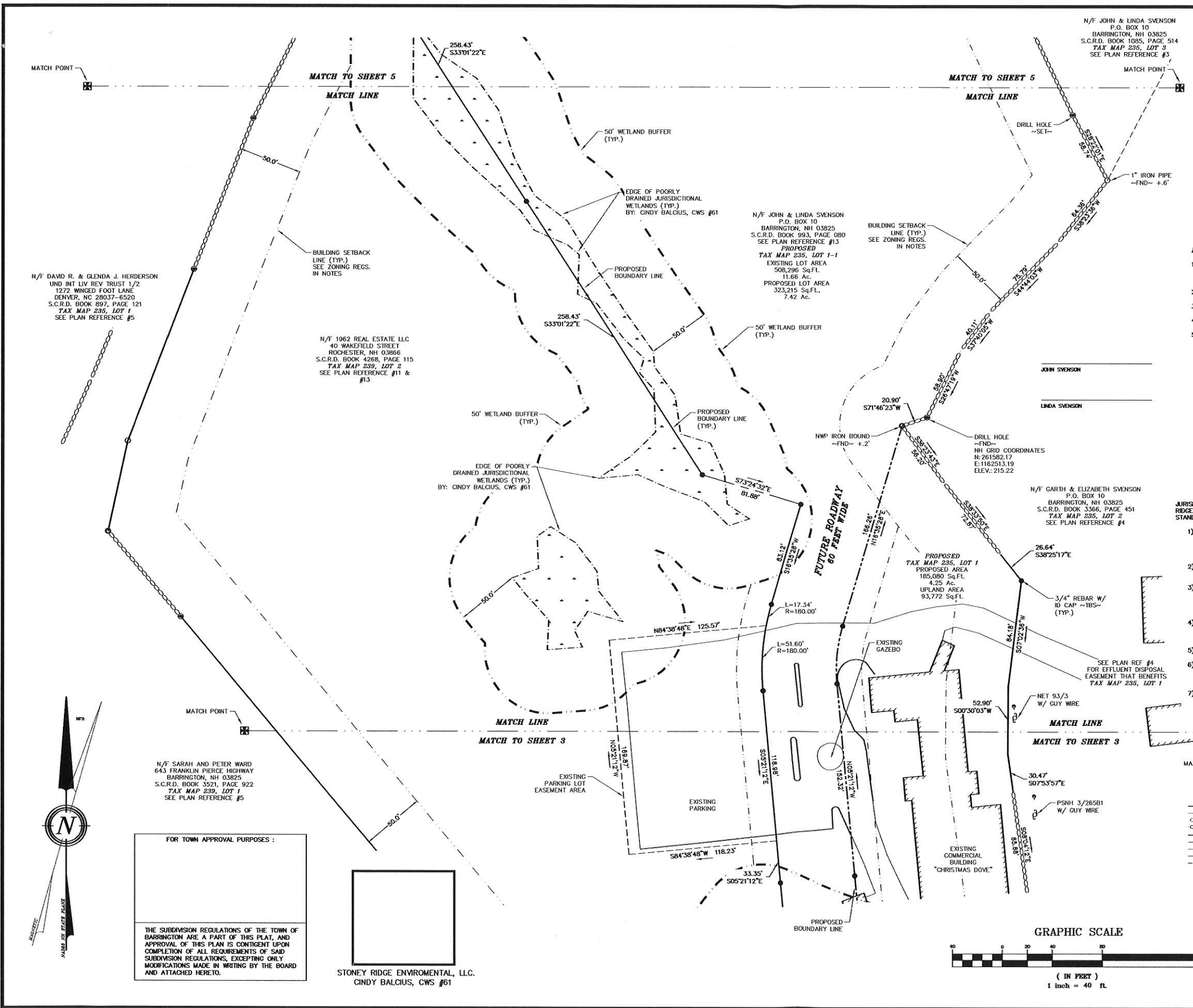
PROPOSED SUBDIVISION - DETAIL (SOUTH)

LAND OF JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 235 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: DECEMBER 11, 2017
FILE NO.: DB 2017-043

KENNETH A. BERRY LLS 805
DATE 12-12-17

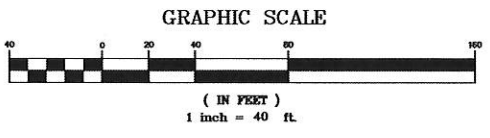
RECEIVED
DEC 12 2017



- NOTES:**
- 1.) OWNER: JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
 - 2.) TAX MAP 235, LOT 1
 - 3.) LOT AREA: 508,269 Sq.Ft., 11.66 Ac.
 - 4.) S.C.R.D. BOOK 993, PAGE 080
 - 5.) ZONING: TOWN CENTER
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 20.0'
NH ROUTE 125/9 SET BACK ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'

- JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. 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. NEMWPC WETLANDS WORKGROUP. WILMINGTON, MA 01897.
 - 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.ML). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
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 - 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.

- LEGEND:**
- IRON BOUND (TBS)
 - GRANITE BOUND (TBS)
 - DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - UTILITY POLE
 - ⊙ WELL
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE TO BE ABANDONED
 - STONE WALL BOUNDARY LINE TBA
 - STONE WALL
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - BUILDING SETBACK LINE
 - FUTURE ROAD ROW
 - PROPOSED EASEMENT
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - S.C.R.D. TYPICAL
 - FND FOUND
 - TBA TO BE ABANDONED
 - TBS TO BE SET



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 —
12-12-17
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION - DETAIL (CENTER)
LAND OF JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 235 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: DECEMBER 11, 2017
FILE NO.: DB 2017-043

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED SURVEYOR
SIGNATURE

DEC 12 2017

RECEIVED

FOR TOWN APPROVAL PURPOSES:
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, 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.

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

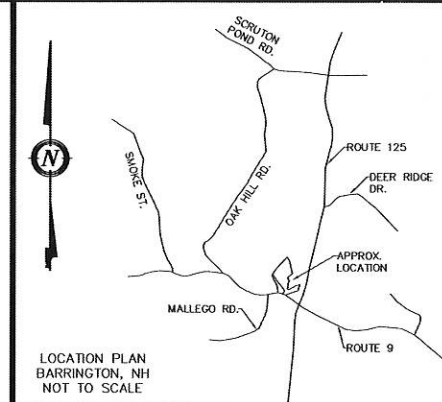
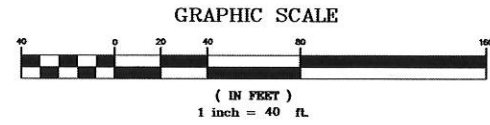
LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- ⊙ DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- ⊙ WELL

- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- STONE WALL BOUNDARY LINE TBA
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- FUTURE ROAD R.O.W.
- PROPOSED EASEMENT
- S.C.R.D.
- TYP.
- FND
- TBA
- TBS

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASLAKS, G.W. HURTT, 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. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
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NOTES:

- 1.) OWNER: JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
- 2.) TAX MAP 235, LOT 1
- 3.) LOT AREA: 508,269 Sq.Ft., 11.66 Ac.
- 4.) S.C.R.D. BOOK 993, PAGE 080
- 5.) ZONING: TOWN CENTER
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 20.0'
NH ROUTE 125/9 SET BACK: ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'

JOHN SVENSON
LINDA SVENSON

N/F JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 1085, PAGE 514
TAX MAP 235, LOT 3
SEE PLAN REFERENCE #3

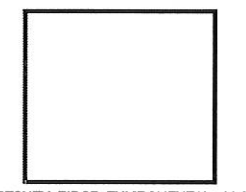
N/F GARTH & ELIZABETH SVENSON
BARRINGTON, NH 03825
S.C.R.D. BOOK 3366, PAGE 451
TAX MAP 235, LOT 2
SEE PLAN REFERENCE #4

N/F JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 993, PAGE 080
SEE PLAN REFERENCE #13
PROPOSED
TAX MAP 235, LOT 1-1
EXISTING LOT AREA
508,269 Sq.Ft.
11.66 Ac.
PROPOSED LOT AREA
323,215 Sq.Ft.
7.42 Ac.

3/4" REBAR W/
ID CAP ~TBS~
(TYP.)

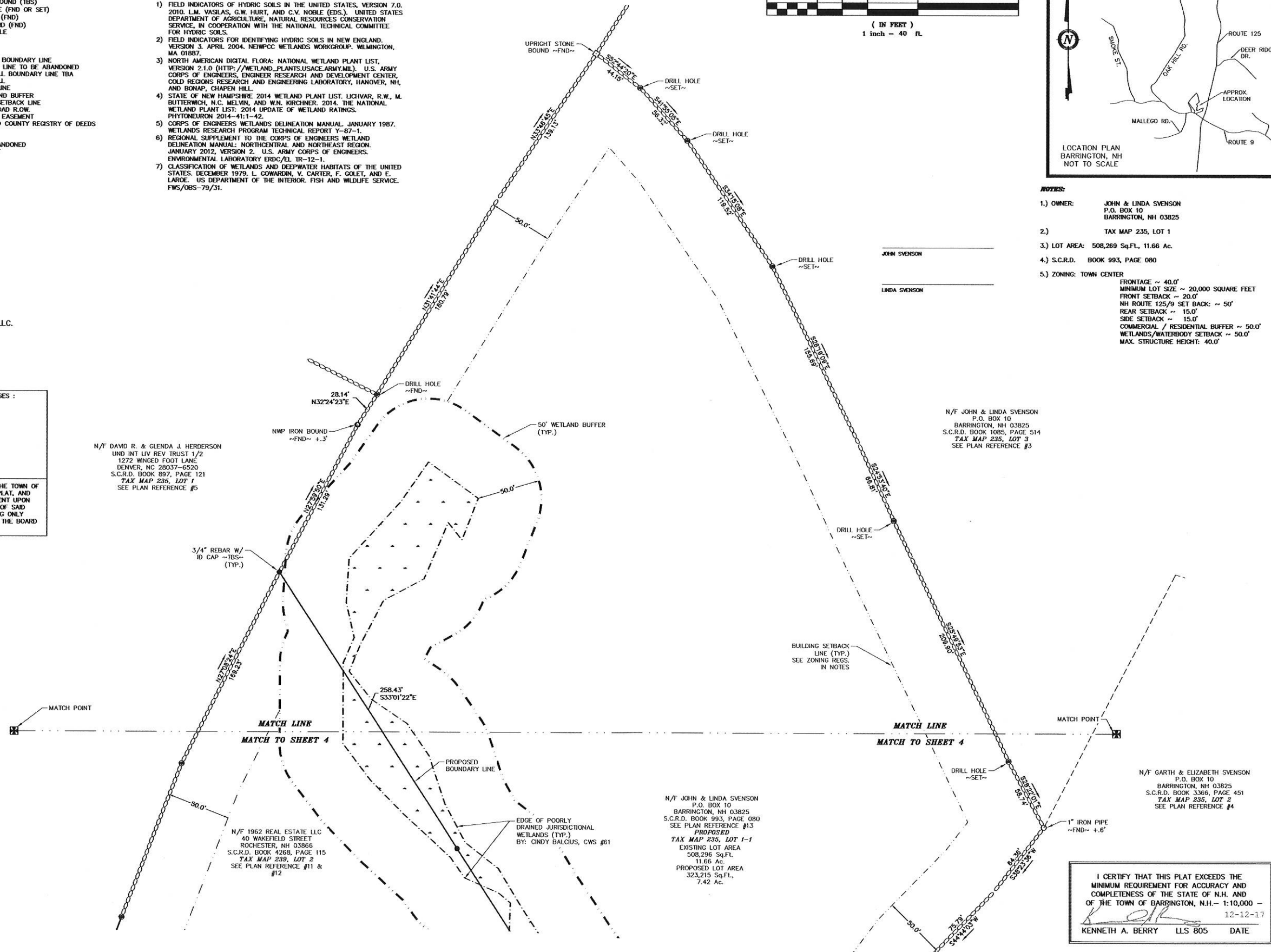
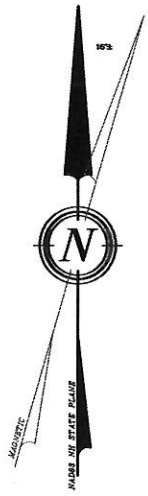
N/F DAVID R. & GLENDA J. HERDERSON
UND INT LIV REV TRUST 1/2
1272 WINGED FOOT LANE
DENVER, NC 28037-6520
S.C.R.D. BOOK 897, PAGE 121
TAX MAP 235, LOT 1
SEE PLAN REFERENCE #5

NWP IRON BOUND
~FND~ +.3'



FOR TOWN APPROVAL PURPOSES:

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REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION - DETAIL (NORTH)
LAND OF
JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 235 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: 10 DECEMBER 11, 2017
FILE-NO.: DB 2017-043

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 -
12-12-17
KENNETH A. BERRY ILS 805 DATE

DEC 12 2017

RECEIVED