

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

253-20-GR-18-2Sub

Case Number: _____ Project Name: Wishart / Antonino Subdivision Date 11/19/18

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ___ Design Review ___ Development of Regional Impact ___

FORMAL APPLICATION:

Subdivision Type: Major ___ Minor Conventional ___ Conservation ___
Site Plan Review: Major ___ Minor ___
Conditional Use Permit ___ Sign Permit ___ Boundary Line Adjustment ___ Special Permit ___
Change of Use ___ Extension for Site Plan or Subdivision Completion ___
Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: Wishart / Antonino Subdivision Area (Acres or S.F) 33± Ac.

Project Address: 109 & 111 Winkley Pond Storage

Current Zoning District(s): General Residential Map(s) 253 Lot(s) 20

Request: Seperate the Existing Storage Facility from the Existing Residence

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the *Applicant* listed below.

Owner: Brenda J. Wishart Revocable Trust & James D. Antonino Revocable Trust
Company _____
Phone: 603-860-1883 Fax: _____ E-mail: jima56@gmail.com
Address: 111 Winkley Pond Road, Barrington, NH 03825

Applicant (Contact): Raymond Bisson, LLS
Company Stonewall Surveying
Phone: 603-664-3900 Fax: _____ E-mail: stonewallsurveying@gmail.com
Address: PO Box 458, Barrington, NH 03825

Developer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

James D. Antonino, Trustee
Brenda J. Wishart, Trustee
Owner Signature
Barbara Swine
Staff Signature

Raymond Bisson
Applicant Signature
11/27/2018
Date

LAND USE OFFICE

NOV 27 2018

RECEIVED

Applicant: Wichart/Antonino Case # 253-20-GR-18-2 Sub

**Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "X" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:				
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA
Section I. General Requirements				
1. Completed Application Form			X	<input type="checkbox"/>
2. Complete abutters list			X	<input type="checkbox"/>
3. Payment of all required fees			X	<input type="checkbox"/>
4. <u>Five (6) full size sets of plans and six (2) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>			X	<input type="checkbox"/>
5. Copies of any proposed easement deeds, protective covenants or other legal documents			X	<input type="checkbox"/>
6. Any waiver request(s) submitted with justification in writing			<input type="checkbox"/>	X
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	X
8. Completed Application Checklist			X	<input type="checkbox"/>
Section II. General Plan Information				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			X	<input type="checkbox"/>
2. Title block information:			X	<input type="checkbox"/>
a. Drawing title			X	<input type="checkbox"/>
b. Name of subdivision			X	<input type="checkbox"/>
c. Location of subdivision			X	<input type="checkbox"/>
d. Tax map & lot numbers of subject parcel(s)			X	<input type="checkbox"/>

LAND USE OFFICE

NOV 27 2018

RECEIVED

Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	X	<input type="checkbox"/>	
f. Date of plan	X	<input type="checkbox"/>	
g. Scale of plan	X	<input type="checkbox"/>	
h. Sheet number	X	<input type="checkbox"/>	
i. Name, address, & telephone number of design firm	X	<input type="checkbox"/>	
j. Name and address of applicant	X	<input type="checkbox"/>	
3. Revision block with provision for amendment dates	X	<input type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded	X	<input type="checkbox"/>	
5. Certification block (for engineer or surveyor)	X	<input type="checkbox"/>	
6. Match lines (if any)	X	<input type="checkbox"/>	
7. Zoning designation of subject parcel(s) including overlay districts	X	<input type="checkbox"/>	
8. Minimum lot area, frontages & setback dimensions required for district(s)	X	<input type="checkbox"/>	
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X	<input type="checkbox"/>	
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	X	<input type="checkbox"/>	
11. Note the following: "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 at no expense to the Town."	X	<input type="checkbox"/>	
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	X	
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	X	<input type="checkbox"/>	
14. North arrow	X	<input type="checkbox"/>	
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X	<input type="checkbox"/>	
16. Plan and deed references	X	<input type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan	X	<input type="checkbox"/>	
b. Existing and proposed use	X	<input type="checkbox"/>	
c. Water supply source (name of provider (company) if offsite)	X	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	X	
e. List of required permits and permit approval numbers	<input type="checkbox"/>	X	
f. Vicinity sketch showing 1,000 feet surrounding the site	X	<input type="checkbox"/>	
g. Plan index indicating all sheets	<input type="checkbox"/>	X	
18. Boundary of entire property to be subdivided	X	<input type="checkbox"/>	
19. Boundary monuments	X	<input type="checkbox"/>	
a. Monuments found	X	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners	X	<input type="checkbox"/>	
c. Monuments to be set	X	<input type="checkbox"/>	
20. Existing streets:	X	<input type="checkbox"/>	
a. Name labeled	X	<input type="checkbox"/>	
b. Status noted or labeled	X	<input type="checkbox"/>	
c. Right-of-way dimensioned	X	<input type="checkbox"/>	
d. Pavement width dimensioned	X	<input type="checkbox"/>	
21. Municipal boundaries (if any)	<input type="checkbox"/>	X	

LAND USE OFFICE

NOV 27 2018

RECEIVED

(date of adoption)

Application Checklist

Barrington Subdivision Regulations

22. Existing easements (Identified by type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Septic Note type(s) Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
24. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

LAND USE OFFICE

NOV 27 2018

RECEIVED

(date of adoption)

Application Checklist

Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Skidwalk detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Drainage structure(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

LAND USE OFFICE

NOV 27 2018

RECEIVED

(date of adoption)

Application Checklist

Barrington Subdivision Regulations

Section V					
Supporting Documentation If Required					
1.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2.	Stormwater management report	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3.	Traffic Impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4.	Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5.	Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6.	Fiscal Impact study provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8.	Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

LAND USE OFFICE

NOV 27 2018

RECEIVED

APPLICATION AGREEMENT

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.

E. ~~Mr/Mrs~~ **Raymond Bisson of Stonewall Surveying** to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: *Jan & Christine, Trustee*
Burke J. Wishart, Trustee

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

LAND USE OFFICE

NOV 27 2018

RECEIVED

(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner:

Jan O. Williams, Trustee
Shonda J. Westcott, Trustee

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

LAND USE OFFICE

NOV 27 2018

RECEIVED

ADMINISTRATIVE AND REVIEW FEES

Letter of Authorization

November 20, 2018

Town of Barrington
PO Box 660
Barrington, NH 03825

To Barrington Planning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property located at **109 & 111 Winkley Pond Road**. All acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from either party signed below.

Sincerely,

Brenda J. Wishart, Trustee

Brenda J. Wishart Revocable Trust
Brenda J. Wishart, Trustee
111 Winkley Pond Road
Barrington, NH 03825

James D. Antonino, Trustee

James D. Antonino Revocable Trust
James D. Antonino, Trustee

LAND USE OFFICE

NOV 27 2018

RECEIVED



Narrative

November 20, 2018

Town of Barrington
PO Box 660
Barrington, NH 03825

To Barrington Planning Board:

My clients, Brenda Wishart & James Antonino, wish to subdivide their property to separate the existing storage facility and existing residence. The proposed storage facility parcel would be 5.5± acres in size and would have a septic easement around the existing leach field. The proposed remaining land would be 25± acres in size. Both uses would remain the same.

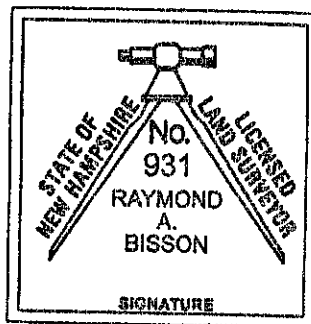
Both the storage facility and residence have their own septic system and well. There is an existing paved driveway that services both uses. Wetlands and prime wetlands have been delineated by a NH Certified Wetland Scientist.

Proposed monuments will be set upon conditional approval of the division.

Thank you for your time reviewing this matter.

Sincerely,

Raymond A. Bisson, LLS
Stonewall Surveying



LAND USE OFFICE

NOV 27 2018

RECEIVED



Contact / Abutter List

Owners:

Tax Map 253 Lot 20

Brenda J. Wishart Rev. Trust
Brenda J. Wishart, Trustee
James D. Antonino Rev. Trust
James D. Antonino, Trustee
111 Winkley Pond Road
Barrington, NH 03825

Surveyor:

Raymond Bisson, LLS
Stonewall Surveying
PO Box 458
Barrington, NH 03825

Wetland Scientist:

Joseph W. Noel
PO Box 174
South Berwick, ME 03908

Abutters:

Tax Map 263 Lot 1

Town of Barrington
PO Box 660
Barrington, NH 03825

Tax Map 254 Lot 1

Birch Hill Estates Realty Trust
PO Box 1194
Alton, NH 03809

Tax Map 254 Lot 3

Patricia J. Weeden-Hallahan Trust
995 Calef Highway
Barrington, NH 03825

Tax Map 253 Lot 19

Donald Souliere
David Souliere
87 Winkley Pond Road
Barrington, NH 03825

Tax Map 254 Lot 2

Robert Hayes
127 Winkley Pond Road
Barrington, NH 03825

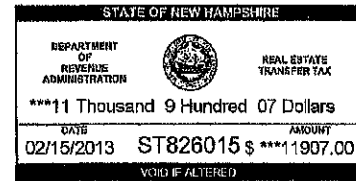
Tax Map 263 Lot 9

Liggett Realty Trust
117 Hayes Road
Durham, NH 03824

LAND USE OFFICE

NOV 27 2018

RECEIVED



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **ROBERT W. NOEL and PHYLLIS A. NOEL, TRUSTEES OF THE NOEL FAMILY LIVING TRUST u/d/t dated October 18, 1996**, being husband and wife, of 17 Sopia Way, Nottingham, Rockingham County, New Hampshire 03825, for consideration paid, grants a one-half (1/2) undivided interest in the below described property to **BRENDA J. WISHART, TRUSTEE OF THE BRENDA J. WISHART REVOCABLE TRUST u/d/t dated December 14, 2001**, c/o 33 Johnson Drive, Newmarket, Rockingham County, New Hampshire 03857, and a one-half (1/2) undivided interest in the below described property to **JAMES D. ANTONINO, SR., TRUSTEE OF THE JAMES D. ANTONINO, SR. REVOCABLE TRUST u/d/t dated January 11, 2013**, c/o 33 Johnson Drive, Newmarket, Rockingham County, New Hampshire 03857, **AS TENANTS IN COMMON**, with **WARRANTY COVENANTS**, the following:

A certain tract of land, with the buildings thereon, situate on the Easterly side of Winkley Pond Road in Barrington, County of Strafford, State of New Hampshire, being shown as Lot #2 on a certain Plan entitled "Subdivision Plan, Albert Weeden, Barrington, New Hampshire" dated February 1980 by Frederick E. Drew Associates, recorded in the Strafford County Registry of Deeds as Plan 20D-7, as amended by a Plan entitled "Revised Boundary Survey, Albert Weeden, Barrington, New Hampshire" revised June 1980, by Frederick E. Drew Associates recorded in the Strafford County Registry of Deeds as Plan 20D-25, more particularly bounded and described as follows:

Beginning at a point on the easterly side of the Winkley Pond Road at the northernmost point at Lot #1; thence S 26° 06' E along said Lot #1 a distance of Four Hundred (400) feet to a

LAND USE OFFICE

NOV 27 2010

RECEIVED

point; thence S 49° 57' W along said Lot #1 a distance of Nine Hundred Ninety-seven (997) feet, more or less, to the Bellamy River; thence in a generally easterly and Northerly direction along said Bellamy River to land formerly of Harway, now or formerly of J. Bundza; thence northwesterly along said Bundza land to a point at the end of a stone wall on the Easterly side of said Winkley Pond Road; thence southwesterly along said road a distance of Fifty (50) feet, more or less, to the point of beginning.

EASEMENT PARCEL

A certain easement located in Barrington, County of Strafford, State of New Hampshire and shown on a plan entitled "Sign Easement Weeden Property" Barrington Self Storage-Barrington, N.H., Highland Group of Barrington" and recorded in the Strafford County Registry of Deeds as Plan No. 34A-69, further described as follows:

Beginning at a point on N.H. Route 125, R.O.W. four hundred (400.00') feet from the northwesterly corner of Grantors property, thence running along N.H. Route 125 a distance of twenty (20.00') feet; thence turning and running twenty (20.00') feet at a 90° angle; thence turning and running twenty (20.00') feet at a 90° angle; thence turning and running twenty (20.00') feet at a 90° angle at the point of beginning. Said easement is for the purposes of locating a sign of such size, configuration and design as may be allowed by the Town of Barrington.

Meaning and intending to convey the same premises conveyed to Robert W. Noel and Phyllis A. Noel, Trustees of the Noel Family Living Trust, by deed of Robert W. Noel and Phyllis A. Noel dated April 11, 1997, and recorded at the Strafford County Registry of Deeds, Book 1919, Page 599.

Robert W. Noel and Phyllis A. Noel, husband and wife, joins as Grantor, and release all rights of homestead and other interests therein.

Signed this 14th day of February, 2013.

NOEL FAMILY LIVING TRUST

By: Robert W. Noel
Robert W. Noel, Trustee

By: Phyllis A. Noel
Phyllis A. Noel, Trustee

Robert W. Noel, T.T.
Robert W. Noel, Individually

Phyllis A. Noel
Phyllis A. Noel, Individually

Mary D. Noel
Witness

to all 4
Witness

Witness

Witness

LAND USE OFFICE

NOV 27 2018

RECEIVED

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

February 14, 2013

Personally appeared the above-named Robert W. Noel and Phyllis A. Noel, Individually and as Trustees of the Noel Family Living Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Mary C. Driscoll
Notary Public/Justice of the Peace
My Commission Expires:

N:\DEEDS\Noel deed - Winkly Pond Road.wpd



LAND USE OFFICE

NOV 27 2018

RECEIVED