

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	575.25'	16.50'	1°38'33"
C2	624.75'	25.71'	2°21'28"

LINE	BEARING	DISTANCE
L1	S 52°13'01" E	95.73'
L2	S 33°00'47" W	79.57'
L3	N 49°20'34" W	63.78'
L4	N 54°16'04" W	56.18'
L5	N 50°56'03" W	52.48'
L6	N 51°37'25" W	84.91'
L7	N 53°03'55" W	75.63'
L8	N 45°16'46" W	41.76'
L9	S 27°12'27" W	59.10'
L10	N 56°32'35" W	31.85'
L11	N 23°20'27" E	13.07'
L12	N 34°06'55" E	23.32'
L13	N 35°01'12" E	27.97'
L14	N 12°25'58" E	15.73'
L15	N 47°24'35" E	30.03'
L16	N 35°34'14" E	11.35'
L17	N 34°02'17" E	72.68'

**LEGEND**

EXISTING MONUMENT BOUND NO MONUMENT FOUND OR SET UTILITY POLE WETLAND

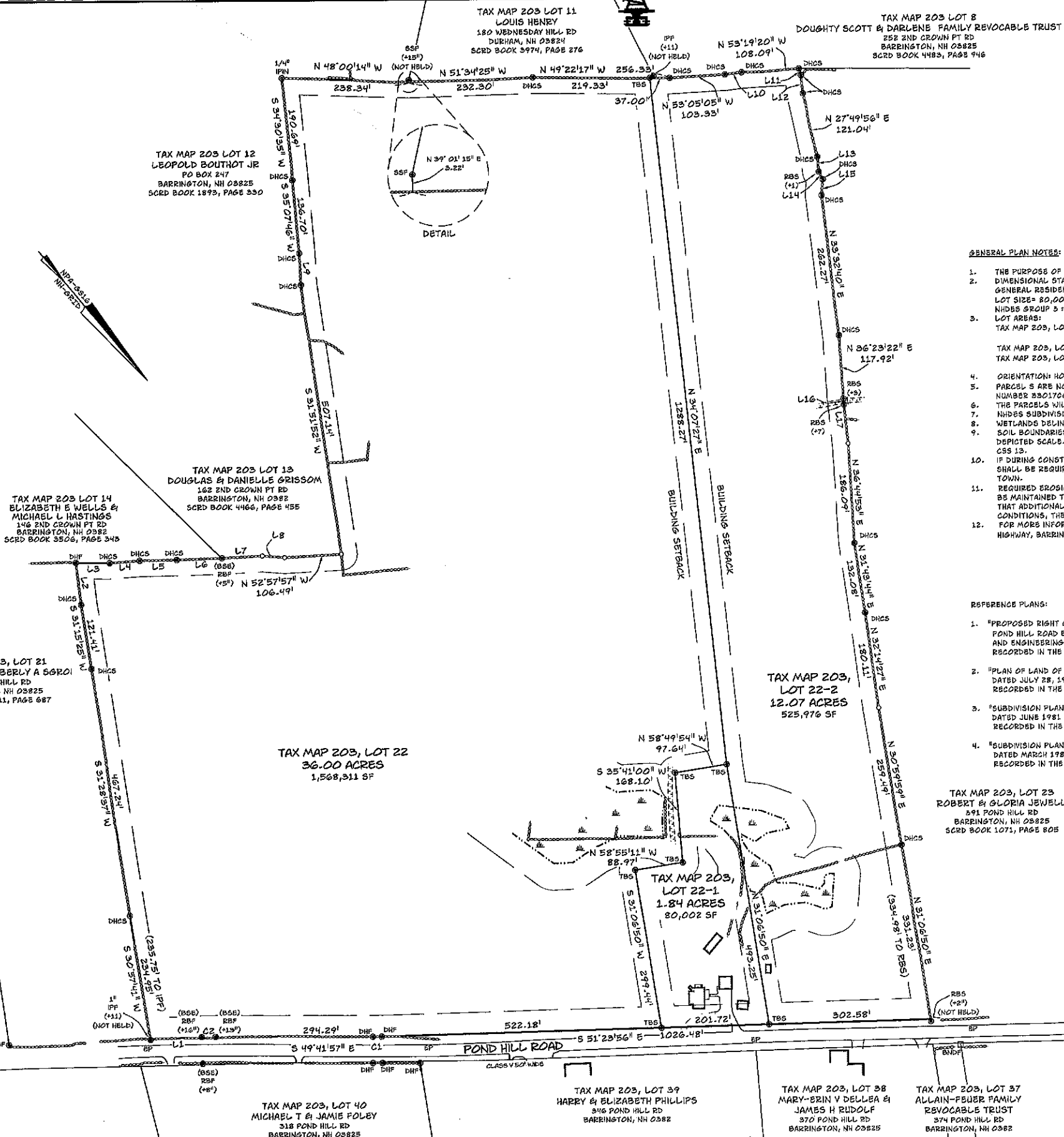
PROPERTY LINE 425.63'

STONEWALL

EDGE OF PAVEMENT GRAVEL EDGE OF WETLAND SETBACK LINE WOODS ROAD

**ABBREVIATION LEGEND:**

BNDP - BOUND FOUND  
 BBS - BERRY SURVEYING AND ENGINEERING  
 DHCS - DRILL HOLE WITH IDENTIFICATION CAP SET  
 DHF - DRILL HOLE FOUND  
 IPN - IRON PIN FOUND  
 RSBF - REBAR FOUND  
 RBS - REBAR SET  
 SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS  
 SSF - STEEL STAKE FOUND  
 TBM - TEMPORARY BENCH MARK  
 TBS - TO BE SET  
 TP - TEST PIT



RESERVED REGISTRY OF DEEDS

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A CAREFUL AND CORRECT SURVEY OF THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN CLOSURE EXCEEDS 1/10,000.

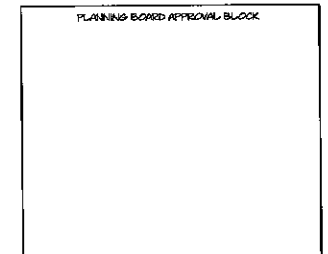


**GENERAL PLAN NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 22 AND CREATE "2" NEW LOTS.
- DIMENSIONAL STANDARDS.  
GENERAL RESIDENTIAL DISTRICT.  
LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30', WETLANDS= 50'  
MINUS SETBACK 3' MINIMUM LOT SIZE 48,000 SF
- TAX MAP 203, LOT 22: EXISTING AREA= 49.91 +/- ACRES  
PROPOSED AREA= 36.00 +/- ACRES (182,549 SQ FT CONTIGUOUS UPLANDS WITH AOT)  
TAX MAP 203, LOT 22-1: PROPOSED AREA= 80,002 SF / 1.84 ACRES (77,829 SF CONTIGUOUS UPLANDS)  
TAX MAP 203, LOT 22-2: PROPOSED AREA= 525,976 SF / 12.07 ACRES (95,158 SF CONTIGUOUS UPLANDS WITHIN AOT)
- ORIENTATION: HORIZONTAL DATUM - NAD83, BARRINGTON GIS; VERTICAL DATUM - NAVD83.
- PARCELS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700195D EFFECTIVE ON 05-17-2005.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- WETLANDS SUBDIVISION APPROVAL NUMBER XXXXXXXXXXXX DATED XXXXX. PENDING
- WETLANDS DELINEATED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CWS 16.
- SOIL BOUNDARIES ARE PER GRANIT WEBSITE. GRANIT DOES NOT RECOMMEND REPRESENTATION OF THESE BOUNDARIES AT THE DEPICTED SCALE. THESE LINES ARE IN NO WAY TO INFER A SOIL SURVEY PERFORMED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CWS 13.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 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 THE ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALSF HIGHWAY, BARRINGTON, NH 03825. (603) 664-5778. A COPY OF THIS PLAN WILL BE RECORDED AT THE SCRD.

**REFERENCE PLANS:**

- "PROPOSED RIGHT OF WAY LAYOUT AND CLARIFICATION OF POND HILL ROAD BARRINGTON, N.H." BY BERRY SURVEYING AND ENGINEERS. DATED NOVEMBER 16, 1990. RECORDED IN THE S.C.R.D. PLAN 39-45.
- "PLAN OF LAND OF NORMAN J. BERRY" DATED JULY 28, 1982 BY BERRY CONSTRUCTION CO., INC. RECORDED IN THE S.C.R.D. PLAN 23A-74.
- "SUBDIVISION PLAN FOR MELBA BALLOU" DATED JUNE 1981 BY FREDRICK B. DREW ASSOCIATES RECORDED IN THE S.C.R.D. PLAN 22A-97.
- "SUBDIVISION PLAN FOR CHESTER WELLS" DATED MARCH 1980 BY FREDRICK B. DREW ASSOCIATES. RECORDED IN THE S.C.R.D. PLAN 22A-65.



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

TAX MAP 203, LOT 23  
 ROBERT & GLORIA JEWELL  
 391 POND HILL RD  
 BARRINGTON, NH 03825  
 SCRD BOOK 1071, PAGE 805

TAX MAP 203, LOT 22-1  
 12.07 ACRES  
 525,976 SF

TAX MAP 203, LOT 22-2  
 36.00 ACRES  
 1,568,311 SF

OWNER'S SIGNATURE

OWNER'S SIGNATURE

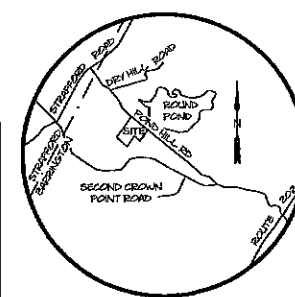
BARRINGTON TAX MAP 203, LOT 22  
 OWNER OF RECORD:  
 CHRISTOPHER J. BOWLEN  
 AND AMY E. GELINAS  
 359 POND HILL RD  
 BARRINGTON, NH 03825  
 S.C.R.D. BOOK 4461, PAGE 317

**SUBDIVISION PLAN**  
 OF  
**359 POND HILL RD**  
**BARRINGTON**  
**STRAFFORD COUNTY**  
**NEW HAMPSHIRE**  
 PREPARED FOR:  
**CHRISTOPHER J. BOWLEN**  
**AND AMY E. GELINAS**

1" = 100' JANUARY 2019

GRAPHIC SCALE

REVISION BLOCK



FILE NO. 200  
 PLAN NO. C-2957  
 DWG. NO. 18232 S1  
 F.R. NO. 267 EJS

LAND USE OFFICE  
 JAN 14 2019  
 RECEIVED

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	575.55'	16.50'	1°36'33"
C2	624.75'	25.71'	2°31'28"

LINE	BEARING	DISTANCE
L1	S 82°13'01" E	95.73'
L2	S 33°00'47" W	74.57'
L3	N 49°20'34" W	63.78'
L4	N 54°18'07" W	55.18'
L5	N 52°52'03" W	62.68'
L6	N 51°39'03" W	84.91'
L7	N 53°03'53" W	75.43'
L8	N 45°16'46" W	41.76'
L9	S 37°12'37" W	59.10'
L10	N 52°52'35" W	81.88'
L11	N 28°20'27" E	15.07'
L12	N 34°06'57" E	35.82'
L13	N 35°01'24" E	27.97'
L14	N 12°25'35" E	15.75'
L15	N 44°39'55" E	30.03'
L16	N 35°34'19" E	11.35'
L17	N 34°08'17" E	72.68'

TBM A  
REBAR FOUND DOWN 1"  
ELEV. = 457.4'

TBM B  
NAIL FOUND FLUSH IN  
POWER POLE  
ELEV. = 457.8'

TBM C  
REBAR FOUND FLUSH  
ELEV. = 435.6'

TAX MAP 203 LOT 12  
LEOPOLD BOUTHOT JR  
PO BOX 247  
BARRINGTON, NH 03825  
SCRD BOOK 1895, PAGE 530

TAX MAP 203 LOT 13  
DOUGLAS & DANIELLE GRISSOM  
162 2ND CROWN PT RD  
BARRINGTON, NH 03822  
SCRD BOOK 4466, PAGE 455

TAX MAP 203, LOT 21  
ROBERT W & KIMBERLY A SGROI  
311 POND HILL RD  
BARRINGTON, NH 03825  
SCRD BOOK 4511, PAGE 487

TAX MAP 203, LOT 22  
36.00 ACRES  
1,568,311 SF

TAX MAP 203,  
LOT 22-1  
1.84 ACRES  
80,002 SF

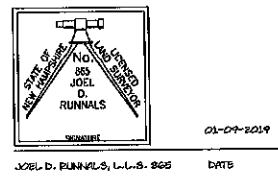
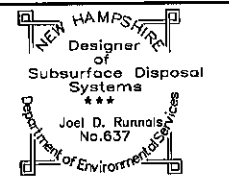
TAX MAP 203,  
LOT 22-2  
12.07 ACRES  
525,976 SF

TAX MAP 203, LOT 23  
ROBERT & GLORIA JEWELL  
393 POND HILL RD  
BARRINGTON, NH 03825  
SCRD BOOK 1071, PAGE 805

TAX MAP 203, LOT 39  
MICHAEL T & JAMIE FOLEY  
318 POND HILL RD  
BARRINGTON, NH 03825

TAX MAP 203, LOT 38  
MARY-ERIN V DELLA BA &  
JAMES H RUDOLF  
370 POND HILL RD  
BARRINGTON, NH 03825

TAX MAP 203, LOT 37  
ALLAIN-FEUER FAMILY  
REVOCABLE TRUST  
374 POND HILL RD  
BARRINGTON, NH 03822



JOEL D. RUNNALS, L.L.S. 605 DTS

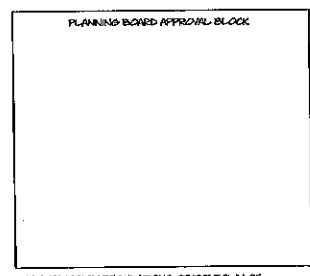
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN CLOSURES EXCEEDS 100,000.

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 22 AND CREATE 2<sup>nd</sup> NEW LOTS.
- DIMENSIONAL STANDARDS:  
GENERAL RESIDENTIAL DISTRICT.  
LOT SIZE = 80,000 SF, FRONTAGE = 200', FY = 40', SY = 30', RY = 30', WETLANDS = 50'  
NHDES GROUP 3 : MINIMUM LOT SIZE 48,000 SF
- TAX MAP 203, LOT 22: EXISTING AREA = 49.91 +/- ACRES  
PROPOSED AREA = 36.00 +/- ACRES (182,549 SQ FT CONTIGUOUS UPLANDS WITHIN ADI)  
TAX MAP 203, LOT 22-1: PROPOSED AREA = 80,002 SF / 1.84 ACRES (77,829 SF CONTIGUOUS UPLANDS)  
TAX MAP 203, LOT 22-2: PROPOSED AREA = 525,976 SF / 12.07 ACRES (96,458 SF CONTIGUOUS UPLANDS WITHIN ADI)
- ORIENTATION: HORIZONTAL DATUM - NHSP0 NAD83, BARRINGTON GIS, VERTICAL DATUM - NAVD83.
- PARCELS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700195D EFFECTIVE ON 05-17-2005.
- THIS PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NHDES SUBDIVISION APPROVAL NUMBER XXXXXXXXXXXX DATED XXXXX. PENDING
- WETLANDS Delineated BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CWS 16.
- SOIL BOUNDARIES ARE PER GRANIT WBSITE. GRANIT DOES NOT RECOMMEND REPRESENTATION OF THESE BOUNDARIES AT THE DEPICTED SCALE. THESE LINES ARE IN NO WAY TO INFER A SOIL SURVEY PERFORMED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CSS 13.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 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 CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 395 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 664-5798. A COPY OF THIS PLAN WILL BE RECORDED AT THE SCR.

REFERENCE PLANS:

- PROPOSED RIGHT OF WAY LAYOUT AND CLARIFICATION OF POND HILL ROAD BARRINGTON, N.H. BY BERRY SURVEYING AND ENGINEERING. DATED NOVEMBER 16, 1990. RECORDED IN THE S.C.R.D. PLAN 39-45.
- SUBDIVISION PLAN FOR CHESTER WELLS DATED MARCH 1980 BY FREDRICK E. DREW ASSOCIATES. RECORDED IN THE S.C.R.D. PLAN 22A-65.
- SUBDIVISION PLAN FOR MELBA BALLOU DATED JUNE 1981 BY FREDRICK E. DREW ASSOCIATES RECORDED IN THE S.C.R.D. PLAN 22A-97.
- PLAN OF LAND OF NORMAN J. BERRY DATED JULY 23, 1982 BY BERRY CONSTRUCTION CO., INC. RECORDED IN THE S.C.R.D. PLAN 23A-74.



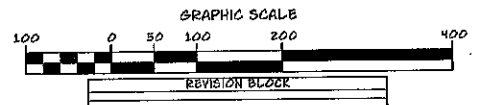
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPT FOR ANY DEFICIENCIES OR AMENDMENTS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

OWNER'S SIGNATURE

BARRINGTON TAX MAP 203, LOT 22  
OWNER OF RECORD:  
CHRISTOPHER J. BOWLEN  
AND AMY E. GELINAS  
359 POND HILL RD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 4461, PAGE 317

SUBDIVISION PLAN  
OF  
359 POND HILL RD  
BARRINGTON  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
CHRISTOPHER J. BOWLEN  
AND AMY E. GELINAS

1" = 100' JANUARY 2019



2 CONTINENTAL BLVD., ROCKBSTER, NH 603-335-3048

LEGEND

EXISTING MONUMENT BOUND NO MONUMENT FOUND OR SET UTILITY POLES UTILITY POLES W/6UY WIRE WETLAND

PROPERTY LINE

STONEWALL SOIL LINES CONTOUR LINE ADI LINE

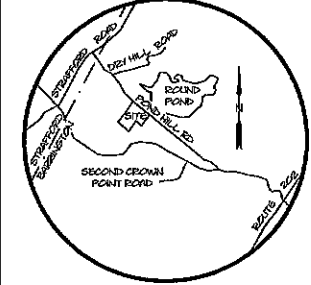
EDGE OF PAVEMENT GRAVEL EDGE OF WETLAND SETBACK LINE WOODS ROAD WELL WITH 75' PROTECTIVE RADIUS 4,000 SQ FT AREA TEST PIT TBM

ABBREVIATION LEGEND:

AOI - AREA OF INTEREST  
BDF - BOUND FOUND  
DHCS - DRILL HOLE WITH IDENTIFICATION CAP SET  
DHF - DRILL HOLE FOUND  
IPIN - IRON PIN FOUND  
PDA - PROPOSED EFFLUENT DISPOSAL AREA  
RBF - REBAR FOUND  
RBS - REBAR SET  
SCRD - STRAFFORD COUNTY REGISTER OF DEEDS  
SSF - STEEL STAKE FOUND  
TBM - TEMPORARY BENCH MARK  
TBS - TO BE SET  
TP - TEST PIT

SOIL LEGEND:

Gsc - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES  
Gsd - GLOUCESTER VERY STONY FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES  
Pab - PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
Pbb - PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES  
Pcb - PAXTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY  
Sub - SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY  
Wsb - WOODBRIDGE FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY



FILE NO. 208  
PLAN NO. C-2957  
DWG. NO. 18232 S1  
F.B. NO. 267 EJS

31 MOONEY STREET, ALTON, NH 603-876-3948

LAND USE OFFICE

JAN 14 2019

RECEIVED