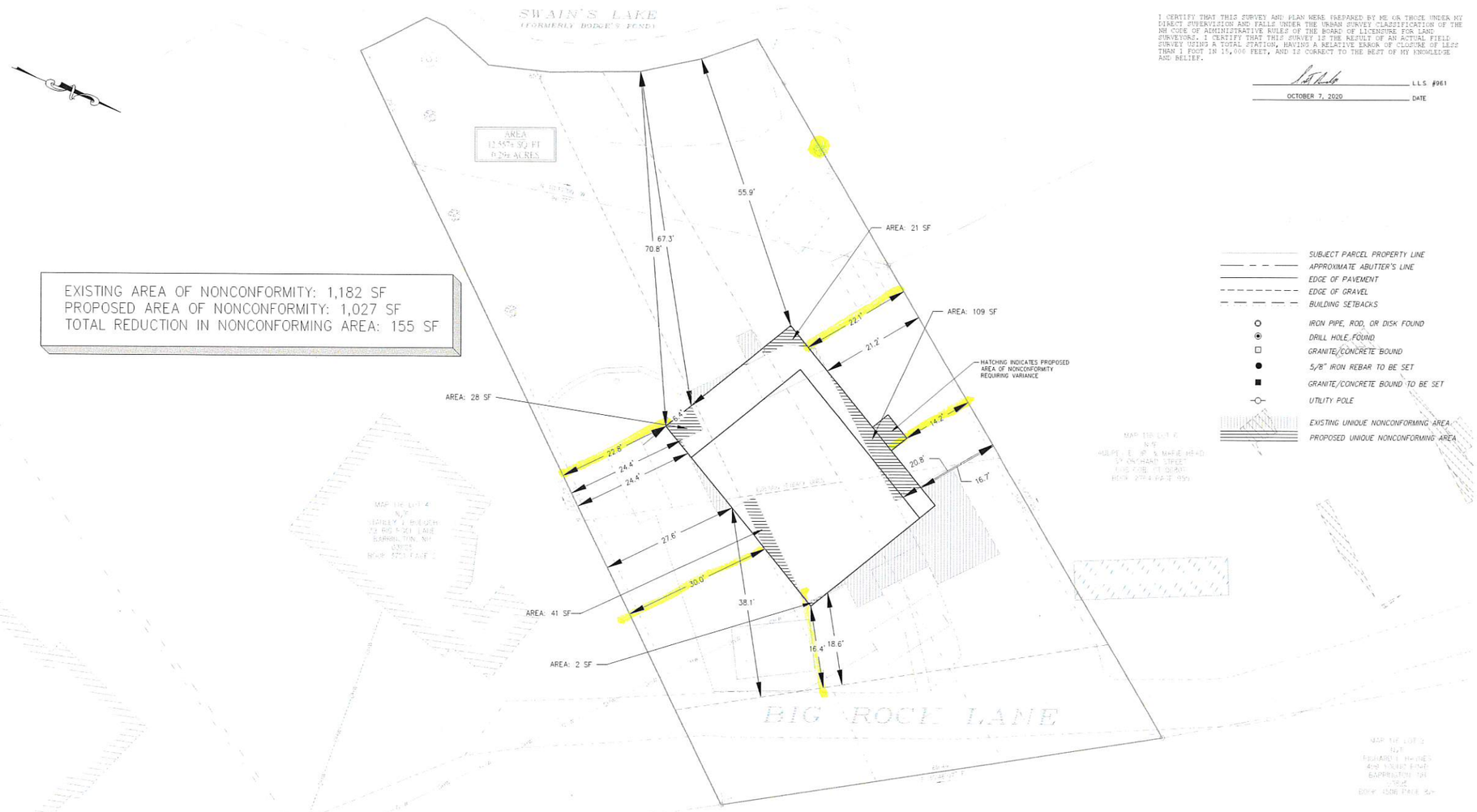

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.L.S. #961

OCTOBER 7, 2020 DATE

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 961 — SCOTT D. BOUDREAU — SIGNATURE

NOT VALID UNLESS SIGNED AND STAMPED

- SUBJECT PARCEL PROPERTY LINE
- APPROXIMATE ABUTTER'S LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACKS
- IRON PIPE, ROD, OR DISK FOUND
- DRILL HOLE FOUND
- GRANITE/CONCRETE BOUND
- 5/8" IRON REBAR TO BE SET
- GRANITE/CONCRETE BOUND TO BE SET
- UTILITY POLE
- EXISTING UNIQUE NONCONFORMING AREA
- PROPOSED UNIQUE NONCONFORMING AREA

NO.	DATE:	SUBMISSION/REVISION DESCRIPTION

GENERAL NOTES:

THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY OF TAX MAP 116 LOT 5 IN THE TOWN OF BARRINGTON, NEW HAMPSHIRE.

1. OWNER OF RECORD:
   THOMAS & TRISHA BALLESTERO
   45 EVANS ROAD
   MADBURY, NH 03856
   S.C.R.D. BOOK 4696 PAGE 372

2. THE PROPERTY IS LOCATED WITHIN THE GENERAL RESIDENTIAL ZONING DISTRICT. THE FOLLOWING DIMENSIONAL REGULATIONS ARE IN EFFECT AT THE TIME OF THIS SURVEY AND ARE SUBJECT TO THE REVIEW BY THE TOWN OF BARRINGTON.

MINIMUM LAND AREA:	80,000 SF
MINIMUM STREET FRONTAGE:	200 FEET
MINIMUM FRONT YARD SETBACK:	50 FEET
MINIMUM SIDE/REAR YARD SETBACK:	30 FEET
MAXIMUM COVERAGE:	25%
MAXIMUM BUILDING HEIGHT:	35 FEET
SHORELAND DISTRICT OVERLAY SETBACK (SDO)	75 FEET

3. ZONING REGULATIONS ARE SUBJECT TO CHANGE. OWNER SHALL CONFIRM ALL ZONING REGULATIONS WITH THE TOWN OF BARRINGTON PRIOR TO ANY DEVELOPMENT.

4. BASIS OF BEARING IS MAGNETIC NORTH RECORDED ON SEPTEMBER 20, 2020.

5. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS AND FIELD EVIDENCE RECOVERED AT THE TIME OF THIS SURVEY BY BOUDREAU LAND SURVEYING, LLC AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

6. EASEMENTS OR UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

7. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE.

REFERENCE PLANS:

1. "PLAN OF LAND PREPARED FOR ESTATE OF ANNE M. BUSHBY OF MAP 7 / LOTS 171 & 172 AND MAP 8 / LOT 29 A LOCATED AT YOUNG ROAD & WILDCAT ROAD COUNTY OF STRAFFORD BARRINGTON, NH" PREPARED BY DAVID W. VINCENT, LLS DATED AUGUST 3, 2001 AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (S.C.R.D.) IN PLAN BOOK 69 PAGE 57.

2. "SUBDIVISION PLAN RICHARD KNOWLES BARRINGTON, N.H." PREPARED BY FREDERICK E. DREW ASSOCIATES DATED JULY 1976 AND RECORDED AT THE S.C.R.D. IN PLAN BOOK 17A PAGE 88.

3. "PLAN OF LAND PREPARED FOR STANLEY J. BODUCH OF TAX MAP 116/LOT 4 LOCATED AT 32 BIG ROCK LANE COUNTY OF STRAFFORD BARRINGTON, NH" PREPARED BY DAVID W. VINCENT, LLS DATED NOVEMBER 26, 2013. UNRECORDED.

4. "PRELIMINARY SKETCH LANDS OF MYRON PEABODY BARRINGTON, NH" PREPARED BY G.L. DAVIS & ASSOCIATES, DATED JULY 1956 AND RECORDED AT THE S.C.R.D IN PLAN BOOK 751 PAGE 124.

RECEIVED
SEP 30 2020
LAND USE OFFICE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Boudreau Land Surveying P.L.L.C.
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

SITE PLAN – 26 BIG ROCK LANE

OF LAND OWNED BY
THOMAS & TRISHA BALLESTERO

26 BIG ROCK LANE, BARRINGTON
STRAFFORD COUNTY, NEW HAMPSHIRE

JOB #:	20039
DATE:	OCT. 03, 2020
SCALE:	1" = 10'
SHEET:	2 OF 2