

- Legend:**
- C2 See Curve Table
 - L1 See Length Table
 - SCRD Strafford County Registry of Deeds
 - o Iron Pipe Found
 - Iron Rod Found
 - ✕ Steel Stake Found
 - Granite Bound Found
 - † Utility Pole
 - Building Setback
 - Jurisdictional Wetlands
 - Culvert
 - Stone Wall

Access Easement Line Table

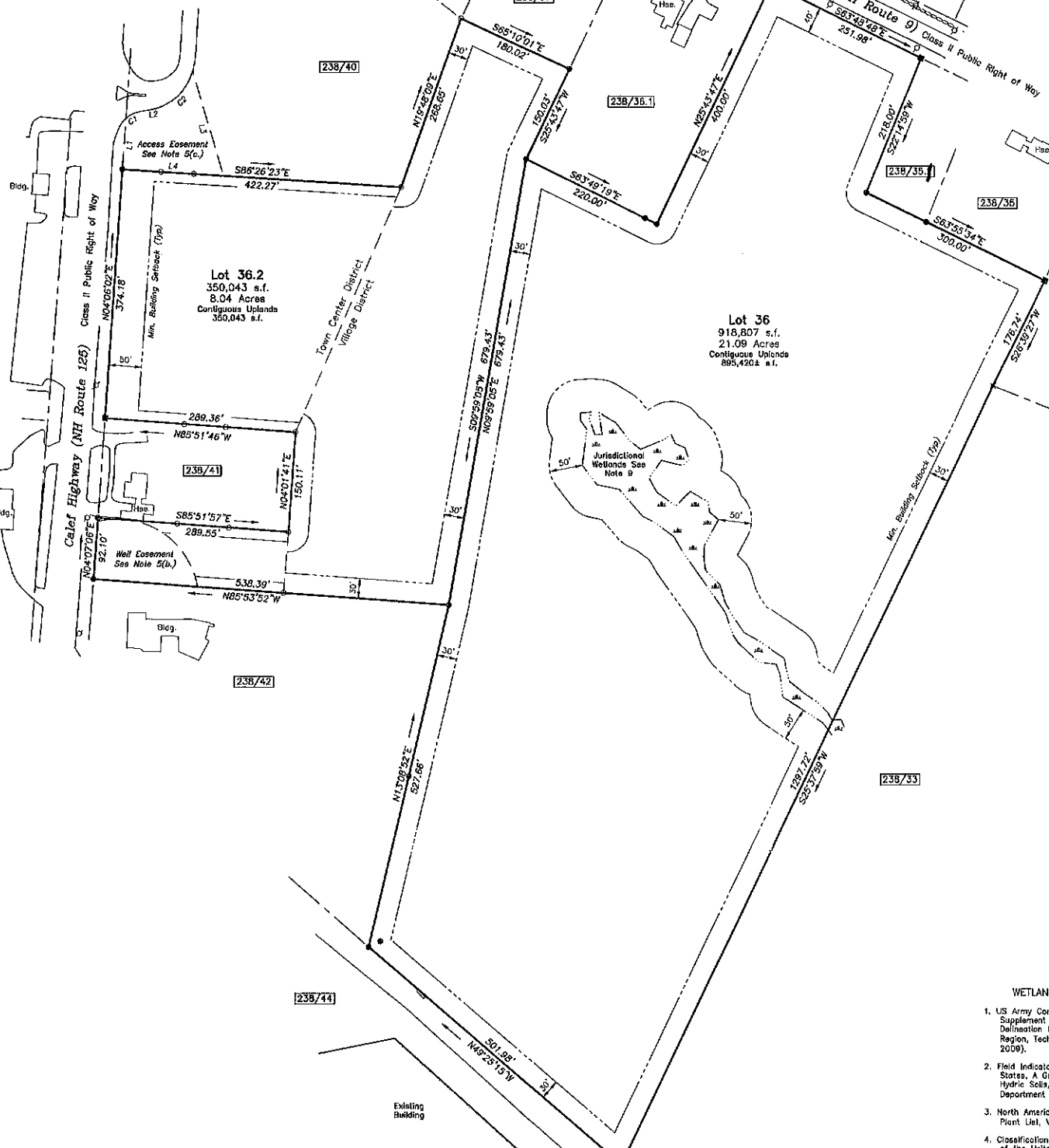
LINE	BEARING	DISTANCE
L1	N04°28'52"E	16.39'
L2	N78°43'47"E	18.91'
L3	S15°32'33"W	163.61'
L4	N86°26'23"W	154.27'

Access Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	122.92'	40.00'	132°54'48"
C2	150.00'	80.00'	64°27'48"

Abutters

- 238-16.21
BVP Homeowners Association
c/o Dorrey Piper
28 Village Place Drive
Barrington, NH 03825
- 238/33 & 34
Gaudinello Family Revocable Trust of 2015
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4311-826
- 238/35 & 35-1
Richard & Victoria H. Spirala
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 2999-835
- 238/36-1
Alan D. Haley
1011 Andover Road
Baltimore, MD 212218
SCRD 4893-858
- 238/37
Lawrence G. Haley
2308 French Place
Austin, TX 78722
SCRD 2536-698
- 238/38
574 Franklin Pierce Highway LLC
574 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4528-486
- 238/40
Irving OB Properties NH Corp
PO Box 886
Cohasset, ME 04519
SCRD 3701-566
- 238/41
Max Winkler
558 Calef Highway
Barrington, NH 03825
SCRD 3870-283
- 238/42
A. William & Jules D'Antillo
PO Box 474
Barrington, NH 03825
SCRD 3129-837
- 238/44
Vitluose Realty Inc.
807 Calef Highway #200
Barrington, NH 03825
SCRD 2849-332
- 238/47
Levin Palosty
49 Ceres Street
Portsmouth, NH 03801
- 238/48
Philip A. & Christine L. Amazeen
538 Calef Highway
Barrington, NH 03825
SCRD 3512-324
- 239/
Town Center Properties LLC
PO Box 727
Dover, NH 03821

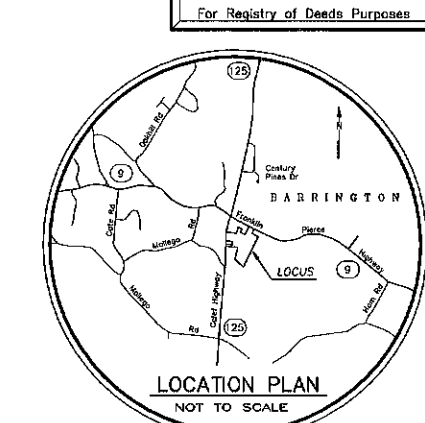


TOWN OF BARRINGTON PLANNING BOARD APPROVAL

ZONING REQUIREMENTS		ZONING REQUIREMENTS	
ZONE	TOWN CENTER	ZONE (RESIDENTIAL)	VILLAGE DISTRICT
LOT AREA MIN.	20,000 S.F.	LOT AREA MIN.	80,000 S.F.
FRONTAGE	40 FT.	FRONTAGE	200 FT.
FRONT YARD ROUTE 125	50 FT.	FRONT YARD	40 FT.
FRONT YARD	20 FT.	SIDE & REAR YARD	30 FT.
SIDE & REAR YARD	15 FT.	WETLAND BUFFER	50 FT.
WETLAND BUFFER	50 FT.	MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING HEIGHT	40 FT.	MAX. BUILDING STORIES	2.5
MAX. BUILDING STORIES	3	MAX. LOT COVERAGE	40%
MAX. LOT COVERAGE	80%		

DWG NAME: O14sub FB: DC

Reference:
Lot Line Adjustment for Alan D. Haley & Waldron B. Haley Living Revocable Trust of 1998, Barrington, NH, dated February 2020, revised 03-10-20, prepared by Norway Plaine Associates Inc., SCRD Plan #12137.



- Notes:**
- This plan does not represent a determination of title and the purpose of this plan is to subdivide the subject parcel into two parcels utilizing the boundary information depicted on the plan reference. Each lot is served by individual septic system and private well.
 - Plan Error of Closure Better Than 1:15,000.
 - Parcel is shown as Lot 36.1 on the Town of Barrington Assessor's Map 238.
 - Parcel is located in the Town Center District, Village District & Wetlands Protection District Overlay (50' from edge of jurisdictional wetlands).
 - Owner of Record: Waldron B. Haley Living Revocable Trust of 1998
14 Shakespeare Road
Nashua, NH 03062-2431
SCRD Bk 2066, Pg 247
 - a.) Parcel is subject to the terms and restrictions to the State of New Hampshire as described in SCR Dk 850, Pg 497.
 - b.) Parcel is subject to a Protective Well Radius as described in SCR Dk 1903, Pg 516.
 - c.) Parcel has the benefit of an access easement as described in SCR Dk 4440, Pg 335.
 - This plan does not show any unrecorded or unperfected easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 330170C0305E, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - Existing Lot Area: 29.13 Acres
Proposed Lot 36: 21.09 Acres
Proposed Lot 36.2: 8.04 Acres
 - The wetland areas shown hereon were field delineated by Cow Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
 - NHDOT Driveway Permit: Pending.
 - Required erosion control measures shall be installed prior to disturbance of the site surface and shall be maintained throughout the completion of all construction, if 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.

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2008).
- Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/31 (1979).

RECEIVED

SEP 15 2020

LAND USE OFFICE

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

SCALE: 1" = 100' DATE: SEPTEMBER 3, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1822
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

Waldron B. Haley Date