

- Legend:**
- L1 See Length Table
 - SCRD Strafford County Registry of Deeds
 - Iron Rod Found
 - Iron Rod to be Set
 - ⊕ Utility Pole
 - Stone Wall

Length Table:

LINE	BEARING	DISTANCE
L1	S35°38'31"W	65.00'
L2	S75°45'38"W	25.00'
L3	N25°17'48"E	25.00'

References:

- "Final Spinney Farm Subdivision for Spinney Farm Incorporation, Barrington, NH," dated Oct. 10, 1987, prepared by Henry & Barfield Assoc., Inc. SCRD Plan No. 33-131.
- "Proposed Lot Line Revision Land of Dan C. Cui, Barrington, NH," dated August 10, 1999, prepared by Berry Surveying & Engineering, SCRD Plan No. 57-15.

For Registry of Deeds Purposes



Abutters Not Shown

- Map 108 / Lot 43 Jeffrey & Theresa Falot 728 Washington Street Barrington, NH 03825
- Map 207 / Lot 56 Jessica Pags & Melo Cruz 778 Washington Street Barrington, NH 03825
- Map 207 / Lot 57 Daniel Cronin & Kaitlyn Samley 768 Washington Street Barrington, NH 03825
- Map 207 / Lot 58 Derek Moran Stephanie A. Harnisch 766 Washington Street Barrington, NH 03825
- Map 207 / Lot 59 Townsend Building & Finance c/o Richard Townsend 118 Hall Road Barrington, NH 03825
- Map 207 / Lot 60 Jacob & Rene French 748 Washington Street Barrington, NH 03825

Map 105 / Lot 12 Thomas O. Ransom 25 Nola Ave Rochester, NH 03867

Map 207 / Lot 1 Joshua & Joanna Allen 763 Washington Street Barrington, NH 03825

Map 207 / Lot 3 Raymond E. III & Juana B. Bailey 783 Washington Street Barrington, NH 03825

ZONING REQUIREMENTS

ZONE	GENERAL RESIDENTIAL
LOT AREA MIN.	80,000 S.F.
LOT FRONTAGE WIDTH MIN.	200 FT.
FRONT YARD	40 FT.
SIDE & REAR YARD	30 FT.
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORES	2.5
MAX. LOT COVERAGE	40%

Construction Notes:

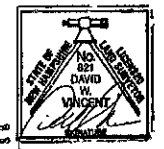
- If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.
- Required erosion control measures shall be installed prior to any 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.
- 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.

Debra Cui _____ Date _____
 Dan C. Cui _____ Date _____

TOWN OF BARRINGTON PLANNING BOARD APPROVAL

The subdivision regulations of the Town of Barrington are part of this plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, accepting only modifications made in writing by the board and attached hereto.

RECEIVED
 JUL 29 2021
LAND USE OFFICE

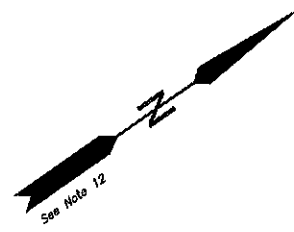


FEET 0 25 50 100 200
 METERS 0 5 10 20 40 60
 SCALE: 1" = 50' DATE: JULY 13, 2021

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 684-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
1	7/21/21	rev notes add LLA labels	dvw

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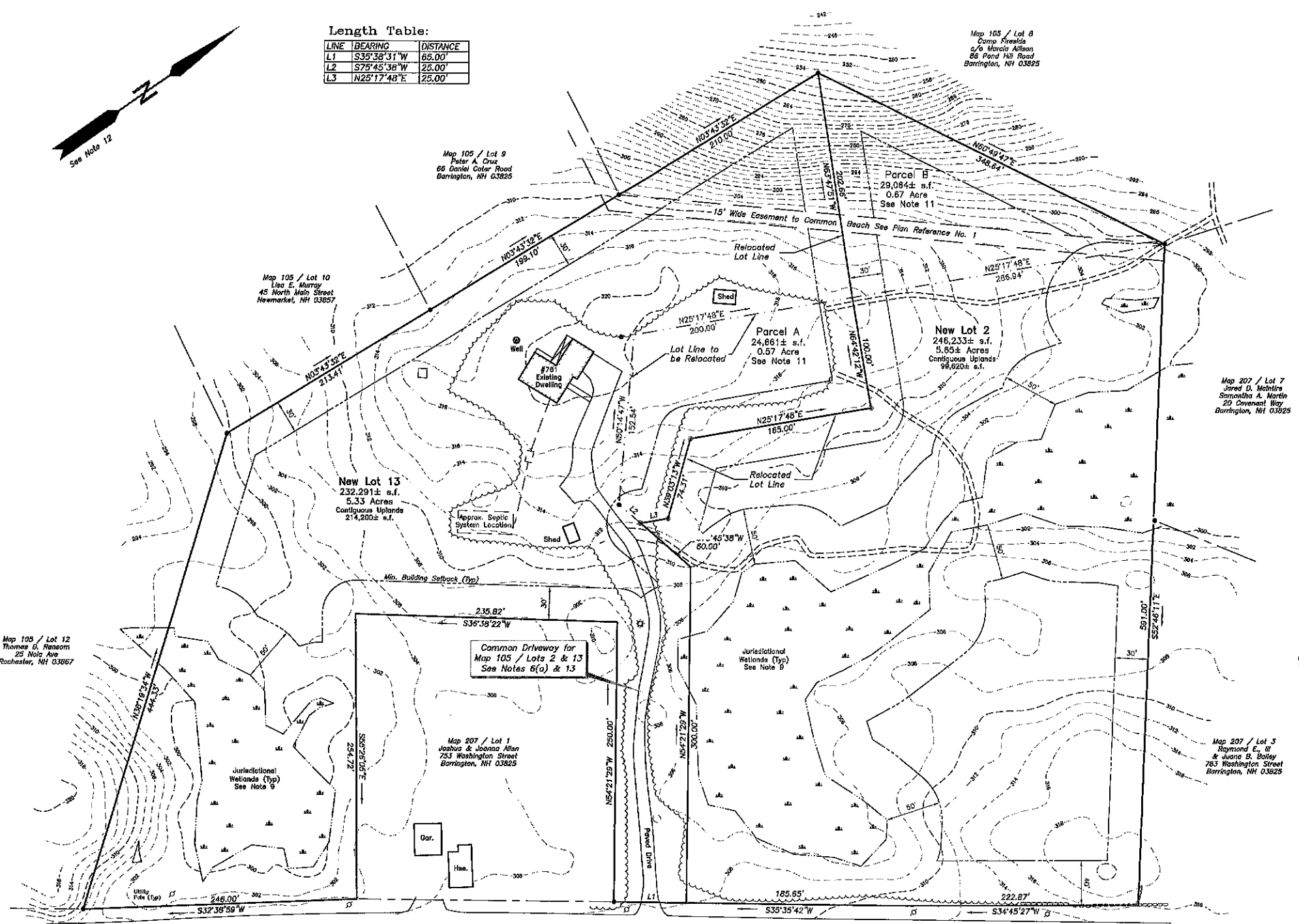
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Abutters Not Shown

- Map 105 / Lot 43
Jeffery & Theresa Piel
728 Washington Street
Barrington, NH 03825
- Map 207 / Lot 56
Jessica Page & Mola Cruz
775 Washington Street
Barrington, NH 03825
- Map 207 / Lot 57
Daniel Cronin & Kathryn Samley
768 Washington Street
Barrington, NH 03825
- Map 207 / Lot 58
Derek Moran
Stephanie A. Hornbich
758 Washington Street
Barrington, NH 03825
- Map 207 / Lot 59
Townsend Building & Finance
c/o Richard Townsend
118 Holt Road
Barrington, NH 03825
- Map 207 / Lot 60
Jacob & Rene French
748 Washington Street
Barrington, NH 03825

Map 105 / Lot 12
Thomas L. Nason
25 Main Ave
Rochester, NH 03067



Washington Street (NH Route 202)

Construction Notes:

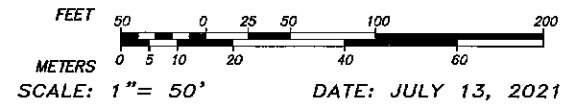
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- 2.) Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional 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.
- 3.) 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.

ZONING REQUIREMENTS

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WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	2.5
MAX. LOT COVERAGE	40%



The licensed surveyor of this plan does not warrant or guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.



DATE: JULY 13, 2021
DAVID W. VINCENT, L.L.S.
 LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 684-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
1	7/24/21	rev notes add LLA labels	dsv

Notes:

- 1.) This plan does not represent a determination of title and the purpose of this plan is to relocate the common lot lines between the existing residential lots per plan reference No. 1 & 2. Each lot is to be served by individual septic system and private well.
- 2.) Field Procedure: Topcon (GN-105) Electronic Total Station Instrument & Carlson Surveyor + Data Collector, Adjusted Closed Traverse Performed April 2021, Least Squares Balance.
- 3.) Error of Closure Better Than 1:46,000.
- 4.) Parcels are shown as Lot 13 on the Town of Barrington Assessor's Map 105 and Lot 2 on the Town of Barrington Assessor's Map 207.
- 5.) Parcels are located in the General Residential District, Highway Commercial District Overlay (750' from center line of highway) & Wetlands Protection District Overlay (50' from edge of jurisdictional wetlands).
- 6.) Owner of Record: Dan C. & Debra M. Cui
751 Washington Street
Barrington, NH 03825
SCRD Bk 2806, Pg 566
a.) Lot 13 is subject to a Common Driveway to benefit both Lots 2 & 13, see plan reference no. 1.
- 7.) This plan does not show any unrecorded or unwritten 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.
- 8.) Parcels are not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C1850, Strafford County, NH, (All Jurisdictional), Effective Date: May 17, 2005.
- 9.) The wetland boundaries shown hereon were field delineated April 8, 2021 by Michael Cuomo, of 6 York Pond Road, York, ME 03805.
- 10.) Existing Lot 2: 5.55 Acres
Proposed Lot 2: 5.55 Acres
Existing Lot 13: 5.43 Acres
Proposed Lot 13: 5.33 Acres
- 11.) Parcel A is to be conveyed from Lot 13 to Lot 2 and Parcel B is to be conveyed from Lot 2 to Lot 13 and are not to be considered separate tracts of land.
- 12.) Horizontal Datum is based upon NAD83-88 New Hampshire State Plane Coordinates and Vertical Datum is based upon NAVD83.
- 13.) See NHDOT Driveway Permit No. 06-027-342, dated July 14, 1959 for the Common Driveway serving Map 105 Lot 13 and Map 207 Lot 2 (formerly Lot 12 on plan reference No. 1).
- 14.) For more information about this lot line adjustment contact the Town of Barrington Planning Department at 333 Golf Highway, Barrington, NH, 03825, (603) 664-5786.

RECEIVED
 JUL 29 2021
 LAND USE OFFICE

EXISTING CONDITIONS PLAN
 PREPARED FOR
DAN C. & DEBRA M. CUI
 OF
TAX MAP 105 / LOT 13
 & **TAX MAP 207 / LOT 2**
 LOCATED AT
 761 WASHINGTON STREET
 (NH ROUTE 202)
 COUNTY OF STRAFFORD
 BARRINGTON, NH