

- Legend:**
- L1 See Length Table
  - SCRD Stafford 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 | 32.50'   |
| L2   | S75°45'38"W | 49.83'   |
| L3   | N75°45'38"E | 35.17'   |
| L4   | S35°38'31"W | 32.50'   |
| L5   | N39°03'13"W | 21.23'   |

- References:**
- "Final Spiney Farm Subdivision for Spiney Farm Incorporation, Barrington, NH," dated Oct. 10, 1987, prepared by Henry & Bertini Assoc., Inc. SCRD Plan No. 33-131.
  - "Proposed Lot Line Revision Land of Don C. Cui, Barrington, NH," dated August 18, 1999, prepared by Barry Surveying & Engineering, SCRD Plan No. 57-15.



- Abutters Not Shown**
- Map 105 / Lot 43 Jeffrey & Theresa Fiset 728 Washington Street Barrington, NH 03825
  - Map 207 / Lot 58 Jessica Page & Molo Cruz 779 Washington Street Barrington, NH 03825
  - Map 207 / Lot 57 Daniel Cronin & Kathryn Samsby 768 Washington Street Barrington, NH 03825
  - Map 207 / Lot 56 Derek Moran Stephanie A. Harroch 756 Washington Street Barrington, NH 03825
  - Map 207 / Lot 59 Townsend Building & Finance c/o Richard Townsend 119 Hill Road Barrington, NH 03825
  - Map 207 / Lot 60 Jacob & Rene French 748 Washington Street Barrington, NH 03825

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

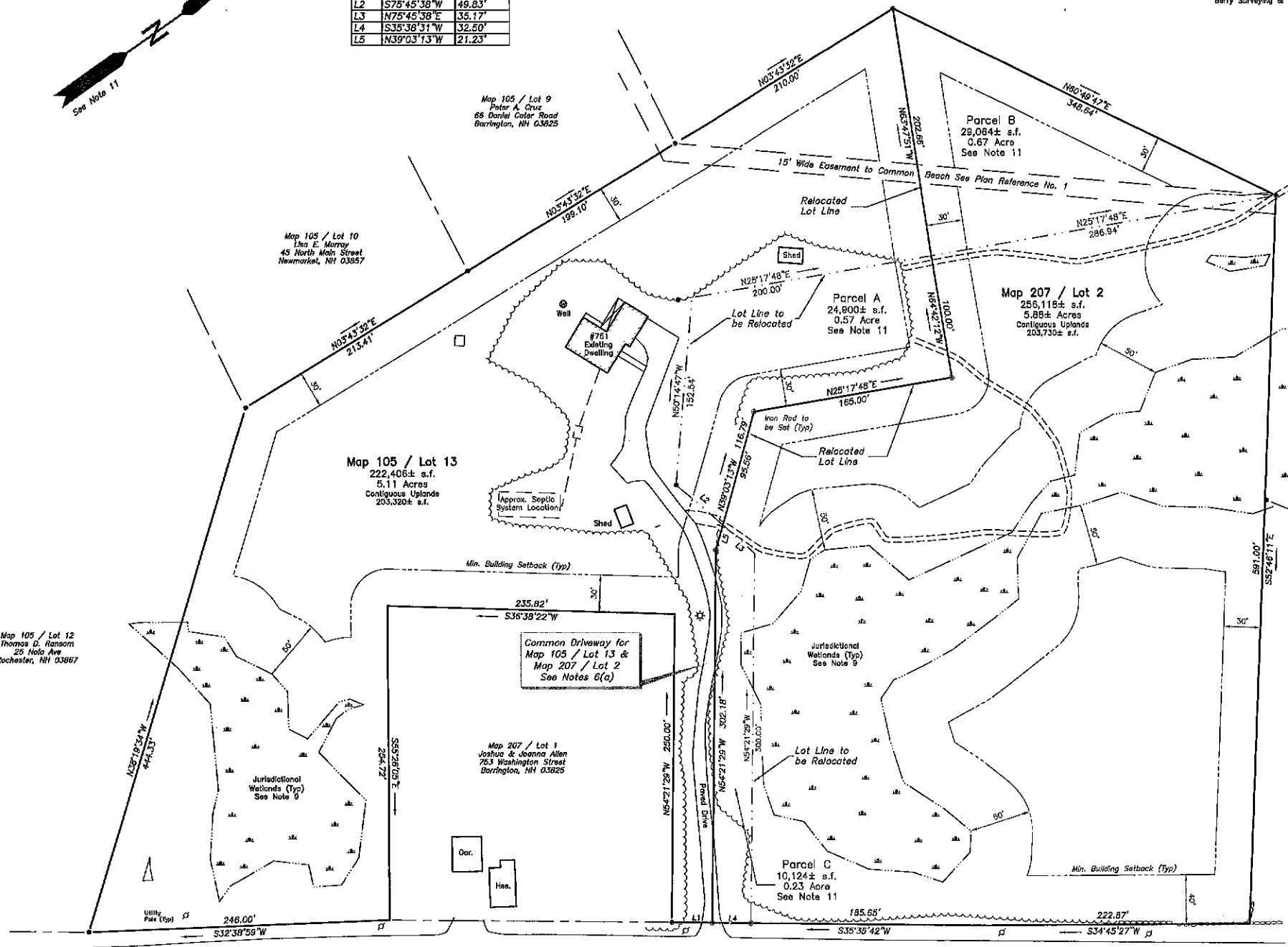
Map 105 / Lot 10 Lisa E. Murray 45 North Main Street Newmarket, NH 03857

Map 105 / Lot 9 Peter A. Cruz 68 Daniel Carter Road Barrington, NH 03825

Map 105 / Lot 8 Camp Fireston c/o Marcella Allison 86 Pond Hill Road Barrington, NH 03825

Map 207 / Lot 7 Jared D. McElrath Samantha A. Martin 29 Covenant Way Barrington, NH 03825

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



- Notes:**
- 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.
  - Field Procedure: Topcon (GM-105) Electronic Total Station Instrument + Carlson Surveyor + Data Collector, Adjusted Closed Traverse Performed April 2021, Least Squares Balance.
  - Error of Closure Better Than 1:46,000.
  - 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.
  - 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).
  - Owners of Record: Dan C. & Debra M. Cui 761 Washington Street Barrington, NH 03825 SCRD BK 2805, Pg 566
    - a.) Map 105 Lot 13 is subject to a Common Driveway to benefit both Map 105 Lot 13 & Map 207 Lot 2, see plan reference no. 1.
  - 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.
  - Parcels are not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 3301701950, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
  - The wetland boundaries shown hereon were field delineated April 8, 2021 by Michael Cusano, of 6 York Pond Road, York, ME 03909.
  - Existing Map 207 Lot 2: 5.55 Acres  
Proposed Map 207 Lot 2: 5.88 Acres  
Existing Map 105 Lot 13: 5.43 Acres  
Proposed Map 105 Lot 13: 5.11 Acres
  - Parcels A and C are to be conveyed from Map 105 Lot 13 to Map 207 Lot 2 and Parcel B is to be conveyed from Map 207 Lot 2 to Map 105 Lot 13 and are not to be considered separate tracts of land.
  - Horizontal Datum is based upon NAD83-88 New Hampshire State Plane Coordinates and Vertical Datum is based upon NAVD83.
  - See NB DOT Driveway Permit No. 08-027-342, dated July 14, 1999 for the Common Driveway serving Map 105 Lot 13 and Map 207 Lot 2 (formerly Lot 12 on plan reference No. 1).
  - For more information about this lot line adjustment contact the Town of Barrington Planning Department at 333 Chief Highway, Barrington, NH, 03825, (603) 664-3795.

**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 STORIES   | 2.5                 |
| MAX. LOT COVERAGE       | 40%                 |

**TOWN OF BARRINGTON PLANNING BOARD APPROVAL**

- 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 \_\_\_\_\_

Washington Street (NH Route 202)  
Variable Width Public Right of Way

**RECEIVED**  
AUG 17 2021  
**LAND USE OFFICE**



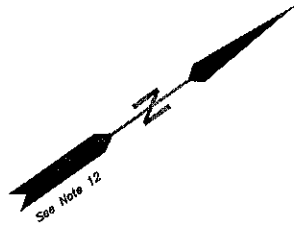
FEET 0 25 50 100 200  
METERS 0 5 10 20 40 60  
SCALE: 1" = 50'  
DATE: JULY 13, 2021

**LOT LINE ADJUSTMENT 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**

**DAVID W. VINCENT, L.L.S.**  
**LAND SURVEYING SERVICES**  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 664-5786  
www.landsurveyingservices.net

| NO. | DATE    | DESCRIPTION                    | BY  |
|-----|---------|--------------------------------|-----|
| 4   |         |                                |     |
| 3   |         |                                |     |
| 2   | 8/16/21 | rev lots per revision comments | dvw |
| 1   | 7/21/21 | rev notes add LLA labels       | dvw |

- Legend:**
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  - Iron Rod Found
  - Iron Rod to be Set
  - ⊕ Utility Pole
  - Stone Wall

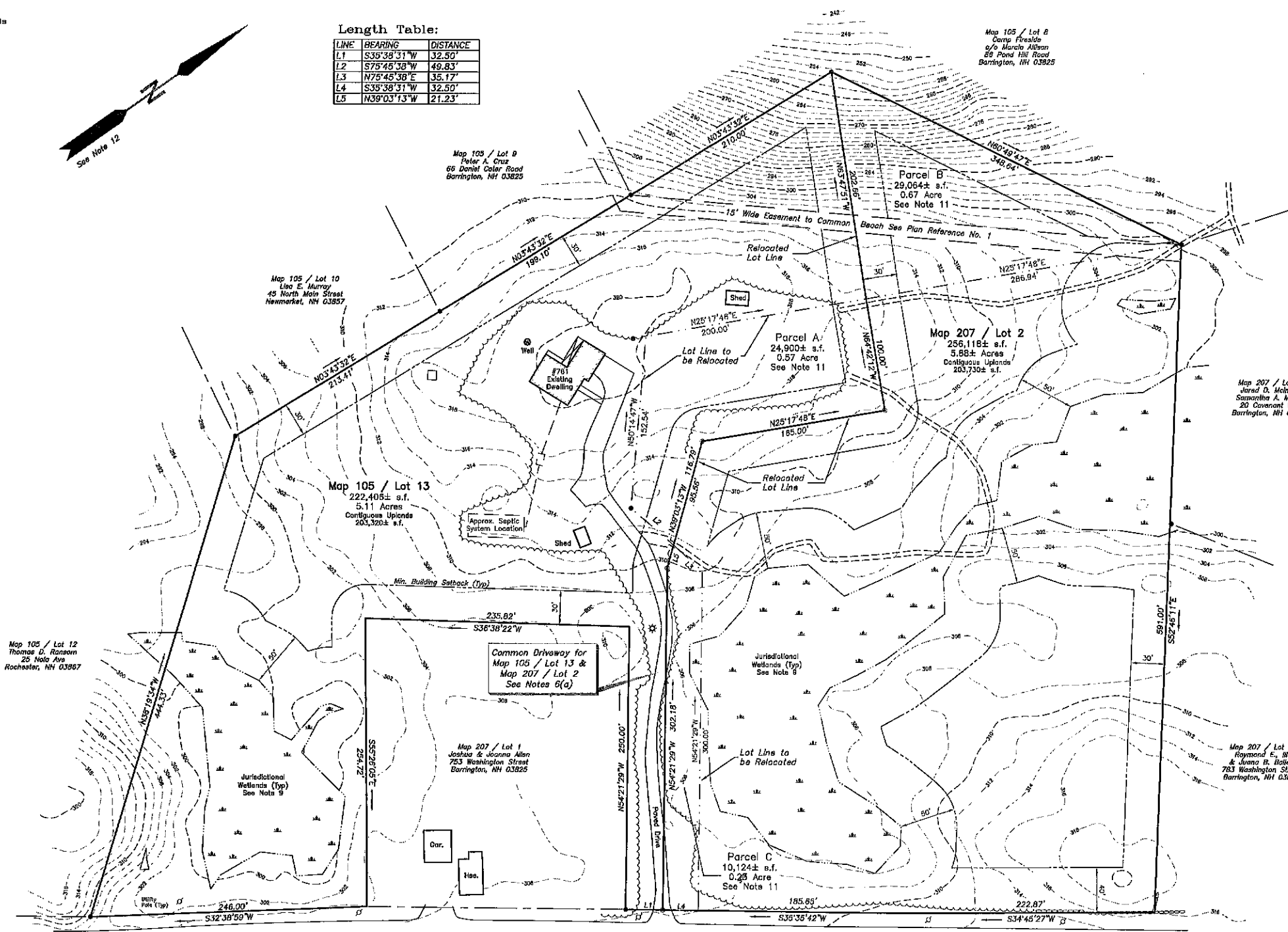


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**Abutters Not Shown**

- Map 105 / Lot 43  
Jeffery & Theresa Fabot  
728 Washington Street  
Barrington, NH 03825
- Map 207 / Lot 56  
Jessica Page & Mate Cruz  
775 Washington Street  
Barrington, NH 03825
- Map 207 / Lot 57  
Danki Crain & Kathryn Stanley  
768 Washington Street  
Barrington, NH 03825
- Map 207 / Lot 58  
Carole Moran  
Stephanie A. Harnisch  
756 Washington Street  
Barrington, NH 03825
- Map 207 / Lot 59  
Townsend Building & Finance  
c/o Richard Townsend  
119 Hill Road  
Barrington, NH 03825
- Map 207 / Lot 60  
Jacob & Rene French  
748 Washington Street  
Barrington, NH 03825



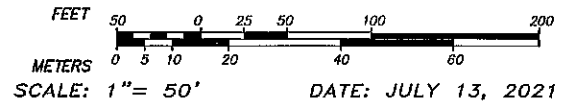
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Washington Street (NH Route 202)

**RECEIVED**

AUG 17 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  
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(NH ROUTE 202)  
COUNTY OF STRAFFORD  
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The licensed surveyor of this plan does not warrant nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-58, 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.

| NO. | DATE    | DESCRIPTION                  | BY  |
|-----|---------|------------------------------|-----|
| 4   |         |                              |     |
| 3   |         |                              |     |
| 2   | 6/16/21 | rev lots per review comments | dvr |
| 1   | 7/23/21 | rev notes add LLA labels     | dvr |