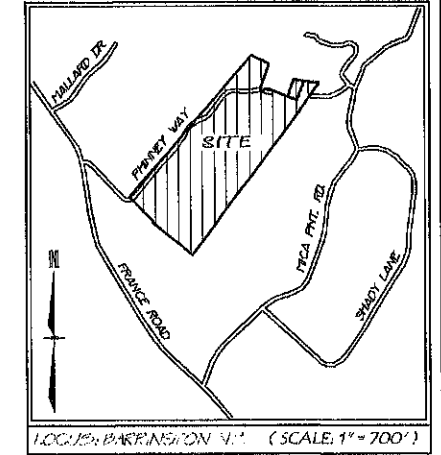
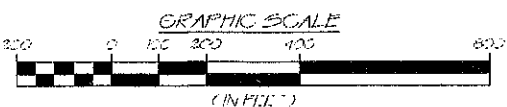
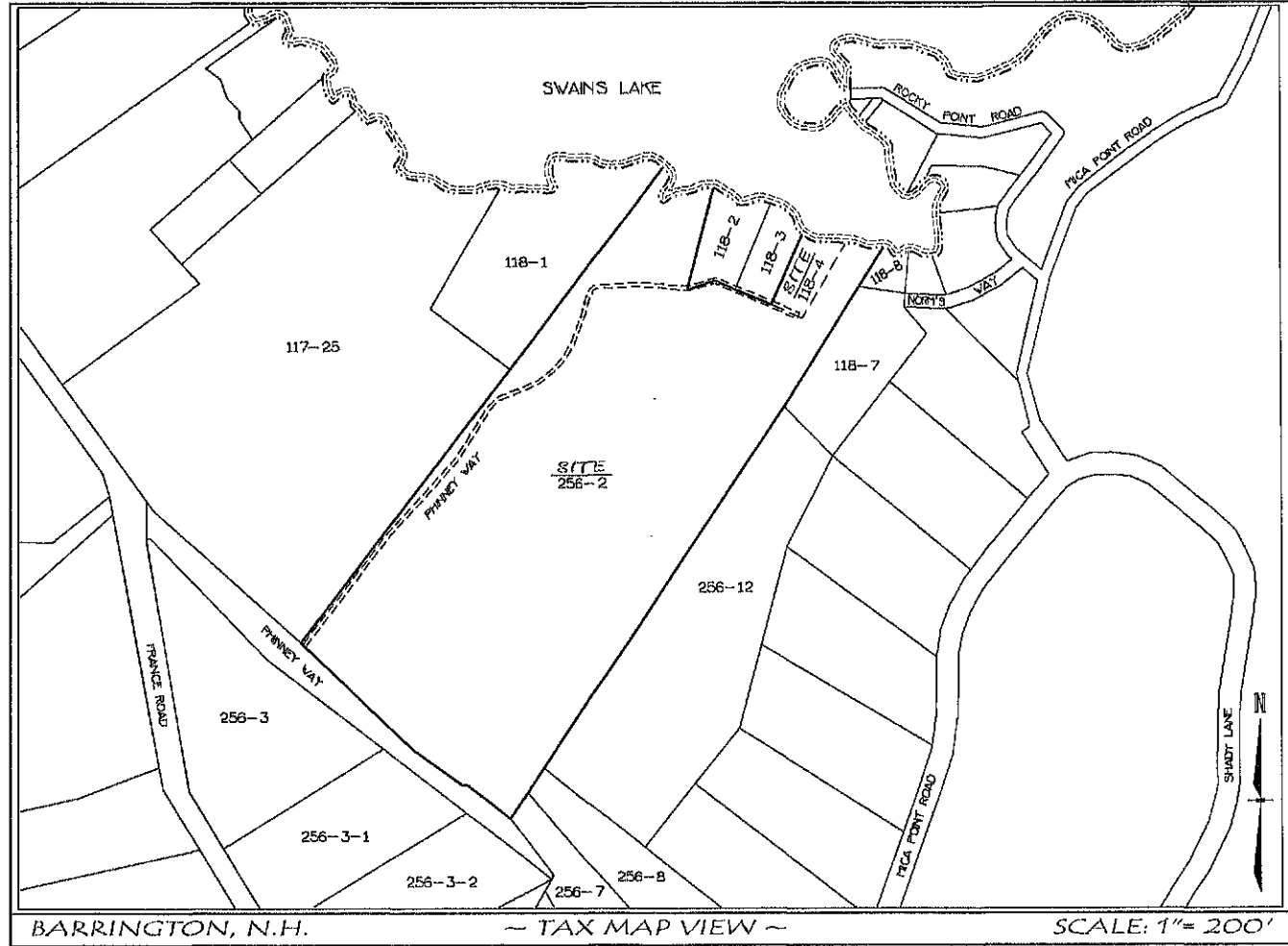


LOT LINE ADJUSTMENT TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE



NOTES:

1. OWNERS OF RECORD TAX LOT 118-4
JOSEPH & CHERYL WILSON
PO BOX 479
79 PHINNEY WAY
BARRINGTON, NH 03825
REFERENCE SCRD DEED REF. BK: 1282 PG: 210
TOTAL LOT AREA: 12,784 SQ. FT. ± / 0.29 ACRES ±
- OWNER OF RECORD TAX LOT 256-2
JOSEPH V. WILSON
PO BOX 1047
EAST HAMPSHIRE, NH 03826
REFERENCE SCRD DEED REF. BK: 4883 PG: 877
TOTAL LOT AREA: 721,633 SQ. FT. ± / 16.57 ACRES ±
2. EXISTING USE TAX LOT 118-4
SINGLE FAMILY RESIDENTIAL
- EXISTING USE TAX LOT 256-2
UNDEVELOPED
3. SUBJECT PARCELS ZONED: GENERAL RESIDENTIAL
MINIMUM LOT SIZE: 80,000 SQ.
MINIMUM FRONTAGE: 200'
FRONT SETBACK: 40'
SIDE / REAR SETBACK: 30'
4. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN
TAX LOTS 118-4 & 256-2.
5. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS
APPROXIMATE. S.E.C. & ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY
OR COMPLETENESS OF UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE. THE
CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG SAFE AT 1-888-344-7233.
6. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH
WERE FOUND DURING RESEARCH COMPLETED AT THE STRAFFORD COUNTY REGISTRY
OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A
TITLE EXAMINATION OF THE SUBJECT PARCEL WOULD DETERMINE.
7. SUBJECT PARCELS WITHIN THE SHORELAND PROTECTION DISTRICT
8. SUBJECT PARCELS NOT WITHIN A FLOOD HAZARD ZONE REF. FEMA-FIRM PANEL
#33017G0285D EFFECTIVE DATE 5-17-2005
9. A WAIVER IS REQUESTED TO THE TOWN OF BARRINGTON SUBMISSION REGULATIONS
ARTICLE 5, SECTIONS 5.3.1(6) FULL SITE TOPOGRAPHY, 5.3.1(4) FULL WETLAND
DELINEATION, 5.3.1(10) FULL SITE FEATURES.



ABUTTER INFORMATION

- | | |
|--|--|
| 117-25
KEITH FRANKS
STEPHANIE ROGLIT
59 FRANCE ROAD
BARRINGTON, NH 03825 | 256-12
SHARON MARTEL
MICHAEL GLEDA
165 MICA POINT ROAD
BARRINGTON, NH 03825 |
| 118-1
DAVID RANSON
CARYN RANSON
P.O. BOX 253
BARRINGTON, NH 03825 | 256-8
MARY SPIEL
81 MICA POINT ROAD
BARRINGTON, NH 03825 |
| 118-2
ANN MARIE VEST
REV. TRUST
53 EDGEWOOD ROAD
DURHAM, NH 03824 | 256-7
JOHN MCCORMACK
STACY MCCORMACK
59 MICA POINT ROAD
BARRINGTON, NH 03825 |
| 118-3
DONNA DANFHOUSE
REV. TRUST
16 RT.125
KINGSTON, NH 03840 | 256-3-2
JEFFREY BRANN
107 FRANCE ROAD
BARRINGTON, NH 03825 |
| 118-6
NORMAN TRENDELLAY
WEND TRENDELLAY
29 NORRIS WAY
BARRINGTON, NH 03825 | 256-3-1
LEANE TOPPINS
DIANE TOPPINS
21430 MARJORE AVENUE
TORRANCE, CA 90503 |
| 118-7
NORMAN TRENDELLAY
WEND TRENDELLAY
29 NORRIS WAY
BARRINGTON, NH 03825 | 256-3
RICHARD SEYMOUR
KATHLEEN SEYMOUR
97 FRANCE ROAD
BARRINGTON, NH 03825 |

REFERENCE PLANS:

- (AS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS)
1. PLAN # P004-P001-019, JAN. 1959
 2. PLAN # 18A-53, MAY 1978
 3. PLAN # 22-142, SEPT. 1983
 4. PLAN # 40-18, DEC. 1991

LEGEND

- | | | |
|--------------------|-----------------------|------------------------|
| OVERHEAD LIGHT | EXISTING TREETRINE | EXISTING GRANITE BOUND |
| FLOOD LAMP | EDGE OF PAVEMENT | EXISTING IRON PIN |
| CATCH BASIN | EDGE OF WETLANDS | EXISTING DRILL HOLE |
| DRAIN MANHOLE | 2 FOOT CONTOUR | |
| SEWER MANHOLE | 10 FOOT CONTOUR | |
| STREET LIGHT | BOUNDARY LINE | |
| UTILITY POLE V/QUY | STONE WALL | |
| SPOT GRADE | EASEMENT LINE | |
| MAIL BOX | BUILDING SETBACK LINE | |
| SEWER LINE | GUARD RAIL | |
| WATER LINE | DRAIN LINE | |
| | ELECTRIC & CABLE | |

SHEET INDEX

SHEET	DESCRIPTION	RECENT REVISION DATE
SHEET 1	COVER SHEET	12-03-2021
SHEET 2	LOT LINE ADJUSTMENT PLAN	12-03-2021
SHEET 3	TOPOGRAPHIC PLAN	12-03-2021

INITIAL RELEASE: DECEMBER 3, 2021

CERTIFICATION

I CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10,000.

DATE: 12-06-2021



BRIAN R. HAYNES, L.L.S. #873

PLANNING BOARD APPROVAL BLOCK

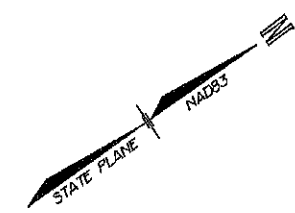
RECEIVED

DEC 07 2021

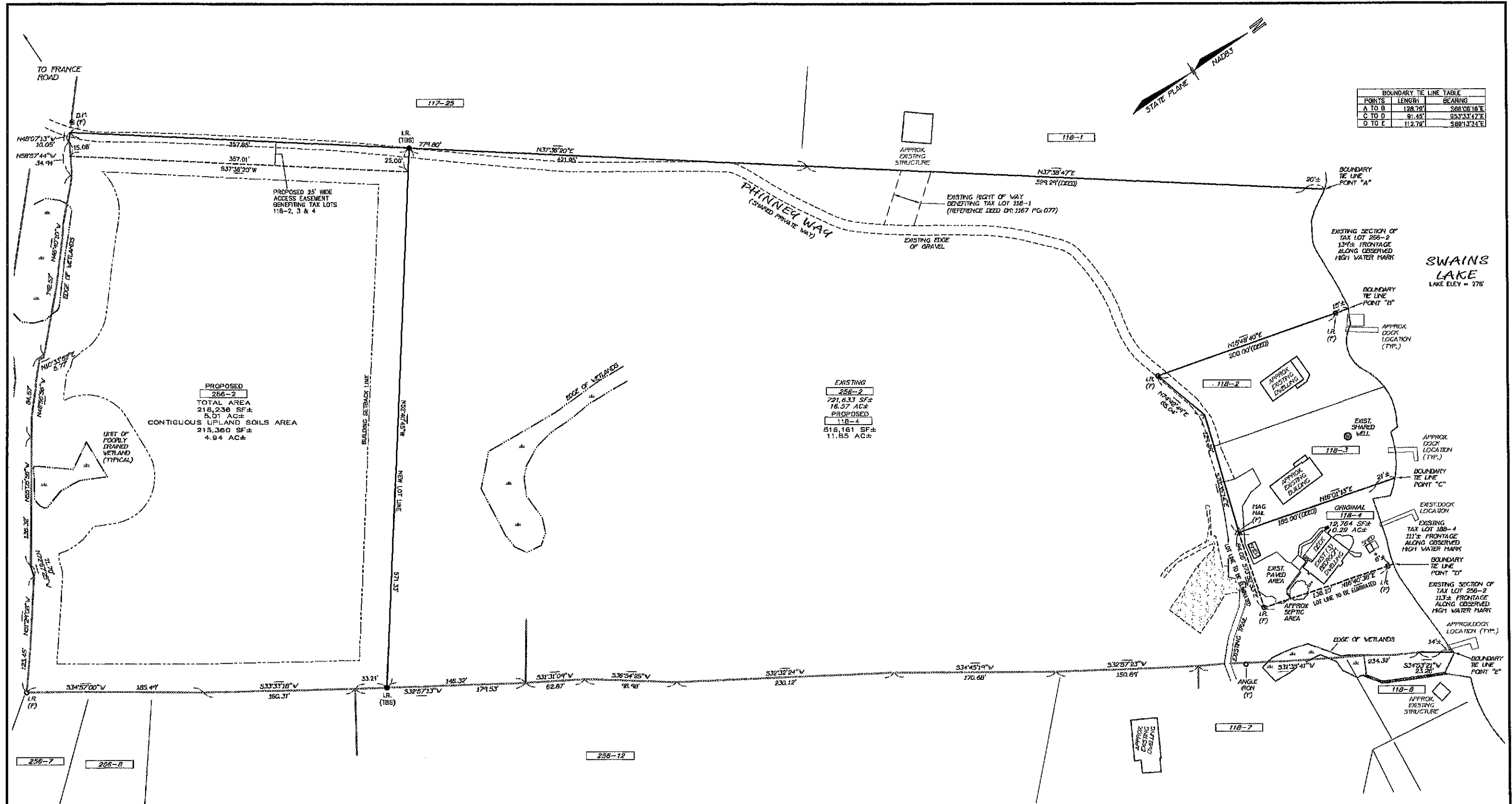
LAND USE OFFICE

COVER SHEET
LOT LINE ADJUSTMENT PLAN

PROJECT: TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE			
SCALE: AS NOTED	DRAWN BY: CAZ		
DATE: DECEMBER 3, 2021	REVISED: 1		2
OWNER: 118-4 JOSEPH & CHERYL WILSON P.O. BOX 479 79 PHINNEY WAY BARRINGTON, NH 03825	OWNER: 256-2 JOSEPH WILSON P.O. BOX 1047 EAST HAMPSHIRE, NH 03826		3
PREPARED BY: S.E.C. & ASSOCIATES, INC.			4
DRAWING #: 2723-LLAD.WG			5
JOB NO. 20-2723			
(SHEETS 1 -> 2 FOR RECORDING AT THE S.C.R.D.)			



BOUNDARY TIE LINE TABLE		
POINTS	LENGTH	BEARING
A TO B	128.70'	S66°08'16"E
C TO D	91.45'	S53°33'42"E
D TO E	112.78'	S89°13'34"E



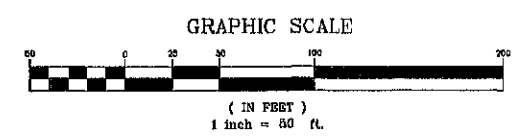
PROPOSED 256-2
 TOTAL AREA
 218,236 SF±
 5.01 AC±
 CONTIGUOUS UPLAND SOILS AREA
 215,360 SF±
 4.94 AC±

EXISTING 256-2
 721,633 SF±
 16.57 AC±
PROPOSED 118-4
 518,181 SF±
 11.85 AC±

SWAINS LAKE
 LAKE ELEV = 278'

LEGEND

- EXISTING GRANITE BOUND
- EXISTING IRON PIN
- ⊙ EXISTING DRILL HOLE
- EXISTING TREELINE
- EDGE OF PAVEMENT
- EDGE OF WETLANDS
- 202 --- 2 FOOT CONTOUR
- 200 --- 10 FOOT CONTOUR
- BOUNDARY LINE
- STONE WALL
- EASEMENT LINE
- BUILDING SETBACK LINE
- GUARD RAIL
- DRAIN LINE
- ELECTRIC & CABLE
- ▲ OVERHEAD LIGHT
- ▼ FLOOD LAMP
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- UTILITY POLE W/CLUT
- SPOT GRADE
- MAIL BOX
- SEWER LINE
- WATER LINE



NOTES:
 * FOR ALL PROJECT NOTES, SEE SHEET 1.

LOT LINE ADJUSTMENT PLAN

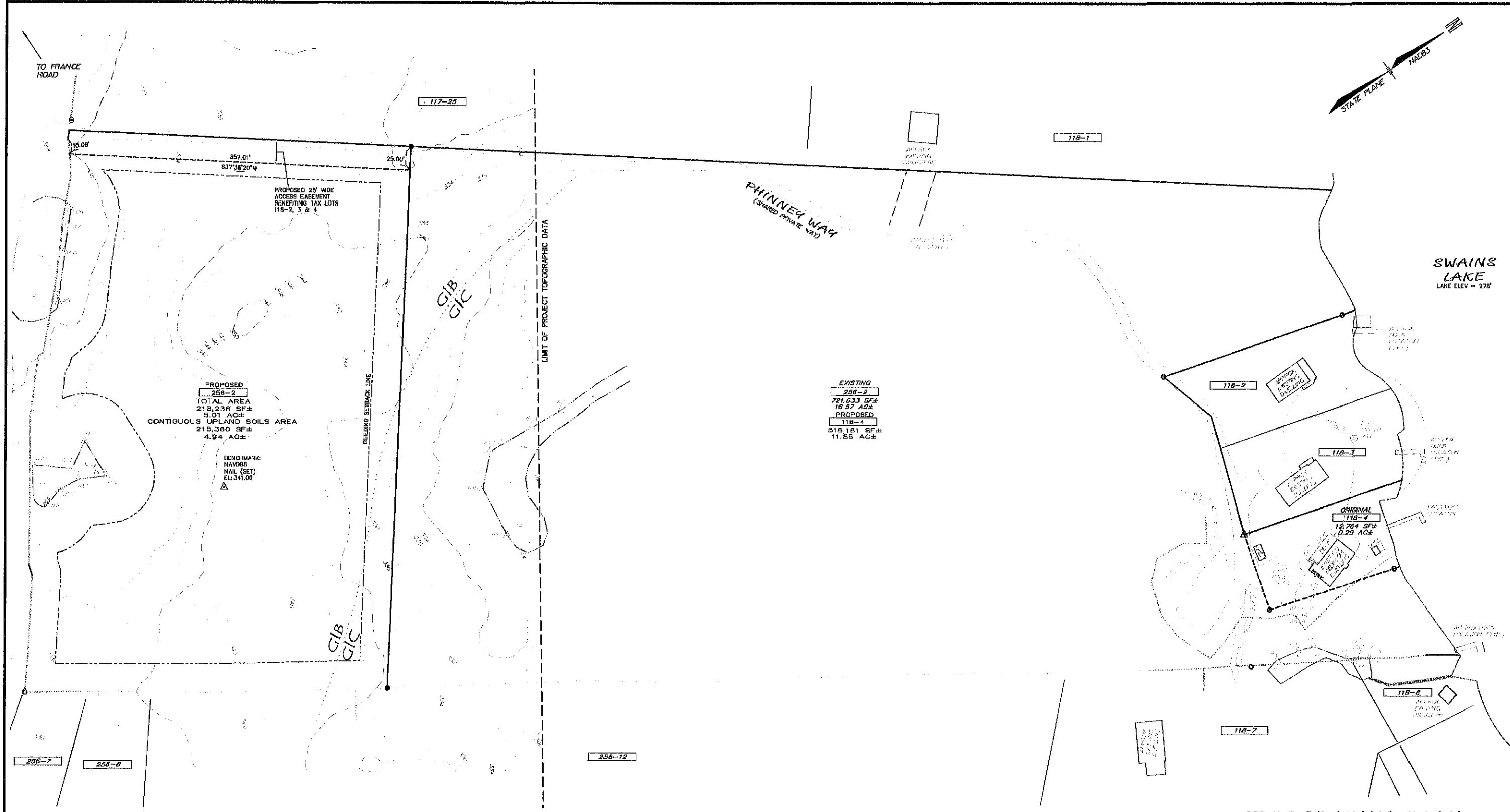
PLANNING BOARD APPROVAL BLOCK

RECEIVED
 DEC 07 2021

PROJECT: TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE	
SCALE: AS NOTED	DRAWN BY: CAZ
DATE: DECEMBER 3, 2021	REVISED: 1, 2
OWNER: JOSEPH & CHERYL WILSON P.O. BOX 478 #79 PHINNEY WAY BARRINGTON, NH 03825	OWNER: JOSEPH WILSON P.O. BOX 1047 EAST HAMPSSTEAD, NH 03826
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 2723-LLA.DWG
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 PHONE: (603)-382-8085 SERVING NH & MA EMAIL: SEC@SECENGINEERING.COM	
JOB NO. 20-2723	



BRIAN R. HAYNES, L.L.S. #873



NOTES:
 * FOR ALL PROJECT NOTES, SEE SHEET 1.

WETLAND NOTES:

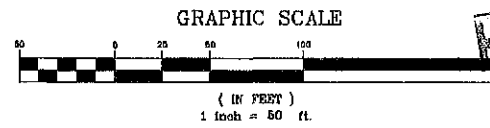
1. THE WETLANDS WERE CLASSIFIED IN ACCORDANCE WITH THE CLASSIFICATION OF WETLANDS AND DEEP-WATER HABITATS OF THE UNITED STATES, FDC-512, 004-2013, SECOND EDITION, WETLAND SUBCOMMITTEE, FEDERAL GEOGRAPHIC DATA COMMITTEE AND US FISH AND WILDLIFE SERVICE, WASHINGTON, DC.
2. THE WETLAND CLASSIFICATION AND FUNCTION ASSESSMENT WAS PERFORMED BY TIMOTHY FERWERDA, NH CERTIFIED WETLAND SCIENTIST #093 ON SEPTEMBER 9, 2021.



Timothy Ferwerda
 2/28/19

LEGEND

- | | | | |
|--------------------|-----------------------|---|------------------------|
| OVERHEAD LIGHT | EXISTING TREE LINE | □ | EXISTING GRANITE BOUND |
| FLOOD LAMP | EDGE OF PAVEMENT | ○ | EXISTING IRON PW |
| CATCH BASIN | EDGE OF WETLANDS | ⊙ | EXISTING DRILL HOLE |
| DRAIN MANHOLE | 2 FOOT CONTOUR | | |
| SEWER MANHOLE | 10 FOOT CONTOUR | | |
| STREET LIGHT | BOUNDARY LINE | | |
| UTILITY POLE W/GUY | STONE WALL | | |
| SPOT GRADE | EASEMENT LINE | | |
| MAIL BOX | BUILDING SETBACK LINE | | |
| | GUARD RAIL | | |
| SEWER LINE | DRAIN LINE | | |
| WATER LINE | ELECTRIC & CABLE | | |



TOPOGRAPHIC PLAN

PROJECT: TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE	
SCALE: AS NOTED	DRAWN BY: CAZ
DATE: DECEMBER 3, 2021	REVISED: 1. 2.
OWNER: 118-4 JOSEPH & CHERYL WILSON P.O. BOX 479 779 PHINNEY WAY BARRINGTON, NH 03825	OWNER: 256-2 JOSEPH WILSON P.O. BOX 1047 EAST HAMPSHIRE, NH 03826
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 2723-LLADWG JOB NO. 20-2723
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 657 PLAINSTON, NH 03885 PHONE: (603)-382-5065 1-800-851-7878 FAX: (603)-382-5065 EMAIL: SEC@SECOSURVEYING.COM	

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 DEC 07 2021