

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

Access Easement Line Table

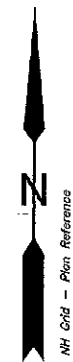
LINE	BEARING	DISTANCE
L1	N64°08'02"E	75.39'
L2	N79°43'47"E	16.97'
L3	S16°32'35"E	163.61'
L4	N85°26'23"W	154.27'

Access Easement Curve Table

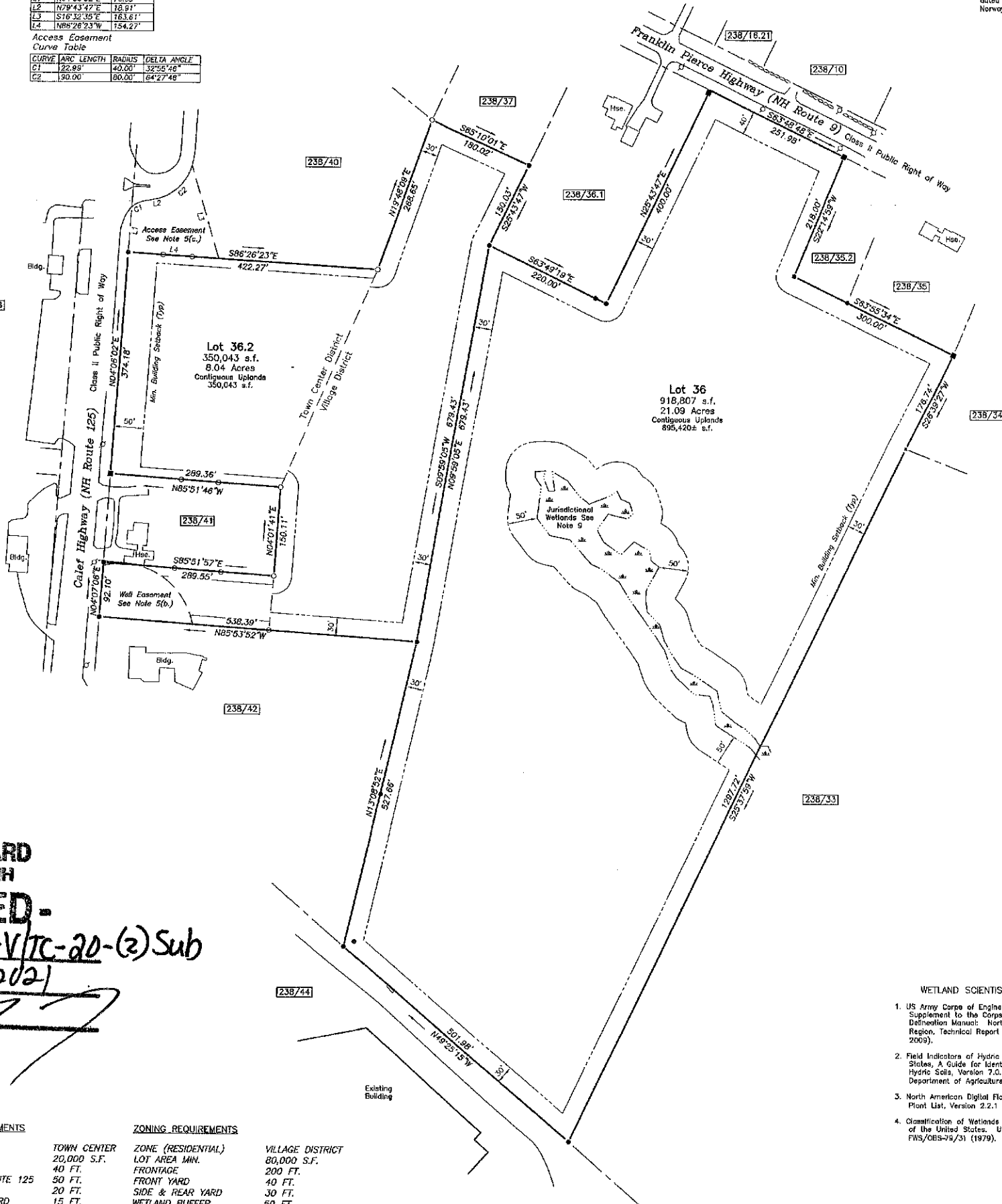
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	22.89'	40.00'	32°55'48"
C2	30.00'	80.00'	64°27'48"

Reference:
 "Lot Line Adjustment for Alan D. Haley & Waldron B. Haley Living Revocable Trust of 1998, Barrington, NH," dated February 2020, revised 03-19-20, prepared by Norway Plains Associates Inc., SCRD Plan #12137.

For Registry of Deeds Purposes

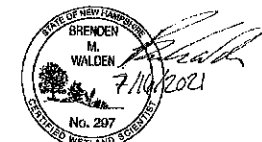


- Abutters**
- 238-16.21
BVP Homeowners Association
c/o Correy Piper
26 Village Place Drive
Barrington, NH 03825
 - 238/33 & 34
Gouldelo Family Revocable Trust of 2015
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4311-925
 - 238/35 & 35-1
Richard & Victoria H. Spinale
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 2885-535
 - 238/36-1
Alan D. Haley
1011 Andover Road
Baltimore, MD 212218
SCRD 4693-555
 - 238/37
Lawrence G. Haley
2808 French Place
Austin, TX 78722
SCRD 2536-698
 - 238/38
574 Franklin Pierce Highway LLC
574 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4528-469
 - 238/40
Irving Oil Properties NH Corp
PO Box 888
Caldis, ME 04519
SCRD 3701-966
 - 238/41
Max Winkler
596 Calef Highway
Barrington, NH 03825
SCRD 3870-293
 - 238/42
A. William & Jules D'Antio
PO Box 474
Barrington, NH 03825
SCRD 3129-837
 - 238/44
Virtuous Realty Inc.
607 Calef Highway #200
Barrington, NH 03825
SCRD 2848-332
 - 238/47
Lewis Polosky
49 Ceres Street
Portsmouth, NH 03801
 - 238/48
Philip A. & Christine L. Amazeen
538 Calef Highway
Barrington, NH 03825
SCRD 3812-324
 - 239/7
Town Center Properties LLC
PO Box 727
Dover, NH 03821



Notes:

- 1.) This plan does not represent a determination of title and the purpose of this plan is to establish and subject parcel line boundaries utilizing the boundary information depicted on the plan reference. Each lot is served by individual septic system and private well.
- 2.) Plan Error of Closure Better Than 1:15,000.
- 3.) Parcel is shown as Lot 36.1 on the Town of Barrington Assessor's Map 238.
- 4.) Parcel is located in the Town Center District, Village District & Wetlands Protection District Overlay (50' from edge of Jurisdictional wetlands).
- 5.) Owner of Record: Waldron B. Haley Living Revocable Trust of 1998
14 Shickapee Road
Nashua, NH 03062-2431
SCRD Bk 2568, Pg 247
 - a.) Parcel is subject to the terms and restrictions to the State of New Hampshire as described in SCRD Bk 850, Pg 497.
 - b.) Parcel is subject to a Protective Well Radius as described in SCRD Bk 1903, Pg 516.
 - c.) Parcel has the benefit of an access easement as described in SCRD Bk 4449, Pg 335.
- 6.) 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.
- 7.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 3301700306E, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- 8.) Existing Lot Area: 29.13 Acres
Proposed Lot 36: 21.09 Acres
Proposed Lot 36.2: 8.04 Acres
- 9.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
- 10.) NH-DOT Driveway Permit: Pending.
- 11.) Required erosion control measures shall be installed prior to disturbance of the sites 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.



James W. Haley Co-Trustee
Waldron B. Haley Co-Trustee
 7-29-21

MINOR SUBDIVISION PLAN
 PREPARED FOR
J & L TERRA HOLDINGS INC.
 OF PROPERTY IN THE NAME OF
WALDRON B. HALEY REVOCABLE LIVING TRUST OF 1998
 OF
TAX MAP 238 / LOT 36
 LOCATED AT
CALEF HIGHWAY (NH ROUTE 125) & FRANKLIN PIERCE HIGHWAY (NH ROUTE 9)
 COUNTY OF STRAFFORD
BARRINGTON, NH

- WETLAND SCIENTIST CERTIFICATION**
1. 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 2009).
 2. 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).
 3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
 4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

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

DAVID W. VINCENT, L.L.S.
LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 684-5788
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

Waldron B. Haley Date

PLANNING BOARD BARRINGTON, NH
- APPROVED -
 File Number **238-36-V/TC-20-(2) Sub**
 Date **7/29/2021**
 Chairman *[Signature]*

TOWN OF BARRINGTON PLANNING BOARD APPROVAL

ZONING REQUIREMENTS	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	30 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%		