

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

270-74-RC-21-Design

Case Number: _____ Project Name: Holly Lane

Date 7/20/21

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review Development of Regional Impact _____

FORMAL APPLICATION:

Subdivision Type: Major _____ Minor _____ Conventional _____ Conservation _____
Site Plan Review: Major _____ Minor _____
Conditional Use Permit _____ Sign Permit _____ Boundary Line Adjustment _____ Special Permit _____
Change of Use _____ Extension for Site Plan or Subdivision Completion _____
Amendment to Subdivision/Site Plan Approval Other _____

Project Name: France Road Extension Area (Acres or S.F) 24.20 Acres

Project Address: Holly Lane

Current Zoning District(s): Regional Commercial Map(s) 270 Lot(s) 74

Request: To construct 6 tow-family duplexes to be serviced with onsite water and septic.

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: Nelson J. Murray Sr Trs Rev Liv Tr

Company _____

Phone: 603-502-6438

Fax: _____

E-mail: jack@ikanproperty.com

Address: PO Box 359, Hampton, NH 03842

Applicant (Contact): Jack Murray

Company _____

Phone: 603-502-6438

Fax: _____

E-mail: jack@ikanproperty.com

PO Box 147, Hampton, NH 03843

Address: _____

Developer: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Engineer: Wayne Morrill

Company Jones & Beach Engineers, Inc.

Phone: 603-772-4746

Fax: _____

E-mail: wmorrill@jonesandbeach.com

Address: PO Box 219, Stratham, NH 03885

Owner Signature

Barbara Brune
Staff Signature

Applicant Signature

Date

8-16-21

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AUG 17 2021

LAND USE OFFICE

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME France Road Extension

CASE FILE NUMBER 270-74-RC-21-Design

PROJECT LOCATION Holly Lane

DATE OF APPLICATION July 20, 2021

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Regional Commercial Lot Area Size 1,054,344 S.F. 24.20 Acres

Setbacks: Front 75' Along Route 4 Side 30' Rear 30'
40' everywhere else

Parking Spaces Required: _____ Parking Spaces Provided: _____

Please describe your project and its purpose and intent. You may attach a typed description.

This project was previously approved by the Planning Board back in 2007 to construct 12-units. The developer would like to move forward with developing 6 two-family (12-units) duplexes that will be serviced with on-site water & septic.

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Applicant Jack Murray

Map/Lot# 270 / 74

Case# 270-74-BC-21-Design

**Site Review Application Checklist
Barrington Planning Board**

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
Section I. General Requirements			
1. Completed Application Form (2.5.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list (2.6.3 (5) or 2.5.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees (2.6.3 (4) or 2.5.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist (2.6.3 (6) or 2.5.1 (7))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input type="checkbox"/>	<input type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input type="checkbox"/>	<input type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II. General Plan Information			
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input type="checkbox"/>	<input type="checkbox"/>	
2. Title block information: (3.2.1)	<input type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input type="checkbox"/>	<input type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input type="checkbox"/>	<input type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input type="checkbox"/>	<input type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input type="checkbox"/>	<input type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<input type="checkbox"/>	<input type="checkbox"/>	
5. Certification block (for engineer or surveyor) (3.1.1)	<input type="checkbox"/>	<input type="checkbox"/>	
6. Match lines (if any)	<input type="checkbox"/>	<input type="checkbox"/>	
7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4))	<input type="checkbox"/>	<input type="checkbox"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
8. Minimum lot area, frontage & setbacks dimensions required for district(s) 3.2.10(5)	<input type="checkbox"/>	<input type="checkbox"/>	
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to Identify 100-year flood elevation, locate the elevation (3.2.10 (12))	<input type="checkbox"/>	<input type="checkbox"/>	
10. Note the following: "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." (3.2.10 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
11. Note the following: "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." (3.2.10(17))	<input type="checkbox"/>	<input type="checkbox"/>	
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input type="checkbox"/>	
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18))	<input type="checkbox"/>	<input type="checkbox"/>	
14. North arrow (3.2.5)	<input type="checkbox"/>	<input type="checkbox"/>	
15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18))	<input type="checkbox"/>	<input type="checkbox"/>	
16. Plan and deed references (3.2.6)	<input type="checkbox"/>	<input type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan (3.2.10 (1))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input type="checkbox"/>	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<input type="checkbox"/>	<input type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets (3.2.9)	<input type="checkbox"/>	<input type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<input type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found (4.2)	<input type="checkbox"/>	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Monuments to be set (3.3 (4) & 4.2)	<input type="checkbox"/>	<input type="checkbox"/>	
20. Existing streets: (3.3 (6))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Name labeled	<input type="checkbox"/>	<input type="checkbox"/>	
b. Status noted or labeled	<input type="checkbox"/>	<input type="checkbox"/>	
c. Right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>	
d. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>	
21. Municipal boundaries (If any) (3.3 (7))	<input type="checkbox"/>	<input type="checkbox"/>	
22. Existing easements (identified by type) (3.3 (8))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
d. Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input type="checkbox"/>	
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input type="checkbox"/>	
i. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
j. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>	
23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor)	<input type="checkbox"/>	<input type="checkbox"/>	
24. Area of each lot being developed (in acres & square feet): (3.3 (9))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Existing lot(s) (3.3 (9))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Contiguous upland(s)	<input type="checkbox"/>	<input type="checkbox"/>	
25. Wetland delineation (including Prime Wetlands): (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Limits of wetlands (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
26. Owner's signature(s) (3.3 (14))	<input type="checkbox"/>	<input type="checkbox"/>	
27. All required setbacks (3.3 (15))	<input type="checkbox"/>	<input type="checkbox"/>	
28. Physical features	<input type="checkbox"/>	<input type="checkbox"/>	
a. Buildings (3.3 (21))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Wells (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Septic systems (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
d. Stone walls (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
e. Paved drives (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies (3.3 (17))	<input type="checkbox"/>	<input type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19))	<input type="checkbox"/>	<input type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<input type="checkbox"/>	<input type="checkbox"/>	
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input type="checkbox"/>	
33.	<input type="checkbox"/>	<input type="checkbox"/>	

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APPLICATION AGREEMENT

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the Site Plan Review or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: 

Signature of Developer: _____

Technical Review Signatures: _____

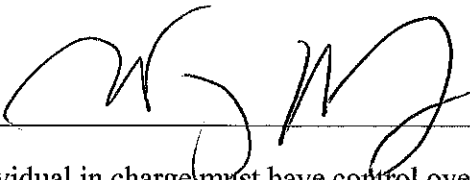
Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other person as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

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LAND USE OFFICE
SITE REVIEW CHECKLIST

(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: _____


Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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Letter of Authorization

359 JM

I, Jack Murray, Trustee of Nelson J. Murray Sr Trs Rev Liv Tr, PO Box [redacted] Hampton, NH 03843, owner of property located in Barrington, NH, known as Tax Map 270, Lot 74, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on France Road Extension in Barrington, NH. NOW KNOWN AS HOLLY LANE. FORMERLY JM

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

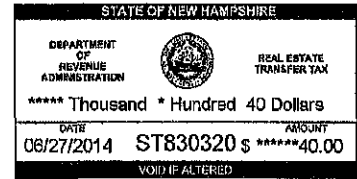
Witness [Signature] JIM MURRAY

Jack Murray Sr 7-23-21
Jack Murray Date
Trustee of Nelson J. Murray Sr
Trs Rev Liv Tr

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THIS IS A CONTRACTUAL TRANSFER, BUT NO CONSIDERATION HAS BEEN PAID, THE TRUST HAVING BEEN CREATED AND FUNDED FOR ESTATE PLANNING PURPOSES AS A TESTAMENTARY SUBSTITUTE; REV. 802.02; SUBJECT TO MINIMUM TRANSFER TAX

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **NELSON J. MURRAY, SR.**, of P.O. Box 359 Hampton, NH 03842, unmarried, for consideration paid, grants to **NELSON J. MURRAY, SR., TRUSTEE OF THE NELSON J. MURRAY, SR. REVOCABLE LIVING TRUST**, dated August 25, 2006, a revocable trust, of P.O. Box 359 Hampton, NH 03842, with **QUITCLAIM COVENANTS**, the following described premises:

Two certain tracts or parcels of land situated in Barrington, County of Strafford and State of New Hampshire, more particularly bounded and described as follows:

PARCEL I: A certain tract or parcel of land in Barrington, County of Strafford and State of New Hampshire, being identified as Map 13, Lot 21B on France Rod Extension, the Plan entitled "Boundary Plan, Owner: Helen C. Robinson, Barrington, N.H., March 30, 2001, Orvis/Drew, LLC", Plan No. 855 and recorded at the Strafford County Registry of deeds on September 24, 2001 as Plan No. 63-27. The tract of land contains 24.576 acres and is further bounded and described as follows:

Beginning at a stake at the Southeast corner of the herein described premises; thence running along France Road Extension North 11° 34' 29" West a distance of 104.54 feet to a point, continuing North 01° 48' 57" East a distance of 323.43 feet to a point, continuing North 04° 40' 51" West a distance of 347.14 feet, to a point, continuing North 05° 02' 10" East a distance of 328.47 feet to a point, continuing North 08° 18' 44" West a distance of 195.70 feet to a point, continuing North 02° 04' 01" East 335.43 feet to a pile of stones on the Westerly side of France Road Extension, thence turning and running South 75° 34' 19" West a distance of 1100.50 feet to a pile of stones, thence turning and running South 31° 35' 34" East a distance of 1,090.07 feet to a point at the end of a stone wall, continuing along the

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stone wall South 35° 09' 38" East a distance of 70.3 feet to a point, thence continuing south 27° 57' 16" East a distance of 109.31 feet to a point, continuing South 11° 32' 20" East a distance of 56.26 feet to a point, continuing South 22° 49' 10" East a distance of 58.65 feet to a point, continuing South 27° 55' 48" East a distance of 40.51 feet to a point, continuing South 27° 49' 59" East a distance of 38.21 feet to a point, continuing South 25° 00' 47" East a distance of 207.17 feet to a point, continuing South 23° 02' 59" East a distance of 49.11 feet to a point, continuing South 27° 43' 12" East a distance of 63.27 feet to a point at an intersection in the stone wall, thence turning and running North 48° 11' 25" East a distance of 164.56 feet to a point at the end of the stone wall, continuing North 48° 53' 09" East a distance of 132.33 feet to the point of beginning.

SPECIFICALLY EXCEPTED from the above described premises is the following described parcel of land:

A certain tract of land with the buildings thereon, if any, situated off US Route 4 in Barrington, County of Strafford, State of New Hampshire, and shown as Area B on a plan entitled "Lot Line Adjustment & Subdivision Plan, Tax Map 270, Lot 71 & 74, France Road Extension, Barrington, NH" by Jones & Beach Engineers, Inc., dated May 16, 2007 and revised through November 13, 2007, and recorded at the Strafford County Registry of Deeds as Plan 94-60, (the "Plan"), being more particularly bounded and described as follows:

Beginning at a T-Bar found at the intersection of two stone walls located at the Northeasterly corner of Map 270, Lot 71-1 shown on the Plan and being the Southerly corner of said Area B; thence running along the Easterly side line of Map 270, Lot 71-1 and a stone wall N 27° 43' 12" W a distance of 63.27 feet to a point; thence continuing N 23° 02' 59" W a distance of 49.11 feet to a point; thence continuing N 25° 00' 47" W a distance of 190.22 feet to a point along the Southerly sideline of Area A, being the proposed 50' Public Right of Way shown on the Plan (the "Road Way"); thence turning and running along the road Way N 38° 04' 33" E a distance of 17.02 feet to a stone/granite bound; thence running along the arc of a curve to the right with a radius of 34.00 feet a distance of 38.13 feet to a stone/granite bound; thence running along the Road Way and the arc of a curve to the left with a radius of 82.00 feet a distance of 20.01 feet to a stone/granite bound; thence turning and running S 58° 08' 22" E a distance of 276.71 feet to a stone/granite bound; thence turning and running S 48° 53' 09" W a distance of 63.27 feet to a point; thence running S 48° 11' 25" W a distance of 164.56 feet to the point and place of beginning.

SUBJECT TO a 20' Wide Slope, Grading, Drainage, Utilities & Sign Easement as shown on the Plan being more particularly bounded and described as follows:

Beginning at a point in the stone wall located along the Southerly sideline of Area A, being the proposed 50' Public Right of Way shown on the Plan (the "Road Way"); thence running along said Road Way N 38° 04' 33" W a distance of 17.02 feet to a stone/granite bound; thence running along the arc of a curve to the right with a radius of 34.00 feet a distance of 38.13 feet to a stone/granite bound; thence running along the Road Way and the

arc of a curve to the left with a radius of 82.00 feet a distance of 20.01 feet to a stone/granite bound; thence turning and running S 58° 08' 22" E a distance of 30.42 feet to a point; thence turning and running along the arc of a curve to the right with a radius of 102.00 feet a distance of 50.52 feet to a point; thence running along the arc of a curve to the left with a radius of 14.00 feet a distance of 15.70 feet to a point; thence running S 38° 04' 33" W a distance of 27.18 feet to a point in the stone wall; thence turning and running along the stone wall N 25° 00' 47" W a distance of approximately 22 feet to the point and place of beginning.

PARCEL II: A certain tract of land with the buildings thereon, if any, situated off US Route 4, in Barrington, County of Strafford, State of New Hampshire, and shown as Area A on a plan entitled "Lot Line Adjustment & Subdivision Plan, Tax Map 270, Lot 71 and 74, France Road Extension, Barrington, NH" by Jones & Beach Engineers, Inc., dated May 16, 2007 and revised through November 13, 2007, and recorded at the Strafford County Registry of Deeds as Plan 94-60, (the "Plan"), being more particularly bounded and described as follows:

Beginning at a stone/granite bound found along the Northerly sideline of US Route 4, being the Southeasterly corner of said Area A; thence running along US Route 4 N 65° 48' 33" W a distance of 92.01 feet to a point; thence turning and running N 38° 04' 33" W a distance of 510.14 feet to a point; thence continuing N 38° 05' 10" W a distance of 3.95 feet to a point in a stone wall; thence turning and running along said stone wall S 27° 49' 59" E a distance of 38.21 feet to a point; thence continuing along said stone wall S 25° 00' 47" E a distance of 16.95 feet to a point along the Northwesterly sideline of Map 270, Lot 71-1; thence turning and running S 38° 04' 33" W a distance of 200.03 feet to a stone/granite bound; thence running S 38° 04' 33" W a distance of 186.20 feet to a stone/granite bound; thence running along the arc of a curve to the left with a radius of 184.00 feet a distance of 41.49 feet to a stone/granite bound; thence running S 25° 09' 20" W a distance of 19.20 feet to a stone/granite bound; thence running along the arc of a curve to the left with a radius of 25.00 feet a distance of 39.69 feet to the point and place of beginning.

TOGETHER WITH the benefit of a 20' Wide Slope, Grading, Drainage, Utilities & Sign Easement shown on the Plan being more particularly bounded and described as follows:

Beginning at a stone/granite bound located along the Northerly sideline of US Route 4; thence running along the Easterly sideline of said Area A on the Plan and along the arc of a curve to the right with a radius of 25.00 feet a distance of 39.69 feet to a stone/granite bound; thence running N 25° 09' 20" E a distance of 19.20 feet to a stone/granite bound; thence running along the arc of a curve to the right with a radius of 184.00 feet a distance of 41.498 feet to a stone/granite bound; thence running N 38° 04' 33" E a distance of 186.20 feet to a stone/granite bound; thence running N 38° 04' 33" E a distance of 217.05 feet to a stone/granite bound; thence running along the arc of a curve to the right with a radius of 34.00 feet a distance of 38.13 feet to a stone/granite bound; thence running along the arc of a curve to the left with a radius of 82.00 feet a distance of 20.01 feet to a point; thence

turning and running S 58° 08' 22" E a distance of 30.42 feet to a point; thence turning and running along the arc of a curve to the right with a radius of 102.00 feet a distance of 50.52 feet to a point; thence running along the arc of a curve to the left with a radius of 14.00 feet a distance of 15.70 feet to a point; thence running S 38° 04' 33" W a distance of 27.18 feet to a stone wall; thence running S 38° 04' 33" W a distance of 192.12 feet to appoint on the side line between Lot 270-71-1 and Lot 270-71; thence continuing S 38° 04' 33" W a distance of 196.34 feet to a point; thence turning and running S 05° 31' 53" W a distance of 72.69 feet to a drill hole found along the Northerly sideline of US Route 4; thence turning and running along US Route 4 N 65° 48' 33" W a distance of 20.38 feet to the point and place of beginning.

Grantee's intended use of said Area A is for a public or private roadway (the "Road") to access the development of Parcel One herein currently referenced as Barrington Tax Map 270, Lot 74. If the New Hampshire Department of Transportation ("DOT") or any other entity requires a condition for granting a curb cut onto Route 4 for the Road that both of existing two driveways servicing land now or formerly of The children's Workshop to be closed, said land currently referenced as Barrington Tax Map 270, Lot 71, then Grantee shall be responsible for designing, building and paving a private driveway from the Road to The Children's Workshop's existing gravel parking lot. If such becomes necessary, Grantee shall remove, replace or otherwise relocate any fencing at his cost as necessary. Additionally, if it becomes necessary, Grantee agrees to remove and replace any signage with like signage at Grantee's cost as necessary and further agrees that any business operating in The Children's Workshop lot shall not be unreasonably interrupted as a result. It is further agreed that The Children's Workshop/owner of commercial lots and any of their tenants, guests, invitees or successors in title shall have full right to use the Grantee's road/proposed right of way for access to and from said commercial lots, regardless of whether said way is a private or public way. Grantee is responsible for the construction of said right of way/Road and for all future maintenance of same until such time, if any, as either the Town accepts the Road for public maintenance and/or The Children's Workshop, its successors and/or assigns uses either or both of the commercial lots for an "Unacceptable Use". An "Unacceptable Use" is one involving the repeated use of heavy construction equipment or heavy vehicles other than standard passenger vehicles as part of the business conducted on the commercial lot(s). If an Unacceptable Use occurs, then The Children's Workshop, its successors and/or assigns shall be responsible for one half of all maintenance associated with the Road until such time as the Road is accepted by the Town. If the town of Barrington, DOT or any other entity requires the entrance and/or exit ways for the current commercial lot be moved, Grantee hereby agrees to pay for all costs of removing and relocating the driveways to an entrance off the Road via gravel driveway to the existing rear parking area as well as any costs of moving the existing septic system and/or leaching field if same becomes necessary. The term "Grantee" is intending to include all such party's heirs and subsequent successors in title.

Being the same premises conveyed to the Grantor by deed of KJ France Road Extension, LLC dated February 5, 2010 and recorded at the Strafford County Registry of

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Deeds at Book 3814, Page 183.

This is not the homestead property of the Grantor.

No title search was requested or performed with respect to this property, subject to encumbrances of record.

EXECUTED this 24th day of June, 2014.

[Signature]
Witness

[Signature]
Nelson J. Murray

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 24th day of June, 2014, before me, personally appeared Nelson J. Murray, known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained

[Signature]
Notary Public/Justice of the Peace
Print Name: _____
My Commission Expires: _____

PATRICK O. COLLINS, Notary Public
My Commission Expires October 3, 2017

P:\MURRAY, NELSON J., SR\REAL ESTATE\DEED TO TRUST - FRANCE RD., BARRINGTON.DOC



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100 foot Abutters List Report

Barrington, NH
July 20, 2021

Subject Property:

Parcel Number: 270-0074
CAMA Number: 270-0074
Property Address: HOLLY LN

Mailing Address: MURRAY NELSON J SR TRS REV LIV TR
PO BOX 359
HAMPTON, NH 03842

Abutters:

Parcel Number: 263-0013
CAMA Number: 263-0013
Property Address: CALEF HWY

Mailing Address: BARRINGTON TOWN OF TAMPOSI
EASEMENT
PO BOX 660 333 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 270-0027
CAMA Number: 270-0027
Property Address: 15 GLASS LN

Mailing Address: BENT ARROW LLC RISTAINO
THEODORE
PO BOX 630
BARRINGTON, NH 03825

Parcel Number: 270-0034
CAMA Number: 270-0034
Property Address: 6 GLASS LN

Mailing Address: JENSEN MATTHEW
94 BLAKE RD
EPPING, NH 03042

Parcel Number: 270-0064
CAMA Number: 270-0064
Property Address: OLD CONCORD TPK

Mailing Address: LORD INVESTMENTS LLC
1403 KINNIKINNICK ST
ANCHORAGE, AK 99508

Parcel Number: 270-0066
CAMA Number: 270-0066
Property Address: 77 LABRADOR LN

Mailing Address: HAN DONNA HAN YI-FU
77 LABRADOR LN
BARRINGTON, NH 03825

Parcel Number: 270-0066-0001
CAMA Number: 270-0066-0001
Property Address: 74 LABRADOR LN

Mailing Address: LUDWIG JONATHAN M & AMANDA J
74 LABRADOR LN
BARRINGTON, NH 03825

Parcel Number: 270-0069
CAMA Number: 270-0069
Property Address: 156 OLD CONCORD TPK

Mailing Address: MUTCH ROBERT & KATHY EACH 1/2 INT
REV TR
119 FRANCE RD
BARRINGTON, NH 03825

Parcel Number: 270-0070
CAMA Number: 270-0070
Property Address: 148 OLD CONCORD TPK

Mailing Address: HORTON CLEVELAND
148 OLD CONCORD TPK
BARRINGTON, NH 03825

Parcel Number: 270-0071
CAMA Number: 270-0071
Property Address: 136 OLD CONCORD TPK

Mailing Address: YELLOW DOGS BARN LLC
136 OLD CONCORD TPK
BARRINGTON, NH 03825

Parcel Number: 270-0072
CAMA Number: 270-0072
Property Address: 130 OLD CONCORD TPK

Mailing Address: RICE DARREN M & AHO-RICE MELIS
130 OLD CONCORD TPK
BARRINGTON, NH 03825



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100 foot Abutters List Report

Barrington, NH
July 20, 2021

Parcel Number: 270-0075
CAMA Number: 270-0075
Property Address: HOLLY LN

Mailing Address: PROPERTIES INC %PSNH TAX ACCTG
1000 ELM ST BOX 330
MANCHESTER, NH 03105

Parcel Number: 270-0076
CAMA Number: 270-0076
Property Address: HOLLY LN

Mailing Address: WOODWARD HARVEY & LEGARD LAURI
TRS REV TR
62 STAGE RD
NOTTINGHAM, NH 03290

Parcel Number: 270-0077
CAMA Number: 270-0077
Property Address: 24 HOLLY LN

Mailing Address: MALLOY CHRISTOPHER & CARELLE
62 CALEF HWY #122
LEE, NH 03861

Wayne Morrill, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH 03885

Jack Murray, PO Box 147, Hampton, NH 03842



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Abutters List Report - Barrington, NH

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