



TAX MAP 110 LOT 19
 Existing Area:
 124,630 Square Feet OR 2.85 Acres
 PROPOSED AREA:
 119,370 Square Feet OR 2.74 Acres
 Proposed Contiguous Upland:
 97,070 Square Feet OR 2.23 Acres

TAX MAP 110 LOT 20
 Existing Area:
 101,160 Square Feet OR 2.32 Acres
 PROPOSED AREA:
 106,420 Square Feet OR 2.44 Acres
 Proposed Contiguous Upland:
 100,550 Square Feet OR 2.31 Acres

AREA TO BE CONVEYED
 FROM TAX MAP 110 LOT 19
 TO TAX MAP 110 LOT 20
 5,280 Square Feet OR 0.12 Acres

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO REVISE THE PROPERTY LINE BETWEEN TAX MAP 110 LOT 20 AND TAX MAP 110 LOT 19.
 - OWNERS OF RECORD:**
 TAX MAP 110 LOT 20
 CHRISTINE L. & BRETT C. ASTIN
 S.C.R.D. BOOK 2976 PAGE 222
 DATED APRIL 16, 2004
 TAX MAP 110 LOT 19
 MICHAEL & STACEY GERARD FAMILY TRUST
 S.C.R.D. BOOK 4454 PAGE 428
 DATED DECEMBER 19, 2015
 - TOTAL PARCEL AREAS:**
 TAX MAP 110 LOT 20
 EXISTING: 101,160 Sq. Ft. OR 2.32 Acres
 PROPOSED: 106,420 Sq. Ft. OR 2.44 Acres
 TAX MAP 110 LOT 19
 EXISTING: 124,630 Sq. Ft. OR 2.85 Acres
 PROPOSED: 119,370 Sq. Ft. OR 2.74 Acres
 - BASIS OF BEARING:** IS PER PLAN REFERENCE #1, BEING MAGNETIC DELINEATION.
 - REFERENCE IS MADE TO THE LAKEVIEW ESTATES SUBDIVISION PROTECTIVE COVENANTS RECORDED AT THE S.C.R.D. IN BOOK 2976 PAGE 210.
 - WETLAND SHOWN ARE PER PLAN REFERENCE #2.
 - TAX MAP 110 LOTS 19 & 20 ARE IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C0280D WITH EFFECTIVE DATES OF MAY 17, 2005.
 - BOTH PARCELS HAVE INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS.
 - 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.
 - NH DES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE REVISION.
 - TOPOGRAPHY SHOWN IS PER LIDAR DATA OBTAINED FROM <https://lidar.unh.edu/mrp> AND HAS NOT BEEN VERIFIED BY THIS FIRM.
 - RECORDING PLAN WILL NOT HAVE TOPOGRAPHY, VEGETATION LINE OR BUILDING SETBACKS SHOWN ON THE PLAN. A FINAL PLAN WITH THIS INFORMATION WILL BE SUBMITTED TO THE TOWN OF BARRINGTON FOR FILING.

- PLAN REFERENCES:**
- "TAX MAP 2 LOT 13, SUBDIVISION PLAN OF LAND IN BARRINGTON, N.H. KNOWN AS LAKEVIEW ESTATES AS DRAWN BY KING OAK PROPERTIES, LLC" PREPARED BY JAMES M. LAVELLE ASSOC. DATED MAY 8, 2003, LAST REVISED JANUARY 7, 2004 AND RECORDED AT THE S.C.R.D. AS PLAN 74-41 THRU 74-46.
 - "TAX MAP 110 LOT 19, LIBERTY LANE, BARRINGTON, N.H. DRIVEWAY PLAN OWNED BY KING OAKS PROPERTIES, LLC" PREPARED BY JAMES M. LAVELLE ASSOC. DATED FEBRUARY 23, 2015 AND ON FILE WITH THE TOWN OF BARRINGTON.

PLANNING BOARD APPROVAL BLOCK
 BARRINGTON, N.H.

OWNERS OF RECORD

Christine Astin & Brett Astin
 43 Liberty Lane, Barrington, NH 03825
 S.C.R.D. Book 2976 Page 222
 Nov 8, 2022
 Signature: *[Signature]* Date: *[Date]*

Michael & Stacey Gerard Family Trust
 Michael R. Gerard, Jr. & Stacey M. Gerard, Trustees
 31 Liberty Lane, Barrington, NH 03825
 S.C.R.D. Book 4454 Page 428
 Signature: *[Signature]* Date: *[Date]*

N/F
 THE DITURSI FAMILY
 REVOCABLE TRUST OF 2014
 TAX MAP 110 LOT 36
 54 LIBERTY LANE
 BARRINGTON, NH 03820
 S.C.R.D. BOOK 4205 PAGE 497

N/F
 THE SCARPONI FAMILY
 REVOCABLE TRUST
 TAX MAP 110 LOT 21
 53 LIBERTY LANE
 BARRINGTON, NH 03820
 S.C.R.D. BOOK 4573 PAGE 657

- ZONING REGULATIONS:**
- ZONE: GENERAL RESIDENTIAL (GR)
 WETLAND PROTECTION DISTRICT OVERLAY (WDO)
- ZONE REQUIREMENTS:**
 MINIMUM LOT SIZE: 80,000 Square Feet
 MINIMUM LOT FRONTAGE: 200 Feet
 MINIMUM FRONT YARD: 40 Feet
 MINIMUM SIDE YARD: 30 Feet
 MINIMUM REAR YARD: 30 Feet
 MAX LOT COVERAGE: 40%
 WETLANDS: 50 Feet

REV	DATE	STATUS



CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson
 Raymond A. Bisson, LLS #931
 November 8, 2022
 Dated



ASTIN / GERARD
LOT LINE RELOCATION
 Located at:
 31 & 43 Liberty Lane, Barrington
 Strafford County, New Hampshire
 For:
Christine Astin **Michael & Stacey**
Brett Astin **Gerard Family Trust**
 43 Liberty Lane 31 Liberty Lane
 Barrington, NH 03825 Barrington, NH 03825

Stonewall SURVEYING
 Licensed in New Hampshire & Maine
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 t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 110 Lots 19 & 20	DRAWING NO: 22045 LLA.dwg
SCALE: 1" = 30'	SHEET: 1 of 1
PROJECT NO: 22045	DATE: Nov 8, 2022