

N/F LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, inc  
TAX MAP 110 LOT 18  
14 WADLEIGH LANE  
HAMPTON FALLS, NH 03844  
S.C.R.D. BOOK 3877 PAGE 394

N/F JOSHUA C. TURNER  
ASHLEY M. TURNER  
TAX MAP 110 LOT 39  
30 LIBERTY LANE  
BARRINGTON, NH 03820  
S.C.R.D. BOOK 4435 PAGE 384

N/F JASON DORAN  
WENDY L. DORAN  
TAX MAP 110 LOT 38  
34 LIBERTY LANE  
BARRINGTON, NH 03820  
S.C.R.D. BOOK 4849 PAGE 766

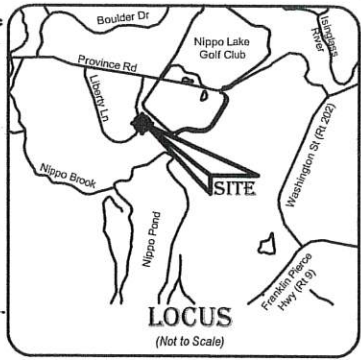
N/F JOHN NICKERSON  
JENNIFER C. NICKERSON  
TAX MAP 110 LOT 37  
44 LIBERTY LANE  
BARRINGTON, NH 03820  
S.C.R.D. BOOK 4848 PAGE 88

TAX MAP 110 LOT 19  
Existing Area:  
124,630 Square Feet OR 2.86 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:  
100,650 Square Feet OR 2.31 Acres

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

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 4454 PAGE 428



- 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, 2016
  - 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 2.86 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 CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C02800 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/map/> 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.

**RECEIVED**  
DEC 20 2022

AND USE OFFICE

**OWNERS OF RECORD**

Christine Astin & Brett Astin  
43 Liberty Lane, Barrington, NH 03825  
SCRD Book 2976 Page 222

Signature \_\_\_\_\_ Date \_\_\_\_\_

Michael & Stacey Gerard Family Trust  
Michael R. Gerard, Jr. & Stacey M. Gerard, Trustees  
31 Liberty Lane, Barrington, NH 03825  
SCRD Book 4454 Page 428

Signature \_\_\_\_\_ Date \_\_\_\_\_

**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
A	12/16/2022	REVISED PROPOSED GARAGE LOCATION

**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  
December 16, 2022  
Dated



**ASTIN / GERARD  
LOT LINE RELOCATION**

Located at:  
31 & 43 Liberty Lane, Barrington  
Strafford County, New Hampshire

For:  
Christine Astin  
Brett Astin  
43 Liberty Lane  
Barrington, NH 03825

Michael & Stacey  
Gerard Family Trust  
31 Liberty Lane  
Barrington, NH 03825

**Stonewall  
SURVEYING**

Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
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

