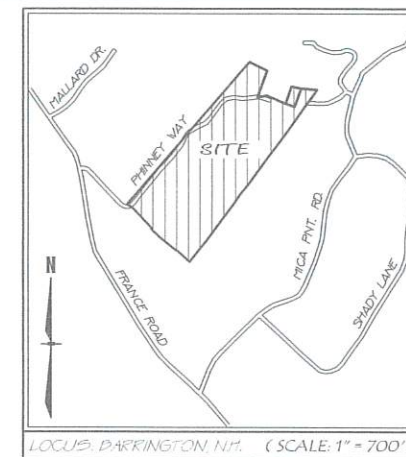
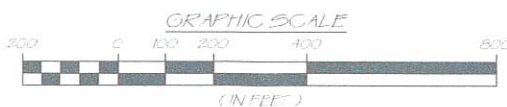
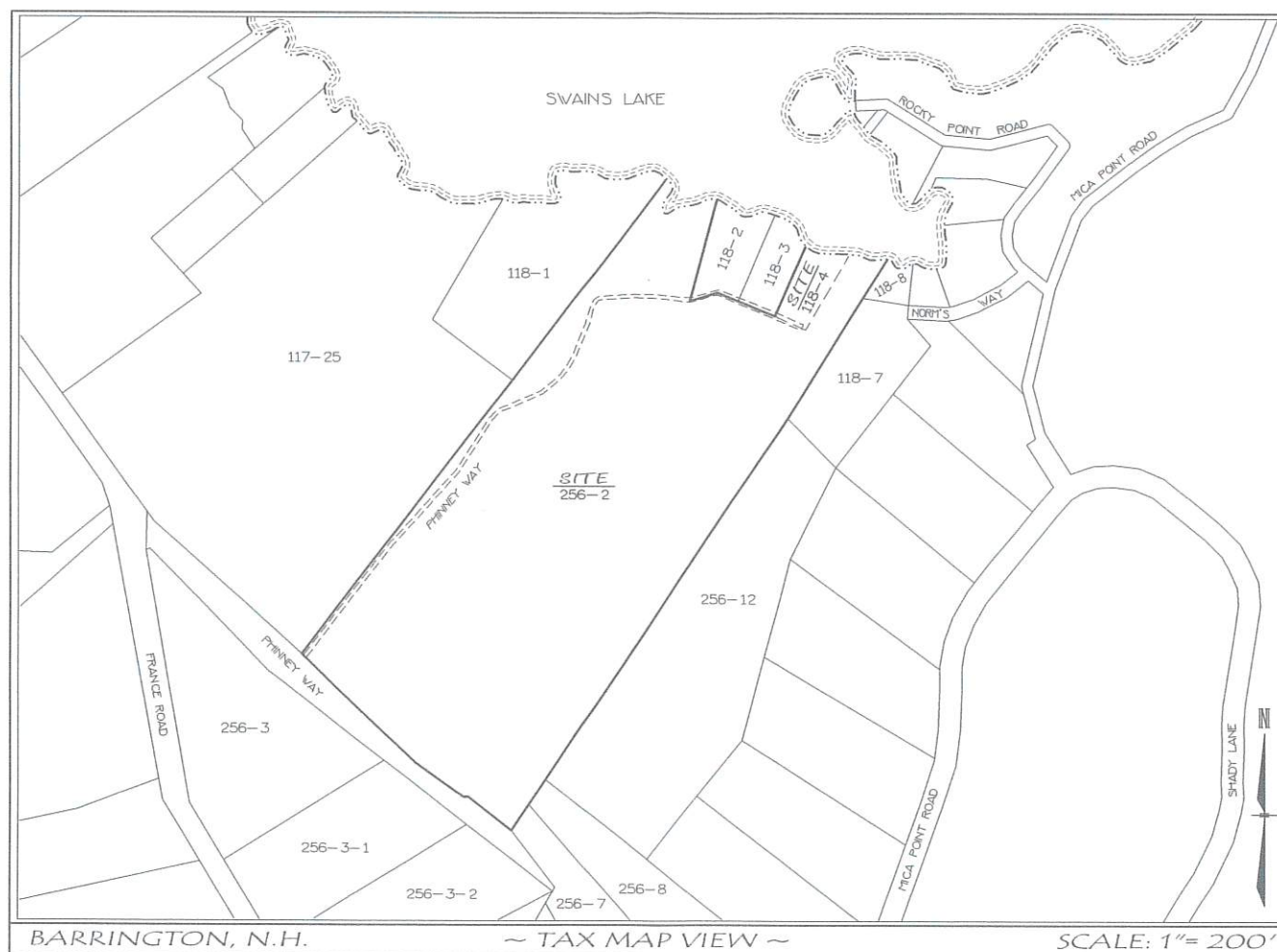


LOT LINE ADJUSTMENT TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE



NOTES:

1. OWNERS OF RECORD TAX LOT 118-4:
JOSEPH & CHERYL WILSON
PO BOX 479
79 PHINNEY WAY
BARRINGTON, NH 03825
REFERENCE SORD DEED REF. BK: 1282 PG: 210
TOTAL LOT AREA: 12,764 SQ. FT.± / 0.29 ACRES±
- OWNER OF RECORD TAX LOT 256-2:
JOSEPH V. WILSON
PO BOX 1047
EAST HAMPSTEAD, NH 03826
REFERENCE SORD DEED REF. BK: 4883 PG: 677
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 SF
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 DG 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 (APPROVAL N/A
TO THIS APPLICATION)
8. SUBJECT PARCELS NOT WITHIN A FLOOD HAZARD ZONE REF. FEMA-FIRM PANEL
#33017C0285D EFFECTIVE DATE 5-17-2005
9. A WAIVER IS REQUESTED TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS
ARTICLE 5, SECTIONS 5.3.1(6) FULL SITE TOPOGRAPHY, 5.3.1(9) FULL WETLAND
DELINEATION, 5.3.1(10) FULL SITE FEATURES & 12.2.1 ROAD DESIGN STANDARDS
(GRANTED 01-04-2022)
10. ANY FUTURE APPLICATIONS FOR SUBDIVISION OR CONSTRUCTION ARE SUBJECT TO
COMPLIANCE WITH RSA 674:41 AND/OR THE TOWN OF BARRINGTON CLASS VI AND
PRIVATE ROAD POLICY.



ABUTTER INFORMATION

117-25 NORTH PRANTIS STEPHANIE ROGUT 59 FRANCE ROAD BARRINGTON, NH 03825	256-12 SHARON MARTEL MICHAEL OFUDA 165 MICA POINT ROAD BARRINGTON, NH 03825
118-1 DAVID RANSON CARTIN RANSON P.O. BOX 253 BARRINGTON, NH 03825	256-8 MARY SPEEDEL 81 MICA POINT ROAD BARRINGTON, NH 03825
118-2 ANN MARE WEST REV. TRUST 53 EDGEWOOD ROAD DURHAM, NH 03824	256-7 JOHN MCCORMICK STACY MCCORMICK 59 MICA POINT ROAD BARRINGTON, NH 03825
118-3 DONNA DAMPHOUSE REV. TRUST 16 RT.125 RINGSTON, NH 03848	256-3-2 JEFFREY BRANN 109 FRANCE ROAD BARRINGTON, NH 03825
118-8 NORMAN TREHAY WENDI TREHAY 29 NORRIS WAY BARRINGTON, NH 03825	256-3-1 DEANE TOPPONS DIANE TOPPONS 21430 HARLORE AVENUE TORRANCE, CA 90503
	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-F001-019, JAN. 1989
 2. PLAN # 18A-53, MAY 1978
 3. PLAN # 22-142, SEPT. 1983
 4. PLAN # 40-18, DEC. 1991

LEGEND

	OVERHEAD LIGHT		EXISTING TREELINE		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 W/ GUY		STONE WALL		
	SPOT GRADE		EASEMENT LINE		
	MAIL BOX		BUILDING SETBACK LINE		
	SEWER LINE		GUARD RAIL		
	WATER LINE		DRAIN LINE		
			ELECTRIC & CABLE		

SHEET INDEX

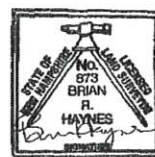
SHEET	DESCRIPTION	RECENT REVISION DATE
SHEET 1	COVER SHEET	02-04-2022
SHEET 2	LOT LINE ADJUSTMENT PLAN	02-04-2022
SHEET 3	TOPOGRAPHIC PLAN	02-04-2022

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: 03-18-2022



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

**PLANNING BOARD
BARRINGTON, NH**

APPROVED

File Number **118-4 & 256-2-GR-211**

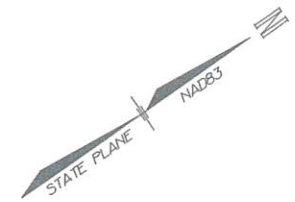
Date **3/31/2022**

Chairman *[Signature]*

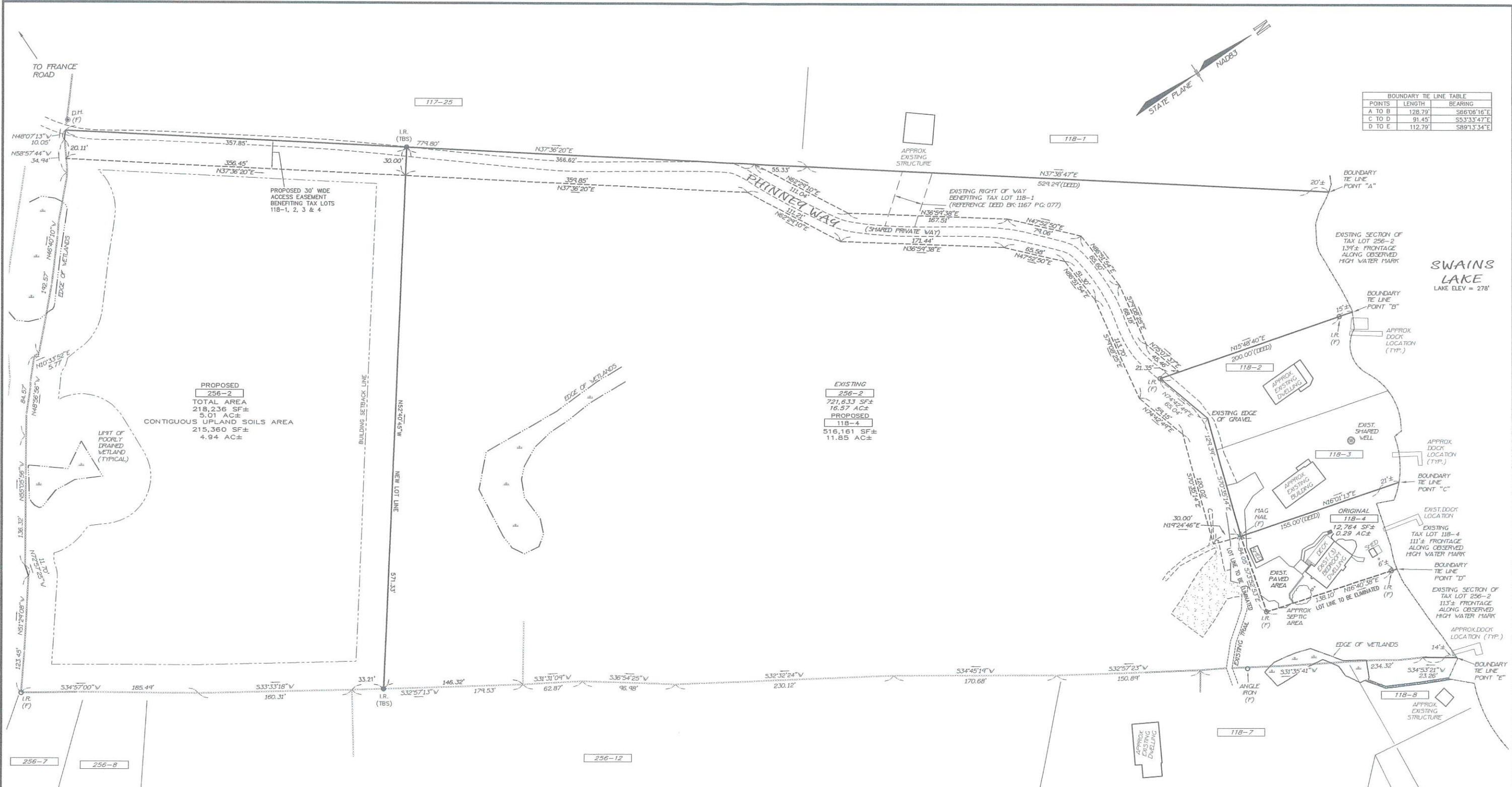
COVER SHEET

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	REVISION: 1. 02-04-2022
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 HAMPSTEAD, NH 03826
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 2723-LLA.DWG
<p>SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 PHONE: (603)-362-5065 SERVING NH & MA EMAIL: SEC@SECSDSURVEYING.COM</p>	
JOB NO. 20-2723	



BOUNDARY TIE LINE TABLE		
POINTS	LENGTH	BEARING
A TO B	128.79'	S86°06'16"E
C TO D	91.45'	S53°33'47"E
D TO E	112.79'	S89°13'34"E



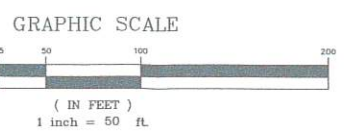
PROPOSED 256-2
 TOTAL AREA
 218,236 SF±
 5.01 AC±
 CONTIGUOUS UPLAND SOILS AREA
 215,360 SF±
 4.94 AC±

EXISTING 256-2
 721,633 SF±
 16.57 AC±
PROPOSED 118-4
 516,161 SF±
 11.85 AC±

LIMIT OF POORLY DRAINED WETLAND (TYPICAL)

LEGEND

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



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

PLANNING BOARD
 BARRINGTON, NH
 PLANNING BOARD APPROVAL BLOCK

APPROVED

File Number 118-49256-2-6R-21-14

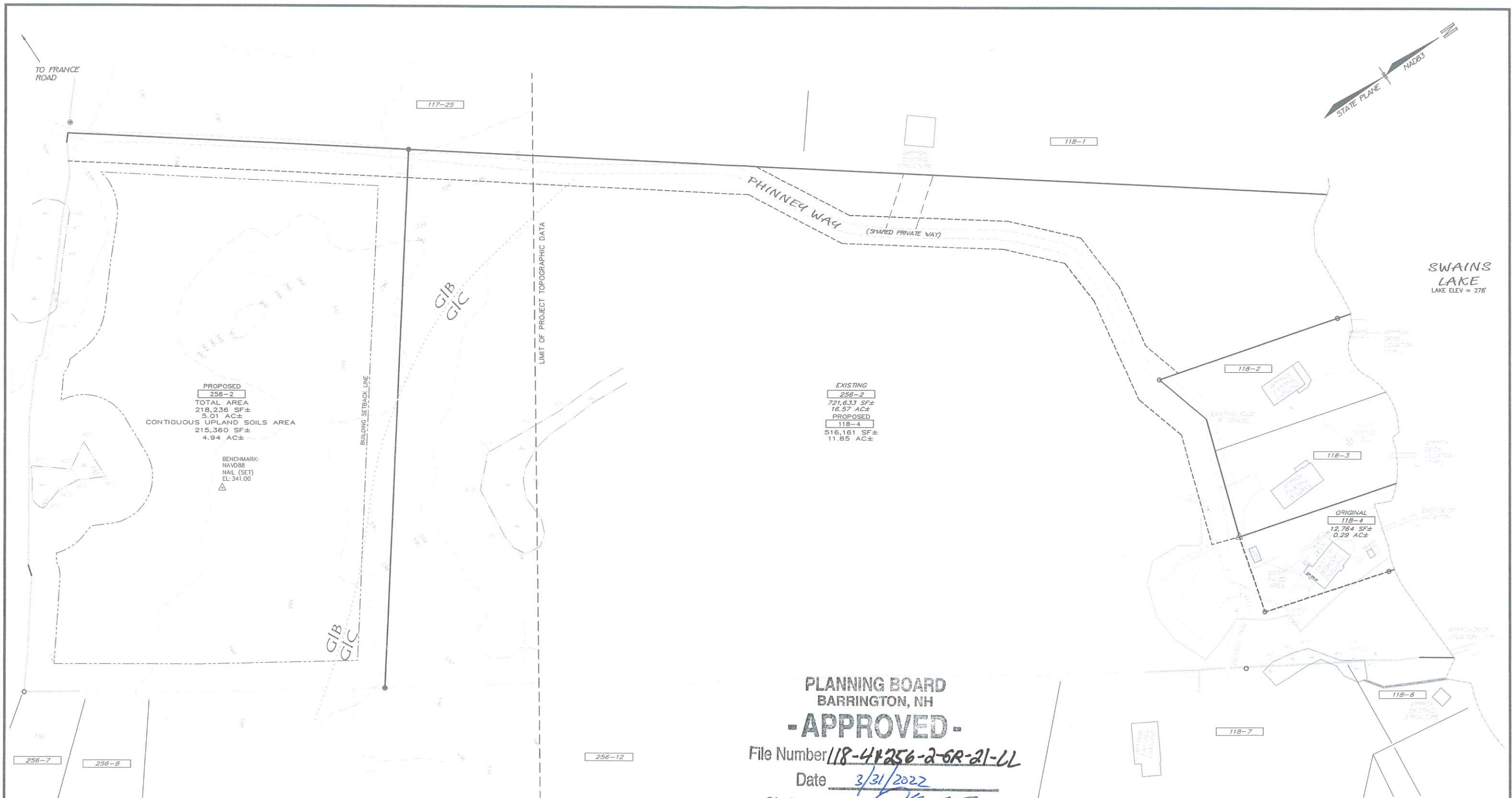
Date 3/31/2022
 Brian R. Haynes



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

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. 02-04-2022
OWNER: JOSEPH & CHERYL WILSON P.O. BOX 479 #79 PHINNEY WAY BARRINGTON, NH 03825	OWNER: JOSEPH WILSON P.O. BOX 1047 EAST HAMPSHIRE, NH 03826
PREPARED BY: S.E.C. & ASSOCIATES, INC. SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 SERVING N.H. & MA. EMAIL: SEC@SECSURVEYING.COM	DRAWING #: 2723-LLA.DWG JOB NO. 20-2723



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

BENCHMARK:
 NAVD88
 NAIL (SET)
 EL: 341.00

EXISTING
256-2
 721,633 SF±
 16.57 AC±
PROPOSED
118-4
 516,161 SF±
 11.85 AC±

ORIGINAL
118-4
 12,764 SF±
 0.29 AC±

PLANNING BOARD
 BARRINGTON, NH
- APPROVED -
 File Number 118-41256-2-GR-21-LL
 Date 3/31/2022
 Chairman [Signature]

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

WETLAND NOTES:

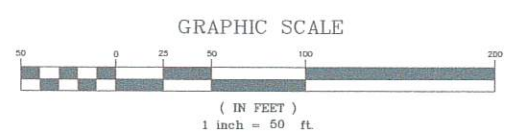
1. THE WETLANDS WERE CLASSIFIED IN ACCORDANCE WITH THE CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, FDC-STD, 004-2013, SECOND EDITION, WETLAND SUBCOMMITTEE, FEDERAL GEOGRAPHIC DATA COMMITTEE AND US FISH AND WILDLIFE SERVICE, WASHINGTON, DC.
2. THE WETLAND CLASSIFICATION AND FUNCTION ASSESSMENT WAS PERFORMED BY TIMOTHY FERWERDA, NH CERTIFIED WETLAND SCIENTIST #039 ON SEPTEMBER 9, 2021.



Tim Ferwerda
 2/28/19

LEGEND

- OVERHEAD LIGHT
- FLOOD LAMP
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- UTILITY POLE W/GUY
- SPOT GRADE
- NAIL BOX
- SEWER LINE
- WATER LINE
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- GUARD RAIL
- DRAIN LINE
- ELECTRIC & CABLE
- EXISTING GRANITE BOUND
- EXISTING IRON PIN
- EXISTING DRILL HOLE



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. 02-04-2022	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 HAMPSTEAD, NH 03826	3.	
PREPARED BY: S.E.C. & ASSOCIATES, INC.		4.	
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 ☎ PHONE: (603)-382-5065 SERVING N.H. & MA. EMAIL: SEC@SECURVEYING.COM		5.	
DRAWING #: 2723-LLA.DWG JOB NO. 20-2723			