

GOVE ENVIRONMENTAL SERVICES, INC.  
AGENT

BASELINE DOCUMENTATION REPORT  
of  
THE RIDGE AT GREEN HILL  
OPEN SPACE

Route 125/Old Green Hill Road  
Barrington, NH

February 2, 2022

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Prepared By

Gove Environmental Services, Inc.  
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BASELINE DOCUMENTATION REPORT\_LCHIP

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## 1.0 Summary Information

The 119.43 acre property documented herein consists of the Open Space created as part of the Ridge at Green Hill Subdivision. This land is being formally preserved for conservation purposes as compensatory mitigation for impacts to vernal pool buffer associated with the subdivision roadway and clearing for residential development. An extensive collection of photographs with location map are provided in Appendix A. The proposed mitigation land is depicted on the plans and figures found in Appendices B through D. The following sections provide documentation of the existing conditions within the proposed preservation property.

Property Owner:	Town of Barrington 333 Calef Highway (Rte. 125) Barrington, NH 03825	Town of Barrington Conservation Commission Barbara Irvine (603) 664-5798 barringtonconservation@gmail.com
Executory Interest:	State of New Hampshire c/o Department of Environmental Services 29 Hazen Drive Concord, NH 03301	
Proposed Date of Acquisition:	The property transfer is anticipated to be finalized in February 2022	
Property Description:	The property consists of the entirety of Lot 223-24, designated Open Space Area C, and portions of Lot 223-26 Designated as Open Space Areas A and B	
Direction to the Property:	The property is located near the intersection Old Green Hill Road and Calef Highway (Route 125). Lot 223-24, (Open Space Area C) is located directly north of Old Green Hill Road near the top of the hill. Open space Areas A and B surround the residential lots to the east and south. The property is accessible via Old Green Hill Road (a class VI road) or through a Right of Way located at the eastern end of the subdivision loop road between lots 15 & 16	
Conservation Goals:	The primary goals of the proposed preservation are protection of vernal pool resources on the property, the preservation of unfragmented forest block, and the protection of water quality in the watershed of the Bellamy Reservoir. Secondary goals are preserving aesthetic value, opportunity for passive recreation, and	

enjoyment by the public.

Report Prepared by: This report was prepared by Gove Environmental Services, and was compiled from extensive field work conducted at the site from between 2018 and 2020.

## **2.0 Project History**

The proposed protection of the Open Space created by The Ridge at Green Hill Subdivision is intended to serve as compensatory mitigation for impacts to vernal pool buffer associated with the access road and development of the residential lots. The mechanism for protecting the land is fee simple ownership by the Town of Barrington under a conservation restricted deed that grants Third Party Right of Enforcement to the State of New Hampshire through the Department of Environmental Services. This was the result of extensive planning and coordination with the Town of Barrington Conservation Commission, the New Hampshire Department of Environmental Services (NHDES), United States Army Corps of Engineers (ACOE), and United States Environmental Protection Agency (EPA). The land preservation will be executed prior to impacts in accordance with the permits from NHDES and ACOE.

## **3.0 Land Uses and Management**

Most recently, the property has been managed as woodland with logging having been last conducted between 2008 and 2009. Historically, areas near the top of Green Hill, including portions of the Open Space, were used as orchard and likely other agricultural uses dating back to the 19<sup>th</sup> century. Less is known about past uses of the property located on the south slope of Green Hill extending to the southern property line. This area may have been used for agricultural purposes, but wetland and steep slopes suggest that it may have been less suitable for agriculture and has historically been managed as woodland.

## **4.0 Property Improvements and Disturbance**

Three stormwater management features will be constructed on the property for the protection of water quality in accordance with the approved subdivision plan, state, and local regulation. Section 3 of the conservation deed provides an allowance for construction and maintenance of these improvements. The property contains no other modern structures or improvements. Signs of the former orchards and agricultural uses atop Green Hill have largely been erased by overgrowth and decay. Sections of stone



walls remain in the interior of the property and along the boundaries of the existing lots, most notably along Old Green Hill Road. Remnants of several 19<sup>th</sup> century structures exist near the top of Green Hill in Open Space A.

Disturbance on the property is primarily the result of the recent, and likely previous, logging operations. Various skid trails are still evident throughout the property but there is no evidence that any of these are currently used to access the property.

## **5.0 Natural Features**

Green Hill is the dominant landscape feature on the property with grades falling steeply to the north and south. The property is woodland dominated by a mix of hemlock, pine, and young mixed hardwoods. Extensive areas of the property have been selectively logged within the past 10 years creating a patchwork of early successional growth and more mature forest. Portions of the property near the top of Green Hill, once occupied by orchard, contain dense invasive woody vegetation.

The 19.43 acre Open Space consists of approximately 27% wetland located in two main areas. The largest wetland complex is situated at the base of Old Green Hill, occupying much of the southern portion of the property and Open Space A. Forested wetland dominated by Red Maple, Eastern Hemlock, and Yellow Birch is the most prevalent type of wetland in this complex, but areas of scrub shrub wetland and upland islands are also present. The hydrology of this wetland is mixed, being seasonally wet along the lower slope of Green Hill and permanently saturated at the lowest elevations. This wetland drains both east and west but lacks a defined stream channels until the nearly leaving the property at each end. The eastern flow from this wetland forms the headwaters of Calif Brook which flows into the Bellamy Reservoir. The western flow makes its way to Green Hill Brook to the west of Route 125.

The second area of wetland exists near the top of the hill roughly along Old Green Hill Road. This wetland is also predominantly forested wetland dominated by Red Maple. Portions of the wetland lie in Open space Areas A and C as well as within Old Green Hill Road which appears to be deeply eroded in this area. The eastern end of the wetland is comparatively undisturbed, eventually forming an intermittent stream which flows south along the western property line, connecting this area to the large wetland complex described above.

Vernal Pools were identified in both the main wetland areas as identified on the enclosed plans and figures. The most extensive vernal pool breeding activity was identified in the central portion of the southern wetland complex. This type of vernal pool habitat is best characterized a complex of pools within the larger forested wetland. Protection of this habitat is one of the primary conservation goals of preserving the Open Space.

New Hampshire Fish and Game has indicated that the state listed species Spotted Turtle (*Clemmys guttata*) and Blanding's Turtle (*Emydoidea blandingii*), may be expected to utilize habitats on this property.

## 6.0 Acknowledgment Statement

**Property Name:** The Ridge at Green Hill Open Space

**Grantor:** Route 125 Development, LLC  
7B Emery Lane  
Stratham, New Hampshire 03855

**Grantee:** Town of Barrington  
333 Calef Highway (Rte. 125)  
Barrington, NH 03825

In compliance with Section 1.170-14(g)(5)(i)(D) of the Federal Tax Regulations this baseline inventory report is an accurate representation of the property at the time of the donation for conservation.

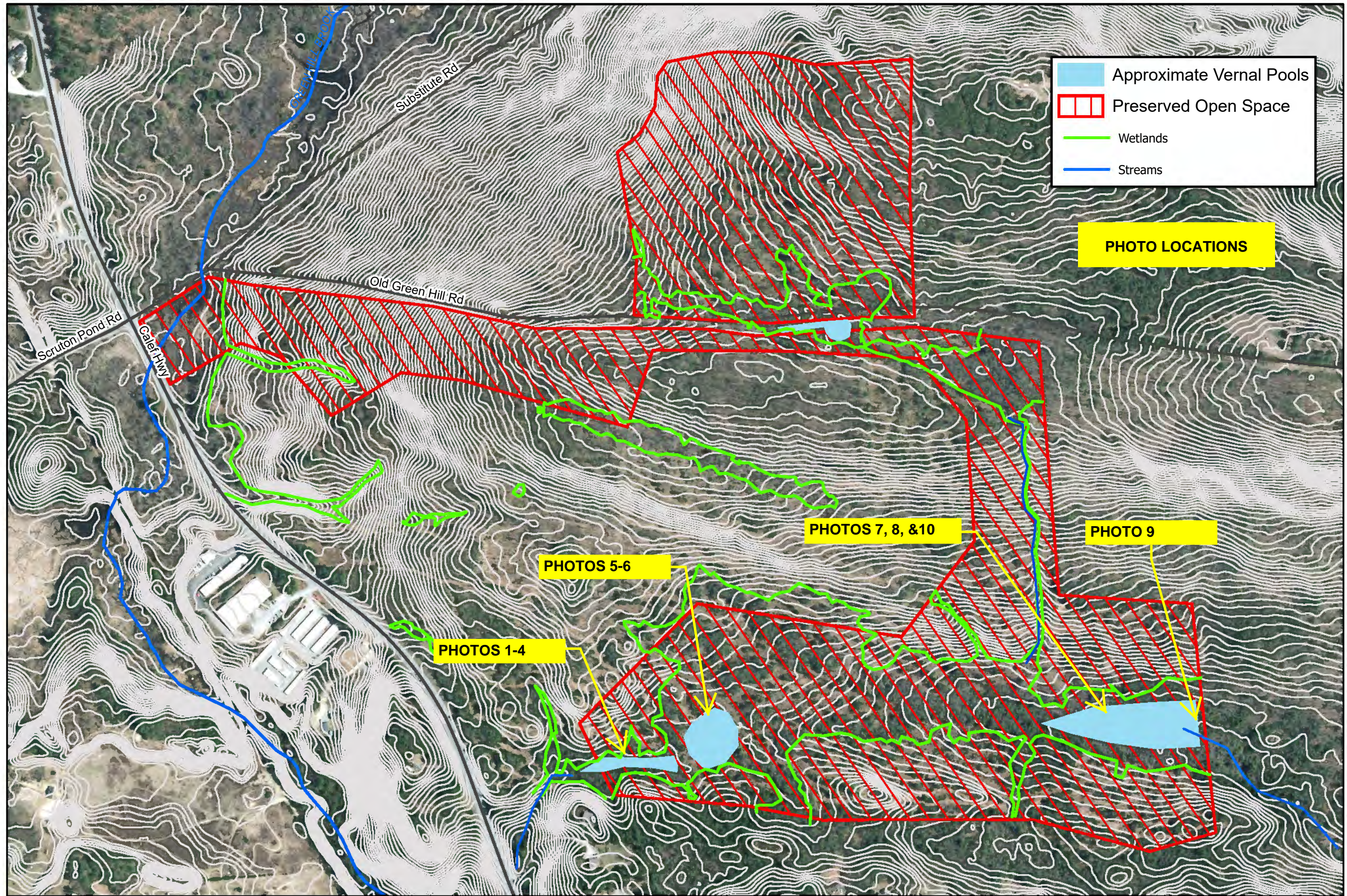
  
\_\_\_\_\_  
Grantor 2/7/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Grantee 2/7/22  
\_\_\_\_\_  
Date

**Appendix A**

**Photos**





Approximate Vernal Pools  
Preserved Open Space  
Wetlands  
Streams

PHOTO LOCATIONS

PHOTOS 5-6

PHOTOS 1-4

PHOTOS 7, 8, & 10

PHOTO 9























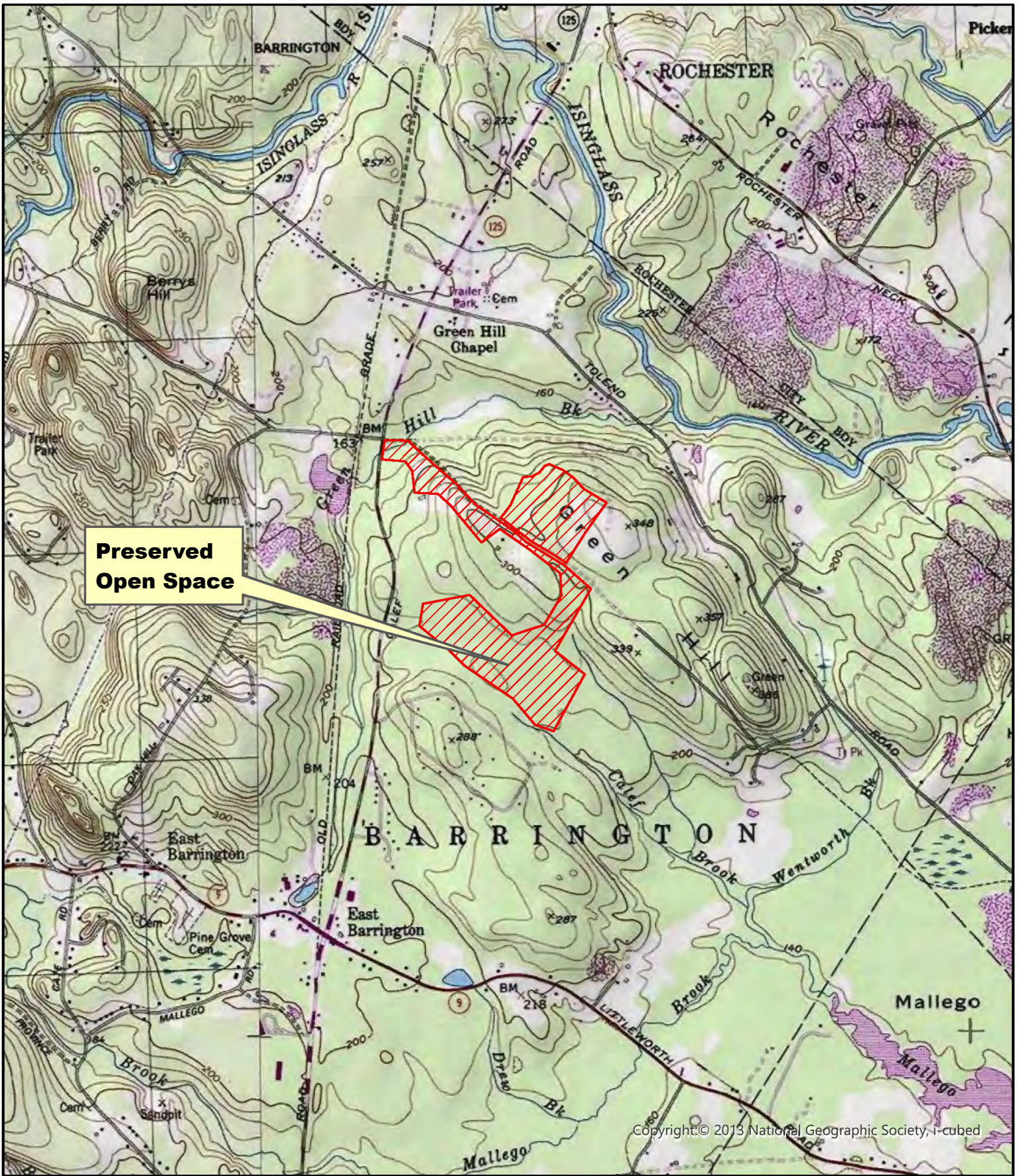


**Appendix B**

**USGS Map**

**Tax Map**





**Preserved  
Open Space**

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1:24,000

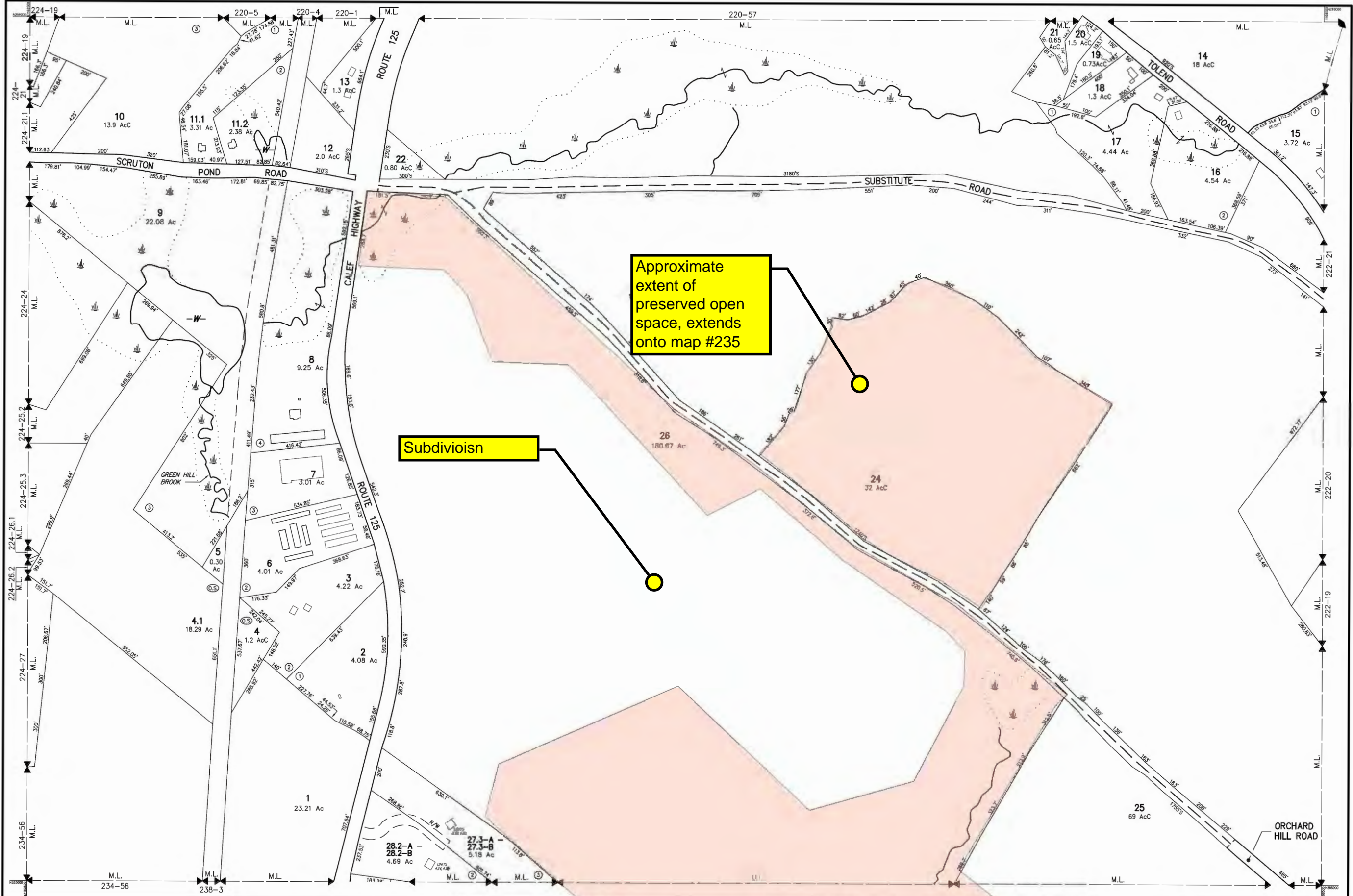
# USGS Locus Map

The Ridge at Green Hill  
Residential Subdivision



Gove Environmental Services, Inc.  
8 Continental Drive, Bldg 2 Unit H, Exeter NH 03833 603.778.0644





Approximate extent of preserved open space, extends onto map #235

Subdivision

THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003      COMPLETION DATE: NOVEMBER 2003

**CAI Technologies**  
 Precision Mapping Geospatial Solutions

11 PLEASANT STREET, LITTLETON, NH 03061  
 603.322.4540 - WWW.CAI-TECH.COM

**LEGEND**

AREA SURVEYED	.....	Ac
AREA CALCULATED	.....	Ac
RECORDED DIMENSION	.....	100'
SCALED DIMENSION	.....	100'S
MATCH LINE	← M.L. →	
WATER	~~~~~	
EXEMPT PROPERTY	.....	
SUBDIVISION LOT NO.	.....	
BUILDING	□	
RIGHT OF WAY/ACCESS	---	
COMMON OWNERSHIP	---	
WETLANDS	.....	

**SCALE 1" = 200'**

FEET: 0 100 200 300 400 500

METERS: 0 50 100 150

REVISED TO :

PROPERTY MAPS

**BARRINGTON**

NEW HAMPSHIRE

**INDEX DIAGRAM**

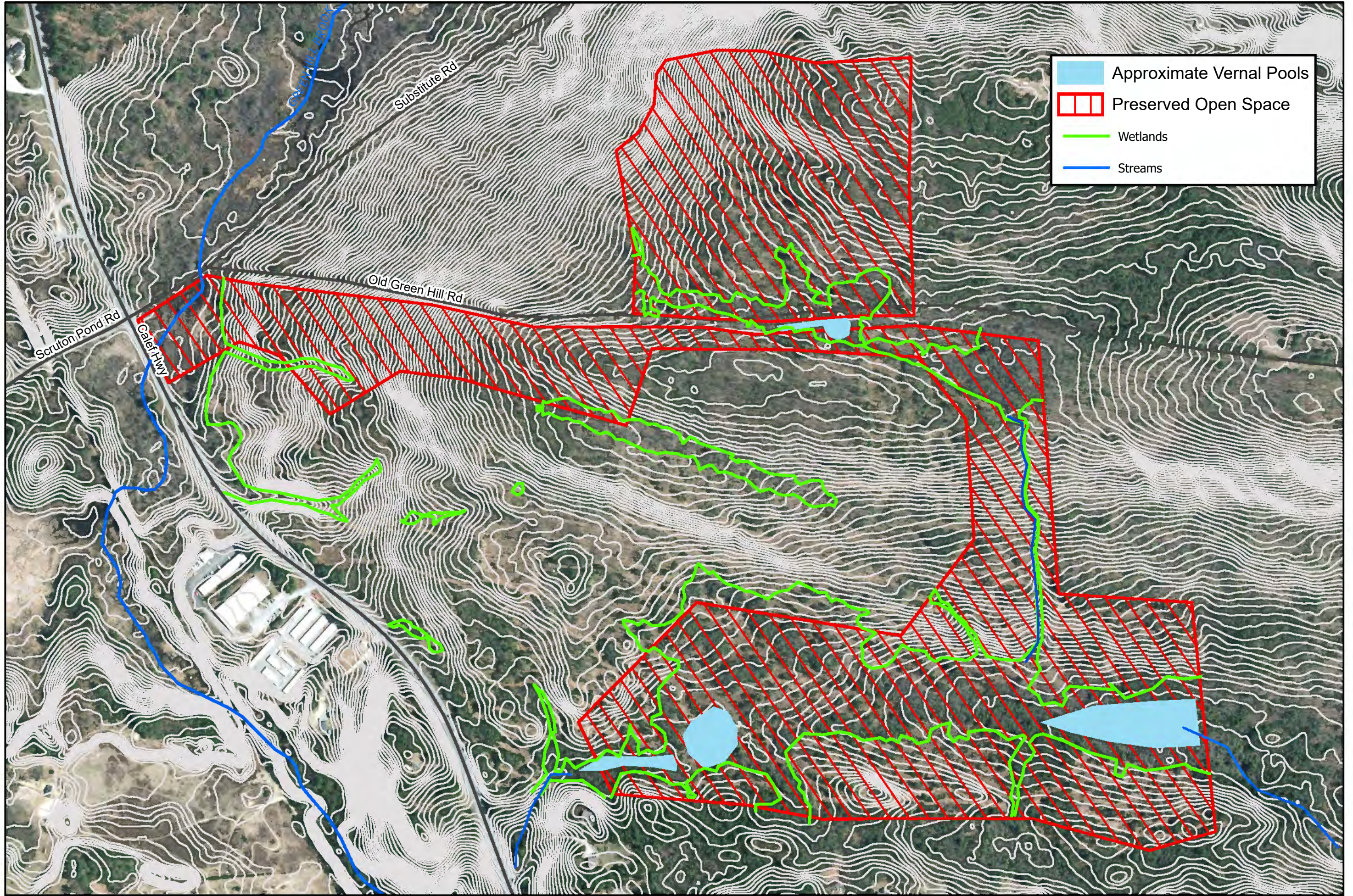
219	220	221
224	223	222
234	235	236

**MAP NO.**

**223**

**Appendix C**  
**Aerial Photograph Overview**





	Approximate Vernal Pools
	Preserved Open Space
	Wetlands
	Streams

**Wetlands-Topography-Aerial Overview**





**Appendix D**  
**Property Plans**

# THE RIDGE AT GREENHILL

PREPARED FOR:  
 ROUTE 125 DEVELOPMENT, LLC  
 JOSEPH FALZONE  
 7B EMERY LANE  
 STRATHAM, N.H. 03885

**BEALS ASSOCIATES PLLC**

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863



### ZONING REQUIREMENTS

ZONE:	REGIONAL COMMERCIAL	RESIDENTIAL	COMMERCIAL
USE:			
MIN. LOT SIZE =	80,000 SF	40,000 SF	
MIN. FRONTAGE =	200'	200'	
MAX. HEIGHT =	35'	40'	
BUILDING SETBACKS:			
FRONT	40'	75'	
SIDE & REAR	30'	30'	
POORLY DRAINED SOILS		50'	
VERY POORLY DRAINED SOILS		100'	
LEACH FIELD SETBACKS			
POORLY DRAINED SOILS		50'	
VERY POORLY DRAINED SOILS		100'	



REVISIONS:	DATE:
<b>OPEN SPACE SUBDIVISION</b>	
PLAN FOR: RESIDENTIAL DEVELOPMENT RT. 125 / OLD GREEN HILL RD. BARRINGTON, NH	
DATE: JAN. 2019	SCALE: 1"=150'
PROJ. NO: NH-1144	SHEET NO. 1 OF 1

APPROVAL BLOCK  
 APPROVED TOWN OF BARRINGTON PLANNING BOARD  
 CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



**SUBDIVISION PLAN NOTES:**

- REFERENCE: TAX MAP 223, LOTS 24 & 26  
D.S.L. PROJECT NO. 5750
- TOTAL PARCEL AREA: LOT 24-1,403,900 SQ. FT. OR 32.23 AC.  
LOT 26-7,820,498 SQ. FT. OR 179.53 AC.
- OWNER OF RECORD: ROUTE 125 DEVELOPMENT, LLC  
78 EMERY LANE  
STRATHAM, NH 03885  
S.C.R.D. BOOK 4665, PAGE 975
- ZONE: REGIONAL COMMERCIAL  
DIMENSIONAL REQUIREMENTS:
 

REGIONAL COMMERCIAL	CONSERVATION SUBDIVISION
MIN. LOT AREA 40,000 sq. ft.	20,000 sq. ft.
MIN. FRONTAGE 200 ft.	75' @ FRONT SETBACK
MIN. FRONT SETBACK 75 ft.	25 ft.
MIN. SIDE/REAR SETBACK 30 ft.	25 ft.
MAX. BUILDING HEIGHT 40 ft.	35 ft.
MAX. LOT COVERAGE 50 %	
WETLAND SETBACKS 50 ft. (PRIME WETLANDS) 100 ft. (OTHER WETLANDS)	

ADDITIONAL CONSERVATION SUBDIVISION REQUIREMENTS:  
-MIN. PARENT PARCEL SIZE 20.0 ac.  
-MIN. PERIMETER BUFFER 100 ft.  
-LEACH FIELD SETBACK 50 ft. (POORLY DRAINED SOILS)  
75 ft. (VERY POORLY DRAINED SOILS)

ZONING INFORMATION LISTED HEREON IS BASED ON BARRINGTON ZONING ORDINANCE DATED MARCH 13, 2018 AS AVAILABLE ON THE TOWN WEBSITE ON DECEMBER 18, 2018. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- FIELD SURVEY PERFORMED BY G.A.N. & S.N.F. DURING OCTOBER, NOVEMBER & DECEMBER 2018 USING A TRIMBLE S8 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA 621 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- JURISDICTIONAL WETLANDS DELINEATED BY GOME ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2018 IN ACCORDANCE TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP 33017C0305E, DATED 06/30/2015.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (4-2) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF ROUTE 125 & OLD GREEN HILL ROAD AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF BARRINGTON, STRAFFORD COUNTY REGISTRY OF DEEDS AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- ROUTE 125/CALEF HIGHWAY IS A 4 ROAD (66' WIDE) RIGHT OF WAY PER REFERENCE PLAN #1. OLD GREEN HILL ROAD IS A CLASS VI ROAD CLOSED SUBJECT TO GATES AND BARS, SEE 1969 WARRANT ARTICLE 20A.
- EDGE OF ROUTE 125 RIGHT OF WAY ESTABLISHED BY HOLDING THE HIGHWAY BOUND AS NOTED NEAR OLD GREEN HILL ROAD (STA. 300+44) AND ROTATING THE REFERENCE PLAN 1 ALIGNMENT TO THE HIGHWAY BOUND AS NOTED AT THE INTERSECTION OF THE SOUTHERLY LOT LINE AND THE ROUTE 125 RIGHT OF WAY (STA. 273+39). PER REFERENCE PLAN 1 AND NHDOT FIELD NOTES, THE HIGHWAY BOUND AT STATION 273+39 WAS THE REPLACEMENT TO A ORIGINAL GRANITE BOUND IN THE SAME LOCATION THAT WAS OFFSET 31' FROM THE CENTERLINE OF THE ALIGNMENT. DOUCET SURVEY HELD 31' OFF THE CENTERLINE OF THE ALIGNMENT TO THE BOUND LOCATION AND THUS THE LOCATION OF THE LOT CORNER IS 553'43"48"E, 2.16' FROM THE BOUND LOCATION AND 33' FROM THE CENTERLINE OF THE ALIGNMENT. DOUCET SURVEY MEET WITH THE NHDOT RIGHT OF WAY DEPARTMENT ON FEBRUARY 4, 2020 TO VERIFY THE ABOVE MENTIONED RIGHT OF WAY APPROACH.
- FULL BOUNDARY RESEARCH WAS NOT COMPLETED FOR THE PARCELS ON THE WESTERLY SIDE OF ROUTE 125. EDGE OF RIGHT OF WAY IS BASED ENTIRELY ON REFERENCE PLAN 1. NO TAKING WAS FOUND FOR THE HATCHED AREA ALONG TAX MAP 223, LOTS 2 & 3 BUT SHOULD BE VERIFIED WITH NHDOT PRIOR TO DESIGN. REFERENCE PLANS 7 & 8 APPEAR TO HOLD THE SAME EDGE OF RIGHT OF WAY AS SHOWN.
- FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- AERIAL TOPOGRAPHY WAS CONDUCTED BY EASTERN TOPOGRAPHS FROM IMAGES TAKEN DURING MAY 2003 WITH A PHOTO SCALE OF 1"=475'. CONTOURS AND OBJECTS SHOWN WITHIN OBSCURED AREAS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE USE FOR DESIGN OR CONSTRUCTION PURPOSES.
- TAX MAP 223, LOT 26 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:  
A) EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 780, PAGE 171, ACTUAL LOCATION UNKNOWN.  
B) EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 728, PAGE 219, ACTUAL LOCATION UNKNOWN.
- CEMETERY SUBJECT TO N.H.R.S.A. 289:3, III NEW CONSTRUCTION, EXCAVATION, OR BUILDING IN THE AREA OF A KNOWN BURIAL SITE SHALL COMPLY WITH LOCAL ZONING, IN ABSENCE OF SUCH REGULATIONS NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF THE BOUNDARY OF THE BURIAL GROUND.
- NHDES STATE SUBDIVISION APPROVAL #ASA2022011402, DATED 1/14/22.
- NHDES ALTERATION OF TERRAIN APPROVAL #A07-2069, DATED 1/5/22. ALL COMMERCIAL LOTS WILL REQUIRE AN ALTERATION OF TERRAIN PERMIT.
- NHDES WETLAND PERMIT #2019-03660, DATED 6/2/20.
- NHDOT ACCESS PERMIT #08-027-555, DATED 12/23/21.

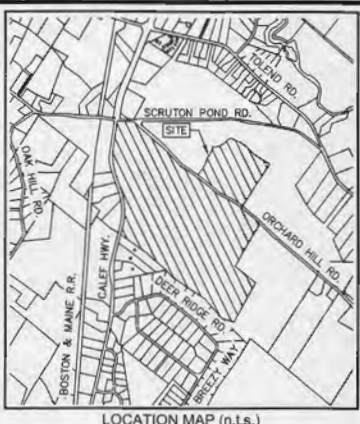
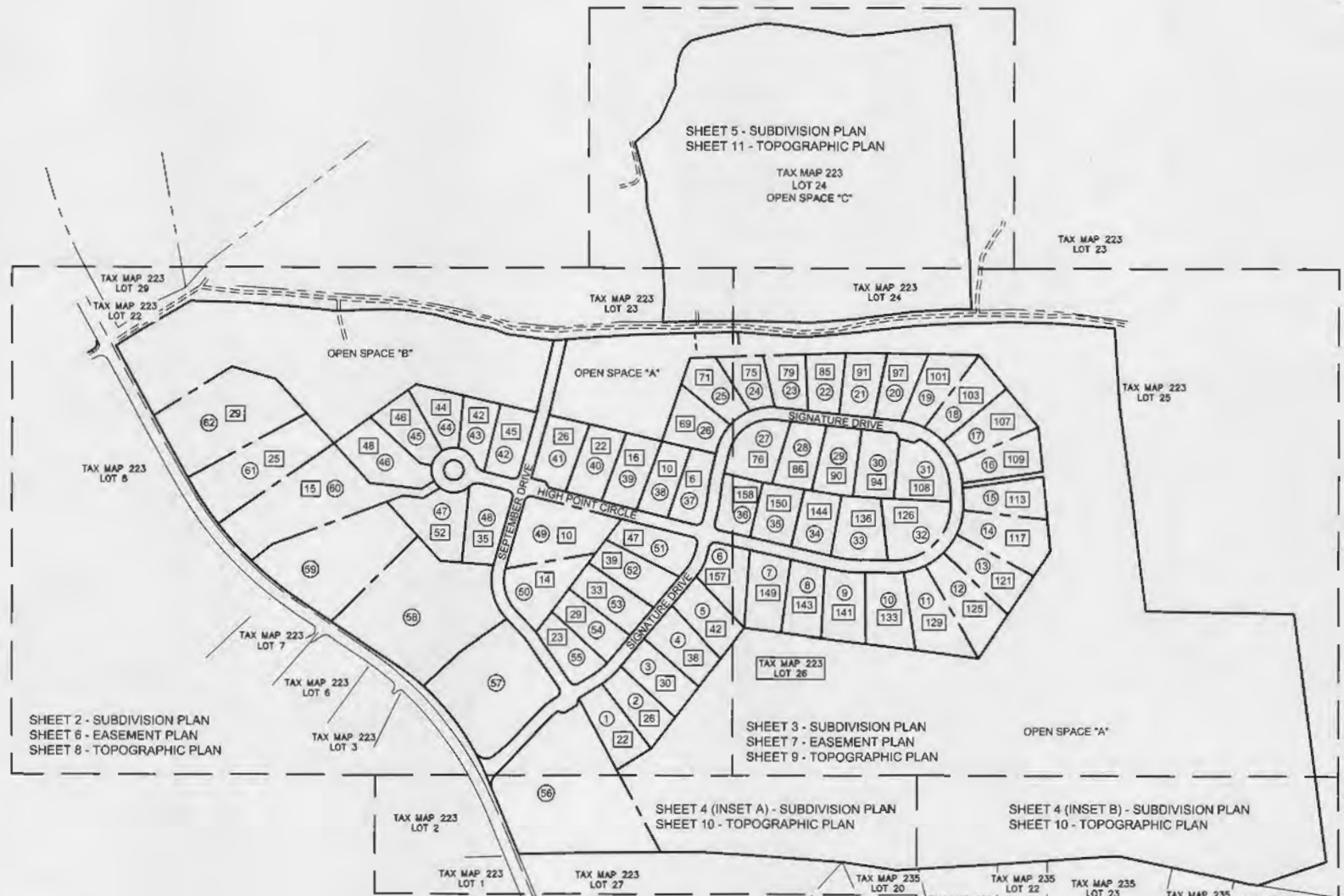


I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

Matthew A. Facinger-Auer  
L.L.S. #089  
DATE: 2/6/22

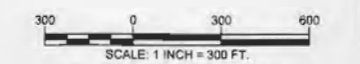
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

APPROVED DATE: BARRINGTON, NH PLANNING BOARD



- LEGEND**
- LOT LINE
  - PROPOSED LOT LINE
  - BUILDING SETBACK LINE
  - WETLAND SETBACK LINE
  - APPROXIMATE ABUTTERS LOT LINE
  - STONE WALL
  - REMNANT STONE WALL
  - EDGE OF WETLAND
  - STREAM
  - BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - 4"x4" GRANITE BOUND TO BE SET
  - 5/8" REBAR W/D CAP TO BE SET
  - BOUND FOUND
  - BND. FND.
  - D.H.S.
  - D.H.F.
  - SW
  - CONC.
  - GRAN.
  - D.H.
  - WETLAND SYMBOL
  - PROPOSED STREET ADDRESS
  - PROPOSED SUBDIVISION LOT #

- LEGEND (EASTERN TOPOGRAPHS)**
- BUILDING
  - PAVED ROAD
  - GRAVEL ROAD
  - BRIDGE
  - PAVEMENT OBSCURED
  - DRIVEWAY
  - DRIVEWAY UNPAVED
  - DRIVEWAY OBSCURED
  - FENCE OBSCURED
  - WALL OBSCURED
  - STONEWALL
  - BROOK/STREAM
  - SWAMP LIMIT



**SUBDIVISION PLAN**  
**"THE RIDGE AT GREEN HILL"**  
FOR  
HARBOR STREET LIMITED PARTNERSHIP  
LAND OF  
ROUTE 125 DEVELOPMENT, LLC  
(TAX MAP 223, LOTS 24 & 26)  
ROUTE 125/CALEF HIGHWAY  
BARRINGTON, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
10	1/14/22	REVISE COMMERCIAL LOT NUMBERS	MWF
9	11/22/21	REVISE LOT C2 DRAINAGE EASEMENT	MWF
8	10/29/21	REVISE LOTS 13-15	MWF
7	10/15/21	REVISE EASEMENT	MWF
6	9/30/21	ADD LOT C4 DRAINAGE EASEMENT	MWF
5	4/13/21	ADD EASEMENTS	MWF
4	10/1/20	REVISED LAYOUT	MWF
3	4/8/20	REVISE EASEMENTS	MWF
2	2/19/20	REVISED ROAD LAYOUT	MWF
1	7/10/19	REVISIONS PER PLANNERS COMMENTS	MWF

DRAWN BY: E.D.P. DATE: MAY 6, 2019  
CHECKED BY: M.W.F. DRAWING NO.: 5750C  
JOB NO: 5750 SHEET 1 OF 11

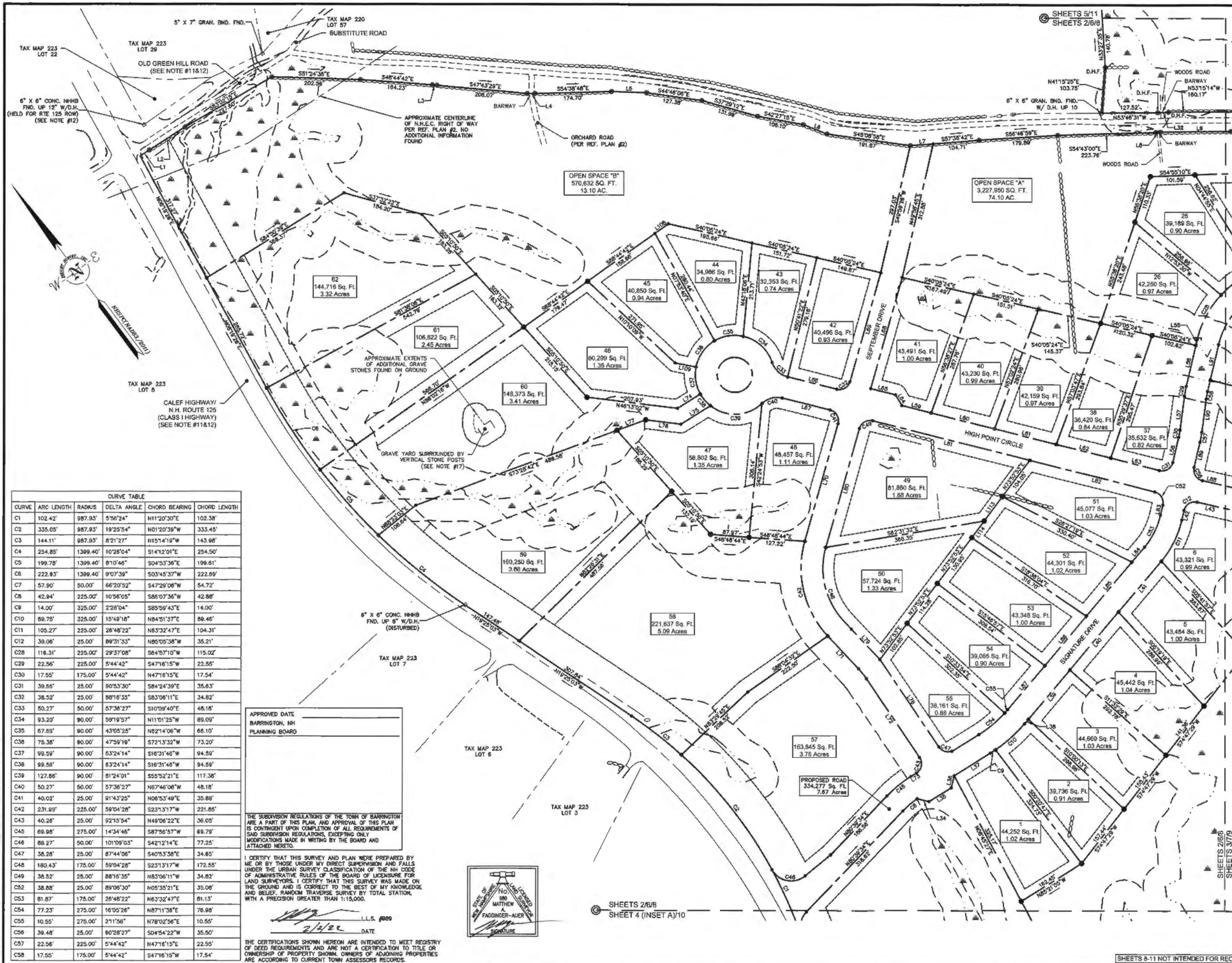
**DOUCET SURVEY INC.**  
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 814-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
http://www.doucetsurvey.com

**REFERENCE PLANS:**

- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED UPGRADE PROJECT (CONTRACT BETTERMENT) B-2172, H.H. PROJECT NO. S-2095, CALEF RD. (N.H. 125), DATED 7-22-76, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "BOUNDARY PLAN OF LAND IN BARRINGTON, NEW HAMPSHIRE BELONGING TO M.D. & G.D. HELFGOTT", BY GLE & SINGER LAND SURVEYS, DATED SEPTEMBER 14, 1971, S.C.R.D. POCKET #9, FOLDER #1, PLAN #33, 33A, 33B, 33C & 33D.
- "SUBDIVISION PLAN PREPARED FOR WCV INC., OF LAND IN THE NAME OF ANTONIO G. RIZZO AND CHERYL M. RIZZO OF MAP 12, LOT 96, LOCATED AT ROUTE 125, COUNTY OF STRAFFORD, BARRINGTON, NH", BY DAVID W. VINCENT LAND SURVEYING SERVICES, DATED MAY 16, 2002, S.C.R.D. PLAN #87-17.
- "WEDGEWOOD ESTATES PLAN OF LAND IN BARRINGTON, N.H. PREPARED FOR MILDRED G. ALLEN", BY ROBERT G. COLBATH SURVEYOR, DATED JULY 2, 1984, S.C.R.D. PLAN #24A-132 & 24A-133.
- "SUBDIVISION OF LAND PREPARED FOR JIM AND SUSANNE JAGELSKI, 17 DEER RIDGE DRIVE, BARRINGTON, NH", BY MCENEANEY SURVEY ASSOCIATES, INC., DATED SEPTEMBER 12, 1997, S.C.R.D. PLAN #61-100.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSE FEDERAL AID PRIMARY PROJECT, F 019-1(10), N.H. PROJECT NO. S-2095-A, N.H. ROUTE 125-CALEF ROAD", DATED 9-26-77, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "SUBDIVISION PLAN OF LAND IN BARRINGTON, NH PREPARED FOR VAN E. HERTZEL", BY NORTH COUNTRY SURVEYORS, DATED MAY 16, 1990, S.C.R.D. PLAN #38-131.
- "SUBDIVISION PLAN OF LAND IN BARRINGTON, NH PREPARED FOR KEITH WESTON & THOMAS DELONG", BY NORTH COUNTRY SURVEYORS, DATED JUNE 30, 1992, S.C.R.D. PLAN #41-70.
- "SUBDIVISION OF LAND FOR BRUCE WILLIAMS ASSOCIATES, INC.", BY WHITE MOUNTAIN SURVEY COMPANY, DATED APRIL 26, 1983, S.C.R.D. PLAN #24-21 & 22.

**ABUTTERS LIST:**

- |  |  |   |   |   |
|--|--|---|---|---|
| TAX MAP 220 LOT 57<br>TOWN OF BARRINGTON<br>PO BOX 680<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 4384 PAGE 439                  | TAX MAP 223 LOT 7<br>246 REAL ESTATE HOLDINGS LLC<br>24 SERENITY WAY<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 3628 PAGE 760        | TAX MAP 223 LOT 24<br>RINA WYRE & PAUL C HELFGOTT & CAROL H LEDOUX (1/3 EA)<br>4218 ALTA VISTA CT<br>OGGANSIDE, CA 92057<br>S.C.R.D. BOOK 4062 PAGE 843 | TAX MAP 235 LOT 19<br>BASE & DONNA PROPOLOS<br>47 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 2109 PAGE 597          | TAX MAP 235 LOT 24<br>TIMOTHY & SAMANTHA JAMES<br>95 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 4310 PAGE 127         |
| TAX MAP 223 LOT 1<br>LOREN & DARRYL WRIGHT BARTON<br>58 CALIFORNIA ST #5<br>WATERTOWN, MA 02472<br>S.C.R.D. BOOK 3743 PAGE 145 | TAX MAP 223 LOT 8<br>ATLANTIC TRADE PARK LLC<br>PO BOX 451<br>NEW CASTLE, NH 03854<br>S.C.R.D. BOOK 3780 PAGE 999                  | TAX MAP 223 LOT 25<br>RAYMOND LAFRANCE<br>1030 LUCAS WAY<br>PALMER, AK 99645  | TAX MAP 235 LOT 20<br>CALLUM COCHRAN<br>53 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 4575 PAGE 982                 | TAX MAP 235 LOT 25<br>JIM & SUSANNE JAGELSKI<br>103 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 1538 PAGE 252          |
| TAX MAP 223 LOT 2<br>SBA TOWERS III LLC<br>8051 CONGRESS AVE<br>BOCA RATON, FL 33487<br>S.C.R.D. BOOK 3896 PAGE 505            | TAX MAP 223 LOT 22<br>LRT PROPERTY MGMT LLC<br>PO BOX 703<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 3928 PAGE 1                     | TAX MAP 223, LOT 27<br>NOT PARCEL INFORMATION AVAILABLE PER THE TOWN OF BARRINGTON  | TAX MAP 235 LOT 21<br>DAVID J & KATHLEEN M SARTORIUS<br>63 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 4505 PAGE 261 | TAX MAP 235 LOT 26<br>TYSON WEHRMAN & ALLISON ROBERTS<br>111 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 2834 PAGE 445 |
| TAX MAP 223 LOT 3<br>ANTHONY SMITH<br>292 CALEF HWY<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 3121 PAGE 156                     | TAX MAP 223 LOT 22<br>TOWN OF BARRINGTON<br>PO BOX 680<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 3928 PAGE 1                        | TAX MAP 223 LOT 28<br>BOSTON & MAINE RR & GUILFORD TRANSPORT IND & IRON HORSE PK<br>NORTH BILLERICA, MA 01862   | TAX MAP 235 LOT 22<br>KIP & KAREN LACHAPELLE<br>87 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 1902 PAGE 63          | TAX MAP 235 LOT 23<br>DAVID BISSON & MARY DOTY<br>81 DEER RIDGE DR<br>BARRINGTON, NH 03825<br>S.C.R.D. BOOK 1444 PAGE 117         |
| TAX MAP 223 LOT 6<br>248 CALIF HIGHWAY LLC<br>679 FIRST NH TPK<br>NORTHWOOD, NH 03261<br>S.C.R.D. BOOK 4492 PAGE 998           | TAX MAP 223 LOT 23<br>JAMES E & STEVEN E & KIMBERLY D CONNOR<br>324 DEN QUARRY RD<br>LYNN, MA 01904<br>S.C.R.D. BOOK 4307 PAGE 531 | TAX MAP 223 LOT 29<br>CHESTNUT WOODS LLC<br>78 EMERY LN<br>STRATHAM, NH 03880   |   |   |



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.42'	987.93'	5'56"24"	N11°20'30"E	102.38'
C2	335.05'	987.93'	19°25'54"	N01°20'39"W	333.45'
C3	144.11'	987.93'	8°21'27"	N15°14'19"W	143.98'
C4	254.85'	1399.40'	10°28'04"	S14°12'01"E	254.50'
C5	199.78'	1399.40'	8°10'48"	S04°53'36"E	199.61'
C6	222.83'	1399.40'	9°07'38"	S03°45'37"W	222.89'
C7	57.90'	50.00'	66°20'52"	S47°29'08"W	54.72'
C8	42.94'	225.00'	10°56'05"	S66°07'36"W	42.89'
C9	14.00'	325.00'	2°28'04"	S85°59'43"E	14.00'
C10	89.75'	325.00'	15°49'18"	N84°51'37"E	89.46'
C11	105.27'	225.00'	28°48'22"	N63°32'47"E	104.31'
C12	39.06'	25.00'	89°31'33"	N85°05'38"W	35.21'
C28	118.31'	225.00'	29°37'08"	S64°57'10"W	115.02'
C29	22.56'	225.00'	5°44'42"	S47°16'15"W	22.55'
C30	17.55'	175.00'	5°44'42"	N47°16'15"E	17.54'
C31	39.66'	25.00'	80°53'30"	S84°24'39"E	35.63'
C32	38.52'	25.00'	86°18'35"	S83°08'11"E	34.82'
C33	50.27'	50.00'	57°36'27"	S10°09'40"E	48.18'
C34	93.20'	90.00'	59°19'57"	N11°01'25"W	89.09'
C35	67.89'	90.00'	43°05'25"	N62°14'06"W	66.10'
C36	75.38'	90.00'	47°59'19"	S72°13'32"W	73.20'
C37	99.59'	90.00'	63°24'14"	S16°31'48"W	94.59'
C38	99.59'	90.00'	63°24'14"	S16°31'48"W	94.59'
C39	127.86'	90.00'	81°24'01"	S55°52'21"E	117.38'
C40	50.27'	50.00'	57°36'27"	N67°46'08"W	48.18'
C41	40.02'	25.00'	81°43'25"	N06°53'49"E	35.88'
C42	231.99'	225.00'	59°04'28"	S23°13'17"W	221.85'
C43	40.28'	25.00'	92°15'54"	N46°06'22"E	36.05'
C45	69.98'	275.00'	14°34'46"	S87°58'57"W	69.79'
C46	88.27'	50.00'	101°09'03"	S42°12'14"E	77.25'
C47	38.28'	25.00'	87°44'06"	S40°53'38"E	34.85'
C48	180.43'	175.00'	59°04'28"	S23°13'17"W	172.55'
C49	38.52'	25.00'	88°16'35"	N83°06'11"W	34.82'
C52	38.88'	25.00'	89°09'30"	N05°35'21"E	35.08'
C53	81.87'	175.00'	28°48'22"	N63°32'47"E	81.13'
C54	77.23'	275.00'	16°05'28"	N87°11'38"E	76.88'
C55	10.55'	275.00'	21°15'56"	N78°02'56"E	10.55'
C56	39.48'	25.00'	90°28'27"	S04°54'22"W	35.50'
C57	22.56'	225.00'	5°44'42"	N47°16'15"E	22.55'
C58	17.55'	175.00'	5°44'42"	S47°16'15"W	17.54'

APPROVED DATE  
BARRINGTON, NH  
PLANNING BOARD

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSEES FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #888  
DATE 2/14/21



THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S85°38'58"E	25.34'	L74	S84°57'33"E	61.23'
L2	S85°38'58"E	97.05'	L75	N84°57'33"W	79.07'
L3	S49°28'32"E	10.81'	L76	N48°00'12"W	81.15'
L4	S54°09'18"E	18.07'	L77	N73°28'42"W	70.04'
L5	S51°35'36"E	79.80'	L78	N02°58'25"E	240.22'
L6	S31°29'03"E	57.95'	L79	N06°18'57"W	120.93'
L7	S57°38'42"E	52.47'	L80	N52°45'31"E	281.52'
L8	S57°55'28"E	11.15'	L81	S38°57'54"E	369.43'
L9	S53°28'02"E	160.29'	L82	S38°57'54"E	294.04'
L10	S55°25'34"E	15.41'	L83	S50°08'36"W	23.17'
L32	N55°32'10"W	24.15'	L84	S76°56'58"W	45.00'
L34	S39°45'41"E	27.64'	L85	S76°56'58"W	161.55'
L35	S84°45'41"E	60.00'	L86	S76°56'58"W	148.87'
L36	N80°14'19"E	28.28'	L87	S76°56'58"W	131.37'
L37	S84°45'40"E	96.89'	L88	N40°19'51"W	124.80'
L38	N76°56'58"E	13.20'	L89	N50°08'36"E	58.91'
L39	N76°56'58"E	147.14'	L90	N44°23'54"E	77.22'
L40	N76°56'58"E	172.54'	L91	S50°08'36"W	63.23'
L41	N76°56'58"E	151.92'	L108	S88°44'42"E	37.82'
L42	N50°08'36"E	22.81'	L109	N41°30'50"W	48.85'
L43	S40°19'51"E	138.53'	L113	N73°52'53"E	68.71'
L55	S50°08'36"W	13.74'	L114	N73°52'53"E	47.23'
L56	S50°08'36"W	95.97'			
L57	S44°23'54"W	77.22'			
L58	S50°08'36"W	56.54'			
L59	N38°57'54"W	68.98'			
L60	N38°57'54"W	149.16'			
L61	N38°57'54"W	144.92'			
L62	N38°57'54"W	128.19'			
L63	N38°57'54"W	114.54'			
L64	N06°02'06"E	28.28'			
L65	N38°57'54"W	58.29'			
L66	N38°57'54"W	115.41'			
L67	S38°57'54"E	112.40'			
L68	N52°45'31"E	263.22'			
L69	S52°45'31"W	257.98'			
L70	S52°45'31"W	278.52'			
L71	S06°18'57"E	102.65'			
L72	S02°58'25"W	217.99'			
L73	N84°45'41"W	14.75'			

LOT	AREA (Sq. Ft.)	ACRES
25	39,189	0.90
26	42,250	0.97
36	42,159	0.97
37	35,632	0.82
38	36,420	0.84
39	43,230	0.99
40	43,230	0.99
41	43,491	1.00
42	40,490	0.93
43	32,353	0.74
44	34,908	0.80
45	40,850	0.94
46	60,299	1.38
47	56,802	1.35
48	48,457	1.11
49	81,880	1.88
50	57,724	1.33
51	45,077	1.03
52	44,301	1.02
53	43,348	1.00
54	39,086	0.90
55	38,161	0.88
56	163,845	3.76
57	334,277	7.67
58	221,637	5.09
59	160,250	3.68
60	148,373	3.41
61	106,822	2.45
62	144,716	3.32



SCALE: 1 INCH = 100 FT.

**SUBDIVISION PLAN**  
"THE RIDGE AT GREEN HILL"  
FOR  
HARBOR STREET LIMITED PARTNERSHIP  
LAND OF  
ROUTE 125 DEVELOPMENT, LLC  
(TAX MAP 223, LOTS 24 & 26)  
ROUTE 125/CALEF HIGHWAY  
BARRINGTON, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
10	1/14/22	REVISE COMMERCIAL LOT NUMBERS	MWF
9	11/22/21	REVISE LOT C2 DRAINAGE EASEMENT	MWF
8	10/20/21	REVISE LOTS 13-15	MWF
7	10/15/21	REVISE EASEMENT	MWF
6	8/30/21	ADD LOT C4 DRAINAGE EASEMENT	MWF
5	4/13/21	ADD EASEMENTS	MWF
4	10/1/20	REVISED LAYOUT	MWF
3	4/9/20	REVISE EASEMENTS	MWF
2	2/19/20	REVISED ROAD LAYOUT	MWF
1	7/10/19	REVISIONS PER PLANNERS COMMENTS	MWF

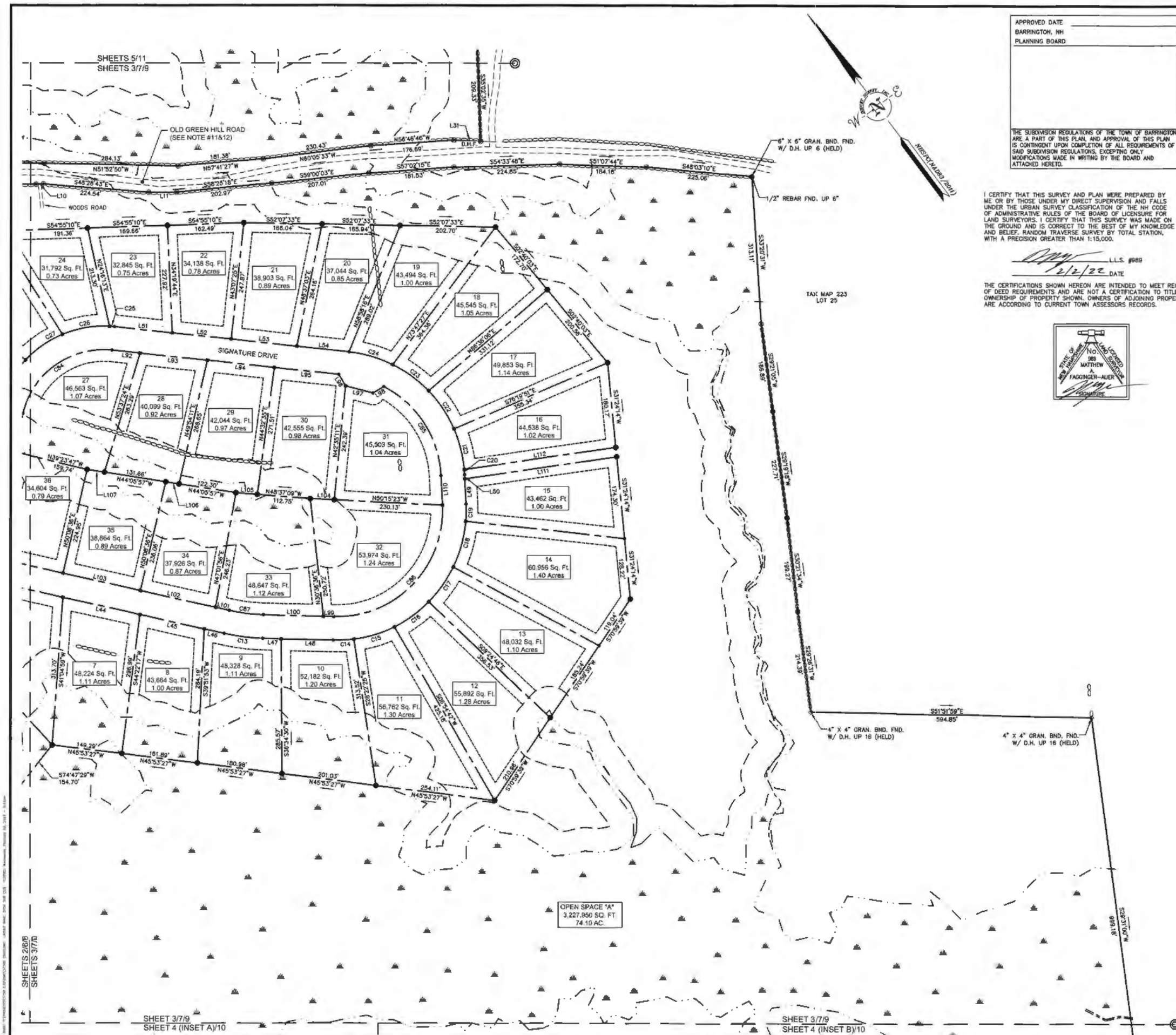
DRAWN BY:	E.D.P.	DATE:	MAY 6, 2019
CHECKED BY:	M.W.F.	DRAWING NO.:	5750C
JOB NO.:	5750	SHEET:	2 OF 11

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http://www.doucetsurvey.com

SHEETS 2/6/B  
SHEET 4 (INSET A) 10

SHEETS 8-11 NOT INTENDED FOR RECORDING





APPROVED DATE  
BARRINGTON, NH  
PLANNING BOARD

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

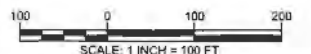
DATE: 2/2/22

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	83.04'	425.00'	111°14'31"	S46°55'43"E	82.91'
C14	43.98'	275.00'	8°09'46"	S56°08'27"E	43.93'
C15	90.41'	275.00'	16°50'10"	S70°06'25"E	90.00'
C16	90.41'	275.00'	16°50'10"	S88°56'35"E	90.00'
C17	90.41'	275.00'	16°50'10"	N72°13'15"E	90.00'
C18	101.15'	275.00'	21°04'25"	N52°15'58"E	100.58'
C19	36.58'	275.00'	7°37'19"	N37°55'06"E	36.56'
C20	11.09'	275.00'	2°18'40"	N32°57'07"E	11.09'
C21	88.55'	275.00'	16°27'00"	N22°34'17"E	88.17'
C22	97.40'	275.00'	20°17'38"	N03°11'58"E	96.90'
C23	94.96'	275.00'	19°47'05"	N16°50'23"W	94.49'
C24	96.92'	275.00'	20°11'32"	N38°49'42"W	96.41'
C25	10.52'	225.00'	2°40'48"	N48°15'51"W	10.52'
C26	102.58'	225.00'	26°07'14"	N62°39'53"W	101.69'
C27	96.26'	225.00'	24°30'48"	N87°58'53"W	95.53'
C84	253.30'	175.00'	82°55'57"	N88°23'28"W	231.76'
C85	235.16'	225.00'	59°52'58"	N04°09'58"E	224.60'
C86	370.58'	225.00'	94°21'59"	N81°17'27"E	330.09'
C87	73.27'	375.00'	11°11'43"	S45°55'43"E	73.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S55°25'34"E	15.41'
L11	S83°31'39"E	59.19'
L31	N50°46'00"W	56.83'
L43	S40°19'51"E	136.53'
L44	S40°19'51"E	168.00'
L45	S40°19'51"E	140.16'
L46	S40°19'51"E	43.16'
L47	S51°31'34"E	38.89'
L48	S51°31'34"E	110.75'
L49	N34°06'27"E	53.60'
L50	N34°06'27"E	8.98'
L51	N46°55'27"W	123.39'
L52	N46°55'27"W	126.05'
L53	N46°55'27"W	140.05'
L54	N46°55'27"W	111.61'
L88	N40°19'51"W	124.80'
L91	S50°08'36"W	83.23'
L92	S46°55'27"E	60.01'
L93	S46°55'27"E	143.88'
L94	S46°55'27"E	142.77'
L95	S46°55'27"E	137.65'
L96	S06°17'24"W	28.39'
L97	S38°42'36"E	80.00'
L98	S83°42'36"E	26.97'
L99	N51°31'34"W	22.47'
L100	N51°31'34"W	127.17'
L101	N40°19'51"W	29.70'
L102	N40°19'51"W	163.91'
L103	N40°19'51"W	168.61'
L104	N50°15'23"W	51.08'
L105	N48°37'09"W	45.62'
L106	N44°05'57"W	160.31'
L107	N44°05'57"W	37.41'
L110	S34°06'27"W	62.56'
L111	S61°16'28"E	336.00'
L112	S61°16'28"E	325.27'



SCALE: 1 INCH = 100 FT

**SUBDIVISION PLAN**  
**"THE RIDGE AT GREEN HILL"**  
FOR  
HARBOR STREET LIMITED PARTNERSHIP  
LAND OF  
ROUTE 125 DEVELOPMENT, LLC  
(TAX MAP 223, LOTS 24 & 26)  
ROUTE 125/CALEF HIGHWAY  
BARRINGTON, NEW HAMPSHIRE

NO.	DATE	REVISIONS PER PLANNERS COMMENTS	MWF	BY
10	1/14/22	REVISE COMMERCIAL LOT NUMBERS	MWF	
9	11/22/21	REVISE LOT C2 DRAINAGE EASEMENT	MWF	
8	10/20/21	REVISE LOTS 13-15	MWF	
7	10/15/21	REVISE EASEMENT	MWF	
6	8/30/21	ADD LOT C4 DRAINAGE EASEMENT	MWF	
5	4/13/21	ADD EASEMENTS	MWF	
4	10/1/20	REVISED LAYOUT	MWF	
3	4/8/20	REVISE EASEMENTS	MWF	
2	2/19/20	REVISED ROAD LAYOUT	MWF	
1	7/10/19	REVISIONS PER PLANNERS COMMENTS	MWF	

DRAWN BY: E.D.P. DATE: MAY 6, 2019

CHECKED BY: M.W.F. DRAWING NO.: 5750C

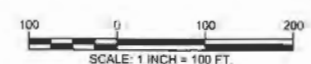
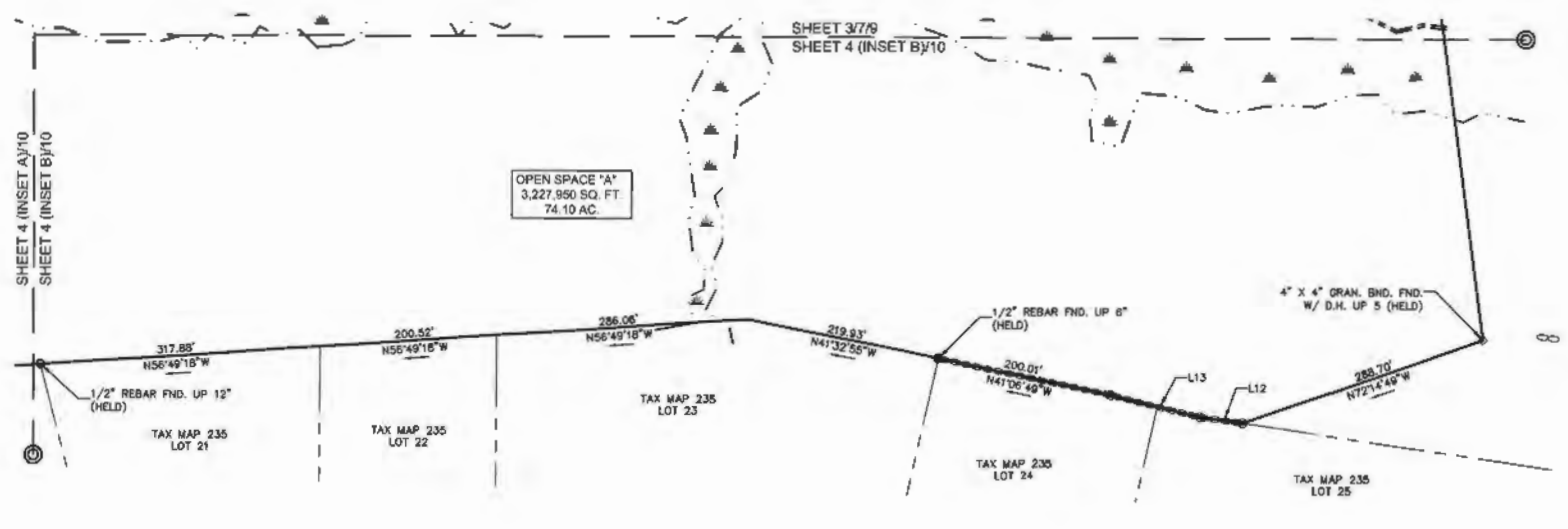
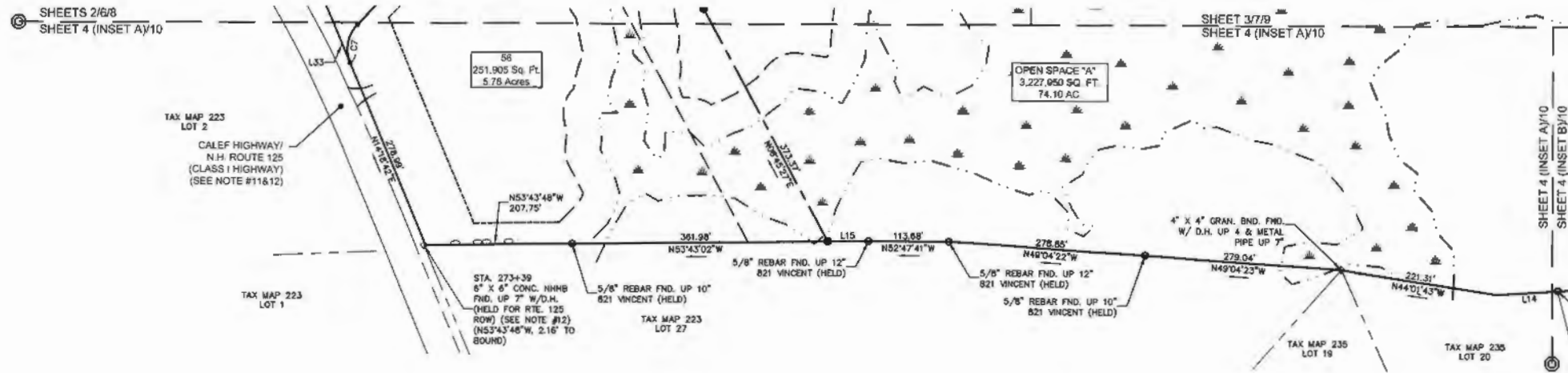
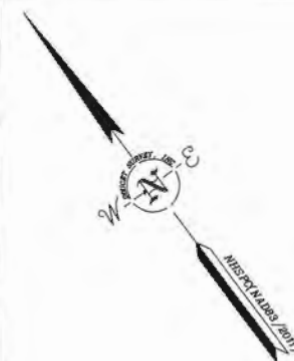
JOB NO.: 5750 SHEET 3 OF 11

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SHEETS 6-11 NOT INTENDED FOR RECORDING

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	57.90'	50.00'	66°20'52"	S47°29'04"W	54.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N44°31'27"W	48.88'
L13	N39°35'08"W	104.00'
L14	N56°49'18"W	87.94'
L15	N53°43'02"W	58.09'
L33	N14°18'42"E	62.91'

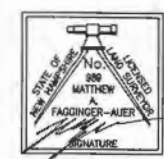


**SUBDIVISION PLAN**  
**"THE RIDGE AT GREEN HILL"**  
 FOR  
**HARBOR STREET LIMITED PARTNERSHIP**  
 LAND OF  
**ROUTE 125 DEVELOPMENT, LLC**  
 (TAX MAP 223, LOTS 24 & 26)  
 ROUTE 125/CALEF HIGHWAY  
 BARRINGTON, NEW HAMPSHIRE

NO.	DATE	REVISIONS PER PLANNERS COMMENTS	DESCRIPTION	BY
10	1/14/22	REVISE COMMERCIAL LOT NUMBERS	MWF	
9	11/22/21	REVISE LOT C2 DRAINAGE EASEMENT	MWF	
8	10/20/21	REVISE LOTS 13-15	MWF	
7	10/15/21	REVISE EASEMENT	MWF	
6	8/30/21	ADD LOT C4 DRAINAGE EASEMENT	MWF	
5	4/13/21	ADD EASEMENTS	MWF	
4	10/1/20	REVISED LAYOUT	MWF	
3	4/8/20	REVISE EASEMENTS	MWF	
2	2/19/20	REVISED ROAD LAYOUT	MWF	
1	7/10/19	REVISED PLANNERS COMMENTS	MWF	

APPROVED DATE: \_\_\_\_\_  
 BARRINGTON, NH  
 PLANNING BOARD

DRAWN BY: E.D.P. DATE: MAY 6, 2019  
 CHECKED BY: M.W.F. DRAWING NO.: 5750C  
 JOB NO.: 5750 SHEET 4 OF 11



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #988  
 DATE: 2/2/22

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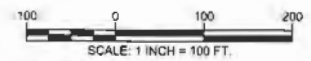
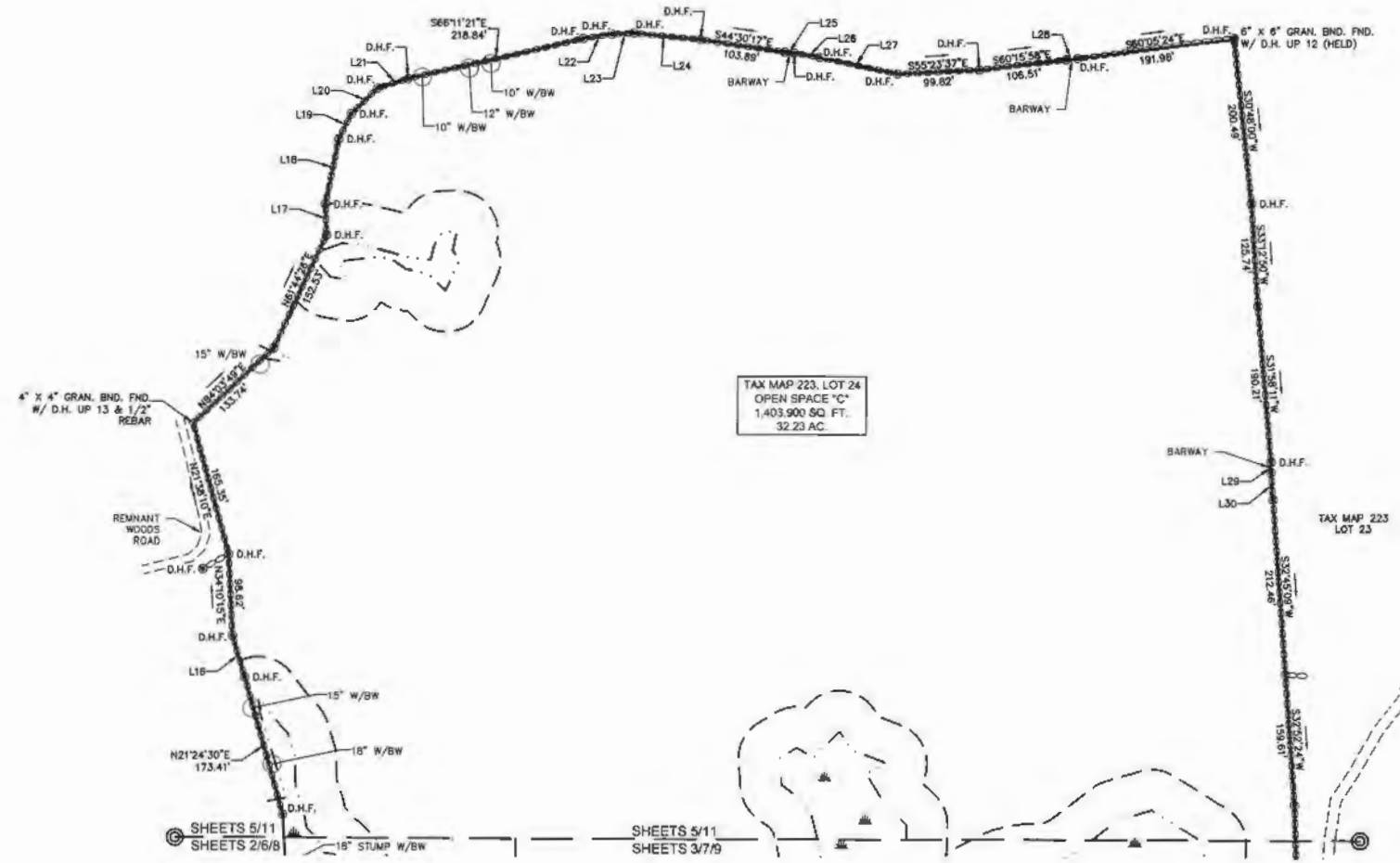
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 10 Storers Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

SHEETS 8-11 NOT INTENDED FOR RECORDING



LINE	BEARING	DISTANCE
L16	N20°16'44"E	52.77'
L17	N34°57'03"E	37.69'
L18	N48°16'42"E	81.16'
L19	N63°13'54"E	34.02'
L20	N82°49'19"E	44.89'
L21	S70°01'07"E	38.87'
L22	S81°27'24"E	35.09'
L23	S59°44'34"E	27.06'
L24	S48°01'16"E	81.30'
L25	S47°03'41"E	11.30'
L26	S43°07'52"E	31.54'
L27	S41°38'46"E	96.76'
L28	S58°41'00"E	14.23'
L29	S39°36'49"W	12.88'
L30	S32°51'04"W	33.14'
L31	N50°46'00"W	58.83'
L32	N55°32'10"W	24.15'



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2	2/19/20	REVISED ROAD LAYOUT	MWF
1	7/10/19	REVISIONS PER PLANNERS COMMENTS	MWF

APPROVED DATE  
 BARRINGTON, NH  
 PLANNING BOARD

DRAWN BY: E.D.P. DATE: MAY 8, 2019  
 CHECKED BY: M.W.F. DRAWING NO.: 5750C  
 JOB NO.: 5750 SHEET 5 OF 11



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*[Signature]* L.L.S. p88  
 DATE: 2/2/22

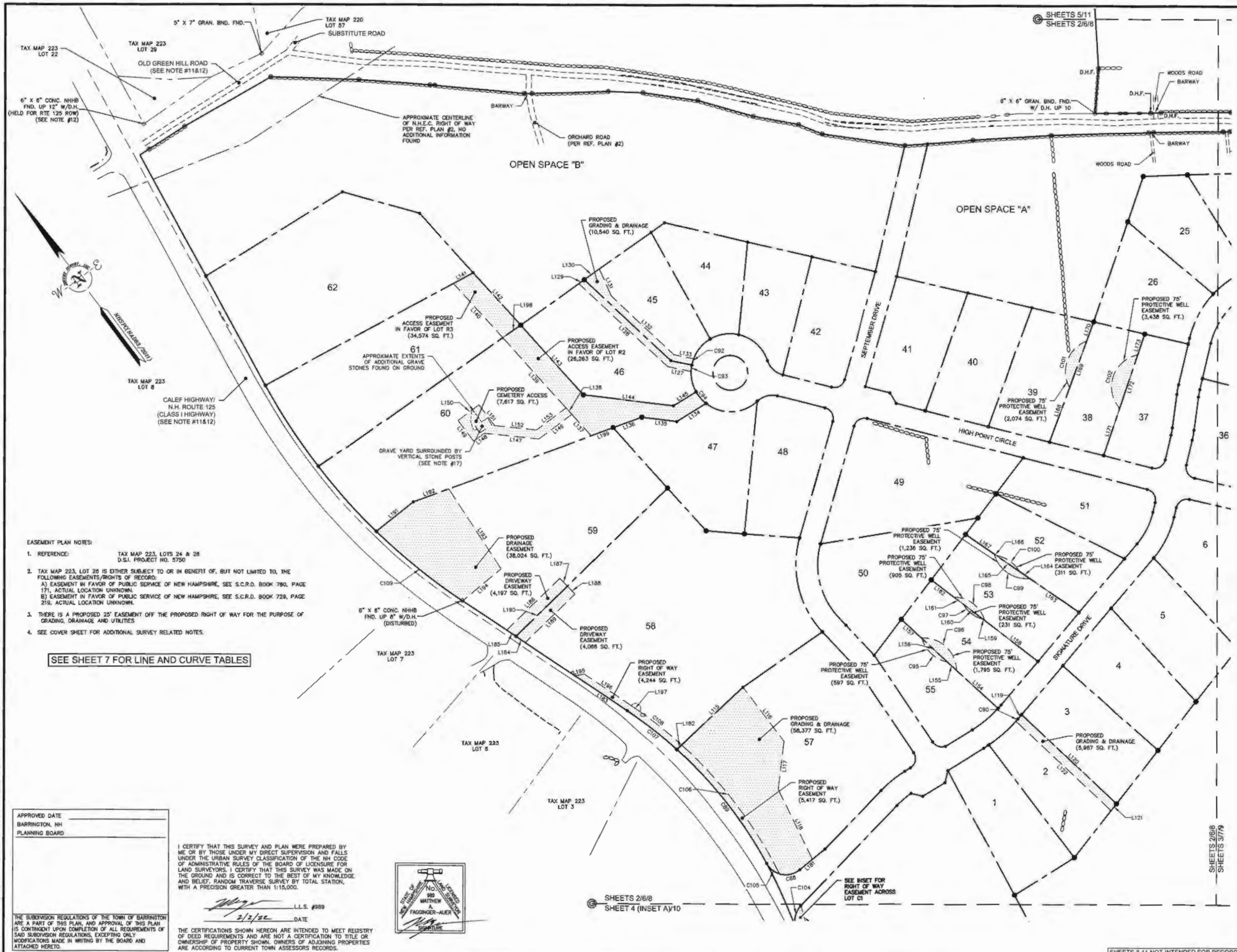
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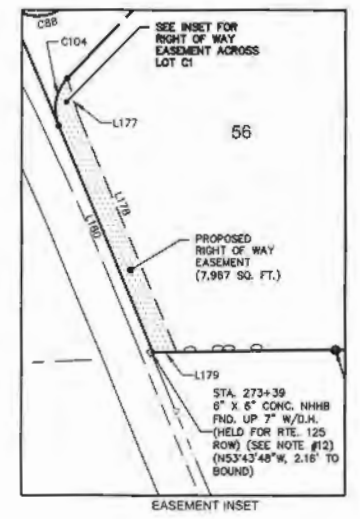
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- LEGEND**
- LOT LINE
  - - - PROPOSED LOT LINE
  - - - PROPOSED EASEMENT LINE
  - - - APPROXIMATE ABUTTERS LOT LINE
  - ○ ○ ○ ○ STONE WALL
  - ○ ○ ○ ○ REMAINING STONE WALL
  - ○ ○ ○ ○ BOUND FOUND
  - ○ ○ ○ ○ DRILL HOLE FOUND
  - ○ ○ ○ ○ IRON PIPE/ROD FOUND
  - ○ ○ ○ ○ 4"x4" GRANITE BOUND TO BE SET
  - ○ ○ ○ ○ 5"x8" REBAR W/D CAP TO BE SET
  - ○ ○ ○ ○ PROPOSED 75' PROTECTIVE WELL RADIUS
  - ○ ○ ○ ○ LOT #
- LEGEND (EASTERN TOPOGRAPHICS)**
- BUILDING
  - PAVED ROAD
  - GRAVEL ROAD
  - BRIDGE
  - - - PAVEMENT OBSCURED
  - - - DRIVEWAY
  - - - DRIVEWAY UNPAVED
  - - - DRIVEWAY OBSCURED
  - - - FENCE OBSCURED
  - - - WALL OBSCURED
  - ○ ○ ○ ○ STONEWALL
  - - - BROOK/STREAM
  - - - SWAMP LIMIT



**EASEMENT PLAN**  
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DRAWN BY:	E.D.P.	DATE:	MAY 6, 2019
CHECKED BY:	M.W.F.	DRAWING NO.:	5750C
JOB NO.:	5750	SHEET:	6 OF 11

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- EASEMENT PLAN NOTES:**
- REFERENCE: TAX MAP 223, LOTS 24 & 28 D.S.I. PROJECT NO. 5750
  - TAX MAP 223, LOT 28 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
    - A) EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 780, PAGE 171, ACTUAL LOCATION UNKNOWN.
    - B) EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 729, PAGE 219, ACTUAL LOCATION UNKNOWN.
  - THERE IS A PROPOSED 25' EASEMENT OFF THE PROPOSED RIGHT OF WAY FOR THE PURPOSE OF GRADING, DRAINAGE AND UTILITIES
  - SEE COVER SHEET FOR ADDITIONAL SURVEY RELATED NOTES.

**SEE SHEET 7 FOR LINE AND CURVE TABLES**

APPROVED DATE  
 BARRINGTON, NH  
 PLANNING BOARD

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L.L.S. #989  
 DATE: 2/2/22

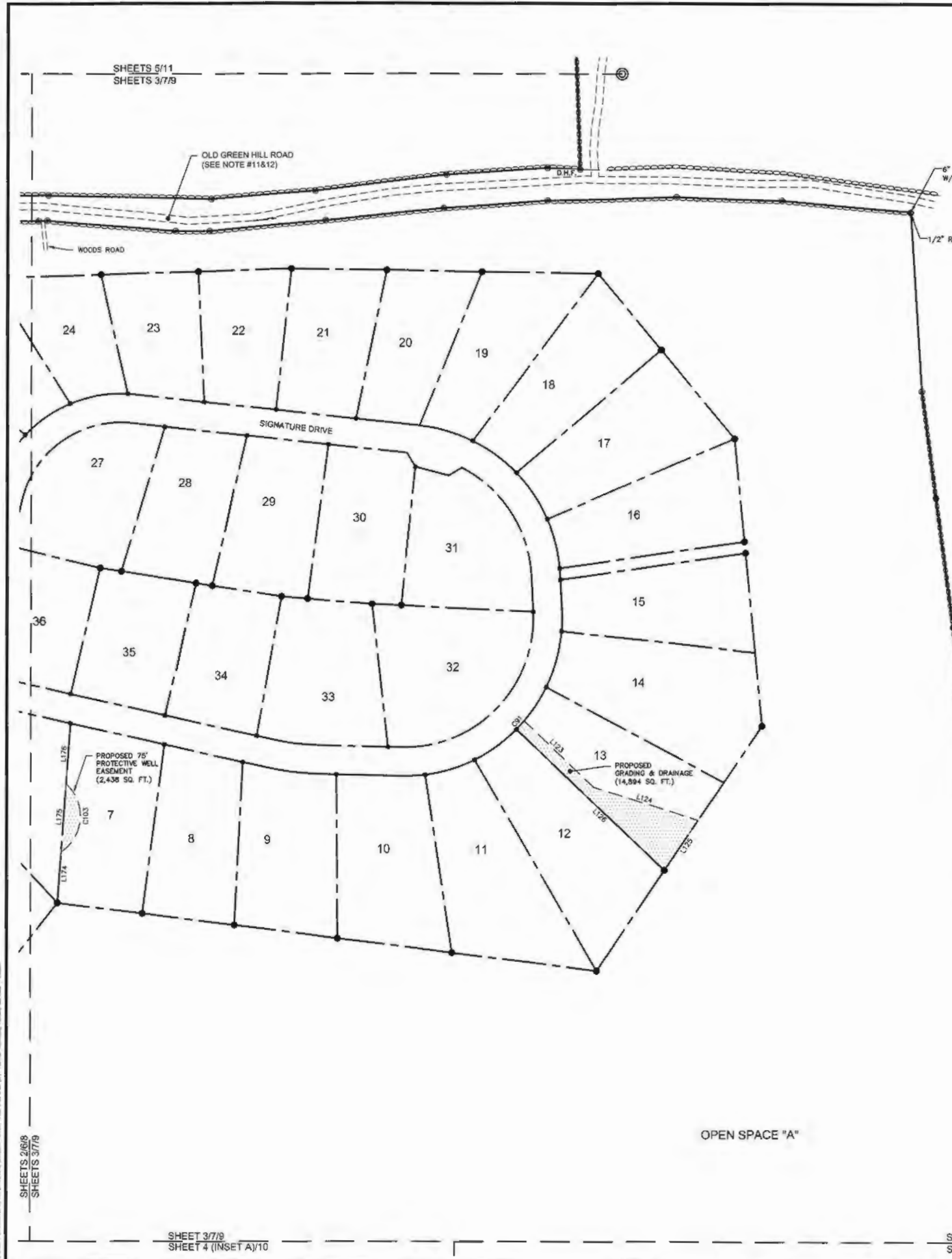


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SHEETS 2/6/8  
 SHEET 4 (INSET A)10

SHEETS 8-11 NOT INTENDED FOR RECORDING

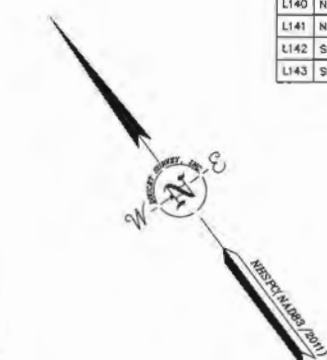


LINE	BEARING	DISTANCE
L115	N83°29'45"E	193.47
L116	S00°18'18"E	155.75
L117	S43°36'02"W	111.68
L118	S10°53'06"W	178.98
L119	N75°56'58"E	13.20
L120	S10°00'13"E	298.96
L121	S74°47'29"W	20.08
L122	N10°00'13"W	299.79
L123	S09°24'46"E	167.00
L124	S35°22'49"E	191.30
L125	S70°59'39"W	105.24
L126	N09°24'46"W	356.53
L127	N41°30'50"W	54.38
L128	N10°10'09"W	279.19
L129	S88°44'42"E	15.30
L130	S88°44'42"E	42.58
L131	S13°05'00"W	67.73
L132	S10°10'09"E	197.08
L133	S41°30'50"E	45.83
L134	S84°57'33"E	79.07
L135	S46°00'12"E	81.15
L136	S73°28'42"E	79.04
L137	N05°10'50"W	66.46
L138	N05°10'50"W	20.09
L139	N05°10'50"W	216.75
L140	N05°10'50"W	169.10
L141	N81°38'06"W	51.43
L142	S05°10'50"E	163.32
L143	S05°10'50"E	215.15

LINE	BEARING	DISTANCE
L144	S46°13'02"E	207.93
L145	N84°57'33"W	51.23
L146	N89°50'35"W	94.40
L147	N47°11'52"W	126.03
L148	N89°50'35"W	30.48
L149	N00°09'25"E	60.00
L150	S89°50'35"E	60.00
L151	S00°09'25"W	60.00
L152	S47°11'52"E	96.50
L153	S89°50'35"E	84.73
L154	N10°33'53"W	129.82
L155	N10°33'54"W	29.11
L156	N10°33'54"W	78.82
L157	N10°33'54"W	62.86
L158	N15°46'57"W	153.90
L159	N15°46'57"W	5.05
L160	N15°46'57"W	58.33
L161	N15°46'57"W	26.17
L162	N15°46'57"W	65.08
L163	N18°38'04"W	138.20
L164	N18°38'04"W	28.48
L165	N18°38'04"W	64.12
L166	N18°38'04"W	5.70
L167	N18°38'04"W	80.19
L168	N57°03'47"E	133.54
L169	N57°03'47"E	113.95
L170	N57°03'47"E	46.35
L171	N55°29'37"E	115.37
L172	S55°29'37"W	129.75

LINE	BEARING	DISTANCE
L174	S41°04'59"W	89.01
L175	N41°04'59"E	119.01
L176	N41°04'59"E	105.59
L177	S20°59'18"W	42.90
L178	S14°18'42"W	292.66
L179	N53°43'48"W	26.98
L180	N14°18'42"E	278.99
L181	S87°13'14"W	37.52
L182	N83°28'45"E	15.05
L183	N19°25'03"W	144.75
L184	N19°25'03"W	25.55
L185	N19°25'03"W	25.55
L186	N82°26'31"E	170.50
L187	S07°33'29"E	25.00
L188	S07°33'29"E	25.00
L189	S82°26'31"W	160.00
L190	N82°26'31"E	165.25
L191	N88°23'03"E	108.64
L192	S73°28'42"E	86.86
L193	S03°47'01"W	220.06
L194	S87°15'30"W	115.05
L195	S64°25'05"E	21.21
L196	S19°25'02"E	129.75
L197	S18°42'01"E	25.11
L198	S88°02'16"E	50.39
L199	S73°28'42"E	53.81

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C88	49.37	50.00	56°34'19"	S64°29'36"E	47.39
C89	335.05	987.93	19°25'54"	N01°20'39"W	333.45
C90	6.83	325.00	1°12'13"	N77°33'04"E	6.83
C91	20.01	275.00	4°10'07"	N79°33'17"E	20.00
C92	15.06	90.00	9°35'26"	S53°01'36"W	15.05
C93	15.06	90.00	9°35'52"	S43°25'57"W	15.06
C94	35.66	90.00	22°41'57"	S03°49'22"E	35.42
C95	82.99	75.00	63°23'53"	S10°33'54"E	78.82
C96	122.71	75.00	93°44'49"	N10°33'55"W	109.48
C97	59.91	75.00	45°45'52"	S19°46'57"E	58.33
C98	95.96	75.00	73°18'31"	N15°46'57"W	89.55
C99	107.20	75.00	81°53'37"	S18°38'04"E	98.30
C100	66.25	75.00	50°36'40"	N18°38'04"W	64.12
C101	129.42	75.00	98°52'17"	S57°03'47"W	113.95
C102	156.77	75.00	119°46'00"	S55°29'37"W	129.75
C103	137.45	75.00	105°00'09"	N41°04'59"E	119.01
C104	57.90	50.00	66°20'52"	N47°29'08"E	54.72
C105	38.90	50.00	44°34'44"	S13°55'04"E	37.93
C106	374.04	1002.93	21°22'07"	N00°18'26"W	371.88
C107	144.11	987.93	8°21'27"	N15°14'19"W	143.98
C108	122.38	1002.93	6°59'29"	S14°29'14"E	122.30
C109	254.85	1399.40	10°28'04"	S14°12'01"E	254.50



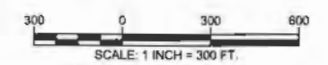
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*[Signature]* L.L.S. #660  
2/2/22 DATE

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DRAWN BY: E.D.P. DATE: MAY 6, 2019  
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SHEETS 2/6/8  
SHEETS 3/7/9

SHEET 3/7/9  
SHEET 4 (INSET A)/10

SHEET 3/7/9  
SHEET 4 (INSET B)/10

SHEETS 8-11 NOT INTENDED FOR RECORDING

**Appendix E**  
**Phase 1 Environmental Investigation**  
**(under separate Cover)**



**Appendix F**  
**Recorded Deed**

Catherine A. Berube  
Register of Deeds, Strafford County

**CONVEYANCE OF OPEN SPACE  
WITH CONSERVATION RESTRICTIONS**

**THE RIDGE AT GREENHILL SUBDIVISION**

**BARRINGTON, NEW HAMPSHIRE**

*KNOW ALL MEN BY THESE PRESENTS*, that Route 125 Development, LLC, a New Hampshire Limited Liability Company with a principal place of business at 7B Emery Lane, Stratham, New Hampshire 03855 (“Grantor”, and shall, unless the context clearly indicates otherwise, include the Grantor’s executors, legal representatives, devisees, heirs and/or assigns)

for consideration, hereby grants to the Town of Barrington acting by and through its Conservation Commission, a municipal corporation with an address of P.O. Box 660, Barrington, NH 03825, by and through its (“Grantee”, and shall, unless the context clearly indicates otherwise, include the Grantee’s executors, legal representatives, devisees, heirs and/or assigns) and with a Third Party Right of Enforcement therein granted to the STATE OF NEW HAMPSHIRE acting through its DEPARTMENT OF ENVIRONMENTAL SERVICES, an administrative agency duly organized and existing under the laws of the State of New Hampshire, with a principal place of business at 29 Hazen Drive, City of Concord, County of Merrimack, State of New Hampshire, 03302, (the “NHDES”),

with QUITCLAIM COVENANTS, the premises located in Barrington, Strafford County, New Hampshire and shown as “Open Space A, Open Space B, and Open Space C” (hereinafter the “Premises”) on a plan entitled “Subdivision Plan, The Ridge at Greene Hill,” Scale: 1”=100’, dated May 6, 2019, Revised through January 14, 2022, prepared by Doucet Survey, Inc. and which plan is recorded with the Strafford County Registry of Deeds as Plan No. 12586 (the “Plan”).

12587, 12588, 12589, 12590, 12591, 12592  
The Premises contains 119.43 acres according to the Plan.

SUBJECT TO such matters including but not limited to well easement(s) as set forth on the Plan.

**1. CONSERVATION PURPOSES**

The Grantor declares and the Grantee accepts the Premises as open space, which is intended to be used exclusively for the following conservation purposes:

- A. To conserve and protect in perpetuity the natural vegetation, soils, hydrology and habitat as documented in the baseline documentation report dated February 1, 2022 entitled “BASELINE DOCUMENTATION REPORT of THE RIDGE AT GREEN HILL OPEN SPACE” (the “Report”), which Report is on file at the office of the Grantee and the Department of Environmental Services and is incorporated herein in full.

B. To restore, protect, manage, maintain, and enhance the functional values of wetlands, vernal pools, streams, riparian areas and other lands, and for the conservation of natural values including fish and wildlife and their habitat, ecological integrity of the water resources, water quality improvement, flood water retention, groundwater recharge, and open space. For the purposes of this Easement, "Riparian/Wetland Buffer" shall be the areas within 100 feet of intermittent and perennial streams and wetland areas, as defined below. The Riparian/Wetland Buffer edge shall be measured from the edge of the normal high-water mark of the stream or the wetland boundary. In cases where the top of an embankment is less than 50 feet from the stream or wetland edge, the riparian or wetland edge shall be measured from the top of embankment which shall be defined as a break in slope. In cases where wetlands surround a stream beyond 50 feet from the stream edge, the Riparian/Wetland Buffer shall be measured from the boundary of the upland edge of the wetland area.

C. To conserve and protect in perpetuity the habitat for rare, threatened and endangered species, specifically Blanding's Turtle (*Emydoidea blandingii*) and Spotted Turtle (*Clemmys guttata*), which have been identified by the NH Natural Heritage Bureau as occurring in the area.

D. To prevent any future development, construction, or use that will negatively impair or interfere with the conservation values of the Property.

E. The protection of the Property for low-impact non-motorized recreation such as hiking, bird watching, cross-country skiing, and hunting, by the general public.

All of the purposes set forth herein are consistent and in accordance with the U.S. Internal Revenue Code, Section 170(h).

## **2. USE LIMITATIONS**

Subject to the exceptions specified in Section 3 below, the Property shall be subject to the following use limitations:

A. No use shall be made of the Property, and no activity shall be permitted thereon, which is inconsistent with the purposes of the conservation restrictions as stated herein.

B. The Property shall not be subdivided and none of the individual tracts that together comprise the Property shall be conveyed separately from one another.

C. Except as described in Section 3, no structure or improvement, including, but not limited to, a dwelling, any portion of a septic system, tennis court, swimming pool, dock, aircraft landing strip, tower, commercial facility, conduit or utility line, billboard or other means of advertising display, driveway or road, mobile home or other temporary or permanent structure or improvement, shall be constructed, placed, or introduced onto the Property.

D. No advertising signs shall be displayed on the property.

E. Except as described in Section 3, there shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property. No rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

F. There shall be no dumping, injection, burning, or burial of refuse, trash, rubbish, debris, junk, waste, man-made materials or materials then known to be environmentally hazardous, including vehicle bodies or parts, or other similar substances.

G. There shall not be conducted on the Property any industrial or commercial activities.

**3. EXCEPTIONS to Section 2, Use Limitations.**

A. New ancillary structures and improvements such as a parking area for up to ten cars, road, fence or bridge, may be constructed, placed, or introduced onto the Property only as necessary for the accomplishment of conservation, wildlife habitat management, or noncommercial pedestrian outdoor recreational uses of the Property and provided that they are not detrimental to the purposes of the conservation restrictions as stated herein. Such structures and improvements may be allowed only if the impacts to wetland soils, intermittent or perennial streams, vernal pools, or other hydrology is temporary, and subject to Section 5, Discretionary Consent.

B. Construction and maintenance of three stormwater management structures, two located in Open Space A and one in Open Space B, as shown on the approved subdivision plans and as required by the State of New Hampshire and Town of Barrington for protection of water quality.

C. The three stormwater management structures shall be maintained in a manner which is the least detrimental to the conservation purposes and may remain in their current state on the Property as depicted on the subdivision plan to be included in the Baseline Documentation Report on file with the Grantor, Grantee and NHDES.

D. Certain activities such as the removal, filling, or other disturbances of soil surface, or any changes in topography, or natural habitat shall be allowed if the following applies to the activity:

i. It is commonly necessary in the accomplishment of the conservation, habitat management, or noncommercial pedestrian outdoor recreational uses of the Property; and

ii. It does not harm state or federally recognized threatened, endangered, or species of conservation concern, such determination of harm to be based upon information from the New Hampshire Natural Heritage Bureau and the New Hampshire Fish & Game Department, Nongame and Endangered Species Program or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species; and

iii. The activity only temporarily impacts wetland soils, intermittent or perennial streams, vernal pools, or other hydrology unless allowed under this section of this instrument.

E. Outdoor signs may be displayed on the Property, but not in a water, wetland, or Riparian/Wetland Buffer unless they are to identify plants or provide other information related to the ecosystem, if desirable or necessary to identify the boundaries of the property or in the accomplishment of conservation or noncommercial pedestrian outdoor recreational uses of the Property, and provided such signs are not detrimental to the purposes of the conservation restrictions as stated herein.

**4. BENEFITS, BURDENS, AND ACCESS**

A. The burden of the conservation restrictions set forth herein shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of this instrument shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferable only to the State of New Hampshire, the U.S. Government, or any subdivision of either of them, consistent with Section 170(c)(1) of the U.S. Internal Revenue Code of 1986, as amended, or to any qualified organization within the meaning of Section 170(h)(3) of said Code, which organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this instrument. Any such assignee or transferee shall have like power of assignment or transfer.

B. The Grantee and NHDES shall have access to the Property and all of its parts for such inspection as necessary to determine compliance with and to enforce the conservation purposes of this instrument and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of this Instrument.

C. Members of the general public shall/ have access to the Property for passive outdoor recreation and education activities.

**5. DISCRETIONARY CONSENT**

Grantee's consent for an activity otherwise prohibited under Section 2, Use Limitations, may be given only: if, owing to unforeseen or changed circumstances, such an activity is deemed desirable by Grantee and NHDES; and at the Grantee's sole discretion if the activity: (1) is non-commercial and not for economic benefit; (2) does not impair the conservation values of the Property; and (3) is consistent with the Purposes of this instrument as defined in Article 1 above and does not place at risk any rare flora or fauna, exemplary natural communities, critical wildlife habitat, and unique ecological features. Such requests for permission shall be in writing and shall describe the proposed activity in sufficient detail to allow the Grantee to make the judgments listed above. Notwithstanding the foregoing, the Grantee shall have no right or power to agree to any activity that runs counter to the Purposes of this instrument or that would result in the termination of this instrument, nor to allow commercial recreational or educational activities that could be deemed more than *de minimus*, nor to allow any residential, commercial, or industrial structures or activities other than those specifically permitted under the terms of this instrument.

**6. NOTICES**

All notices, requests and other communications, required or permitted to be given under this instrument shall be in writing, except as otherwise provided herein, and shall be delivered in hand or sent by certified mail, postage prepaid, return receipt requested to the appropriate address set forth above or at such other address as the parties may hereafter designate by notice given in accordance herewith. Notice shall be deemed to have been given when so delivered or so mailed.

**7. SEVERABILITY**

If any provision of this instrument, or the application thereof to any person or circumstance, is found to be invalid by a court of competent jurisdiction, by confirmation of an arbitration award or otherwise, the remainder of the provisions of this instrument or the application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected

thereby.

**8. NHDES RIGHT OF ENFORCEMENT**

If the Grantee ceases to enforce the conservation restrictions set forth herein or fails to enforce the same within thirty (30) days after receipt of written notice from NHDES requesting such, then NHDES shall have all the rights heretofore granted to the Grantee to enforce the conservation restrictions set forth herein. All reasonable costs of such enforcement shall be paid by the Grantee.

This is a conveyance to the state, a state agency, a county, a city, a town and/or village district pursuant to NH RSA 78-B:2 and is exempt from the New Hampshire Real Estate Transfer Tax.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, I (We) have hereunto set my (our) hand(s) this 7 day of February 2022.

Route 125 Development, LLC

*Joseph Falzone*  
By: Joseph Falzone

Title: Manager

Date: 2/7/2020

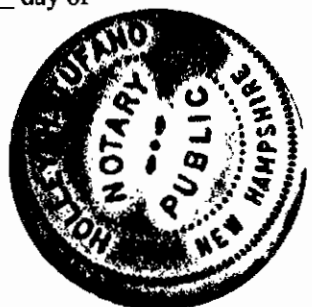
The State of New Hampshire  
County of Rockingham

Personally appeared Joseph Falzone, as Manager of Route 125 Development, LLC this 7<sup>th</sup> day of February, 2022 and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me,

*Holley H. Tufano*  
Justice of the Peace/Notary Public  
My commission expires:

HOLLEY H. TUFANO  
★ NOTARY PUBLIC - NEW HAMPSHIRE ★  
My Commission Expires October 3, 2023



ACCEPTED: Town of Barrington, New Hampshire, acting by and through its Conservation Commission

*Douglas K. Bogen*

By: Douglas K. Bogen

Title: Vice-President, Conservation Commission

Date: 2/7/22

The State of New Hampshire  
County of Strafford

Personally appeared Douglas Bogen, as Vice-Chair of the Conservation Commission of the Town of Barrington, this 7<sup>th</sup> day of February, 2022 and acknowledged the foregoing on behalf of the Conservation Commission of the Town of Barrington.

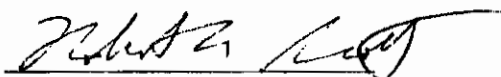
BEFORE ME, *Tiffany L. Caudle*

Tiffany L. Caudle  
Notary Public  
State of New Hampshire  
My commission expires  
September 27, 2022

Before me,

Justice of the Peace/Notary Public  
My commission expires:

ACCEPTED: New Hampshire Department of Environmental Services



By: Robert R. Scott

Title: NHDES Commissioner


Date: 3 Feb 22

The State of New Hampshire  
County of

Personally appeared

of the Robert R. Scott, this 3rd day of February, 2022 and acknowledged the foregoing on behalf of the New Hampshire Department of Environmental Services.

Before me,

  
Justice of the Peace/Notary Public  
My commission expires:

**SUZANNE E. BEAUCHESNE**  
Notary Public - New Hampshire  
My Commission Expires July 14, 2026



**The Ridge at Green Hill - Open Space A**

Beginning at a rebar to be set at the face of a stonewall at the intersection of Old Green Hill Road and September Drive in the Town of Barrington, County of Strafford, State of New Hampshire, said point being the northwest corner of the area herein described;

Thence along said Old Green Hill Road and said stone wall the following fourteen courses, all drill holes along Old Green Hill Road being located at face of stone wall;

S 57° 38' 42" E, a distance of 104.71' to a drill hole;

Thence S 56° 46' 59" E, a distance of 179.89' to a drill hole at the intersection of a stone wall;

Thence S 54° 43' 00" E, a distance of 223.76' to a drill hole at a break in the stone wall;

Thence along said break S 57° 55' 26" E, a distance of 11.15' to a drill hole in the stone wall;

Thence continuing along said stone wall S 53° 28' 02" E, a distance of 160.29' to a drill hole at a break in the stone wall;

Thence along said break S 55° 25' 34" E, a distance of 15.41' to a drill hole in the stone wall;

Thence S 48° 28' 43" E, a distance of 224.54' to a drill hole;

Thence S 53° 31' 39" E, a distance of 59.19' to a drill hole;

Thence S 58° 25' 18" E, a distance of 202.97' to a drill hole;

Thence S 59° 00' 03" E, a distance of 207.01' to a drill hole;

Thence S 57° 02' 15" E, a distance of 181.53' to a drill hole;

Thence S 54° 33' 48" E, a distance of 224.85' to a drill hole;

Thence S 51° 07' 44" E, a distance of 184.18' to a drill hole;

Thence S 48° 03' 10" E, a distance of 225.06' to a granite bound with drill hole at land of Raymond LaFrance. Said granite bound marking the northeast corner of the parcel herein described;

Thence along land of said LaFrance the following eight courses;

S 33° 20' 31" W, a distance of 313.11' to a drill hole at the beginning of a stone wall;

Thence along said stone wall the following four courses;

S 29° 21' 05" W, a distance of 186.89' to a drill hole;

Thence S 29° 19' 18" W, a distance of 227.71' to a drill hole;

Thence S 30° 21' 34" W, a distance of 199.27' to a drill hole;

Thence S 29° 26' 31" W, a distance of 214.39' to a granite bound with drill hole at the end of the stone wall;

Thence S 51° 51' 59" E, a distance of 594.85' to a granite bound with drill hole;

Thence S 29° 31' 00" W, a distance of 999.18' to a granite bound with drill hole marking the southeast corner of the parcel herein described;

Thence N 72° 14' 49" W, a distance of 288.70' to a drill hole at the beginning of a stone wall and land of Jim & Susanne Jagielski;

Thence along land of said Jagielski and said stonewall N 44° 31' 27" W, a distance of 48.68' to a drill hole;

Thence continuing along land of said Jagielski and land of Timothy & Samantha James N 39° 35' 08" W, a distance of 104.00' to a drill hole;

Thence continuing along land of said James N 41° 06' 49" W, a distance of 200.01' to a drill hole at the end of the stone wall and land of David Bisson & Mary Doty;

Thence along land of said Bisson & Doty the following two courses;

N 41° 32' 55" W, a distance of 219.93' to a point;

Thence N 56° 49' 18" W, a distance of 286.06' to a point at land of Kip & Karen Lachapelle;

Thence N 56° 49' 18" W, a distance of 200.52' to a point at land of David & Kathleen Sartorius;

Thence N 56° 49' 18" W, a distance of 317.88' to a rebar at land of Callum Cochran;

Thence along land of said Cochran the following two courses;

N 56° 49' 18" W, a distance of 87.94' to a point;

Thence N 44° 01' 43" W, a distance of 221.31' to a granite bound with drill hole at land of Basil and Donna Phofolos and Tax Map 223, Lot 27 (lot owner unavailable);

Thence along said Tax Map 223, Lot 27 the following four courses;

N 49° 04' 23" W, a distance of 279.04' to a rebar found with cap LLS #821;

Thence N 49° 04' 22" W, a distance of 278.85' to a rebar found with cap LLS #821;

Thence N 52° 47' 41" W, a distance of 113.68' to a rebar found with cap LLS #821;

Thence N 53° 43' 02" W, a distance of 58.09' to a rebar to be set at proposed Lot 56;

Thence along said Lot 56 N 08° 45' 27" E, a distance of 373.37' to a rebar to be set at proposed Lot 1;

Thence along said Lot 1 S 85° 21' 05" E, a distance of 162.45' to a rebar to be set at proposed Lot 2;

Thence N 74° 47' 29" E, a distance of 157.44' to a rebar to be set at proposed Lot 3;

Thence N 74° 47' 29" E, a distance of 155.43' to a rebar to be set at proposed Lot 4;

Thence N 74° 47' 29" E, a distance of 141.36' to a rebar to be set at proposed Lot 5;

Thence N 74° 47' 29" E, a distance of 154.70' to a rebar to be set at proposed Lot 6 and 7;

Thence S 45° 53' 27" E, a distance of 149.29' to a rebar to be set at proposed Lot 8;

Thence S 45° 53' 27" E, a distance of 161.89' to a rebar to be set at proposed Lot 9;

Thence S 45° 53' 27" E, a distance of 180.98' to a rebar to be set at proposed Lot 10;

Thence S 45° 53' 27" E, a distance of 201.03' to a rebar to be set at proposed Lot 11;

Thence S 45° 53' 27" E, a distance of 254.11' to a rebar to be set at proposed Lot 12;

Thence N 70° 59' 39" E, a distance of 210.96' to a rebar to be set at proposed Lot 13;

Thence N 70° 59' 39" E, a distance of 185.24' to a rebar to be set at proposed Lot 14;

Thence along Lot 14 the following two courses;

N 70° 59' 39" E, a distance of 119.04' to a rebar to be set;

Thence N 31° 24' 14" E, a distance of 128.22' to a rebar to be set at proposed Lot 15;

Thence along Lot 15 N 31° 24' 14" E, a distance of 174.30' to a rebar to be set at the southerly side of an access way from Signature Drive to the herein described Open Space A;

Thence along said access way N 61° 16' 28" W, a distance of 326.00' to a granite bound with drill hole to be set at the edge of Signature Drive;

Thence along Signature drive the following two courses;

N 34° 06' 27" E, a distance of 8.98' to a rebar to be set;

Thence along a curve turning to the left with a chord bearing of N 32° 57' 07" E, a delta of 02° 18' 40", a radius of 275.00' and a length of 11.09' to a granite bound to be set at the northerly edge of said access way and proposed Lot 16;

Thence along said access way and Lot 16 S 61° 16' 28" E, a distance of 325.27' to a rebar to be set;

Thence N 31° 24' 14" E, a distance of 180.17' to a rebar to be set at proposed Lot 17;

Thence N 02° 40' 03" W, a distance of 200.56' to a rebar to be set at proposed Lot 18;

Thence N 02° 40' 03" W, a distance of 172.70' to a rebar to be set at proposed Lot 19;

Thence N 52° 07' 33" W, a distance of 202.70' to a rebar to be set at proposed Lot 20;

Thence N 52° 07' 33" W, a distance of 165.94' to a rebar to be set at proposed Lot 21;

Thence N 52° 07' 33" W, a distance of 166.04' to a rebar to be set at proposed Lot 22;

Thence N 54° 55' 10" W, a distance of 162.49' to a rebar to be set at proposed Lot 23;

Thence N 54° 55' 10" W, a distance of 169.66' to a rebar to be set at proposed Lot 24;

Thence N 54° 55' 10" W, a distance of 191.36' to a rebar to be set at proposed Lot 25;

Thence along said Lot 25 the following two courses;

Thence N 54° 55' 10" W, a distance of 101.59' to a rebar to be set;;

Thence S 55° 38' 20" W, a distance of 110.33' to a rebar to be set at proposed Lot 26;

Thence S 55° 38' 20" W, a distance of 243.48' to a rebar to be set at proposed Lots 38 and 39;

Thence N 40° 05' 24" W, a distance of 145.37' to a rebar to be set at proposed Lot 40;

Thence N 40° 05' 24" W, a distance of 151.51' to a rebar to be set at proposed Lot 41;

Thence N 40° 05' 24" W, a distance of 167.49' to a rebar to be set at the easterly edge of September Drive;

Thence along September Drive N  $49^{\circ} 58' 45''$  E, a distance of 312.85' to the rebar at the point of beginning.

Said area contains 3,227,950 square feet or 74.10 acres, and is shown as Open Space Area "A" on a plan entitled "Subdivision Plan "The Ridge at Green Hill" for Harbor Street Limited Partnership, Land of Route 125 Development, LLC (Tax Map 223, Lots 24 & 26), Route 125/Calef Highway, Barrington, New Hampshire" dated May 6, 2019 by Doucet Survey, Inc.

**The Ridge at Green Hill - Open Space B**

Beginning at a granite bound with drill hole to be set at the easterly edge of Route 125/Calef Highway in the Town of Barrington, County of Strafford, State of New Hampshire said point marking the common lot line of proposed Lot 62 and Open Space B;

Thence along said Route 125/Calef Highway N 08° 19' 26" E, a distance of 317.27' to a point at the southerly side of Old Green Hill Road;

Thence along said Old Green Hill Road the following fifteen courses, all drill holes along Old Green Hill Road being located at face of stone wall;

S 85° 38' 58" E, a distance of 25.34' to a drill hole at the face of a stone wall;

Thence along said stone wall S 85° 38' 58" E, a distance of 97.05' to a drill hole at the end of the stone wall;

Thence S 83° 02' 15" E, a distance of 227.60' to a drill hole in a stone wall;

Thence along said stone wall the following two courses;

S 51° 24' 36" E, a distance of 202.56' to a drill hole;

Thence S 48° 44' 42" E, a distance of 164.23' to a drill hole at a break in the stone wall;

Thence along said break in stone wall S 49° 28' 32" E, a distance of 10.81' to a drill hole in the stone wall;

Thence S 47° 43' 29" E, a distance of 206.07' to a drill hole at a break in the stone wall;

Thence along said break in stone wall S 54° 09' 18" E, a distance of 18.07' to a drill hole in the stone wall;

Thence S 54° 38' 48" E, a distance of 174.70' to a drill hole at the end of the stone wall;

Thence S 51° 35' 36" E, a distance of 79.80' to a drill hole in a stone wall;

Thence along said stone wall the following five courses;

S 44° 46' 06" E, a distance of 127.38' to a drill hole;

Thence S 37° 29' 12" E, a distance of 131.99' to a drill hole;

Thence S 42° 27' 15" E, a distance of 106.10' to a drill hole;

Thence S 31° 29' 03" E, a distance of 57.95' to a drill hole;

Thence S 45° 08' 58" E, a distance of 191.87' to a drill hole at the westerly edge of September Drive;

Thence along September Drive S 49° 59' 26" W, a distance of 297.03' to a granite bound with drill hole to be set at proposed Lot 42;

Thence N 40° 05' 24" W, a distance of 149.87' to a rebar to be set at proposed Lot 43;

Thence N 40° 05' 24" W, a distance of 151.72' to a rebar to be set at proposed Lot 44;

Thence N 40° 05' 24" W, a distance of 195.66' to a rebar to be set;

Thence N 88° 44' 42" W, a distance of 37.82' to a rebar to be set at proposed Lot 45;

Thence N 88° 44' 42" W, a distance of 188.66' to a rebar to be set at proposed Lot 46;

Thence N 88° 44' 42" W, a distance of 179.47' to a rebar to be set at proposed Lots 60 and 61;

Thence N 05° 10' 50" W, a distance of 163.32' to a rebar to be set at proposed Lot 62;

Thence along proposed Lot 62 the following three courses;

Thence N 05° 10' 50" W, a distance of 183.26' to a rebar to be set;

Thence N 37° 32' 22" W, a distance of 184.20' to a rebar to be set;

Thence N 84° 50' 39" W, a distance of 368.37' to the granite bound to be set at the point of beginning.

Said area contains 570,632 square feet or 13.10 acres, and is shown as Open Space Area "B" on a plan entitled "Subdivision Plan "The Ridge at Green Hill" for Harbor Street Limited Partnership, Land of Route 125 Development, LLC (Tax Map 223, Lots 24 & 26), Route 125/Calef Highway, Barrington, New Hampshire" dated May 6, 2019 by Doucet Survey, Inc.

**The Ridge at Green Hill - Open Space C**

Beginning at a granite bound with drill hole at the beginning of a stone wall on the northerly side of Old Green Hill Road in the Town of Barrington, County of Strafford, State of New Hampshire said bound marking the common lot corner with Tax Map 223, Lot 23 land of James, Steven & Kimberly Connick;

Thence following along the land of said Connick the following thirty-three courses;

Along said stonewall N 41° 15' 25" E, a distance of 103.75' to a drill hole at the end of the stone wall;

Thence N 33° 27' 35" E, a distance of 140.78' to a drill hole at the beginning of a stone wall;

Thence along said stone wall the following sixteen courses;

N 21° 24' 30" E, a distance of 173.41' to a drill hole;

Thence N 20° 16' 44" E, a distance of 52.77' to a drill hole;

Thence N 34° 10' 15" E, a distance of 98.62' to a drill hole at the intersection of a stone wall;

Thence N 21° 38' 10" E, a distance of 165.35' to a granite bound with drill hole found in the stone wall;

Thence N 84° 03' 49" E, a distance of 133.74' to a drill hole;

Thence N 61° 44' 26" E, a distance of 152.53' to a drill hole;

Thence N 34° 57' 03" E, a distance of 37.69' to a drill hole;

Thence N 48° 16' 42" E, a distance of 81.16' to a drill hole;

Thence N 63° 13' 54" E, a distance of 34.02' to a drill hole;

Thence N 82° 45' 19" E, a distance of 44.89' to a drill hole;

Thence S 70° 01' 07" E, a distance of 38.87' to a drill hole;

Thence S 66° 11' 21" E, a distance of 218.84' to a drill hole;

Thence S 61° 27' 24" E, a distance of 35.09' to a drill hole;

Thence S 55° 44' 34" E, a distance of 27.06' to a drill hole;

Thence S 48° 01' 15" E, a distance of 81.30' to a drill hole;



Thence S 44° 30' 17" E, a distance of 103.89' to a drill hole at a break in the stone wall;

Thence along said break in stone wall S 47° 03' 41" E, a distance of 11.30' to a drill hole in a stone wall;

Thence continuing along said stone wall the following four courses;

S 43° 07' 52" E, a distance of 31.54' to a drill hole;

Thence S 41° 38' 46" E, a distance of 96.76' to a drill hole;

Thence S 55° 23' 37" E, a distance of 99.82' to a drill hole;

Thence S 60° 15' 58" E, a distance of 106.51' to a drill hole at a break in the stone wall;

Thence along said break in the stone wall S 59° 41' 00" E, a distance of 14.23' to a drill hole in a stone wall;

Thence continuing along said stone wall the following four courses;

S 60° 05' 24" E, a distance of 191.98' to a granite bound with drill hole;

Thence S 30° 48' 00" W, a distance of 200.49' to a drill hole;

Thence S 33° 12' 50" W, a distance of 125.74' to a drill hole;

Thence S 31° 58' 11" W, a distance of 190.21' to a drill hole at a break in the stone wall;

Thence along said break in the stone wall S 36° 36' 49" W, a distance of 12.68' to a drill hole in a stone wall;

Thence continuing along said stone wall the following four courses;

Thence S 32° 51' 04" W, a distance of 33.14' to a drill hole;

Thence S 32° 45' 09" W, a distance of 212.46' to a drill hole at the intersection of a stone wall;

Thence S 32° 52' 24" W, a distance of 159.61' to a drill hole;

Thence S 35° 02' 35" W, a distance of 209.33' to a drill hole at the face of a stone wall marking the northerly edge of Old Green Hill Road;

Thence along Old Green Hill Road and the face of said stone wall the following seven courses;

N 50° 46' 00" W, a distance of 56.83' to a drill hole;

Thence N 56° 46' 46" W, a distance of 176.69' to a drill hole;

Thence N 60° 05' 33" W, a distance of 230.43' to a drill hole;

Thence N 57° 41' 27" W, a distance of 181.38' to a drill hole;

Thence N 51° 52' 50" W, a distance of 284.13' to a drill hole;

Thence N 53° 15' 14" W, a distance of 160.17' to a drill hole at a break in the stone wall;

Thence along said break in the stone wall N 55° 32' 10" W, a distance of 24.15' to a drill hole in a stone wall;

Thence along the stone wall N 53° 46' 31" W, a distance of 127.52' to the granite bound at the point of beginning.

Said area contains 1,403,900 square feet or 32.23 acres, and is shown as Open Space Area "C" on a plan entitled "Subdivision Plan "The Ridge at Green Hill" for Harbor Street Limited Partnership, Land of Route 125 Development, LLC (Tax Map 223, Lots 24 & 26), Route 125/Calef Highway, Barrington, New Hampshire" dated May 6, 2019 by Doucet Survey, Inc.