

- NOTES:**
- OWNERS OF RECORD:
TAX MAP 110 LOT 20
CHRISTINE L. & BRETT C. ASTIN
S.C.R.D. BOOK 2975 PAGE 222
DATED APRIL 18, 2004
TAX MAP 110 LOT 19
MICHAEL & STACEY GERARD FAMILY TRUST
S.C.R.D. BOOK 4454 PAGE 428
DATED DECEMBER 19, 2015
 - TOTAL PARCEL AREAS:
TAX MAP 110 LOT 20
EXISTING: 101,160 Sq. Ft. OR 2.32 Acres
PROPOSED: 106,420 Sq. Ft. OR 2.44 Acres
TAX MAP 110 LOT 19
EXISTING: 124,530 Sq. Ft. OR 2.85 Acres
PROPOSED: 119,370 Sq. Ft. OR 2.74 Acres
 - BASIS OF BEARING IS PER PLAN REFERENCE #1, BEING MAGNETIC DELINEATION
 - REFERENCE IS MADE TO THE LAKEVIEW ESTATES SUBDIVISION PROTECTIVE COVENANTS RECORDED AT THE S.C.R.D. IN BOOK 2975 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://clear.unh.edu/mpl/> 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
 - THE 9.5 SPECIAL PERMIT IS APPROVED FOR CONSTRUCTION IN THE WETLAND BUFFER FOR AN IMPACT SIZE OF 240 SQUARE FEET
 - SEE NOTICE OF DECISION APPROVED AT THE JANUARY 3, 2023 PLANNING BOARD MEETING. CASE FILE #110-19-20-GR-22-LL-9.5

LEGEND:

- MONUMENT FOUND
- NOW OR FORMERLY N/F
- STAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
- WETLAND
- PROPERTY LINE
- EDGE OF WETLAND
- BUILDING SETBACK (Removed for Recording)
- TREE LINE (Removed for Recording)
- STONEWALL
- ADJUTTER PROPERTY LINE
- EDGE OF PAVEMENT
- CONTOUR LINES (Removed for Recording)

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 74-45
- 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.

WETLAND NOTE:
On January 21, I was on the referenced site to review the previous wetland delineation, specifically in the areas of wetland flags K-8, K-9 and K-10. The wetland was reviewed for hydric soil, hydrophytic vegetation and hydrology. During the review of this area I was able to confirm the previously delineated wetland line.



PLANNING BOARD
BARRINGTON, NH
APPROVED
File Number 110-19-20-GR-22-LL-9.5
Date 3/7/2023
Chairman [Signature]

OWNERS OF RECORD
Christine Astin & Brett Astin
43 Liberty Lane, Barrington, NH 03825
SCRD Book 2975 Page 222
Signature [Signature] Date 2/20/23
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 [Signature] Date 2/20/2023

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

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

REV	DATE	STATUS
C	2/9/2023	ADDED WETLAND CERTIFICATION
B	1/12/2023	ADDED MONUMENTS SET
A	12/15/2022	REVISED PROPOSED GARAGE LOCATION

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

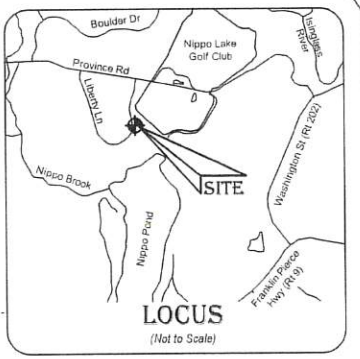
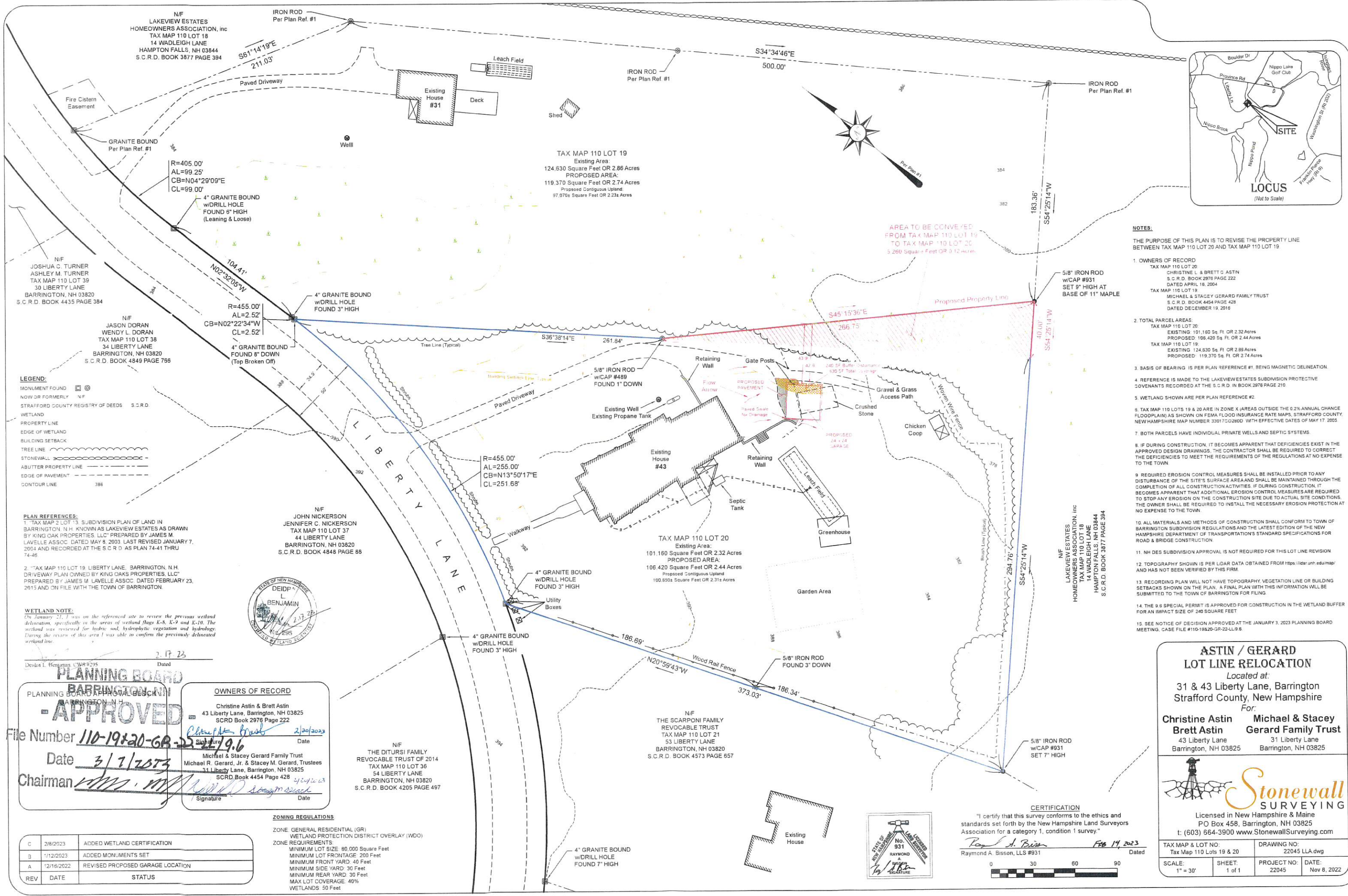
CERTIFICATION
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
Raymond A. Bisson, LLS #931
Date FEB 14, 2023



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

Stonewall SURVEYING
Licensed in New Hampshire & Maine
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



- 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 19, 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 124,530 Sq. Ft. OR 2.85 Acres; PROPOSED 119,370 Sq. Ft. OR 2.74 Acres.
 - BASIS OF BEARING IS PER PLAN REFERENCE #1, BEING MAGNETIC DELINEATION.**
 - REFERENCE IS MADE TO THE LAKEVIEW ESTATES SUBDIVISION PROTECTIVE COVENANTS RECORDED AT THE S.C.R.D. IN BOOK 2976 PAGE 210.
 - WETLAND SHOWN ARE PER PLAN REFERENCE #2.
 - TAX MAP 110 LOTS 19 & 20 ARE IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C02000 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 THROUGHOUT 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.
 - THE 9.8 SPECIAL PERMIT IS APPROVED FOR CONSTRUCTION IN THE WETLAND BUFFER FOR AN IMPACT SIZE OF 240 SQUARE FEET.
 - SEE NOTICE OF DECISION APPROVED AT THE JANUARY 3, 2023 PLANNING BOARD MEETING, CASE FILE #110-19820-GR-22-LL-9.8.

- LEGEND:**
- MONUMENT FOUND
 - NOW OR FORMERLY N/F
 - STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
 - WETLAND
 - PROPERTY LINE
 - EDGE OF WETLAND
 - BUILDING SETBACK
 - TREE LINE
 - STONEWALL
 - ABUTTER PROPERTY LINE
 - EDGE OF PAVEMENT
 - CONTOUR LINE

- PLAN REFERENCES:**
- TAX MAP 2 LOT 13 SUBDIVISION PLAN OF LAND IN BARRINGTON, N.H. KNOWN AS LAKEVIEW ESTATES AS DRAWN BY KING OAKS 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.

WETLAND NOTE:
On January 21, I was on the referenced site to review the previous wetland delineation, specifically in the areas of wetland flags K-8, K-9 and K-10. The wetland was reviewed for hydric soil, hydrophytic vegetation and hydrology. During the review of this area I was able to confirm the previously delineated wetland line.



2.19.23
Deirdra L. Benjamin, CW# 2195

PLANNING BOARD APPROVED
BARRINGTON, N.H.

File Number 110-19820-GR-22-LL-9.8
Date 3/17/2023
Chairman [Signature]

OWNERS OF RECORD

Christine Astin & Brett Astin
43 Liberty Lane, Barrington, NH 03825
SCRD Book 2976 Page 222
Date 2/20/2023

Michael & Stacey Gerard Family Trust
Michael R. Gerard, Jr. & Stacey M. Gerard, Trustees
31 Liberty Lane, Barrington, NH 03825
SCRD Book 4454 Page 428
Date 12/19/2016

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

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

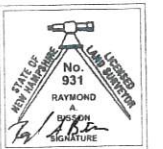
REV	DATE	STATUS
C	2/8/2023	ADDED WETLAND CERTIFICATION
B	1/12/2023	ADDED MONUMENTS SET
A	12/16/2022	REVISED PROPOSED GARAGE LOCATION

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



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, LLS #931
Date Feb 14, 2023



ASTIN / GERARD LOT LINE RELOCATION
Located at:
31 & 43 Liberty Lane, Barrington
Strafford County, New Hampshire

For:
Christine Astin, Brett Astin, Michael & Stacey Gerard Family Trust
43 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