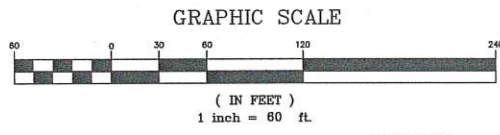


N/F MUCKIAN, PATRICIA & FRANK
66 FULLER TERRACE
WEST NEWTON, MA 02465-1227
TAX MAP 251, LOT 1
S.C.R.D. BOOK 3801, PAGE 531



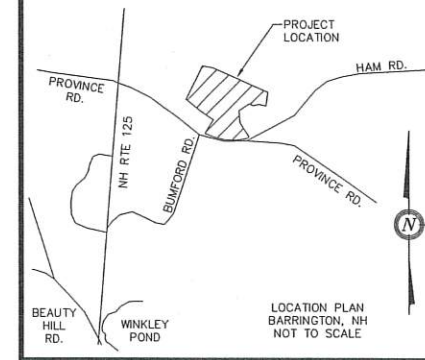
WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN AUGUST 2022 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



DEIDRA BENJAMIN, CWS #295

LOT	EX. AREA	PRO. AREA	CON. UPLAND	EX. FRONTAGE	PRO. FRONTAGE
251/3	87,120 SF 2.00 Ac.	269,883 SF 6.19 Ac.	269,883 SF 6.19 Ac.	249.94'	249.94'
251/3-1	58,538 SF 1.34 Ac.	58,538 SF 1.34 Ac.	58,538 SF 1.34 Ac.	175.09'	175.09'
251/4	542,213 SF 12.44 Ac.	80,018 SF 1.83 Ac.	80,018 SF 1.83 Ac.	231.64'	231.64'
251/4-1	87,120 SF 2.00 Ac.	343,881 SF 7.89 Ac.	228,031 SF 5.23 Ac.	250.03'	250.03'



NOTES:

- OWNER: S&S HART FAMILY REVOCABLE TRUST
STEPHEN J. & SUSAN HART, TRUSTEES
55 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 3
B.) EXISTING LOT AREA: 64,400 Sq.Ft., 1.48 Ac.
PROPOSED LOT AREA: 269,883 Sq.Ft., 6.19 Ac.
C.) S.C.R.D. BOOK 4472, PAGE 812
- OWNER: NICHOLAS D. & KRISTIN FITTS
65 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 3-1
B.) EXISTING LOT AREA: 58,538 Sq.Ft., 1.34 Ac.
PROPOSED LOT AREA: 58,538 Sq.Ft., 1.34 Ac.
C.) S.C.R.D. BOOK 4779, PAGE 734
- OWNER: S&S HART FAMILY REVOCABLE TRUST
STEPHEN J. & SUSAN HART, TRUSTEES
MICHAEL & SUSAN V. NEWSKY
55 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 4
B.) EXISTING LOT AREA: 542,213 Sq.Ft., 12.45 Ac.
PROPOSED LOT AREA: 80,018 Sq.Ft., 1.83 Ac.
C.) S.C.R.D. BOOK 4482, PAGE 699
- OWNER: MICHAEL AND SUSAN NEWSKY FAMILY TRUST
MICHAEL & SUSAN V. NEWSKY, TRUSTEES
73 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 4-1
B.) EXISTING LOT AREA: 87,120 Sq.Ft., 2.00 Ac.
PROPOSED LOT AREA: 343,881 Sq.Ft., 7.89 Ac.
C.) S.C.R.D. BOOK 5016, PAGE 648
- ZONING: GENERAL RESIDENTIAL WETLANDS PROTECTION OVERLAY
ROAD FRONTAGE: 200'
LOT SIZE: 80,000 Sq. Ft.
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLAND BUFFER: 50'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THESE PARCELS DO NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# -33017CD305E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX MAP 251, LOTS 3, 3-1, 4, & 4-1. THIS IS A TWO SHEET PLAN SET. SHEET 1 IS THE LOT LINE REVISION SHEET & SHEET 2 IS A TOPOGRAPHY SHEET. SHEET 1 WILL BE RECORDED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 251, LOT 4.
- THE EXISTING USE OF LOTS 3, 3-1, & 4-1 ARE RESIDENTIAL. LOT 4 IS VACANT. THE PROPOSED USE OF LOT 4 IS RESIDENTIAL.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER 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 REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

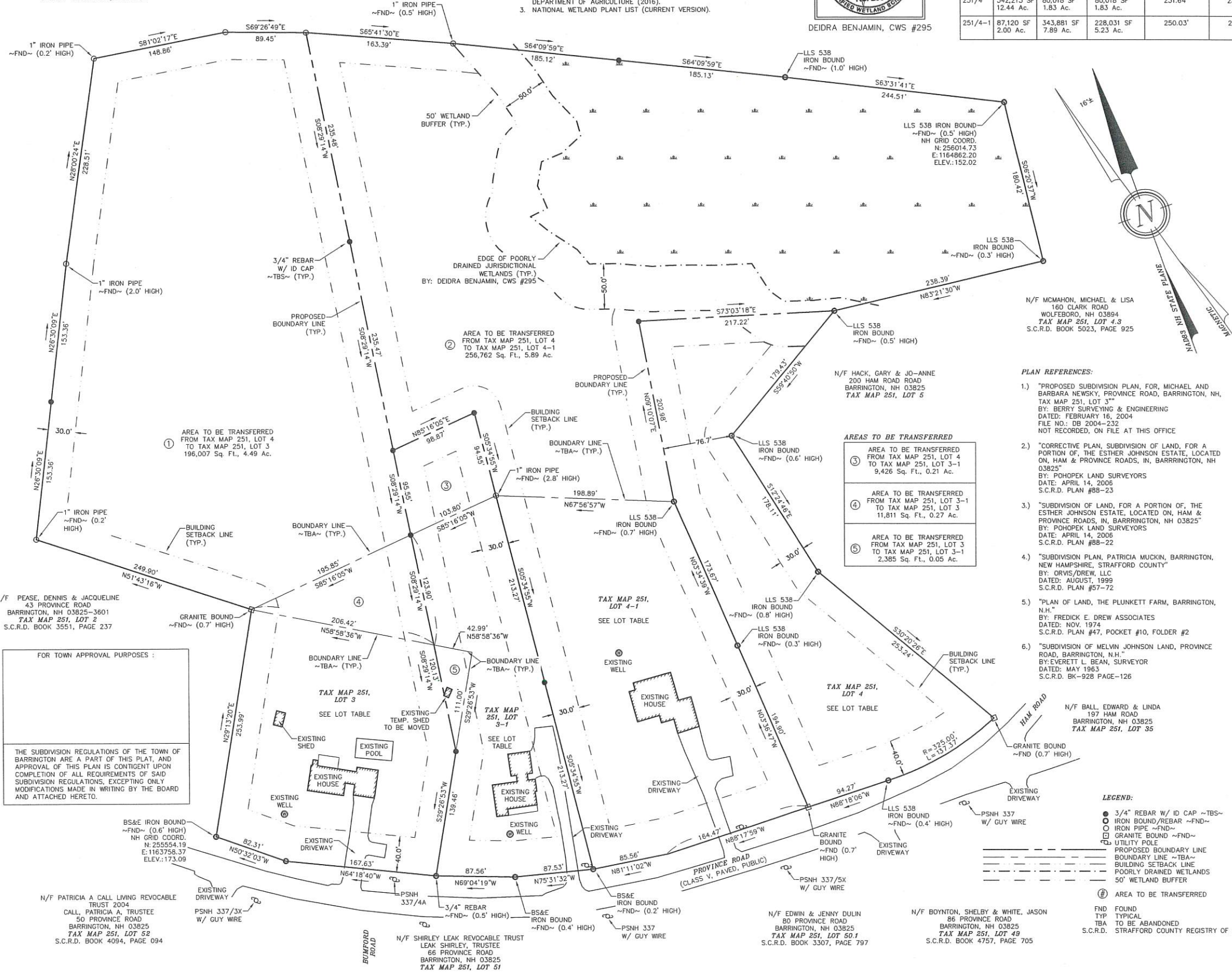
PLAN REFERENCES:

- "PROPOSED SUBDIVISION PLAN, FOR, MICHAEL AND BARBARA NEWSKY, PROVINCE ROAD, BARRINGTON, NH, TAX MAP 251, LOT 3"
BY: BERRY SURVEYING & ENGINEERING
DATED: FEBRUARY 16, 2004
FILE NO.: DB 2004-232
NOT RECORDED, ON FILE AT THIS OFFICE
- "CORRECTIVE PLAN, SUBDIVISION OF LAND, FOR A PORTION OF, THE ESTHER JOHNSON ESTATE, LOCATED ON, HAM & PROVINCE ROADS, IN, BARRINGTON, NH 03825"
BY: POHOPEK LAND SURVEYORS
DATE: APRIL 14, 2006
S.C.R.D. PLAN #88-23
- "SUBDIVISION OF LAND, FOR A PORTION OF, THE ESTHER JOHNSON ESTATE, LOCATED ON, HAM & PROVINCE ROADS, IN, BARRINGTON, NH 03825"
BY: POHOPEK LAND SURVEYORS
DATE: APRIL 14, 2006
S.C.R.D. PLAN #88-22
- "SUBDIVISION PLAN, PATRICIA MUCKIN, BARRINGTON, NEW HAMPSHIRE, STRAFFORD COUNTY"
BY: ORVIS/DREW, LLC
DATED: AUGUST, 1999
S.C.R.D. PLAN #57-72
- "PLAN OF LAND, THE PLUNKETT FARM, BARRINGTON, N.H."
BY: FREDICK E. DREW ASSOCIATES
DATED: NOV. 1974
S.C.R.D. PLAN #47, POCKET #10, FOLDER #2
- "SUBDIVISION OF MELVIN JOHNSON LAND, PROVINCE ROAD, BARRINGTON, N.H."
BY: EVERETT L. BEAN, SURVEYOR
DATED: MAY 1963
S.C.R.D. BK-928 PAGE-126

AREAS TO BE TRANSFERRED

- AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 4 TO TAX MAP 251, LOT 3-1
9,426 Sq. Ft., 0.21 Ac.
- AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3-1 TO TAX MAP 251, LOT 3
11,811 Sq. Ft., 0.27 Ac.
- AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3 TO TAX MAP 251, LOT 3-1
2,365 Sq. Ft., 0.05 Ac.

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
 - IRON PIPE ~FND~
 - IRON PIPE ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE ~TBA~ (TYP.)
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - 50' WETLAND BUFFER
 - AREA TO BE TRANSFERRED
 - FND FOUND
 - TYP TYPICAL
 - TBA TO BE ABANDONED
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



N/F PEASE DENNIS & JACQUELINE
43 PROVINCE ROAD
BARRINGTON, NH 03825-3601
TAX MAP 251, LOT 2
S.C.R.D. BOOK 3551, PAGE 237

FOR TOWN APPROVAL PURPOSES:
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.

N/F PATRICIA A CALL LIVING REVOCABLE TRUST 2004
CALL, PATRICIA A, TRUSTEE
50 PROVINCE ROAD
BARRINGTON, NH 03825
TAX MAP 251, LOT 52
S.C.R.D. BOOK 4094, PAGE 094

N/F SHIRLEY LEAK REVOCABLE TRUST
LEAK SHIRLEY, TRUSTEE
66 PROVINCE ROAD
BARRINGTON, NH 03825
TAX MAP 251, LOT 51

N/F EDWIN & JENNY DULIN
80 PROVINCE ROAD
BARRINGTON, NH 03825
TAX MAP 251, LOT 50
S.C.R.D. BOOK 3307, PAGE 797

N/F BOYNTON, SHELBY & WHITE, JASON
86 PROVINCE ROAD
BARRINGTON, NH 03825
TAX MAP 251, LOT 49
S.C.R.D. BOOK 4757, PAGE 705

N/F BALL, EDWARD & LINDA
197 HAM ROAD
BARRINGTON, NH 03825
TAX MAP 251, LOT 35

N/F MCMAHON, MICHAEL & LISA
160 CLARK ROAD
WOLFEBORO, NH 03894
TAX MAP 251, LOT 4, 3
S.C.R.D. BOOK 5023, PAGE 925

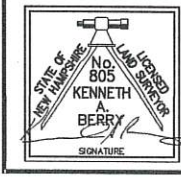
N/F HACK, GARY & JO-ANNE
200 HAM ROAD ROAD
BARRINGTON, NH 03825
TAX MAP 251, LOT 5

APPROVED
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE TOWN OF BARRINGTON, N.H.
MAY 16 2023
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

LOT LINE REVISION
LAND OF
NICHOLAS D. & KRISTIN FITTS,
S&S HART FAMILY REVOCABLE TRUST
& MICHAEL AND SUSAN NEWSKY FAMILY TRUST
BARRINGTON, N.H.
TAX MAP 251, LOTS 3, 3-1, 4 & 4-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: MAY 2, 2023
FILE NO.: DB 2022 - 046



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN AUGUST 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



DEIDRA BENJAMIN, CWS #295

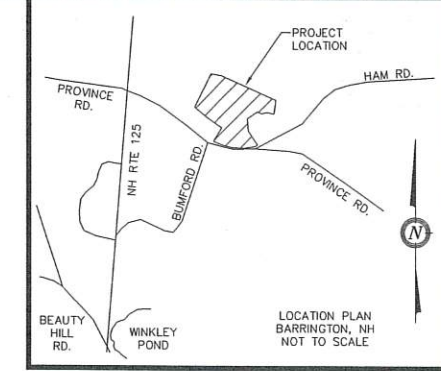
SOIL DATA:

HaA ~ HINCKLEY LOAMY SAND, 0 TO 3% SLOPES
Sb ~ SAUGTUCK LOAMY SAND

SEE NRCS WEBSOIL

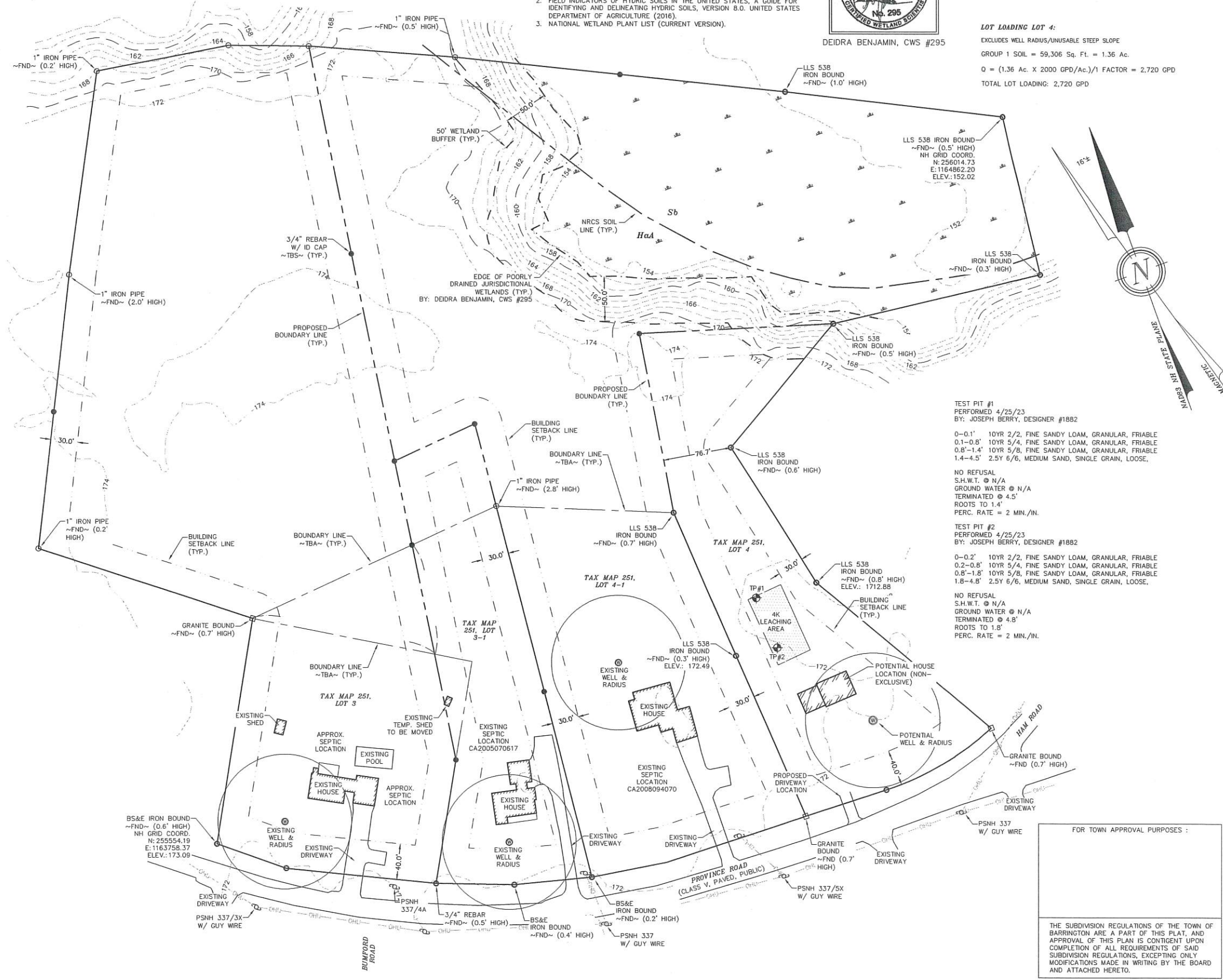
LOT LOADING LOT 4:

EXCLUDES WELL RADIUS/UNUSABLE STEEP SLOPE
GROUP 1 SOIL = 59,306 Sq. Ft. = 1.36 Ac.
Q = (1.36 Ac. X 2000 GPD/Ac.)/1 FACTOR = 2,720 GPD
TOTAL LOT LOADING: 2,720 GPD



NOTES:

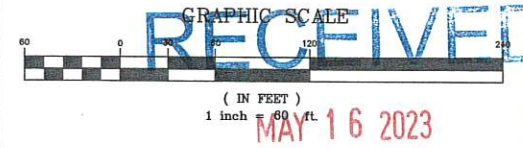
- 1.) OWNER: S&S HART FAMILY REVOCABLE TRUST
STEPHEN J. & SUSAN HART, TRUSTEES
55 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 3
B.) EXISTING LOT AREA: 64,400 Sq.Ft., 1.48 Ac.
PROPOSED LOT AREA: 269,883 Sq.Ft., 6.19 Ac.
C.) S.C.R.D. BOOK 4472, PAGE 812
- 2.) OWNER: NICHOLAS D. & KRISTIN FITTS
65 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 3-1
B.) EXISTING LOT AREA: 58,538 Sq.Ft., 1.34 Ac.
PROPOSED LOT AREA: 58,538 Sq.Ft., 1.34 Ac.
C.) S.C.R.D. BOOK 4779, PAGE 734
- 2.) OWNER: S&S HART FAMILY REVOCABLE TRUST
STEPHEN J. & SUSAN HART, TRUSTEES
MICHAEL & SUSAN V. NEWSKY
55 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 4
B.) EXISTING LOT AREA: 542,213 Sq.Ft., 12.45 Ac.
PROPOSED LOT AREA: 80,018 Sq.Ft., 1.83 Ac.
C.) S.C.R.D. BOOK 4482, PAGE 699
- 3.) OWNER: MICHAEL AND SUSAN NEWSKY FAMILY TRUST
MICHAEL & SUSAN V. NEWSKY, TRUSTEES
73 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 4-1
B.) EXISTING LOT AREA: 87,120 Sq.Ft., 2.00 Ac.
PROPOSED LOT AREA: 343,881 Sq.Ft., 7.89 Ac.
C.) S.C.R.D. BOOK 5016, PAGE 648
- 4.) ZONING: GENERAL RESIDENTIAL, WETLANDS PROTECTION OVERLAY
ROAD FRONTAGE: 200'
LOT SIZE: 80,000 Sq. Ft.
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLAND BUFFER: 50'
- 5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THESE PARCELS DO NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# -3301700305E, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX MAP 251, LOTS 3, 3-1, 4, & 4-1. THIS IS A TWO SHEET PLAN SET. SHEET 1 IS THE LOT LINE REVISION SHEET & SHEET 2 IS A TOPOGRAPHY SHEET. SHEET 1 WILL BE RECORDED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- 9.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 251, LOT 4.
- 10.) SEE SHEET 1 FOR ADDITIONAL NOTES.



TEST PIT #1
PERFORMED 4/25/23
BY: JOSEPH BERRY, DESIGNER #1882
0-0.1' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
0.1-0.8' 10YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE
0.8-1.4' 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
1.4-4.5' 2.5Y 6/6, MEDIUM SAND, SINGLE GRAIN, LOOSE,
NO REFUSAL
S.H.W.T. @ N/A
GROUND WATER @ N/A
TERMINATED @ 4.5'
ROOTS TO 1.4'
PERC. RATE = 2 MIN./IN.

TEST PIT #2
PERFORMED 4/25/23
BY: JOSEPH BERRY, DESIGNER #1882
0-0.2' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
0.2-0.8' 10YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE
0.8-1.8' 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
1.8-4.8' 2.5Y 6/6, MEDIUM SAND, SINGLE GRAIN, LOOSE,
NO REFUSAL
S.H.W.T. @ N/A
GROUND WATER @ N/A
TERMINATED @ 4.8'
ROOTS TO 1.8'
PERC. RATE = 2 MIN./IN.

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - IRON PIPE ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE ~TBA~
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - 50' WETLAND BUFFER
 - NRCS SOIL LINE AND LABEL
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - OVERHEAD UTILITIES
 - FND FOUND
 - TYP TYPICAL
 - TBA TO BE ABANDONED
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



FOR TOWN APPROVAL PURPOSES:

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.

REVISION	DATE	DESCRIPTION

TOPOGRAPHIC LOT LINE REVISION
LAND OF
NICHOLAS D. & KRISTIN FITTS,
S&S HART FAMILY REVOCABLE TRUST,
& MICHAEL AND SUSAN NEWSKY FAMILY TRUST
BARRINGTON, NH
TAX MAP 251, LOTS 3, 3-1, 4 & 4-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: MAY 2, 2023
FILE NO.: DB 2022 - 046

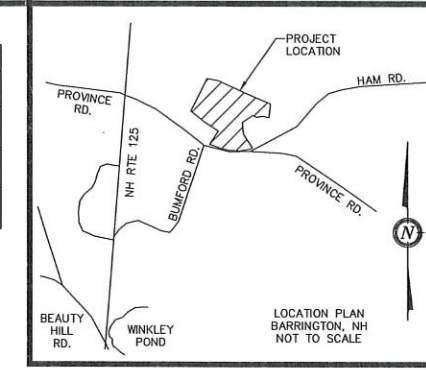
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

LOT TABLE

LOT	EX. AREA	PRO. AREA	CON. UPLAND	EX. FRONTAGE	PRO. FRONTAGE
251/3	87,120 SF 2.00 Ac.	269,883 SF 6.19 Ac.	269,883 SF 6.19 Ac.	249.94'	249.94'
251/3-1	58,538 SF 1.34 Ac.	1.34 Ac.	58,538 SF 1.34 Ac.	175.09'	175.09'
251/4	542,213 SF 12.44 Ac.	80,018 SF 1.83 Ac.	80,018 SF 1.83 Ac.	231.64'	231.64'
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NOTES:

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STEPHEN J. & SUSAN HART, TRUSTEES
55 PROVINCE ROAD
BARRINGTON, NH 03825
A.) TAX MAP 251, LOT 3
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SETBACKS:
FRONT - 40.0'
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WETLAND BUFFER: 50'

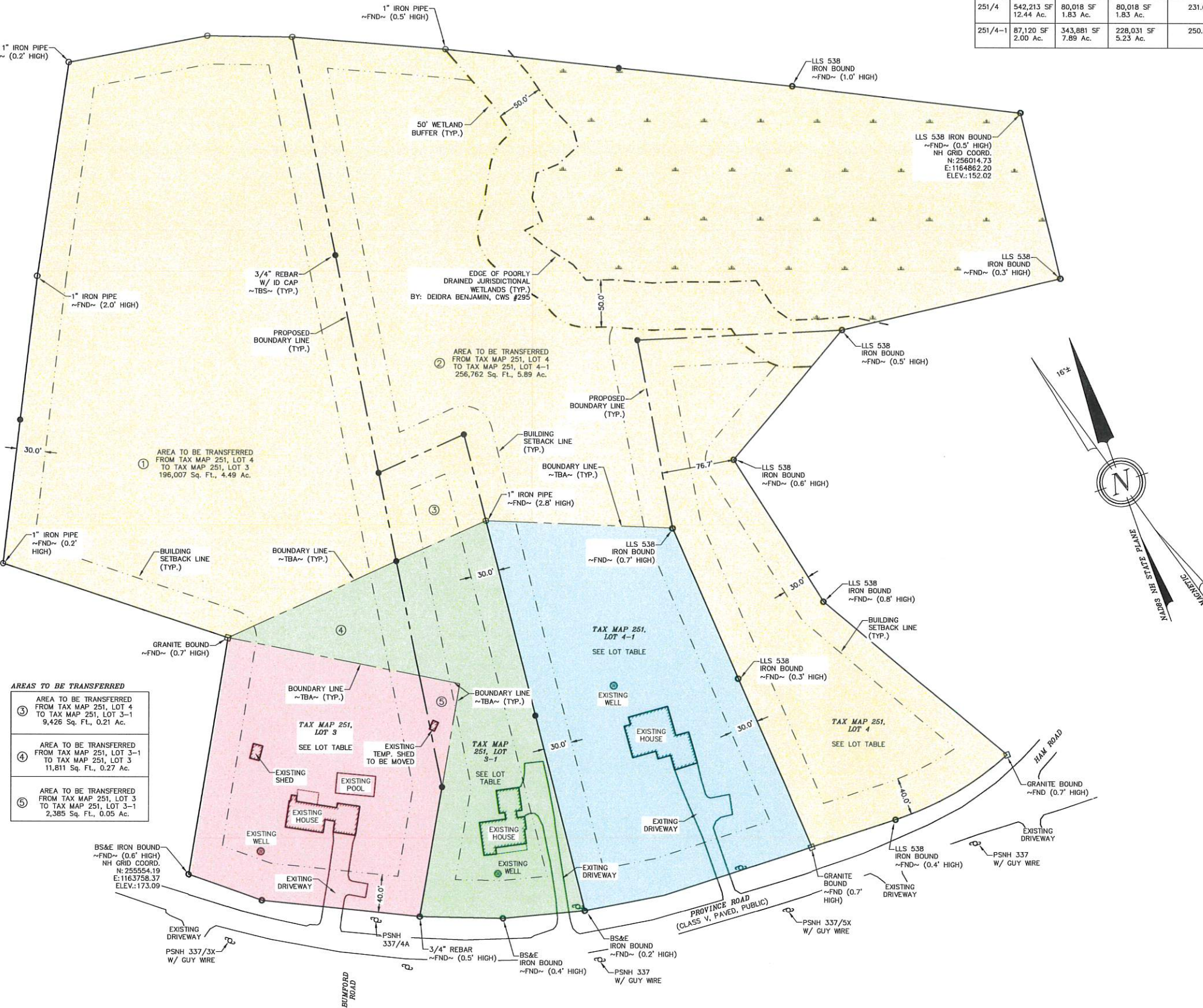
REVISION	DATE	DESCRIPTION

LOT LINE REVISION (EXISTING COLOR)
NICHOLAS D. & KRISTIN FITTS
S&S HART FAMILY REVOCABLE TRUST
& MICHAEL AND SUSAN NEWSKY FAMILY TRUST
PROVINCE ROAD
BARRINGTON, NH
TAX MAP 251, LOTS 3, 3-1, 4 & 4-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: MAY 2, 2023
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RECEIVED
MAY 16 2023
LAND USE OFFICE

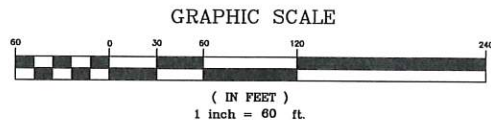
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL LAND SURVEYOR



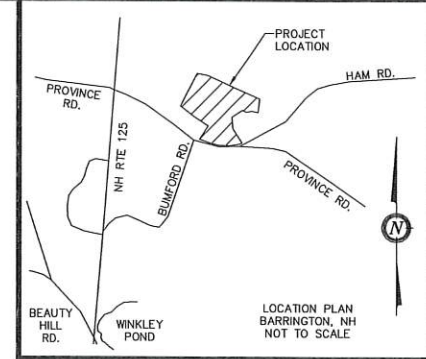
AREAS TO BE TRANSFERRED

3	AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 4 TO TAX MAP 251, LOT 3-1 9,426 Sq. Ft., 0.21 Ac.
4	AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3-1 TO TAX MAP 251, LOT 3 11,811 Sq. Ft., 0.27 Ac.
5	AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3 TO TAX MAP 251, LOT 3-1 2,385 Sq. Ft., 0.05 Ac.

- LEGEND:
- 3/4" REBAR W/ ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - IRON PIPE ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE ~TBA~
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - 50' WETLAND BUFFER
 - AREA TO BE TRANSFERRED
 - FND FOUND
 - TYPICAL
 - TBA TO BE ABANDONED
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



LOT	EX. AREA	PRO. AREA	CON. UPLAND	EX. FRONTAGE	PRO. FRONTAGE
251/3	87,120 SF 2.00 Ac.	269,883 SF 6.19 Ac.	269,883 SF 6.19 Ac.	249.94'	249.94'
251/3-1	58,538 SF 1.34 Ac.	58,538 SF 1.34 Ac.	58,538 SF 1.34 Ac.	175.09'	175.09'
251/4	542,213 SF 12.44 Ac.	80,018 SF 1.83 Ac.	80,018 SF 1.83 Ac.	231.64'	231.64'
251/4-1	87,120 SF 2.00 Ac.	343,881 SF 7.89 Ac.	228,031 SF 5.23 Ac.	250.03'	250.03'

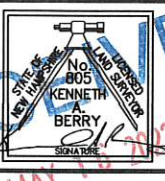


- NOTES:**
- OWNER: S&S HART FAMILY REVOCABLE TRUST
STEPHEN J. & SUSAN HART, TRUSTEES
55 PROVINCE ROAD
BARRINGTON, NH 03825
 A.) TAX MAP 251, LOT 3
 B.) EXISTING LOT AREA: 64,400 Sq.Ft., 1.48 Ac.
 PROPOSED LOT AREA: 269,883 Sq.Ft., 6.19 Ac.
 C.) S.C.R.D. BOOK 4472, PAGE 812
 - OWNER: NICHOLAS D. & KRISTIN FITTS
65 PROVINCE ROAD
BARRINGTON, NH 03825
 A.) TAX MAP 251, LOT 3-1
 B.) EXISTING LOT AREA: 58,538 Sq.Ft., 1.34 Ac.
 PROPOSED LOT AREA: 58,538 Sq.Ft., 1.34 Ac.
 C.) S.C.R.D. BOOK 4779, PAGE 734
 - OWNER: S&S HART FAMILY REVOCABLE TRUST
STEPHEN J. & SUSAN HART, TRUSTEES
MICHAEL & SUSAN V. NEWSKY
55 PROVINCE ROAD
BARRINGTON, NH 03825
 A.) TAX MAP 251, LOT 4
 B.) EXISTING LOT AREA: 542,213 Sq.Ft., 12.45 Ac.
 PROPOSED LOT AREA: 80,018 Sq.Ft., 1.83 Ac.
 C.) S.C.R.D. BOOK 4482, PAGE 699
 - OWNER: MICHAEL AND SUSAN NEWSKY FAMILY TRUST
MICHAEL & SUSAN V. NEWSKY, TRUSTEES
73 PROVINCE ROAD
BARRINGTON, NH 03825
 A.) TAX MAP 251, LOT 4-1
 B.) EXISTING LOT AREA: 87,120 Sq.Ft., 2.00 Ac.
 PROPOSED LOT AREA: 343,881 Sq.Ft., 7.89 Ac.
 C.) S.C.R.D. BOOK 5016, PAGE 648
- ZONING: GENERAL RESIDENTIAL
 ROAD FRONTAGE: 200'
 LOT SIZE: 80,000 Sq. Ft.
 SETBACKS:
 FRONT - 40.0'
 SIDE - 30.0'
 REAR - 30.0'
 WETLAND BUFFER: 50'

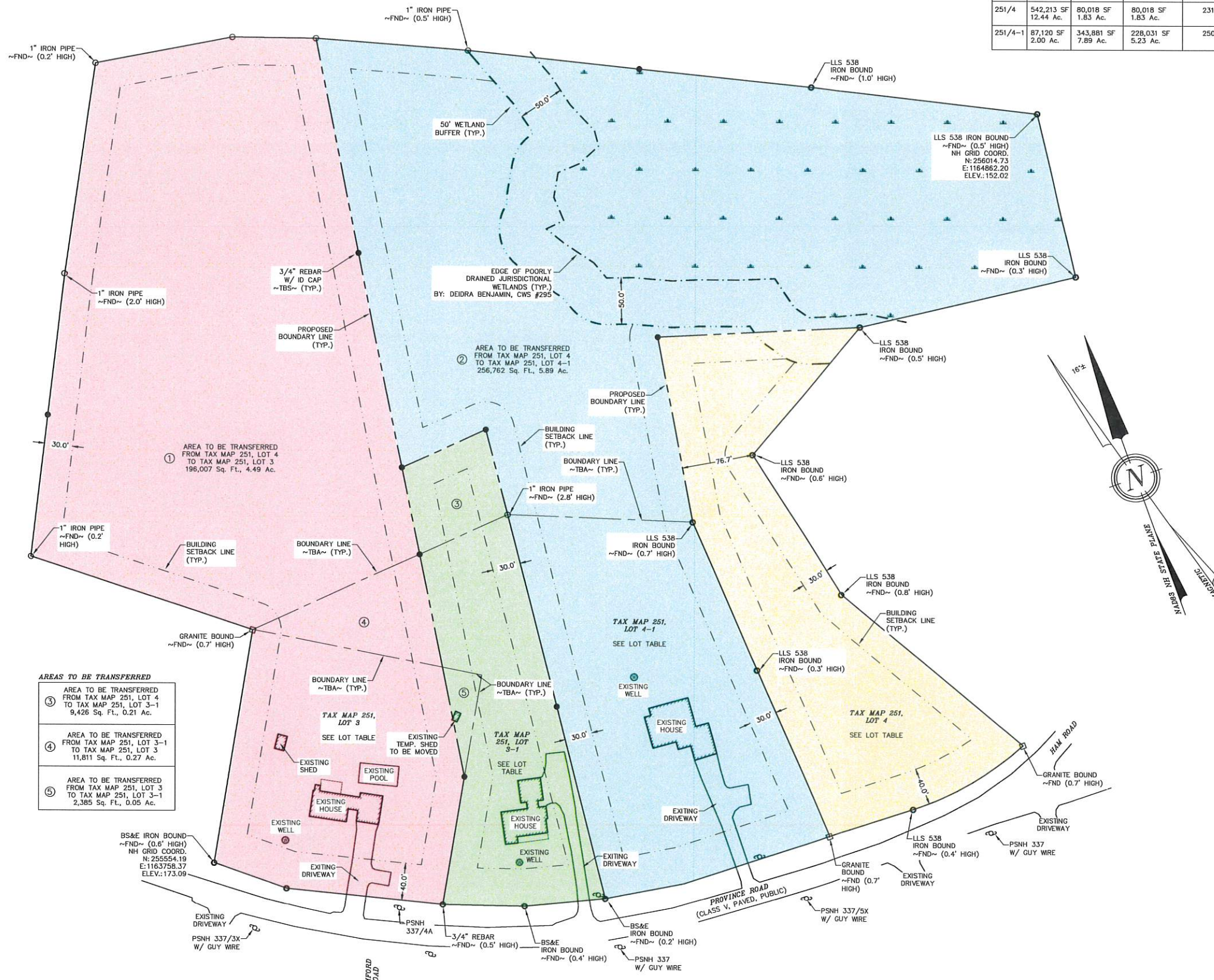
REVISION	DATE	DESCRIPTION

LOT LINE REVISION (PROPOSED COLOR)
 LAND OF
 NICHOLAS D. & KRISTIN FITTS,
 S&S HART FAMILY REVOCABLE TRUST,
 & MICHAEL AND SUSAN NEWSKY FAMILY TRUST
 PROVINCE ROAD
 BARRINGTON, N.H.
 TAX MAP 251, LOTS 3, 3-1, 4 & 4-1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 60 FT.
 DATE: MAY 2, 2023
 FILE NO.: DB 2022 - 046



RECEIVED
 LAND USE OFFICE



- AREAS TO BE TRANSFERRED**
- AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 4 TO TAX MAP 251, LOT 3-1
196,007 Sq. Ft., 4.49 Ac.
 - AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3 TO TAX MAP 251, LOT 3-1
9,426 Sq. Ft., 0.21 Ac.
 - AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3-1 TO TAX MAP 251, LOT 3
11,811 Sq. Ft., 0.27 Ac.
 - AREA TO BE TRANSFERRED FROM TAX MAP 251, LOT 3 TO TAX MAP 251, LOT 3-1
2,385 Sq. Ft., 0.05 Ac.

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - IRON PIPE ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE ~TBA~
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - 50' WETLAND BUFFER
 - Ⓜ AREA TO BE TRANSFERRED
 - FND FOUND
 - TYP TYPICAL
 - TBA TO BE ABANDONED
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS