Plan# 12454 08/02/2021 09:28:02 AM
Page 1 of 1
Register of Deeds, Strafford County
LCHIP 574163484 25.00

For Registry of Deeds Purposes

Legend:

C2	See Curve Table
L1	See Length Table
SCRD	Strafford County Registry of Deeds
○	Iron Pipe Found
●	Iron Rod Found
×	Steel Stake Found
■	Granite Bound Found
	Utility Pole
———	Building Setback
—·—·—	Jurisdictional Wetlands
—○—	Culvert
○○○○○○	Stone Wall

Access Easement
Line Table

LINE	BEARING	DISTANCE
L1	N04°08'02"E	78.39'
L2	N79°43'47"E	18.91'
L3	S16°32'20"E	163.61'
L4	N86°26'23"W	154.27'

Access Easement
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	22.99'	40.00'	32°55'48"
C2	180.00'	80.00'	64°22'48"

Abutters

238-16.21
BVF Homeowners Association
c/o Correy Piper
26 Village Place Drive
Barrington, NH 03825

238/33 & 34
Gaudiello Family Revocable
Trust of 2015
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4311-926

238/35 & 35-1
Richard & Victoria
H. Soinisto
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 2989-535

238/36-1
Alan D. Haley
1011 Andover Road
Baltimore, MD 212218
SCRD 4693-558

238/37
Lawrence G. Haley
2908 French Place
Austin, TX 78722
SCRD 2536-698

238/38
574 Franklin Pierce Highway LLC
574 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4528-469

238/40
Irving Oil Properties NH Corp
PO Box 868
Calais, ME 04619
SCRD 3701-566

238/41
Max Winkler
559 Calef Highway
Barrington, NH 03825
SCRD 3870-283

238/42
A. William & Jules D'Antilio
PO Box 474
Barrington, NH 03825
SCRD 3129-837

238/44
Virtuous Realty Inc.
607 Calef Highway #200
Barrington, NH 03825
SCRD 2948-332

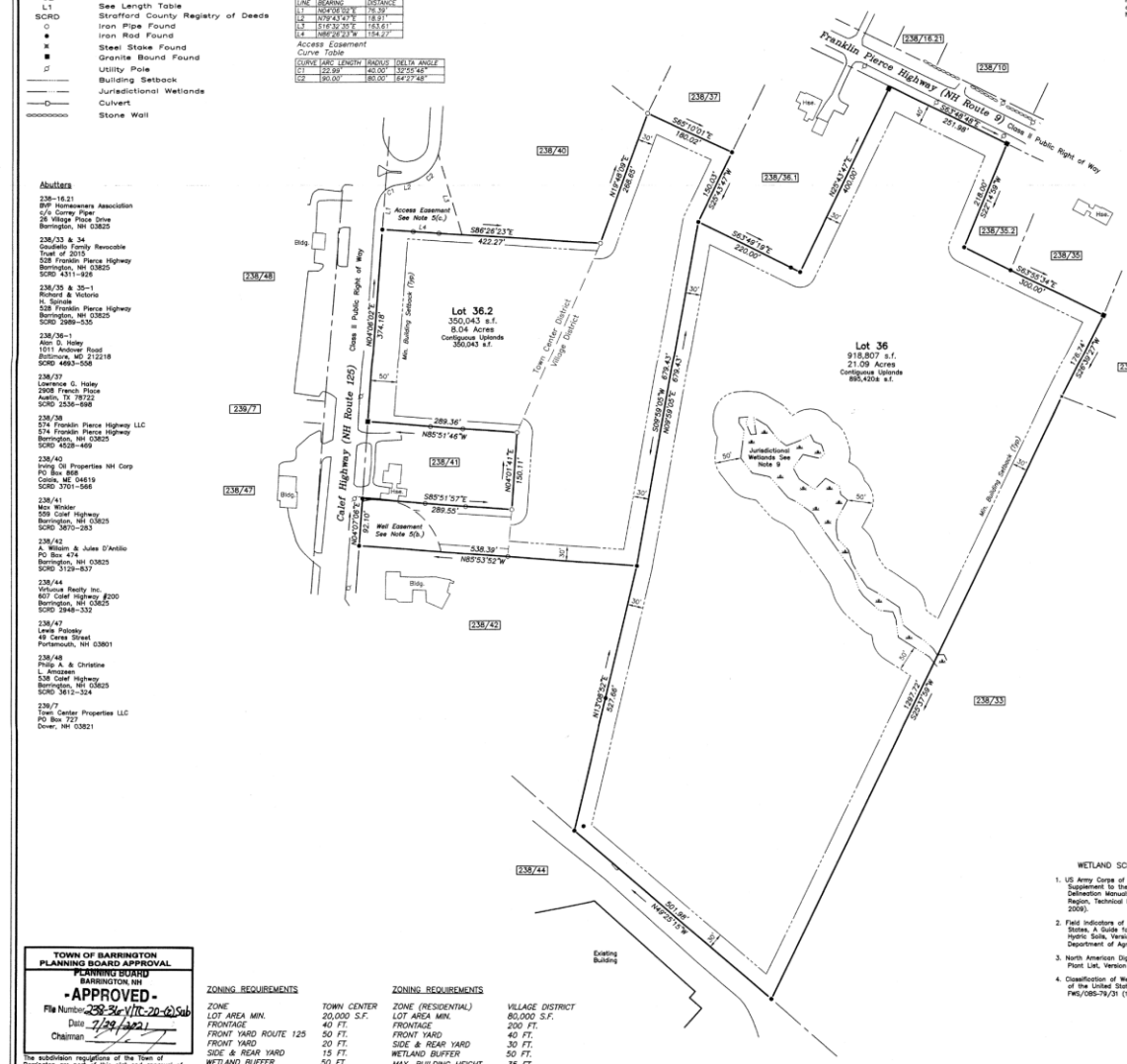
238/47
Lewis Prolosky
49 Ceres Street
Portsmouth, NH 03801

238/48
Philip A. & Christine
L. Amazeen
538 Calef Highway
Barrington, NH 03825
SCRD 3612-324

239/7
Town Center Properties LLC
PO Box 727
Dover, NH 03821

Reference:

"Lot Line Adjustment for Alan D. Haley & Waldron B. Haley Living Revocable Trust of 1998, Barrington, NH," dated February 2020, revised 03-19-20, prepared by Norway Plains Associates Inc., SCRD Plan #12137.



NH Grid – Plan Reference



LOCATION PLAN
NOT TO SCALE

Notes:

1.) This plan does not represent a determination of title and the purpose of this plan is to subdivide the subject parcel into two parcels utilizing the boundary information depicted on the plan reference. Each lot is served by individual septic system and private well.

2.) Plan Error of Closure Better Than 1:15,000.

3.) Parcel is shown as Lot 36.1 on the Town of Barrington Assessor's Map: 238.

4.) Parcel is located in the Town Center District, Village District & Wetlands Protection District Overlay (50' from edge of jurisdictional wetlands).

5.) Owner of Record: Waldron B. Haley Living Revocable Trust of 1998
14 Shakespeare Road
Nashua,n NH 03062-2431
SCRD Bk 2068, Pg 247

a.) Parcel is subject to the terms and restrictions to the State of New Hampshire as described in SCRD Bk 850, Pg 497.

b.) Parcel is subject to a Protective Well Radius as described in SCRD Bk 1903, Pg 516.

c.) Parcel has the benefit of an access easement as described in SCRD Bk 4448, Pg 335.

6.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

7.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C0305E, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

8.) Existing Lot Area: 29.13 Acres
Proposed Lot 36: 21.09 Acres
Proposed Lot 36.2: 8.04 Acres

9.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.

10.) NHDOT Driveway Permit: Pending

11.) Required erosion control measures shall be installed prior to disturbance of the sites surface and shall be maintained throughout the completion of all construction. If it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual conditions, the owner shall be required to install the necessary erosion protection at no expense to the Town.

James W. Haley Co-Trustee
Donald P. Haley Co-Trustee 7-20-21

STATE OF NEW HAMPSHIRE
BRENDEN M. WALDEN
No. 297
LAND SURVEYOR
7/19/2021

7-15-2021

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

Waldron B. Haley Date

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL
PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 238-3Lot VTC-20-02 Sub
Date 7/29/2021
Chairman

The subdivision regulations of the Town of Barrington are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the boards and attached hereto.

ZONING REQUIREMENTS

ZONE	TOWN CENTER
LOT AREA MIN.	20,000 S.F.
FRONTAGE	40 FT.
FRONT YARD ROUTE 125	50 FT.
FRONT YARD	20 FT.
SIDE & REAR YARD	15 FT.
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	40 FT.
MAX. BUILDING STORIES	3
MAX. LOT COVERAGE	80%

ZONING REQUIREMENTS

ZONE (RESIDENTIAL)	VILLAGE DISTRICT
LOT AREA MIN.	80,000 S.F.
FRONTAGE	200 FT.
FRONT YARD	40 FT.
SIDE & REAR YARD	30 FT.
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	2.5
MAX. LOT COVERAGE	40%

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

MINOR SUBDIVISION PLAN

PREPARED FOR

J & L TERRA HOLDINGS INC.

OF PROPERTY IN THE NAME OF

WALDRON B. HALEY REVOCABLE LIVING TRUST OF 1998

OF

TAX MAP 238 / LOT 36

LOCATED AT

CALEF HIGHWAY (NH ROUTE 125) &
FRANKLIN PIERCE HIGHWAY (NH ROUTE 9)

COUNTY OF STRAFFORD

BARRINGTON, NH

100 0 50 100 200 400

SCALE: 1"= 100' DATE: SEPTEMBER 3, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

DWG NAME: 014sub FB: DC

20_014