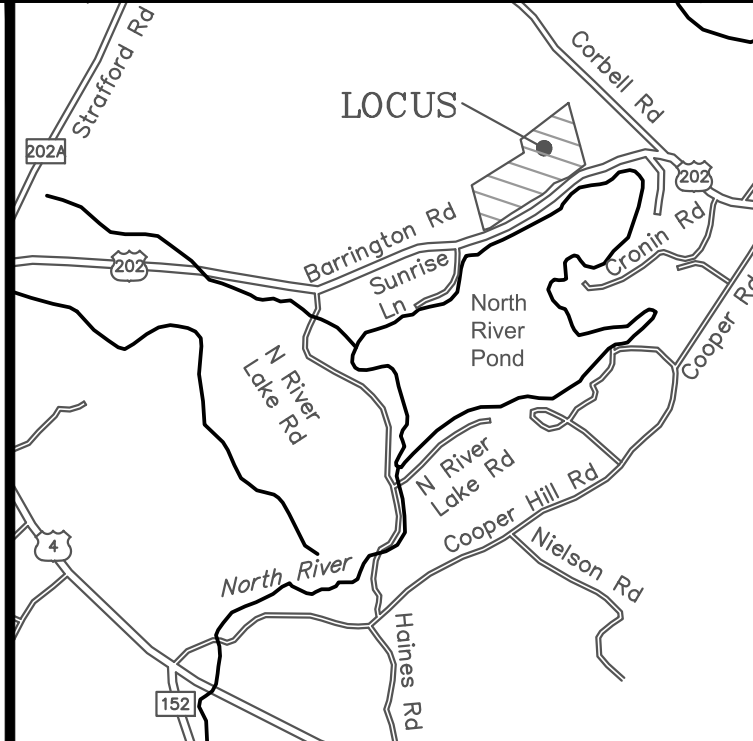


- LEGEND:**
- MAP 137 LOT 11
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - BK. PG. BOOK / PAGE
  - BW BARBED WIRE
  - CONC. CONCRETE
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRSD IRON ROD SET
  - MONTBS MONUMENT TO BE SET
  - N/F NOW OR FORMERLY
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
  - S.F. SQUARE FEET
  - IRON PIPE/ROD FOUND
  - BOUND FOUND
  - MONUMENT TO BE SET
  - STUMP
  - DECIDUOUS TREE
  - WELL
  - BOUNDARY LINE
  - - - BOUNDARY LINE TO BE RELOCATED
  - · - TOWN/COUNTY LINE (AS NOTED)
  - · - SETBACK LINE
  - · - TAX MAP LINE (SEE NOTE 17)
  - x WIRE FENCE
  - OHU OVERHEAD UTILITIES
  - STONEWALL
  - TREE LINE
  - GRAVEL
  - PAVEMENT
  - CONCRETE

- PLAN REFERENCES:**
- "NOVEMBER 26, 1924 MAP OF PROPERTY OF C.L. JENNESS ON NORTH RIVER POND SURVEYED BY WALTER S. WHEELER, C.E. DOVER, N.H.", RCRD PLAN #0271.
  - "PLAN OF LAND OF CHARLES BATEMAN NORTHWOOD, N.H." DRAWN BY T.W. CHESLEY NORTHWOOD, N.H. DATE: FEB. 1974. RCRD PLAN #0-5134.
  - "ARNOLD WARD PROPERTY NORTHWOOD, N.H." BY FREDERICK E. DREW ASSOCIATES, DATED MAY 1974 REVISED OCT 1975. RCRD PLAN #0-6377.
  - "OVERALL PLAN FOR GARY & TERYL HODGDON 11 CANAAN ROAD BARRINGTON, NH 03825 TAX MAP 245 LOT 0017 & TAX MAP 126 LOT 0057" PREPARED BY ETAB LAND SERVICES, DATED AUGUST 19, 2009 WITH REVISION 3 DATED 11/11/09. SCRD PLAN #98-17.
  - "LOT LINE ADJUSTMENT PLAN FOR GARY & TERYL HODGDON 11 CANAAN ROAD BARRINGTON, NH 03825 TAX MAP 245 LOT 0017 & TAX MAP 126 LOT 0057" PREPARED BY ETAB LAND SERVICES, DATED AUGUST 19, 2009 WITH REVISION 3 DATED 11/11/09. SCRD PLAN #98-18.
  - "PROPOSED SUBDIVISION LAND OF CARROLL & MARION WEST 27 CANAAN ROAD BARRINGTON, NH" BY BERRY SURVEYING & ENGINEERING, DATED APRIL 18, 1995, WITH REVISION 2 DATED 8/5/95. SCRD PLAN #46-25.
  - "SUBDIVISION PLAN OF LAND PREPARED FOR CARROLL E. & MARION P. WEST 27 CANAAN ROAD COUNTY OF STRAFFORD BARRINGTON, NH" BY DAVID W. VINCENT, LLS, DATED AUGUST 22, 1996. SCRD PLAN #48-93.
  - "REVISED BOUNDARY PLAN EARL & MARY DROWN BARRINGTON, N.H." BY FREDERICK E. DREW ASSOCIATES, DATED JULY 1984. SCRD PLAN #22-184.
  - NHDP PLAN #50599, DATED 1918. "NORTHWOOD, NOTTINGHAM, BARRINGTON FAP 5".

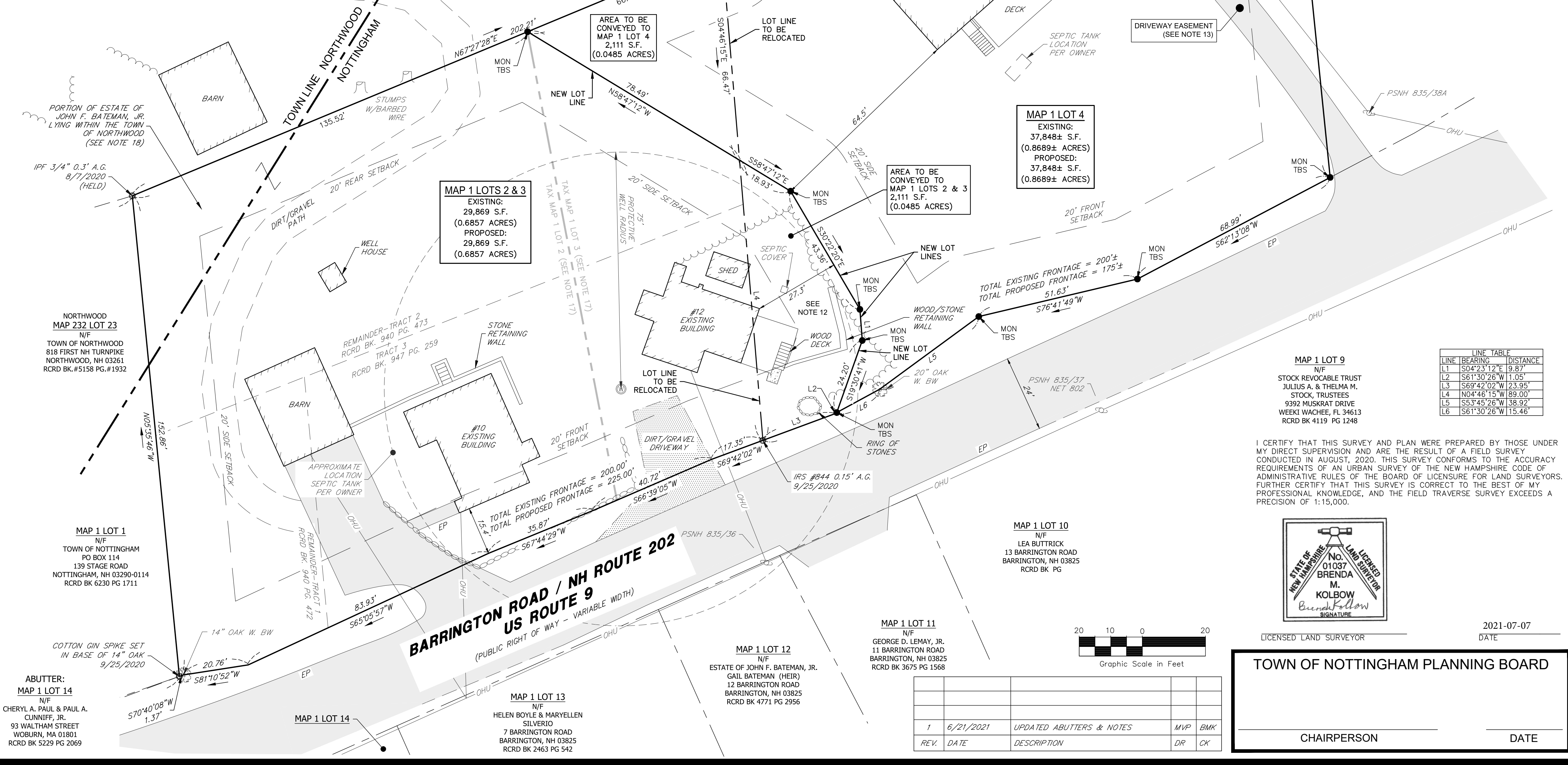
**VARIANCE GRANTED:**  
ON MAY 18, 2021 THE NOTTINGHAM ZONING BOARD OF ADJUSTMENT APPROVED A VARIANCE FROM THE FOLLOWING SECTION OF THE TOWN OF NOTTINGHAM ZONING ORDINANCE:  
ARTICLE II SEC. C.2.b. - TO ALLOW MAP 1 LOT 4 TO HAVE 175± OF FRONTAGE WHERE 200' IS REQUIRED.



**NOTES:**

- THE PARCELS ARE LOCATED IN THE RESIDENTIAL-AGRICULTURAL DISTRICT (R-AG) AND LARGELY LOCATED WITHIN THE 250' SHORELAND PROTECTION ZONE.
- THE PARCELS ARE SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 1 AS LOTS 2 & 3 AND LOT 4.
- THE PARCELS ARE LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 85 OF 681, MAP NUMBER 33015C0085E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- DIMENSIONAL REQUIREMENTS:**  
MINIMUM LOT SIZE: 2 ACRES  
LOT FRONTAGE: 200'  
**MINIMUM YARD DIMENSIONS:**  
FRONT (DWELLING) 20'  
FRONT (ACCESSORY BUILDING) 20'  
SIDE (DWELLING) 20'  
SIDE (ACCESSORY BUILDING) 20'  
REAR (DWELLING) 20'  
REAR (ACCESSORY BUILDING) 20'  
BUILDING HEIGHT: 3'  
\* PER ARTICLE II SEC. C.3.a OF THE TOWN OF NOTTINGHAM ZONING ORDINANCE REGULATIONS  
\* APPLICABLE ONLY TO PRE-EXISTING NON-CONFORMING LOTS OF LESS THAN TWO (2) ACRES, AS OF THE DATE OF PASSAGE (03/08/94).
- OWNER OF RECORD:**  
MAP 1 LOTS 2 & 3: ESTATE OF JOHN F. BATEMAN, JR. GAIL BATEMAN, ADMINISTRATOR 12 BARRINGTON ROAD NOTTINGHAM, NH 03290 RCRD BK.#4771 PG.#2956 (TRACTS 1-3)  
MAP 1 LOT 4: ALLAN & MARSHA PUTNAM 14A BARRINGTON ROAD NOTTINGHAM, NH 03290 RCRD BK.#5037 PG.#542
- PARCEL AREA/FRONTAGE**  
MAP 1 LOTS 2 & 3: EXISTING: 29,869 S.F. (0.6857 ACRES) FRONTAGE = 200'  
PROPOSED: 29,869 S.F. (0.6857 ACRES) FRONTAGE = 225'  
MAP 1 LOT 4: EXISTING: 37,848± S.F. (0.8689± ACRES) FRONTAGE = 200'±  
PROPOSED: 37,848± S.F. (0.8689± ACRES) FRONTAGE = 175'±
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RELOCATION OF THE COMMON BOUNDARY LINE BETWEEN MAP 1 LOTS 2 & 3 AND MAP 1 LOT 4 TO RESOLVE AN EXISTING ENCROACHMENT OF A PORTION OF THE DWELLING SHOWN HEREON AS #12 ONTO THE ADJUTING PROPERTY SHOWN HEREON AS MAP 1 LOT 4.
- FIELD SURVEY COMPLETED BY MVP, EJS, PJT & TCE IN AUGUST 2020 USING A TOPCON DS103, TOPCON FC-5000 DATA COLLECTOR AND A TOPCON HIPER-SR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- PORTIONS OF THE HOUSE #12, DECK, SHED, SEPTIC SYSTEM AND OCCUPATION EVIDENCE ON MAP 1 LOTS 2 & 3 CROSS THE EXISTING BOUNDARY LINE ONTO MAP 1 LOT 4.
- MAP 1 LOT 4 IS SUBJECT TO AND BENEFITS FROM A DRIVEWAY EASEMENT BENEFITING MAP 1 LOT 4A AS DESCRIBED AT RCRD BK.#2862 PG.2433.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THIS PLAN IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE EXISTING AND PROPOSED USE OF THESE PARCELS IS RESIDENTIAL.
- THE LINE DEPICTING THE DEMARCATION BETWEEN NOTTINGHAM TAX MAP 1 LOTS 2 & 3 IS NOT A BOUNDARY LINE. IT IS SHOWN IN AS CLOSELY CONFORMING TO THE CURRENT TAX MAP AS POSSIBLE. THE AREA OF TAX MAP 1 LOT 2 IS 21,249 S.F. THE AREA OF TAX MAP 1 LOT 3 IS 8,620 S.F. THIS IS SUBJECT TO THE REQUEST OF THE NOTTINGHAM TAX ASSESSOR. A SMALL PORTION OF LAND OF THE ESTATE OF JOHN F. BATEMAN, JR., RCRD BK.#4771 PG.#2956 LIES WITHIN THE TOWN OF NORTHWOOD. NO ASSESSMENT RECORDS FOR THIS PIECE OF LAND HAVE BEEN FOUND.
- A PORTION OF LAND OF SHERYL L. & BRUCE E. HODGDON RCRD BK.#5154 PG.297 LIES WITHIN THE TOWN OF NOTTINGHAM. NO ASSESSMENT RECORDS FOR THIS PIECE OF LAND HAVE BEEN FOUND.

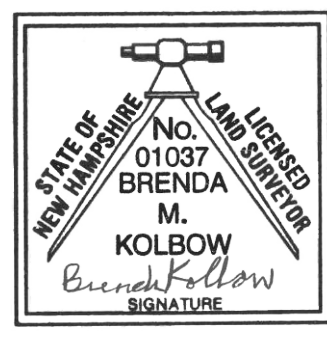
**WAIVERS REQUESTED:**  
WAIVERS ARE REQUESTED FROM THE FOLLOWING ARTICLES OF THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS:  
1. 8.3 (6) EXISTING GRADES AND TOPOGRAPHIC CONTOURS AT INTERVALS NOT EXCEEDING TWO (2) FEET WITH SPOT ELEVATIONS WHERE THE GRADE IS LESS THAN FIVE PERCENT (5%). STATUS: PENDING  
2. 14.2.2 (7) SIDELINES OF LOTS SHALL GENERALLY BE AT RIGHT ANGLES TO STRAIGHT STREETS AND RADIAL TO CURVED STREETS. PENDING



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S04°23'12"E	9.87
L2	S61°30'26"W	1.05
L3	S69°42'02"W	23.95
L4	N04°46'15"W	89.00
L5	S53°45'26"W	38.92
L6	S61°30'26"W	15.46

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN AUGUST, 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY HAS A PRECISION OF 1:15,000.



2021-07-07  
DATE

**TOWN OF NOTTINGHAM PLANNING BOARD**

CHAIRPERSON	DATE
-------------	------

**TAX MAP 1 LOTS 2, 3 & 4**

**LOT LINE ADJUSTMENT PLAN**  
**10, 12 & 14A BARRINGTON ROAD**  
**NOTTINGHAM, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**

OWNED BY  
**ESTATE OF JOHN F. BATEMAN, JR. - GAIL BATEMAN, ADMINISTRATOR & ALLAN & MARSHA PUTNAM**

SCALE: 1" = 20' (22x34)  
1" = 40' (11x17)

**MAY 17, 2021**

Seacoast Division

**TFM**

Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

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Portsmouth, NH 03801  
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