

ABUTTERS:

BARRINGTON:
TAX MAP 201 LOT 11
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 281 PAGES 201, 202
205, 206 & 216

TAX MAP 201 LOT 12
JONATHAN E. DERICK, JR.
SARAH MOORE
948 STRAFFORD ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4536 PAGE 192

TAX MAP 201 LOT 15
ADAM D. & SHANNON I. COOK
476 POND HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1943 PAGE 654

TAX MAP 203 LOT 33
GEORGE R. PHILBRICK, JR.
AMY B. PHILBRICK
444 POND HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1943 PAGE 86

TAX MAP 203 LOT 36.1
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3482 PAGE 34

TAX MAP 201 LOTS 21 & 22
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 2164 PAGE 533

ROCHESTER:
TAX MAP 248 LOTS 7 & 8
CHRISTINE OLIVER REVOCABLE TRUST
190 DRY HILL ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 4987 PAGE 406

TAX MAP 248 LOT 14
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 1022 PAGE 442

TAX MAP 248 LOT 6
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 2164 PAGE 533

OWNERS OF RECORD:

TAX MAP 201 LOT 16
NATHAN M. GRAY
KARI L. GRAY
S.C.R.D. BOOK 4902 PAGE 818
DATED MAY 3, 2021
EXISTING AREA: 1,146,530 Square Feet or 26.32 Acres
PROPOSED AREA: 887,710 Square Feet or 20.38 Acres

TAX MAP 201 LOT 17
CITY OF ROCHESTER
S.C.R.D. BOOK 1489 PAGE 304
DATED JANUARY 12, 1990
EXISTING AREA: 427,620 Square Feet or 9.82 Acres
PROPOSED AREA: 686,440 Square Feet or 15.76 Acres

TAX MAP 201 LOT 18
CITY OF ROCHESTER
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DATED JANUARY 12, 1990
EXISTING AREA: 362,570± Square Feet or 8.32± Acres
PROPOSED AREA: 317,370 Square Feet or 7.29 Acres

TAX MAP 201 LOT 19
CITY OF ROCHESTER
S.C.R.D. BOOK 1489 PAGE 309
DATED JANUARY 12, 1990
EXISTING AREA: 278,480± Square Feet or 6.39± Acres
PROPOSED AREA: 376,640± Square Feet or 8.64± Acres

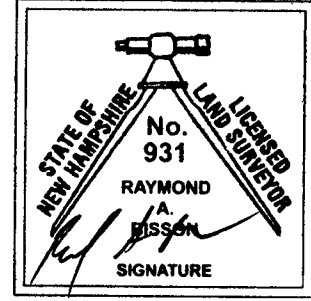
TAX MAP 201 LOT 20
CITY OF ROCHESTER
S.C.R.D. BOOK 4324 PAGE 292
DATED SEPTEMBER 15, 2015
EXISTING AREA: 421,530 Square Feet or 9.68 Acres
PROPOSED AREA: 368,570 Square Feet or 8.46 Acres

LOT LINE ADJUSTMENT PLAN

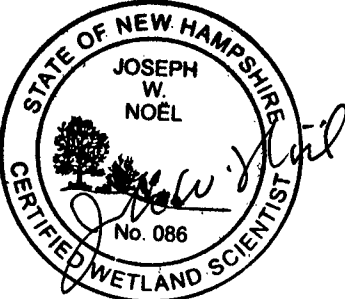
Located off:
Dry Hill Road, Barrington
Strafford County, New Hampshire
For:
Nathan M. & Kari L. Gray
Tax Map 201 Lot 16
345 Dry Hill Road, Barrington, NH 03825
&
City of Rochester, N.H.
Tax Map 201 Lots 17, 18, 19 & 20
31 Wakefield Street, Rochester, NH 03867

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS LOT LINE ADJUSTMENT PLAN, THE LOT LINE ADJUSTMENT APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF BARRINGTON LAND REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR APPROVAL.

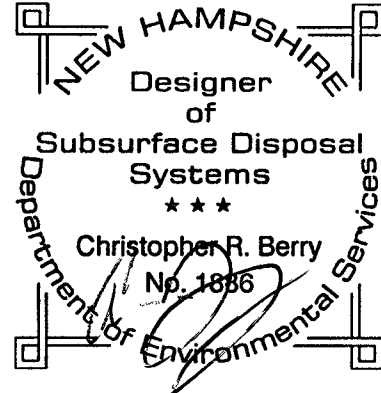
SURVEYOR OF RECORD:
RAYMOND A. BISSON, LLS
STONEWALL SURVEYING
PO BOX 458
BARRINGTON, NH 03825
(603) 664-3900



WETLAND & SOIL SCIENTIST:
JOSEPH W. NOEL, CSS & CWS
PO BOX 174
SOUTH BERWICK, ME 03908
(207) 384-5587



STATE OF N.H. SUBSURFACE DESIGNER:
CHRISTOPHER R. BERRY
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 335-4623



PLANNING BOARD APPROVAL BLOCK
BARRINGTON, N.H.

PLANNING BOARD
BARRINGTON, NH

-APPROVED-

File Number 201-16-17-18-20-25
Date 6/18/2025
Chairman [Signature]

WAIVERS: NONE REQUESTED
STATE APPROVALS: NONE NEEDED
ZONING VARIANCES: NONE NEEDED
SPECIAL EXCEPTIONS: NONE NEEDED

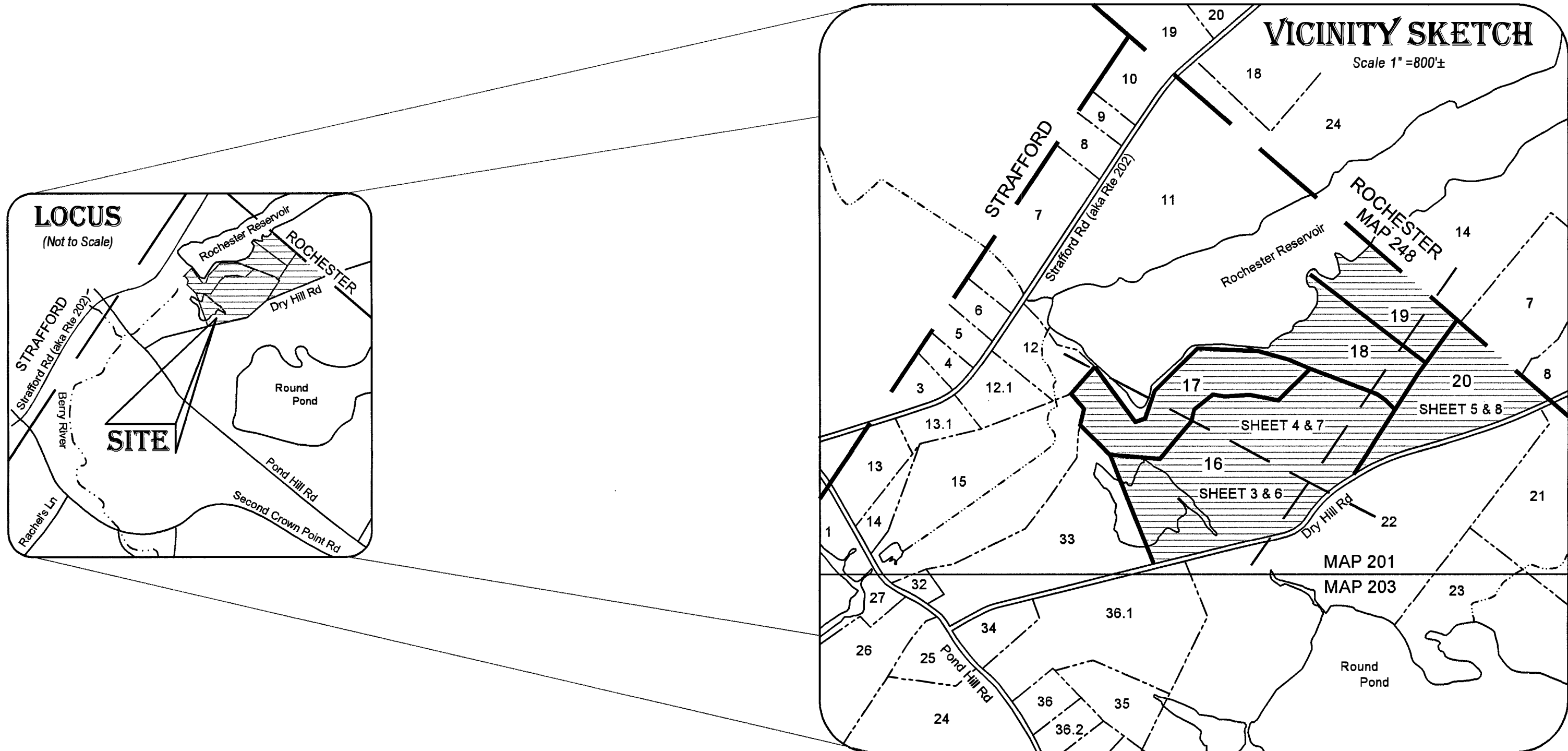
OWNERS OF RECORD

Nathan M. & Kari L. Gray
345 Dry Hill Road, Barrington, NH 03825
Tax Map 201 Lot 16

Signature [Signature] Date Jun 10 2025

City of Rochester, NH
31 Wakefield Street, Rochester, NH 03825
Tax Map 201 Lots 17, 18, 19 & 20

Signature [Signature] Date Jun 11 2025



ZONING DATA:

ZONES:
GENERAL RESIDENTIAL
WETLANDS PROTECTION DISTRICT OVERLAY
SHORELAND PROTECTION DISTRICT OVERLAY

REQUIREMENTS:
LOT SIZE: 80,000 Sq.Ft. (130,000 Sq.Ft.)*
STREET FRONTAGE: 200 Feet (250 Feet)*
BACKLOT FRONTAGE: 75 Feet
FRONT YARD: 40 Feet
SIDE/REAR YARD: 30 Feet
BUILDING HEIGHT: 35 Feet
LOT COVERAGE: 40%
WETLAND BUFFER: 50 Feet
WETLAND BUFFER-PRIME: 100 Feet
SHORELAND SETBACK: 75 Feet

*PROPOSED 2025 ZONING AMENDMENTS

SHEET INDEX:

- SHEET 1: TITLE SHEET
SHEET 2: OVERVIEW PLAN
SHEET 3: LOT LINE ADJUSTMENT PRIMARILY FOR LOTS 16 & 17
OWNER OF RECORD INFORMATION
SHEET 4: LOT LINE ADJUSTMENT PRIMARILY FOR LOTS 18 & 19
NOTES, PLAN REFERENCES, WETLAND NOTE, ZONING DATA
SHEET 5: LOT LINE ADJUSTMENT PRIMARILY FOR LOT 20
SHEET 6: TOPOGRAPHY, SOILS & BUILDING SETBACKS FOR LOTS 16 & 17
SHEET 7: TOPOGRAPHY, SOILS & BUILDING SETBACKS FOR LOTS 18 & 19
SHEET 8: TOPOGRAPHY, SOILS & BUILDING SETBACKS FOR LOT 20

REV	DATE	STATUS
B	5/22/2025	ADDED ADDITIONAL MONUMENTS SET IN MAY 2025
A	4/25/2025	ADDED MONUMENTS SET, UPDATED NOTE #14 & ADDED NOTE #15



Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

TAX MAP & LOT NO: 201 / 16, 17, 18, 19 & 20	DRAWING NO: 24102 LLA.dwg
SCALE: 1" = 60'	SHEET: 1 of 8
PROJECT NO: 24102	DATE: 3/7/2025

PLAN REFERENCES:

1. "PROPERTY SURVEY & SITE PLAN LOCATED AT 345 DRY HILL ROAD, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE FOR NATHAN M. & KARI L. GRAY" PREPARED BY STONEWALL SURVEYING DATED JULY 21, 2021, DRAWING No. 21038 Site Plan.
2. "TAX MAP 3 LOT 45, SUBDIVISION PLAN FOR VIDAL L. PRESTON, DRY HILL ROAD & POND HILL ROAD, STRAFFORD COUNTY, BARRINGTON, NH" PREPARED BY LEFENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC. DATED JANUARY 31, 1990, LAST REVISED MARCH 12, 1990 AND RECORDED AT THE S.C.R.D. AS PLAN 37A-79.
3. "SUBDIVISION PLAN FOR DIANE J. & ARUNDEL COTTER, III, TAX MAP 201 LOT 12, 152 ROUTE 202A, BARRINGTON, NH" PREPARED BY CROWN POINT SURVEY & ENGINEERING, LLC DATED APRIL 17, 2006, LAST REVISED JULY 19, 2006 AND RECORDED AT THE S.C.R.D. AS PLAN 87-35."
4. "PLAN OF LAND, BARRINGTON, N.H. FOR DIANE J. & ARUNDEL COTTER, III" PREPARED BY JOHN W. DURGIN DATED AUGUST 1975 AND RECORDED AT THE S.C.R.D. AS PLAN 15-04.
5. "PROPOSED SUBDIVISION, LOREN & JOAN PRESTON, OFF DRY HILL ROAD, BARRINGTON, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED JUNE 17, 1987 AND RECORDED AT THE S.C.R.D. AS PLAN 34A-100.
6. "CONSERVATION EASEMENT PLAN, TAX MAP 248 LOT 14, LAND OFF STRAFFORD ROAD (ROUTE 202A), ROCHESTER, N.H." PREPARED BY ERIC C. MITCHELL & ASSOCIATES, INC. DATED DECEMBER 19, 2008 AND RECORDED AT THE S.C.R.D. AS PLAN 91-15.
7. "WETLANDS RESERVE PROGRAM, BOUNDARY SURVEY, WMP CONTRACT No. 661-4281015, DRY HILL ROAD, ROCHESTER, STRAFFORD COUNTY, N.H. FOR NORMAN P. VETTER REVOCABLE TRUST OF 2004 & STACIA R. VETTER REVOCABLE TRUST OF 2004" PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED FEBRUARY 2011 AND RECORDED AT THE S.C.R.D. AS PLAN 102-51.
8. "PLAN OF LAND, GERALD G. & JESSIE E. CHIKALLA, BARRINGTON & ROCHESTER, N.H." PREPARED BY G.L. DAVIS & ASSOCIATES, DATED AUGUST 1974 AND RECORDED AT THE S.C.R.D. AS BOOK 1018 PAGE 694.
9. "SUBDIVISION PLAN FOR WHITE CREST DEVELOPERS, LLC, (TAX MAP 203 LOTS 35 & 36), POND HILL ROAD & DRY HILL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC. DATED JANUARY 27, 2005, LAST REVISED DECEMBER 13, 2005 AND RECORDED AT THE S.C.R.D. AS PLAN 84-5.
10. "WATER WORKS IMPROVEMENTS, CITY OF ROCHESTER, NEW HAMPSHIRE" PREPARED BY HAYDEN, HARDING & BUCHANAN DATED FEBRUARY 1954 AND ON FILE WITH ROCHESTER WATER DEPARTMENT.
11. "REPLACEMENT OWTS PLAN FOR NATHAN GRAY, 345 DRY HILL ROAD, BARRINGTON, NH" BY BAILEY ENVIRONMENTAL SERVICES DATED FEBRUARY 11, 2022 AND APPROVED BY NHDES #A2022021401.

NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO AID IN THE RECONFIGURATION OF TAX MAP 201 LOT 16, 17, 18, 19 & 20 PRIOR TO A SALE OF LOTS 18 AND 20 TO NATHAN & KARI GRAY FROM THE CITY OF ROCHESTER AND A CONVEYANCE FROM NATHAN & KARI GRAY TO THE CITY OF ROCHESTER.
1. BASIS OF BEARING AND VERTICAL DATUM IS PER NH GRID BASED UPON GPS OBSERVATIONS TAKEN ON MAY 28, 2021 AND VERIFIED IN JANUARY 2025. TOPOGRAPHIC INFORMATION WAS OBTAIN BY LIDAR DATA FROM NH GRANIT AT <https://lidar.unh.edu/map>.
 2. THE TOWN LINE HAS BEEN ESTABLISHED USING PERAMBULATION RECORDS, RECORD PLANS AND BY LOCATING PHYSICAL MONUMENTS BY GPS IN JANUARY 2025.
 3. THE SUBJECT PARCELS ARE IN ZONE Y (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C0195D WITH EFFECTIVE DATES OF MAY 17, 2005.
 4. TAX MAP 201 LOTS 16 & 20 HAVE / WILL HAVE INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS. POTENTIAL WELLS AND SEPTIC 4 AREAS ARE SHOWN PER APPLICATION REQUIREMENTS ON TAX MAP 201 LOTS 17, 18 & 19.
 5. DRY HILL ROAD IS A CLASS VI UNMAINTAINED LOCAL ROAD WITH A RIGHT OF WAY IS THREE RODS IN WIDTH PER N.H. HIGHWAY DEPARTMENT RIGHT OF WAY SOURCE RECORDS FOR THE TOWN OF BARRINGTON, VOLUME 2 PAGE 100 DATED 1824. THE RIGHT OF WAY AS EXISTING APPEARS TO BE VARIABLE IN WIDTH BASED UPON THE EXISTING STONEWALLS.
 6. "RESERVING TO H. FELKER JR. THE RIGHT TO RETAIN OR FLOW AND RUN WATER THROUGH SAID PREMISES AT SUCH TIMES TO SUCH EXTENT AND IN SUCH MANNER AS THEY MAY SEE FIT AND ALSO TO DRAIN, DRAW AND RETAIN FROM SAID PREMISES ANY AND ALL WATERS, ALSO RESERVING A RIGHT OF WAY TO AND FROM THE SHEEP PASTURE, ALSO THE RIGHT TO GRAVEL IN PASTURE FOR THE USE OF THE CRANBERRY MARSH", AS SET FORTH IN DEED FROM HIRAM FELKER JR. TO WINGATE F. PRESTON DATED SEPTEMBER 12, 1886 AND RECORDED AT THE S.C.R.D. IN BOOK 240 PAGE 286 AND DEVISED TO ALBERTSON G. PRESTON OF WILL OF WINGATE T. PRESTON.
 7. REFERENCE IS MADE TO A DEED FROM PRESTON T. WINGATE TO THE CITY OF ROCHESTER AS DESCRIBED IN S.C.R.D. BOOK 375 PAGE 315 DATED DECEMBER 16, 1899. "ALSO A RIGHT OF WAY 40 FEET WIDE FROM DRY HILL ROAD TO THE RESERVOIR OF THE CITY OF ROCHESTER ALONG THE LINE OF THE WATER MAIN AS NOW LAID"
 8. TAX MAP 201 LOTS 18 & 19 A HAD A RIGHT OF WAY ACROSS LOT 20 TO DRY HILL ROAD BY DEED DATED JANUARY 10, 1896 AND RECORDED AT S.C.R.D. IN BOOK 1272 PAGE 383. THIS RIGHT OF WAY WAS EXTINGUISHED BY DEED DATED AUGUST 29, 2001 AND RECORDED AT S.C.R.D. IN BOOK 2370 PAGE 686.
 9. 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.

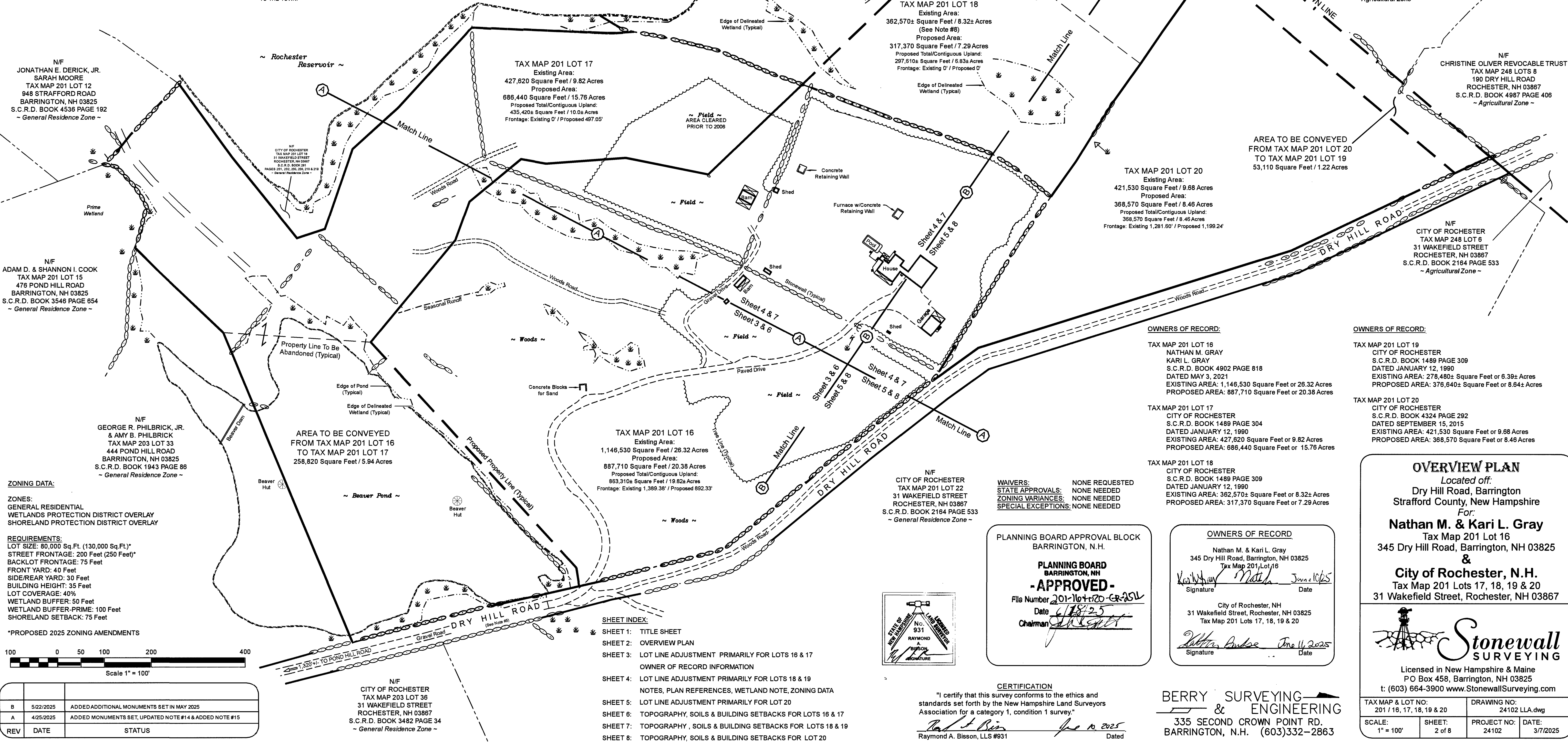
NOTES (Continued):

10. 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.
11. 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.
12. NH DES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE ADJUSTMENT.
13. 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. SHEETS 2 THRU 5 ARE TO BE RECORDED, SHEETS 1, 6 THRU 8 WILL NOT BE RECORDED.
14. SEE NOTICE OF DECISION APPROVED AT THE APRIL 1, 2025 PLANNING BOARD MEETING, CASE FILE #201-16 to 20-GR-25-LL.
15. ANY DEVELOPMENT ON DRY HILL ROAD MUST ADHERE TO THE TOWN OF BARRINGTON'S CLASS VI / PRIVATE ROAD POLICY.

WETLAND NOTE:

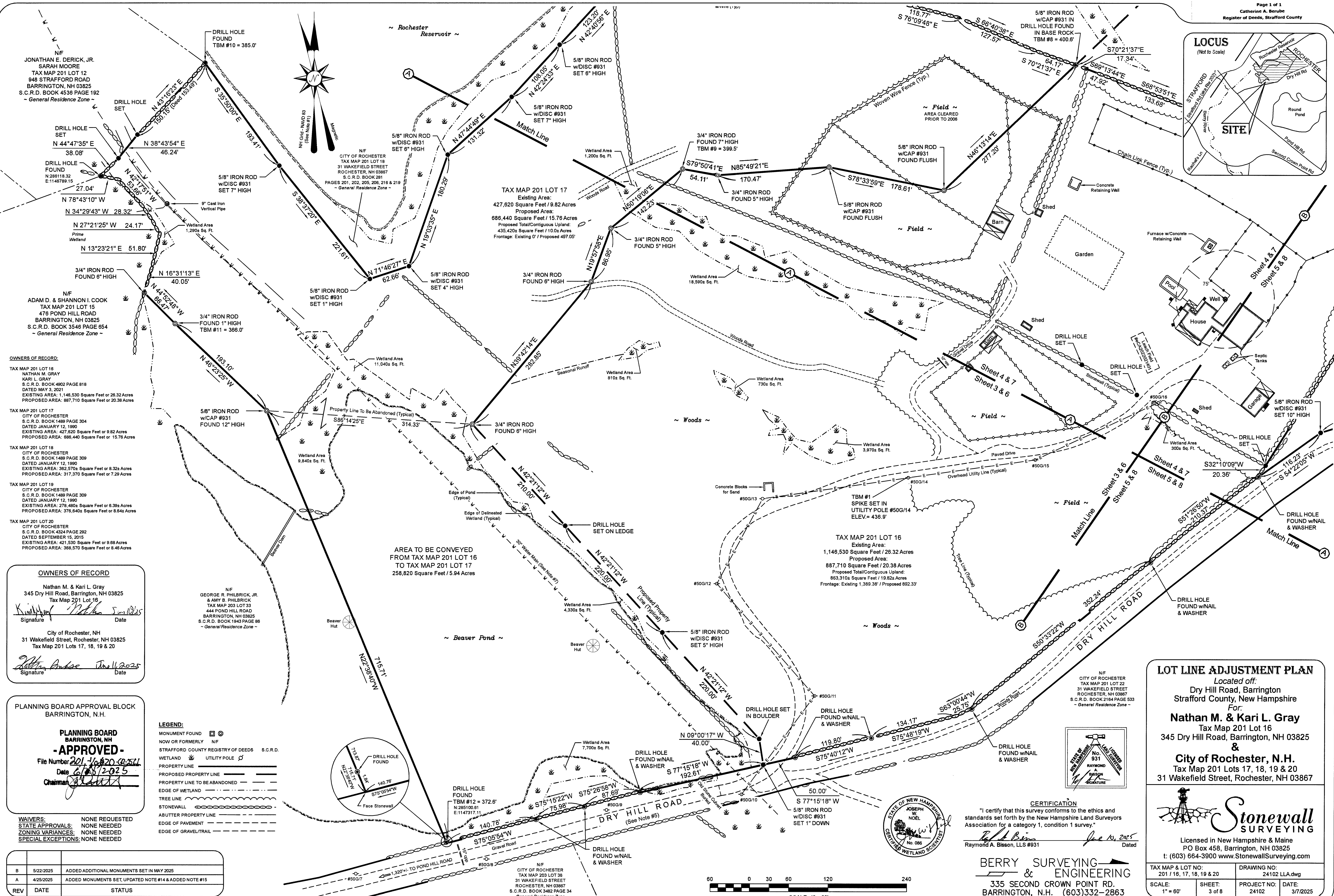
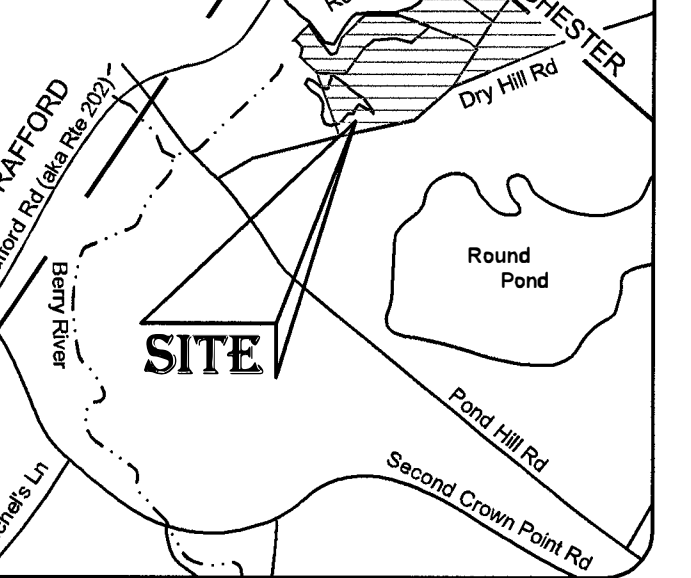
The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086 on 5/28/21 and 12/12/24. The flags were survey located by Stonewall Surveying & Berry Surveying & Engineering. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region*, (Version 2, January 2012).

Only portions of the property were flagged/delineated and limits are shown on the project plans. Limited portions of the reservoir were delineated by the undersigned and the balance of the reservoir shown on this plan was determined and located by Berry Surveying & Engineering.



LOCUS

(Not to Scale)



OWNERS OF RECORD:

TAX MAP 201 LOT 18
NATHAN M. GRAY
KARI L. GRAY
S.C.R.D. BOOK 4802 PAGE 818
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PROPOSED AREA: 887,710 Square Feet or 20.38 Acres

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345 Dry Hill Road, Barrington, NH 03825
Tax Map 201 Lot 16

Signature *Date*

City of Rochester, NH
31 Wakefield Street, Rochester, NH 03825
Tax Map 201 Lots 17, 18, 19 & 20

Signature *Date*

PLANNING BOARD APPROVAL BLOCK
BARRINGTON, N.H.

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number *201-16-20-0-511*
Date *6/25/2025*
Chairman *[Signature]*

WAIVERS:
STATE APPROVALS: NONE REQUESTED
ZONING VARIANCES: NONE NEEDED
SPECIAL EXCEPTIONS: NONE NEEDED

REV	DATE	STATUS
B	5/22/2025	ADDED ADDITIONAL MONUMENTS SET IN MAY 2025
A	4/25/2025	ADDED MONUMENTS SET, UPDATED NOTE #14 & ADDED NOTE #15

LEGEND:

MONUMENT FOUND

NOW OR FORMERLY N/F

STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.

WETLAND

PROPERTY LINE

PROPOSED PROPERTY LINE

PROPERTY LINE TO BE ABANDONED

EDGE OF WETLAND

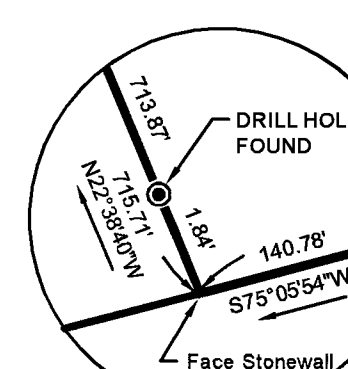
TREE LINE

STONEWALL

ABUTTER PROPERTY LINE

EDGE OF PAVEMENT

EDGE OF GRAVEL/TRAIL



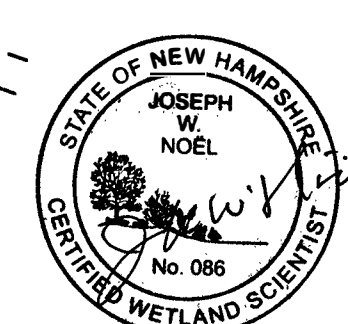
LOT LINE ADJUSTMENT PLAN

Located off:
Dry Hill Road, Barrington
Strafford County, New Hampshire
For:
Nathan M. & Kari L. Gray
Tax Map 201 Lot 16
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&
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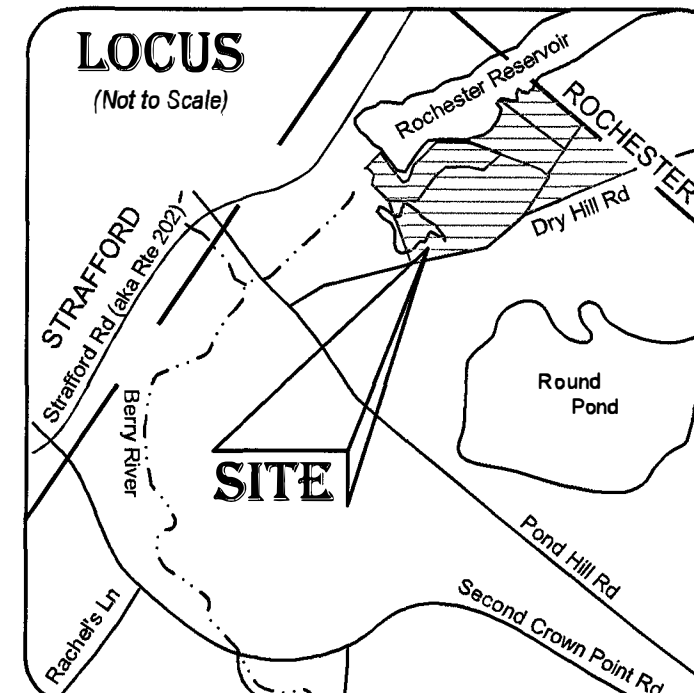


TAX MAP & LOT NO: 201 / 16, 17, 18, 19 & 20	DRAWING NO: 24102 LLA.dwg
SCALE: 1" = 60'	SHEET: 3 of 8
PROJECT NO: 24102	DATE: 3/7/2025

BERRY & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

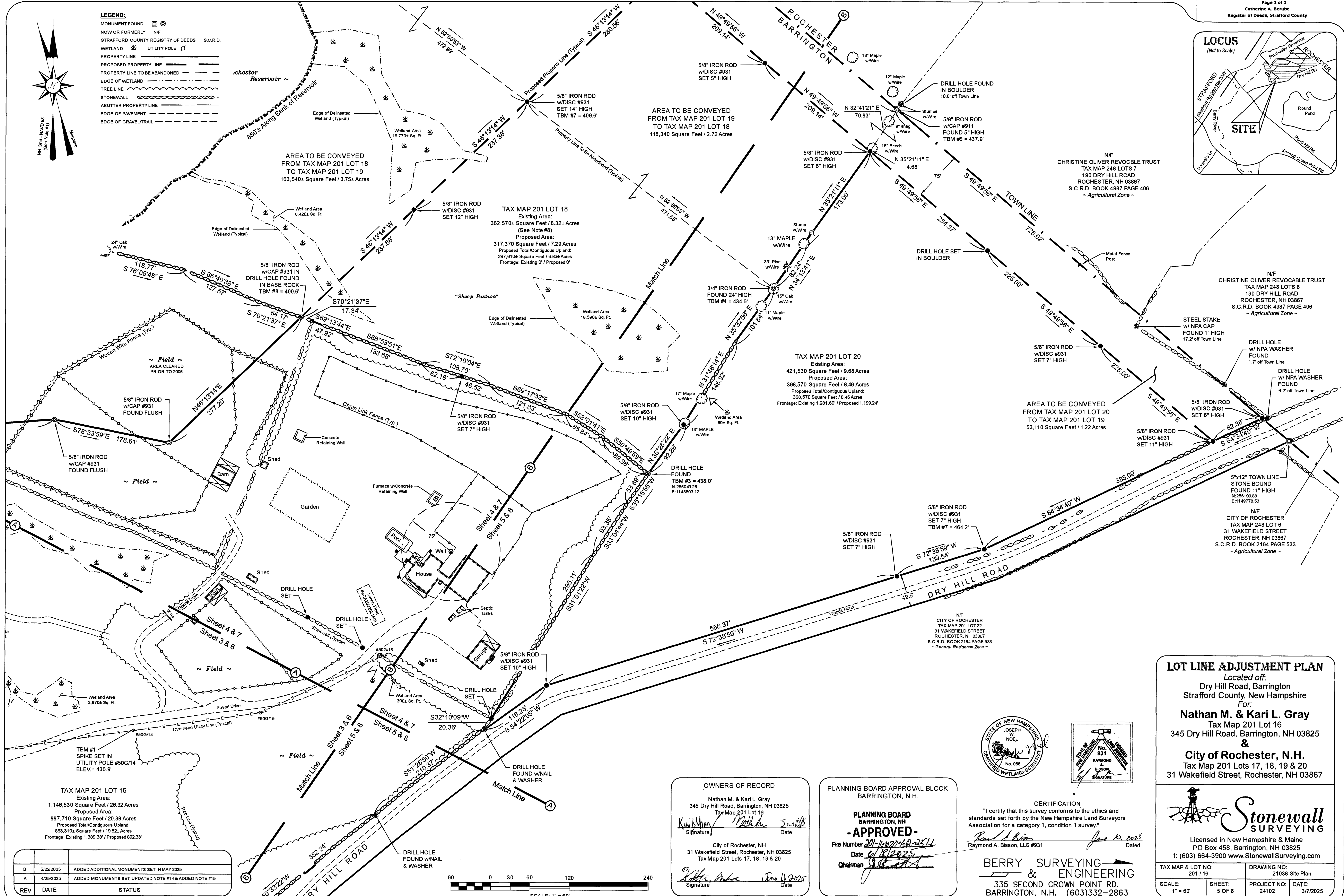
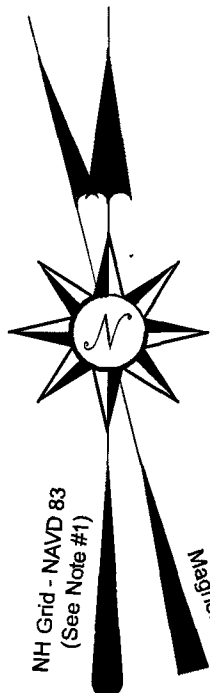


CERTIFICATION
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
Signature *Date*
Raymond A. Bisson, LLS #931

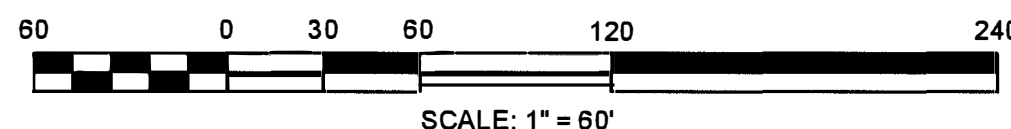


LEGEND:

MONUMENT FOUND
NOW OR FORMERLY N/F
STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
WETLAND UTILITY POLE
PROPERTY LINE
PROPOSED PROPERTY LINE
PROPERTY LINE TO BE ABANDONED
EDGE OF WETLAND
TREE LINE
STONEWALL
ABUTTER PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL/TRAIL



REV	DATE	STATUS
B	5/22/2025	ADDED ADDITIONAL MONUMENTS SET IN MAY 2025
A	4/25/2025	ADDED MONUMENTS SET, UPDATED NOTE #14 & ADDED NOTE #15



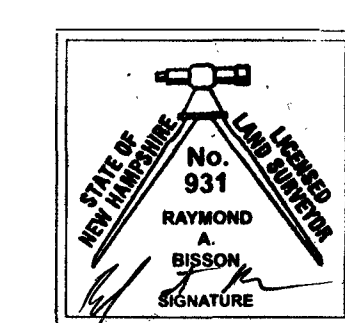
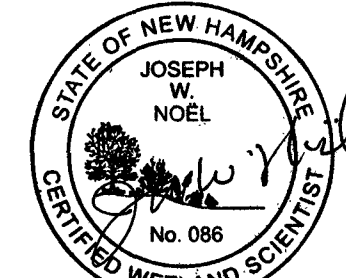
OWNERS OF RECORD

Nathan M. & Kari L. Gray
345 Dry Hill Road, Barrington, NH 03825
Tax Map 201 Lot 16

City of Rochester, NH
31 Wakefield Street, Rochester, NH 03867
Tax Map 201 Lots 17, 18, 19 & 20

PLANNING BOARD APPROVAL BLOCK
BARRINGTON, N.H.

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 201-1422-160-3511
Date 6/18/2025
Chairman



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 6/18/2025

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

LOT LINE ADJUSTMENT PLAN

Located off:
Dry Hill Road, Barrington
Strafford County, New Hampshire
For:
Nathan M. & Kari L. Gray
Tax Map 201 Lot 16
345 Dry Hill Road, Barrington, NH 03825
&
City of Rochester, N.H.
Tax Map 201 Lots 17, 18, 19 & 20
31 Wakefield Street, Rochester, NH 03867

Licensed in New Hampshire & Maine P.O. Box 458, Barrington, NH 03825 t: (603) 664-3900 www.StonewallSurveying.com	
TAX MAP & LOT NO: 201 / 16	DRAWING NO: 21038 Site Plan
SCALE: 1" = 60'	SHEET: 5 OF 8
PROJECT NO: 24102	DATE: 3/7/2025

NOTES:

THE PURPOSE OF THIS PLAN SET IS TO AID IN THE RECONFIGURATION OF TAX MAP 201 LOT 16, 17, 18, 19 & 20 PRIOR TO A SALE OF LOTS 18 AND 20 TO NATHAN & KARI GRAY FROM THE CITY OF ROCHESTER AND A CONVEYANCE FROM NATHAN & KARI GRAY TO THE CITY OF ROCHESTER.

1. BASIS OF BEARING AND VERTICAL DATUM IS PER NH GRID BASED UPON GPS OBSERVATIONS TAKEN ON MAY 28, 2021 AND VERIFIED IN JANUARY 2025. TOPOGRAPHIC INFORMATION WAS OBTAIN BY LIDAR DATA FROM NH GRANIT AT <https://lidar.nh.gov/map>.

2. THE TOWN LINE HAS BEEN ESTABLISHED USING PERAMBULATION RECORDS, RECORD PLANS AND BY LOCATING PHYSICAL MONUMENTS BY GPS IN JANUARY 2025.

3. THE SUBJECT PARCELS 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 33017C01950 WITH EFFECTIVE DATES OF MAY 17, 2005.

4. TAX MAP 201 LOTS 18 & 20 HAVE / WILL HAVE INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS. POTENTIAL WELLS AND SEPTIC 4 AREAS ARE SHOWN PER APPLICATION REQUIREMENTS ON TAX MAP 201 LOTS 17, 18 & 19.

5. DRY HILL ROAD IS A CLASS VI UNMAINTAINED LOCAL ROAD WITH A RIGHT OF WAY IS THREE RODS IN WIDTH PER N.H. HIGHWAY DEPARTMENT RIGHT OF WAY SOURCE RECORDS FOR THE TOWN OF BARRINGTON, VOLUME 2 PAGE 100 DATED 1824. THE RIGHT OF WAY AS EXISTING APPEARS TO BE VARIABLE IN WIDTH BASED UPON THE EXISTING STONEWALLS.

6. "RESERVED TO H. FELKER & ASS THE RIGHT TO RETAIN OR FLOWLAND RUN WATER THROUGH SAID PREMISES AT SUCH TIMES TO SUCH EXTENT AND IN SUCH MANNER AS THEY MAY SEE FIT AND ALSO TO DRAIN, DRAW AND RETAIN FROM SAID PREMISES ANY AND ALL WATERS, ALSO RESERVING A RIGHT OF WAY TO AND FROM THE SHEEP PASTURE, ALSO THE RIGHT TO GRAVEL IN PASTURE FOR THE USE OF THE CRANBERRY MARSH", AS SET FORTH IN DEED FROM HIRAM FELKER & ASS TO WINGATE F. PRESTON DATED SEPTEMBER 12, 1886 AND RECORDED AT THE S.C.R.D. IN BOOK 240 PAGE 286 AND DEVISED TO ALBERTSON O. PRESTON OF WILL OF WINGATE T. PRESTON.

7. REFERENCE IS MADE TO A DEED FROM PRESTON T. WINGATE TO THE CITY OF ROCHESTER AS DESCRIBED IN S.C.R.D. BOOK 375 PAGE 315 DATED DECEMBER 18, 1899. "ALSO A RIGHT OF WAY 40 FEET WIDE FROM DRY HILL ROAD TO THE RESERVOIR OF THE CITY OF ROCHESTER ALONG THE LINE OF THE WATER MAIN AS NOW LAID"

8. TAX MAP 201 LOTS 18 & 19 HAD A RIGHT OF WAY ACROSS LOT 20 TO DRY HILL ROAD BY DEED DATED JANUARY 10, 1988 AND RECORDED AT S.C.R.D. IN BOOK 1272 PAGE 393. THIS RIGHT OF WAY WAS EXTINGUISHED BY DEED DATED AUGUST 29, 2001 AND RECORDED AT S.C.R.D. IN BOOK 2370 PAGE 886.

9. 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.

10. 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.

11. 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.

12. NH DES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE ADJUSTMENT.

13. 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. SHEETS 2 THRU 5 ARE TO BE RECORDED, SHEETS 1, 6 THRU 8 WILL NOT BE RECORDED.

14. SEE NOTICE OF DECISION APPROVED AT THE APRIL 1, 2025 PLANNING BOARD MEETING, CASE FILE #201-16 to 20-GR-25-L.

15. ANY DEVELOPMENT ON DRY HILL ROAD MUST ADHERE TO THE TOWN OF BARRINGTON'S CLASS VI / PRIVATE ROAD POLICY.

PLAN REFERENCES:

1. "PROPERTY SURVEY & SITE PLAN LOCATED AT 345 DRY HILL ROAD, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE FOR NATHAN M. & KARI L. GRAY" PREPARED BY STONEWALL SURVEYING DATED JULY 21, 2021, DRAWING No. 21038 Site Plan.

2. "TAX MAP 3 LOT 45, SUBDIVISION PLAN FOR VIDAL L. PRESTON, DRY HILL ROAD & POND HILL ROAD, STRAFFORD COUNTY, BARRINGTON, NH" PREPARED BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC. DATED JANUARY 31, 1990, LAST REVISED MARCH 12, 1990 AND RECORDED AT THE S.C.R.D. AS PLAN 37A-117. REFERENCE IS ALSO MADE TO THE S.C.R.D. PLAN 37A-79.

3. "SUBDIVISION PLAN FOR DIANE J. & ARUNDEL COTTER, III, TAX MAP 201 LOT 12, 152 ROUTE 202A, BARRINGTON, NH" PREPARED BY CROWN POINT SURVEY & ENGINEERING, LLC DATED APRIL 17, 2006, LAST REVISED JULY 19, 2006 AND RECORDED AT THE S.C.R.D. AS PLAN 87-35."

4. "PLAN OF LAND, BARRINGTON, N.H. FOR DIANE J. & ARUNDEL COTTER, III" PREPARED BY JOHN W. DURGIN DATED AUGUST 1975 AND RECORDED AT THE S.C.R.D. AS PLAN 15-54.

5. "PROPOSED SUBDIVISION, LOREN & JOAN PRESTON, OFF DRY HILL ROAD, BARRINGTON, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED JUNE 17, 1987 AND RECORDED AT THE S.C.R.D. AS PLAN 34A-100.

6. "CONSERVATION EASEMENT PLAN, TAX MAP 248 LOT 14, LAND OFF STRAFFORD ROAD (ROUTE 202A), ROCHESTER, N.H." PREPARED BY ERIC C. MITCHELL & ASSOCIATES, INC. DATED DECEMBER 19, 2006 AND RECORDED AT THE S.C.R.D. AS PLAN 91-15.

7. "WETLANDS RESERVE PROGRAM, BOUNDARY SURVEY WRP CONTRACT NO. 8614281015, DRY HILL ROAD, ROCHESTER, STRAFFORD COUNTY, N.H. FOR NORMAN P. VETTER REVOCABLE TRUST OF 2004 & STACIA R. VETTER REVOCABLE TRUST OF 2004" PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED FEBRUARY 2011 AND RECORDED AT THE S.C.R.D. AS PLAN 102-51.

8. "PLAN OF LAND, GERALD G. & JESSIE E. CHIKALLA, BARRINGTON & ROCHESTER, N.H." PREPARED BY G.L. DAVIS & ASSOCIATES, DATED AUGUST 1974 AND RECORDED AT THE S.C.R.D. AS BOOK 1018 PAGE 694.

9. "SUBDIVISION PLAN FOR WHITE CREST DEVELOPERS, LLC. (TAX MAP 203 LOTS 35 & 36), POND HILL ROAD & DRY HILL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC. DATED JANUARY 27, 2005, LAST REVISED DECEMBER 13, 2005 AND RECORDED AT THE S.C.R.D. AS PLAN 84-5.

10. "WATER WORKS IMPROVEMENTS, CITY OF ROCHESTER, NEW HAMPSHIRE" PREPARED BY HAYDEN, HARDING & BUCHANAN DATED FEBRUARY 1954 AND ON FILE WITH ROCHESTER WATER DEPARTMENT.

11. "REPLACEMENT OWTS PLAN FOR NATHAN GRAY, 345 DRY HILL ROAD, BARRINGTON, NH" BY BAILEY ENVIRONMENTAL SERVICES DATED FEBRUARY 11, 2022 AND APPROVED BY NHDES #CA2022021401.

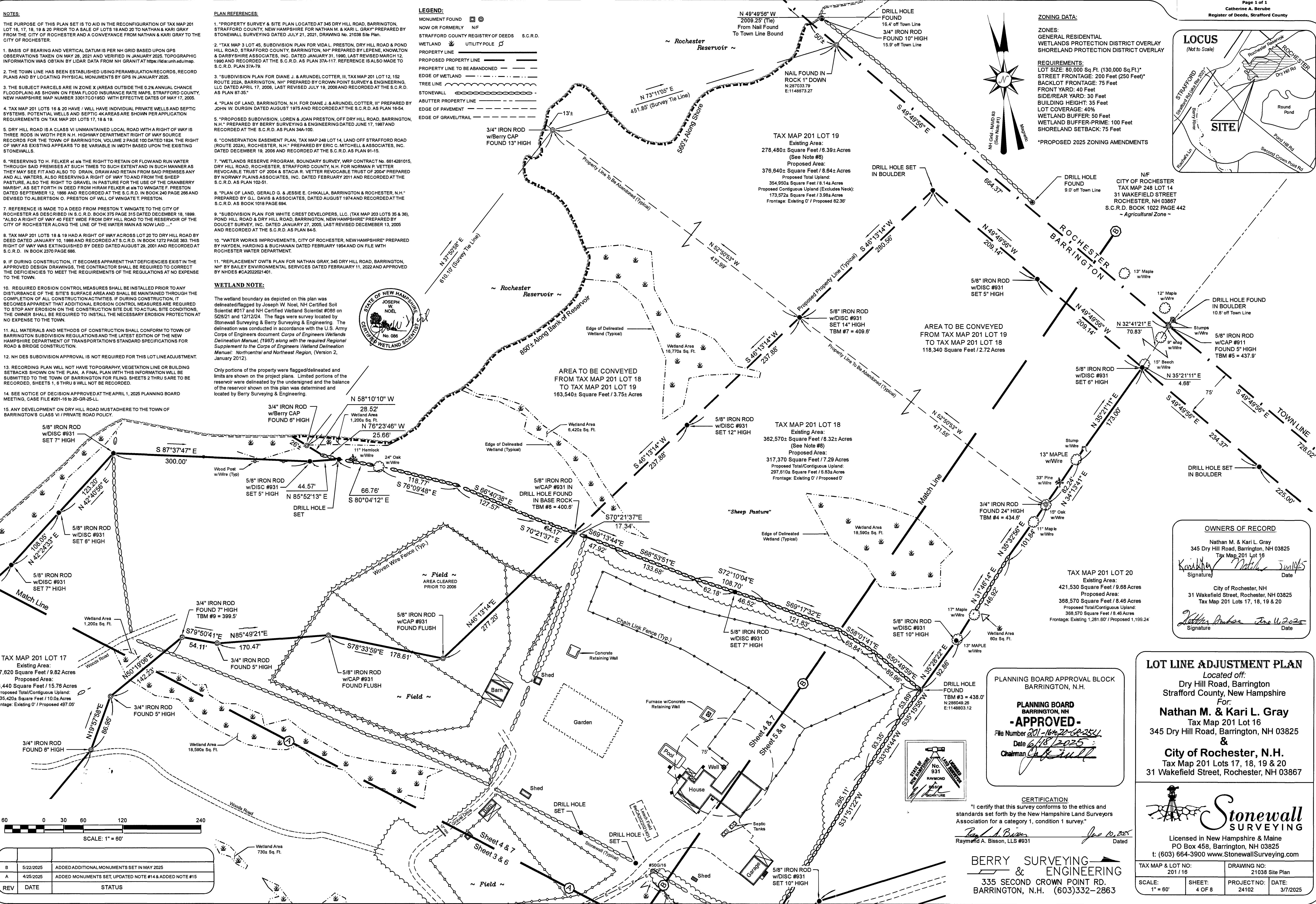
WETLAND NOTE:

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086 on 5/28/21 and 12/12/24. The flags were survey located by Stonewall Surveying & Berry Surveying & Engineering. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along with the required *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast and Northcentral and Northeast Region*, (Version 2, January 2012).

Only portions of the property were flagged/delineated and limits are shown on the project plans. Limited portions of the reservoir were delineated by the undersigned and the balance of the reservoir shown on this plan was determined and located by Berry Surveying & Engineering.

LEGEND:

- MONUMENT FOUND 
NOW OR FORMERLY N/F
STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
WETLAND  UTILITY POLE 
PROPERTY LINE 
PROPOSED PROPERTY LINE 
PROPERTY LINE TO BE ABANDONED 
EDGE OF WETLAND 
TREE LINE 
STONEWALL 
ABUTTER PROPERTY LINE 
EDGE OF PAVEMENT 
EDGE OF GRAVEL/TRAIL 



ZONING DATA:

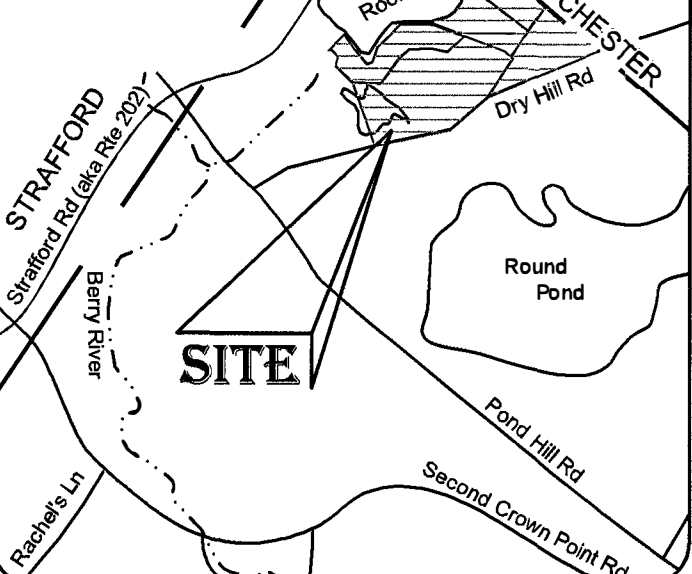
ZONES:
GENERAL RESIDENTIAL
WETLANDS PROTECTION DISTRICT OVERLAY
SHORELAND PROTECTION DISTRICT OVERLAY

REQUIREMENTS:
LOT SIZE: 80,000 Sq. Ft. (130,000 Sq. Ft.)
STREET FRONTAGE: 200 Feet (250 Feet)*
BACKLOT FRONTAGE: 75 Feet
FRONT YARD: 40 Feet
SIDE/REAR YARD: 30 Feet
BUILDING HEIGHT: 35 Feet
LOT COVERAGE: 40%
WETLAND BUFFER: 50 Feet
WETLAND BUFFER-PRIME: 100 Feet
SHORELAND SETBACK: 75 Feet

*PROPOSED 2025 ZONING AMENDMENTS

LOCUS

(Not to Scale)



N/F
CITY OF ROCHESTER
TAX MAP 248 LOT 14
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 1022 PAGE 442
~ Agricultural Zone ~

OWNERS OF RECORD

Nathan M. & Kari L. Gray
345 Dry Hill Road, Barrington, NH 03825
Tax Map 201 Lot 16
Signature: *Nathan M. Gray* Date: *5/10/25*

City of Rochester, NH
31 Wakefield Street, Rochester, NH 03825
Tax Map 201 Lots 17, 18, 19 & 20
Signature: *Matthew Ambrose* Date: *June 10, 2025*

LOT LINE ADJUSTMENT PLAN

Located off:
Dry Hill Road, Barrington
Strafford County, New Hampshire
For:
Nathan M. & Kari L. Gray
Tax Map 201 Lot 16
345 Dry Hill Road, Barrington, NH 03825
&
City of Rochester, N.H.
Tax Map 201 Lots 17, 18, 19 & 20
31 Wakefield Street, Rochester, NH 03867



Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO:	DRAWING NO:
201 / 16	21038 Site Plan
SCALE:	SHEET:
1" = 60'	4 OF 8
PROJECT NO:	DATE:
24102	3/7/2025

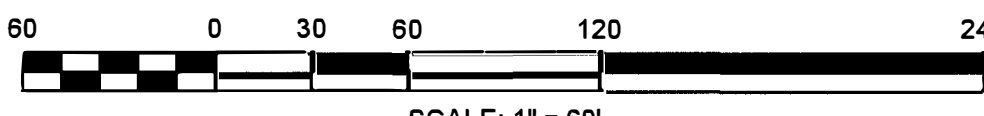
PLANNING BOARD APPROVAL BLOCK
BARRINGTON, N.H.

**PLANNING BOARD
BARRINGTON, NH
-APPROVED-**

File Number: *201-16 to 20-GR-25-L*
Date: *6/18/2025*
Chairman: *Chad Full*

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. Blisson
Raymond A. Blisson, LLS #931
Dated: *June 10, 2025*

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863



REV	DATE	STATUS
B	5/22/2025	ADDED ADDITIONAL MONUMENTS SET IN MAY 2025
A	4/25/2025	ADDED MONUMENTS SET, UPDATED NOTE #14 & ADDED NOTE #15