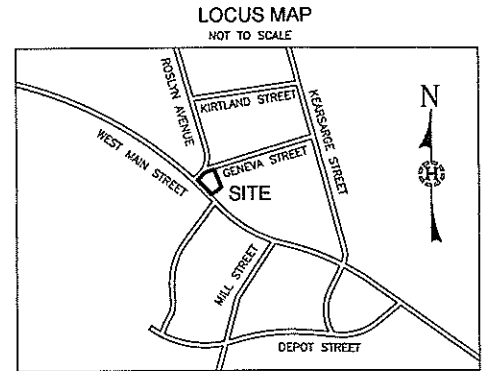


REFERENCE PLAN:

"SUBDIVISION FOR THE - PURPOSE OF ANNEXATION - SURVEY FOR: - JOSEPH D. & PAULINE T. - DIAS" SCALE: 1"=40' DATED 4/15/07 BY BRISTOL SWEET & ASSOCIATES (M.C.R.D. PLAN #9629).



LOT	LOT AREAS		LOT FRONTAGE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
31/15	8,235 S.F.	17,360 S.F.	210.38'	334.29'
31/16	34,818 S.F.	26,583 S.F.	284.33'	160.42'
PARCEL 'A'		9,124 S.F.		

NOTES:

1. THE PURPOSE OF THIS PLAN IS CONVEY PARCEL 'A' FROM TAX MAP 31 LOT 16 TO TAX MAP 31 LOT 15. PARCEL 'A' IS NOT TO BE CONSIDERED A SEPERATE LOT OF RECORD.
2. THE OWNERS OF RECORD OF TAX MAP 31 LOT 15 ARE JONATHAN ADAM KLING AND BONNIE BLUE KLING 46 WEST MAIN STREET WARNER, NH 03278 (SEE M.C.R.D. BK.3736 PG.2088 DATED 4/30/21). THE OWNER OF RECORD OF TAX MAP 31 LOT 16 IS THE DENNIS GONSALVES TRUST OF 2020 38 WEST MAIN STREET WARNER, NH 03278 (SEE M.C.R.D. BK.3703 PG.1468 DATED 10/16/20).
3. BOUNDARY INFORMATION FOR PARCEL 'A' DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF SEPTEMBER 2025 HORIZONTAL ORIENTATION IS PER A MAGNETIC BEARING TAKEN ON 9/1/25. BOUNDARY INFORMATION FOR THE REMAINDER OF LOTS 31/15 AND 31/16 IS PER THE REFERENCE PLANS AND DEEDS CITED HEREON.
4. THE SITE LIES WITHIN THE R1 ZONE MINIMUM LOT SIZE IS 20,000 S.F. (BUILDABLE LAND) WITH 100' FRONTAGE. SETBACKS ARE 30' FRONT AND 15' SIDE AND REAR.
5. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0295E EFFECTIVE DATE APRIL 19, 2010.
6. SOILS TYPE FOR BOTH LOTS IS 689B - ADAMS - URBAN LAND COMPLEX
7. THIS PLAN SHOWS A CONVEYANCE OF LAND FOR THE PURPOSE OF LOT LINE ADJUSTMENT / ANNEXATION AS DEFINED IN THE WARNER SUBDIVISION REGULATIONS. THIS APPROVAL DOES NOT CONSTITUTE A SUBDIVISION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY".

LOT LINE ADJUSTMENT PLAN
LAND OF:
JONATHAN ADAM KLING AND BONNIE BLUE HANDY
THE DENNIS GONSALVES TRUST OF 2020
PREPARED FOR:
JONATHAN ADAM KLING
WEST MAIN & GENEVA STREETS
TAX MAP 31 LOTS 15 & 16
WARNER, NEW HAMPSHIRE

OWNER'S SIGNATURES

DATE _____ JONATHAN ADAM KLING _____
DATE _____ BONNIE BLUE HANDY _____
DATE _____ THE DENNIS GONSALVES TRUST OF 2020 _____

THIS MAP IS HEREBY APPROVED BY THE WARNER PLANNING BOARD AT AN OFFICIAL MEETING HELD ON XX/2025 AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF WARNER PLANNING BOARD _____

LEGEND:

- EXISTING PAVEMENT
- EDGE OF WATER
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- ELECTRIC UTILITY POLE
- GRANITE BOUND
- PIN/CAP

SCALE: 1"=20'



REV.	DATE	DESCRIPTION	BY

