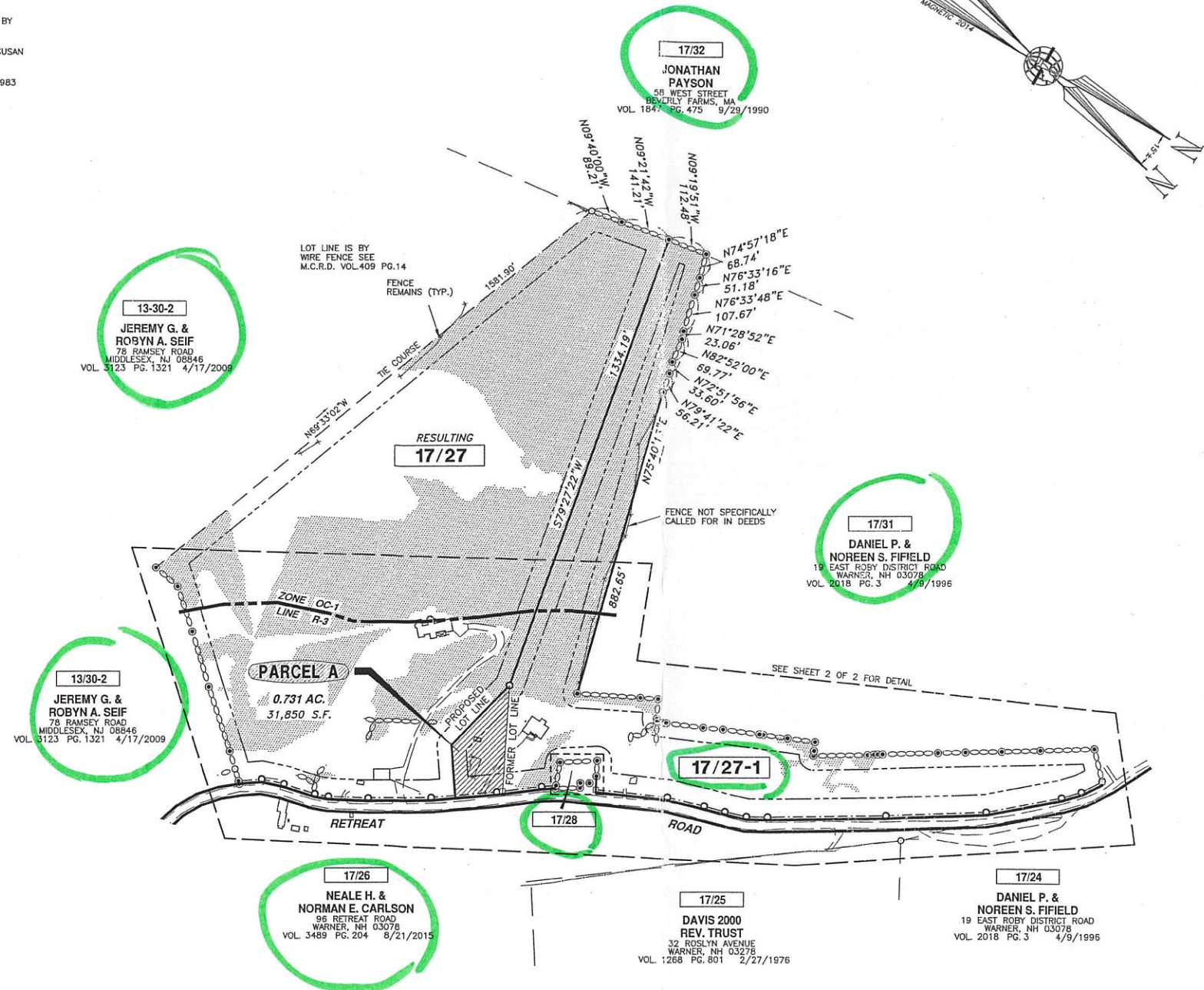
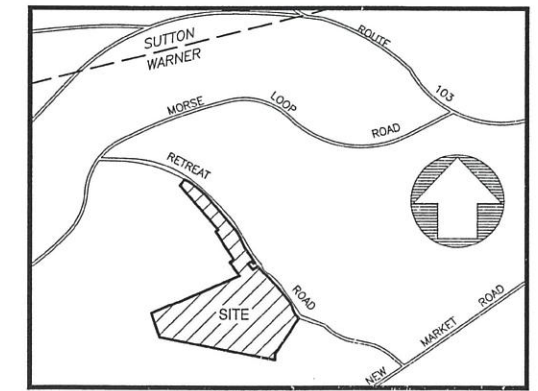


**REFERENCE PLANS:**

1. "NEWMARKET RETREAT - MINOR SUBDIVISION - PROPERTY OF - PETER & ELIZABETH LOVEJOY - NEWMARKET ROAD - AND - RETREAT ROAD - WARNER, NEW HAMPSHIRE - TAX MAP 13 LOT 30", SCALE: 1"=100' SURVEY DATED 1-16-07 THRU 3-8-07 AND LAST REVISED 11/6/07 BY EVANS LAND CONSULTANTS, PLLC. (M.C.R.D. PLAN #18734).
2. "NEWMARKET RETREAT - MINOR SUBDIVISION - PROPERTY OF - PETER & ELIZABETH LOVEJOY - NEWMARKET ROAD - AND - RETREAT ROAD - WARNER, NEW HAMPSHIRE - TAX MAP 13 LOT 30", SCALE: 1"=100' SURVEY DATED 1-16-07 THRU 3-8-07 AND LAST REVISED 11/06/07 BY EVANS LAND CONSULTANTS, PLLC. (M.C.R.D. PLAN #18921).
3. "SUBDIVISION FOR DOUGLAS & JOANNE MILBURY" SCALE: 1"=40' DATED JUNE 25, 1994 BY ERNEST E. VEINOTTE (M.C.R.D. PLAN # 13043).
4. "REVISION - OF - MINOR SUBDIVISION - PROPERTY OF - LEE M. BREWSTER - & - SUSAN J. BREWSTER", SCALE: 1"=100' DATED AUGUST 1985 BY SNOW (M.C.R.D. PLAN #9428).
5. "PROPERTY OF CLARK M. DAVIS - WARNER, N.H.", SCALE: 1"=100' DATED: AUGUST 8, 1983 BY THOMAS C. DOMBROSKI (NOT RECORDED).

**LEGEND:**

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ZONE LINE
- - - ABUTTING LOT LINE
- - - FORMER TRACT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EXISTING GRAVEL ROAD
- STONE WALL
- 17/27 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING BOULDERS
- WIRE FENCE
- L.P.I.P.E.(F) IRON PIPE FOUND
- L.P.I.N.(S) IRON PIN SET
- D.H.(F) DRILL HOLE FOUND
- G.B.(S) GRANITE BOUND SET
- D.H.(S) DRILL HOLE SET
- UTILITY POLE AND GUY WIRE
- WELL
- SLOPES GREATER THAN 25%



**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 17 PARCEL 27 INTO 2 RESIDENTIAL LOTS SERVED BY PUBLIC ROADS, ON SITE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
2. THE OWNERS OF RECORD OF TAX MAP 17 PARCEL 27 ARE DAVID PENDERGAST AND SUSAN L. PENDERGAST, 1140 BEACON STREET, UNIT 5, BROOKLINE, MA. 02446 (SEE M.C.R.D. VOL.3445 PG.1103 DATED JUNE 26, 2014).
3. THE TOTAL AREA OF THE PARCELS IS 40.55+/- ACRES OR 1,706,911+/- SQUARE FEET.
4. THIS SITE LIES WITHIN THE LOW DENSITY RESIDENTIAL (R-3) ZONE AS WELL AS THE OPEN CONSERVATION (OC-1) ZONE. FOR THE R-3 ZONE MINIMUM LOT FRONTAGE IS 250 FEET, MINIMUM LOT SIZE IS 3 ACRES, BUILDING SETBACKS ARE 50 FEET FRONT, 40 FEET SIDE AND REAR. FOR THE OC-1 ZONE MINIMUM LOT FRONTAGE IS 300 FEET, MINIMUM LOT SIZE IS 5 ACRES, BUILDING SETBACKS ARE 50 FEET FRONT, 50 FEET SIDE AND REAR. THERE IS ALSO A 75 FOOT SETBACK TO THE WARNER RIVER. SIDE AND REAR BUILDING SETBACKS SHOWN BEYOND 300' FROM RETREAT ROAD MAY BE SUBJECT TO ADDITIONAL OVERLAY DISTRICTS NOT DEPICTED HEREON.
5. THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JUNE 2014 AND SUPPLEMENTED WITH U.S.G.S. TOPOGRAPHIC INFORMATION. HORIZONTAL ORIENTATION IS PER MAGNETIC BEARING OBSERVED ON JUNE 3 2014. VERTICAL DATUM IS N.A.V.D.1988 PER OPUS SOLUTION OF GPS OBSERVATION TAKEN ON 6/11/14.
6. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY THOMAS E. CARR C.W.S. OF MERIDIAN LAND SERVICES IN JUNE OF 2014.
7. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP #33013C0286E PANEL 285 OF 765 EFFECTIVE DATE APRIL 19, 2010.
8. "THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS REQUIRED FOR THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD."
9. NO RECORD OF LAYOUT WAS FOUND FOR RETREAT ROAD. PER PHYSICAL EVIDENCE FOUND THE RIGHT OF WAY OF RETREAT ROAD IS ASSUMED TO BE PRESCRIPTIVE AND TWO RODS (33') WIDE. THE RIGHT OF WAY OF RETREAT ROAD IS EVIDENT PER PHYSICAL EVIDENCE FROM THE SOUTHERN BOUNDARY OF THE PROPERTY TO THE EXISTING CEMETERY ON LOT 17/28. THE HISTORICAL LOCATION OF THE ROAD NORTH OF THE CEMETERY IS UNCERTAIN AS PORTIONS OF THE ROAD MAY HAVE BEEN REALIGNED DURING MATERIAL REMOVAL. THE RIGHT OF WAY ALONG THIS SECTION IS CENTERED ON THE EXISTING TRAVELED WAY AND ADDITIONAL PUBLIC AND/OR PRIVATE RIGHTS MAY EXIST BEYOND THE ROW DEPICTED.
10. NO TITLE REFERENCE WAS FOUND FOR LOT 17/28 KNOWN TO BE OWNED BY THE TOWN OF WARNER. "THE BURYING GROUND AS FENCED" ON SAID PREMISES WAS EXCEPTED AND RESERVED BY NANCY ORDWAY (SEE M.C.R.D. VOL.409 PG.14 DATED 7/12/912).
11. ON AUGUST 4, 2014 THE WARNER NH PLANNING BOARD GRANTED CONDITIONAL SUBDIVISION APPROVAL WITH THE FOLLOWING CONDITIONS: 1. PLANNING BOARD ACCEPTS THE APPLICANTS GRANT OF ADDITIONAL TOWN RIGHT OF WAY TO YIELD A TOTAL RIGHT OF WAY WIDTH OF UP TO 1-1/2 RODS FROM THE CENTERLINE OF TRAVELED WAY, SUBJECT TO REVIEW AND ACCEPTANCE BY THE BOARD OF SELECTMEN WITHIN TWO WEEKS. 2. MODIFY BARN TO ALLOW FOR 1-1/2 ROD PORTION OF RIGHT OF WAY FROM CENTER OF TRAVELED WAY. 3. ADD TEST PIT INFORMATION TO THE PLAN. 4. SET MONUMENTS ON THE WESTERLY SIDE OF THE RIGHT OF WAY AS FOLLOWS - STONE MONUMENTATION AT THE NEW LOT LINE, THE NORTHERLY LIMIT OF THE CEMETERY, AND THE NORTHERLY LIMIT OF FRONTAGE, AND IRON PINS AT ALL OTHER REQUIRED LOCATIONS.

**OWNER'S SIGNATURES:**

OWNER OF TAX MAP LOT 17/27 \_\_\_\_\_ DATE \_\_\_\_\_

OWNER OF TAX MAP LOT 17/27-1 \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY WARNER PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ AND \_\_\_\_\_

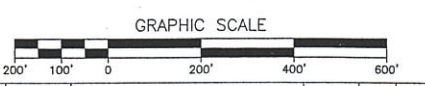
SECRETARY: \_\_\_\_\_

**LOT SYNOPSIS**

LOT NO.	EXISTING	PROPOSED	-	+
17/27	1,200,000± S.F. 28.1± ACRES	1,191,293± S.F. 27.3± ACRES	PARCEL A	
17/27-1	523,256 S.F. 12.012 ACRES	555,104 S.F. 12.743 ACRES		PARCEL A

**CERTIFICATION:**

"I HEREBY CERTIFY THAT THIS PLAN IS 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."



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---

**LOT LINE ADJUSTMENT PLAN**  
**LAND OF:**  
**DAVID & SUZANNE PENDERGAST**  
**TAX MAP 17 LOT 27**  
**RETREAT ROAD**  
**WARNER, NEW HAMPSHIRE**  
 SCALE: 1" = 200' MARCH 15, 2022

**MERIDIAN LAND SERVICES, INC.**  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | SEPTIC DESIGN  
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
 MERIDIANLANDSERVICES.COM FAX 603-673-1584