

SOILS INFORMATION:

ACCORDING TO WEB SOIL SURVEY, THE SOILS THAT ARE FOUND ON THE PROPERTY ARE:
 -57D (15%-25% SLOPES) & 57E (25% - 35% SLOPES) = BECKET FINE SANDY LOAM = NH GROUP 3 SOIL
 -380C (8% - 15% SLOPES) & 380D (15% - 25% SLOPES) & 380E (25%-60% SLOPES) = TUNBRIDGE-LYMAN-BECKET COMPLEX = NH GROUP 3 & 4
 -214A (0% - 5% SLOPES) = NAUMBURG LOAMY SAND = NH GROUP 5 SOIL (POORLY DRAINED)
 -415B (3% - 8% SLOPES) = MOOSILAUKE FINE SANDY LOAM = NH GROUP 5 SOIL (POORLY DRAINED)
 -649A (0% - 8% SLOPES) = PEACHAM MUCKY PEAT = NH GROUP 6 SOIL (VERY POORLY DRAINED)

BECKET SOILS ARE MODERATELY WELL DRAINED SOILS (NH GROUP 3) WHICH CONSIST OF VERY DEEP SOILS THAT FORMED IN A LOAMY MANTLY OVERLYING DENSE, SANDY TILL ON DRUMLINS AND GLACIATED UPLANDS IN MOSTLY FORESTED AREAS. AREAS CLEARED OF TREES AND STONES ARE USED MOSTLY FOR HAY AND PASTURE WITH A FEW APPLE ORCHARDS AND CULTIVATED CROPS. THESE SOILS WILL SUPPORT A SEPTIC SYSTEM.

TUNBRIDGE SOILS CONSIST OF MODERATELY DEEP, WELL DRAINED SOILS ON GLACIATED UPLANDS. TUNBRIDGE SOILS CAN BE TYPICALLY FOUND ON BOTH LEVEL AND REALLY STEEP GLACIATED UPLANDS. THEY ARE ON THE TOPS AND SIDES OF HILLS AND MOUNTAINS. THESE SOILS WILL SUPPORT A SEPTIC SYSTEM.

LYMAN SOILS CONSIST OF MODERATELY DRAINED SOILS ON GLACIATED UPLANDS. CLEARED AREAS CAN BE USED FOR CULTIVATED CROPS, ALONG WITH HAY AND PASTURE. THESE SOILS WILL SUPPORT A SEPTIC SYSTEM.

NAUMBURG SOILS CONSIST OF DEEP, POORLY AND SOMEWHAT POORLY DRAINED SOILS THAT FORMED IN GLACIOFLUVIAL DEPOSITS. THESE SOILS WILL NOT SUPPORT A SEPTIC SYSTEM.

MOOSILAUKE FINE SANDY LOAM SOILS CONSIST OF VERY DEEP, POORLY AND SOMEWHAT POORLY DRAINED SOILS THAT FORMED IN GLACIAL OUTWASH OR DRIFT IN LOW DEPRESSIONS AND SHALLOW DRAINWAYS ON UPLANDS. THESE SOILS WILL NOT SUPPORT A SEPTIC SYSTEM.

PEACHAM MUCKY PEAT SOILS CONSIST OF VERY DEEP, VERY POORLY DRAINED SOILS FORMED IN ORGANIC MATERIAL OVER LOAMY LODGMNT TILL IN GLACIATED UPLANDS AND LOWLANDS. THEY ARE TYPICALLY IN OPEN AND CLOSED DEPRESSIONS ON FOOTSLOPES AND TOESLOPES. THESE SOILS WILL NOT SUPPORT A SEPTIC SYSTEM.

REFERENCE PLANS

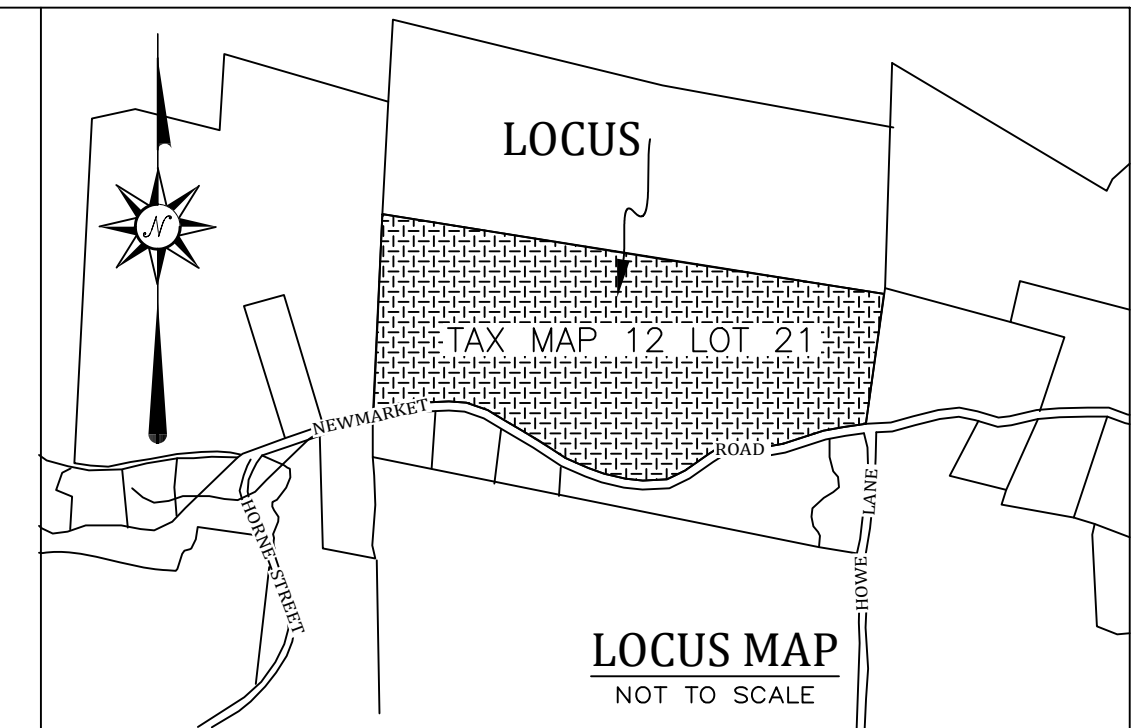
"BOUNDARY SURVEY TAX LOT 13/35 FOR NANCY LADD & DOUGLAS R. NEWTON"; PREPARED BY ARTHUR F. SICILIANO JR.; DATED SEPTEMBER 2007 REVISED 2/09; SCALE 1"=200'; RECORDED AT MCRD AS DOCUMENT #19212.

"WARNER (AMESBURY) NEW HAMPSHIRE"; ORIGINAL GRANTEEES AND LOT NUMBERS FOR 40, 60, 80, 100 ACRE LOTS AS SURVEYED BETWEEN YEARS 1765-1774; PREPARED BY UNKNOWN; DATED UNKNOWN; SCALE 1"=UNKNOWN; RECORDED AT MCRD AS DOCUMENT # 6606/1

"BOUNDARY SURVEY LAND OF CERSOSIMO INDUSTRIES, INC., LOCATED AT TAX MAP 12 LOT 20 NEW MARKET ROAD, WARNER, MERRIMACK, NEW HAMPSHIRE"; PREPARED BY SVE ASSOCIATES; DATED 11/8/10; SCALE 1"=150'; RECORDED AT MCRD AS DOCUMENT #19591.

"SUBDIVISION FOR IVAR C. MARTIN 454 NEWMARKET ROAD, TOWN: WARNER; COUNTY: MERRIMACK N.H.; TAX MAP #12-20"; PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC.; DATED: MAY 1, 2006; SCALE: 1"=100'; RECORDED AT MCRD AS DOCUMENT #17885.

"85 ACRES COMPASS & TAPE SURVEY MAY 1983 DONE BY ROGER TERRILL" PREPARED BY ROGER TERRILL; DATED: MAY 1983 SCALE: UNKNOWN; UNRECORDED PLAN ON FILE WITH THIS OFFICE.



NOTES

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 12 LOT 21 INTO 2 RESIDENTIAL LOTS.

OWNERS OF RECORD:
 MAP 12 LOT 21
 PETER BEAN
 3 INDIAN VALLEY ROAD
 PELHAM, NH 03076
 VOLUME 3336 PAGE 1461

AREA OF MAP 12 LOT 21: 3,856,983 SF OR 88.54 ACRES
 EXISTING AREA OF MAP 12 LOT 21: 3,856,983 SF OR 88.54 ACRES

PROPOSED AREA OF MAP 12 LOT 21: 1,956,484 SF OR 44.91 ACRES
 PROPOSED AREA OF MAP 12 LOT 21-1: 1,900,499 SF OR 43.63 ACRES

MAP AND LOT NUMBERS REFER TO THE TOWN OF WARNER TAX MAPS.

BOOK & PAGE NUMBERS ARE FOR THE MERRIMACK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

CURRENT ZONING: R-3 LOW DENSITY RESIDENTIAL DISTRICT & OC-1 OPEN CONSERVATION DISTRICT

R-3 LOW DENSITY RESIDENTIAL DISTRICT
 R-3 ZONE 500' FROM CENTER LINE OF NEWMARKET ROAD
 MIN. LOT AREA - 3 ACRES
 MIN. FRONTAGE - 250 FEET

BUILDING SETBACKS:
 FRONT - 50 FEET
 SIDE - 40 FEET
 REAR - 40 FEET

OC-1 OPEN CONSERVATION DISTRICT
 MIN. LOT AREA - 5 ACRES
 MIN. FRONTAGE - 300 FEET

BUILDING SETBACKS:
 FRONT - 50 FEET
 SIDE - 50 FEET
 REAR - 50 FEET

THE RIGHT OF WAY OF NEWMARKET ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE APPROXIMATELY 3 RODS WIDE (49.5') WHICH WAS TYPICAL IN THIS AREA OF NEW HAMPSHIRE IN THOSE TIMES. A "VOTED TO ACCEPT OF A ROAD LAYD OUT FROM ESQR. BEAN MILLS TO BRADFORD TOWN LINE ACCORDING TO THE RETURN" WAS FOUND IN WARNERS TOWN BOOKS BUT NO WIDTH WAS DESCRIBED.

JURISDICTIONAL WETLANDS WERE OBSERVED BUT NOT DELINEATED.

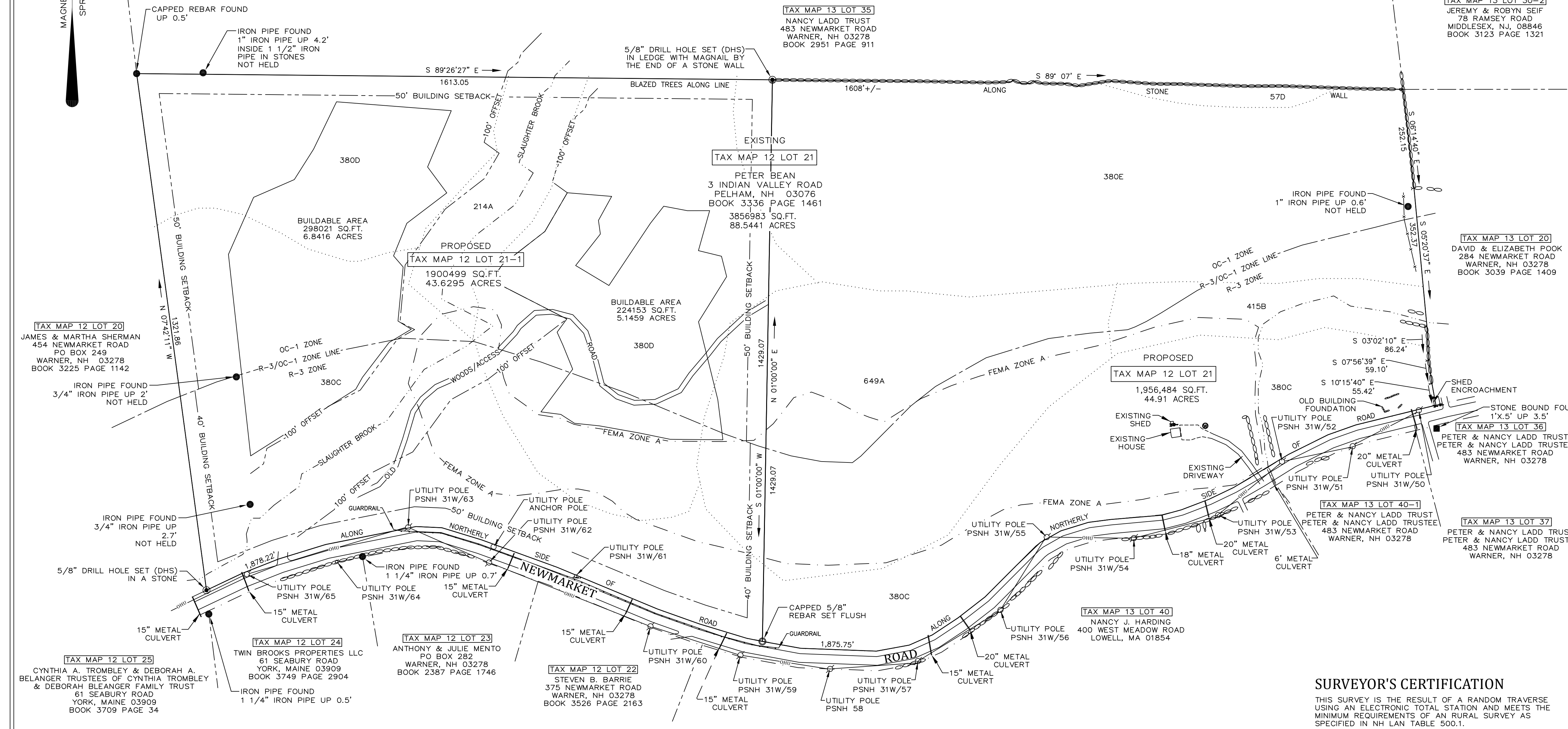
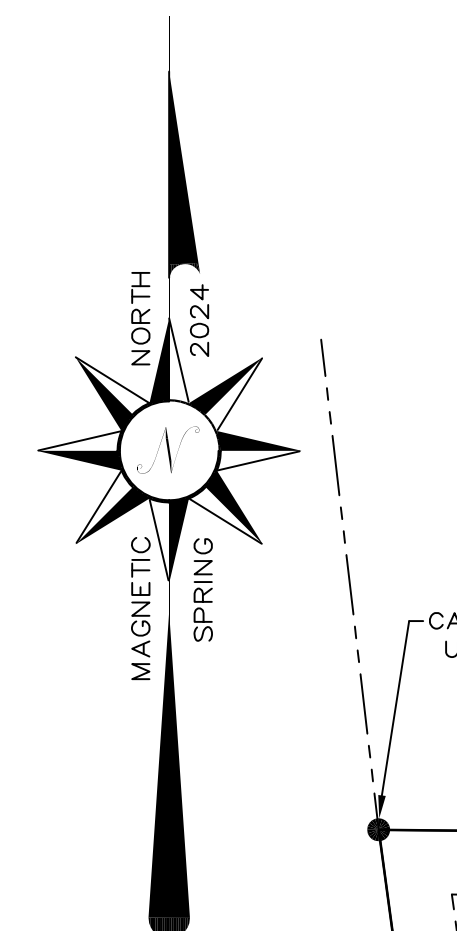
MAP 12 LOT 21 HAS AN AREA WITHIN THE 100 YEAR FLOOD PLAIN.
 **THE NEW FLOOD MAPS DUE SHOW A DECREASE IN THE FLOOD PLAIN AREA.

SOIL INFORMATION IS BASED ON WEB SOIL SURVEY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. SOIL LINES WERE TRANSPosed ON THIS PLAN FROM WEB SOIL SURVEY.
 **SEE SOILS INFORMATION REGRADING SPECIFIC SOILS ON THE PROPERTY.

THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. ENVIRESPLECT LAND SERVICES DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC AND THOROUGH TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. ENVIRESPLECT LAND SERVICES MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE. CALL DIG-SAFE @ 811.

THIS SURVEY WAS PERFORMED DURING WINTER SNOW CONDITIONS. PHYSICAL FEATURES SHOWN ON THIS PLAN, SUCH AS EDGES OF PAVEMENT, IRON PINS, UTILITIES, ETC., ARE SUBJECT TO OBSERVATION AND CONFIRMATION WHEN CONDITIONS ALLOW OR IN THE SPRING.



TAX MAP 12 LOT 20
 JAMES & MARTHA SHERMAN
 454 NEWMARKET ROAD
 PO BOX 249
 WARNER, NH 03278
 BOOK 3225 PAGE 1142

TAX MAP 12 LOT 25
 CYNTHIA A. TROMBLEY & DEBORAH A. BELANGER TRUSTEES OF CYNTHIA TROMBLEY & DEBORAH BELANGER FAMILY TRUST
 61 SEABURY ROAD
 YORK, MAINE 03909
 BOOK 3709 PAGE 34

TAX MAP 12 LOT 24
 TWIN BROOKS PROPERTIES LLC
 61 SEABURY ROAD
 YORK, MAINE 03909
 BOOK 3749 PAGE 2904

TAX MAP 12 LOT 23
 ANTHONY & JULIE MENTO
 PO BOX 282
 WARNER, NH 03278
 BOOK 2387 PAGE 1746

TAX MAP 12 LOT 22
 STEVEN B. BARRIE
 375 NEWMARKET ROAD
 WARNER, NH 03278
 BOOK 3526 PAGE 2163

TAX MAP 13 LOT 35
 NANCY LADD TRUST
 483 NEWMARKET ROAD
 WARNER, NH 03278
 BOOK 2951 PAGE 911

TAX MAP 12 LOT 21
 PETER BEAN
 3 INDIAN VALLEY ROAD
 PELHAM, NH 03076
 BOOK 3336 PAGE 1461
 3856983 SQ.FT.
 88.5441 ACRES

TAX MAP 13 LOT 30-2
 JEREMY & ROBYN SEIF
 78 RAMSEY ROAD
 MIDDLESEX, NJ, 08846
 BOOK 3123 PAGE 1321

TAX MAP 13 LOT 20
 DAVID & ELIZABETH POOK
 284 NEWMARKET ROAD
 WARNER, NH 03278
 BOOK 3039 PAGE 1409

TAX MAP 13 LOT 36
 PETER & NANCY LADD TRUST
 483 NEWMARKET ROAD
 WARNER, NH 03278

TAX MAP 13 LOT 40-1
 PETER & NANCY LADD TRUST
 PETER & NANCY LADD TRUSTEE
 483 NEWMARKET ROAD
 WARNER, NH 03278

TAX MAP 13 LOT 37
 PETER & NANCY LADD TRUST
 PETER & NANCY LADD TRUSTEE
 483 NEWMARKET ROAD
 WARNER, NH 03278

TAX MAP 13 LOT 40
 NANCY J. HARDING
 400 WEST MEADOW ROAD
 LOWELL, MA 01854

OWNER CERTIFICATION

I, PETER BEAN, CERTIFY THAT I AM THE OWNER OF MAP 12 LOT 21, AND APPROVE OF THIS SUBDIVISION.

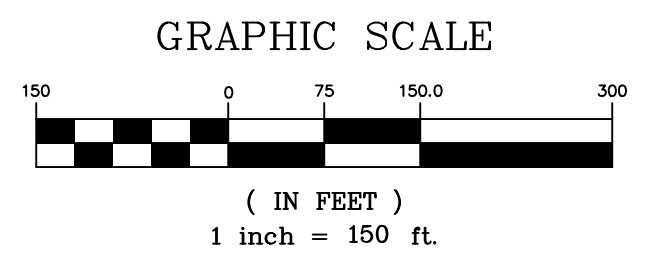
PETER BEAN DATE

APPROVED AS A SUBDIVISION
 IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
 THE TOWN OF WARNER PLANNING BOARD
 BY _____, CHAIRMAN

THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.

LEGEND

- - IRON PIN FOUND
- - DRILL HOLE SET
- - REBAR SET
- - UTILITY POLE
- - WELL
- - STONE WALL
- x-x-x- - BARBWIRE FENCE
- w-w-w- - WIRE FENCE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE
- - - - - ZONING DISTRICT LINE
- - - - - FLOOD ZONE LINE
- OHU- - OVERHEAD UTILITIES
- - - - - SOILS LINE
- - - - - CENTER LINE OF STREAM



SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN NH LAN TABLE 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

NO.	DATE	REVISION	BY

PROPOSED SUBDIVISION PLAN
MAP 12 LOT 21
306 NEWMARKET ROAD
WARNER, NH 03478
 DATE: JUNE 8, 2024 SCALE: 1"=150'
 PREPARED FOR:
 PETER BEAN
 3 INDIAN VALLEY ROAD
 PELHAM, NEW HAMPSHIRE 03076
ENVIRESPLECT LAND SERVICES, LLC
 80 MURDOUGH HILL ROAD
 NELSON, NEW HAMPSHIRE 03457
 Tel. (603) 847-9984 SHT 1/1

JOB NO. 1092 SURVEY DATE: 2/19/2024 FB: 1/67-68