



# TOWN OF WARNER PLANNING BOARD

P.O. Box 265  
Warner, New Hampshire 03278-0059  
Telephone: (603) 456-2298, ext. 7  
Fax: (603) 456-2297

## APPLICATION FOR SUBDIVISION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

MAJOR SUBDIVISION (4+ LOTS) \_\_\_\_\_ MINOR SUBDIVISION (2-3 LOTS)  CONDO SUBDIVISION \_\_\_\_\_

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES \_\_\_\_\_ NO

TODAY'S DATE: December 8, 2021

NAME OF APPLICANT Robert C. Shoemaker III Living Trust

ADDRESS 15 Morse Lane - Warner, NH 03278

PHONE # 1 603 465-3210 PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

OWNER(S) OF PROPERTY Robert C. Shoemaker III Living Trust

ADDRESS 15 Morse Lane - Warner, NH 03278

PHONE # 1 603 465-3210 PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

AGENT NAME J. E. Belanger Land Surveying, PLLC

ADDRESS 61 Old Hopkinton Road - Dunbarton, NH 03046

PHONE # 1 603 774-3601 PHONE # 2 \_\_\_\_\_ E-MAIL jbelanger@belangersurvey.com

LICENSED LAND SURVEYOR: Jacques E. Belanger

LICENSED PROFESSIONAL ENGINEER: \_\_\_\_\_

CERTIFIED SOIL SCIENTIST: Michael A. Lambert, Environmental Scientist

CERTIFIED WETLAND SCIENTIST: \_\_\_\_\_

OTHER PROFESSIONAL(S): \_\_\_\_\_

STREET ADDRESS & DESCRIPTION OF PROPERTY Morse Lane being vacant land that lies southerly of NH Route 103, northerly of Morse Lane and abandoned railroad and abutting Town Line.

MAP # 17 LOT # 13 ZONING DISTRICT R-2 NUMBER OF LOTS/UNITS: 2 Lots

FRONTAGE ON WHAT STREET(S): NH Route 103 and Morse Lane

DEVELOPMENT AREAS: 7.16/312,038 acres/sq.ft. BUILDING/ADDITION: None sq. ft.

DEED REFERENCE: Book 3236 Page 845 Please include a copy of the Deed.

PROPOSED USE: Residential house lots

DETAILS OF REQUEST: *Indicate number of separate pages attached, if necessary.*

Applicant is proposing to subdivide Map 17 Lot 13 into 2 residential house lots. These proposed lots will have access from Morse Lane only. This subdivision involves land in Warner only and not land located in the town of Sutton.

**Authorization/Certification from Property Owner(s)**

I (We) hereby designate Jacques Belanger Land Surveying, PLLC to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): *Robert C. Shoemaker III* Date: Dec. 13, 2021  
(Need signatures of all owner's listed on deed)

Print Names ROBERT C. SHOEMAKER III

Signature of Applicant(s) if different from Owner:  
\_\_\_\_\_  
Date: \_\_\_\_\_

Print Names \_\_\_\_\_

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Fees Submitted: Amount: \_\_\_\_\_ Cash: \_\_\_\_\_ Check # \_\_\_\_\_ Other: \_\_\_\_\_

Abutter's List Received: Yes \_\_\_\_\_ No \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Date Approved: \_\_\_\_\_



**TOWN OF WARNER**  
**Land Use Office**  
 P.O. Box 265  
 Warner, New Hampshire 03278-0059  
 Telephone: (603) 456-2298, ext. 7  
 Fax: (603) 456-2297  
 E-Mail: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

### Planning Board - Application Fees

Name of Applicant Robert C. Shoemaker III Project Location: Morse Lane & NH Route 103  
 Received By Jenice Lae Date Fee Received: Dec. 8<sup>th</sup>, 2021

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

Conceptual Consultation (submit application with no plans to copy) \$ No Fee

<input checked="" type="checkbox"/> Subdivision  <div style="font-size: 2em; font-family: cursive; margin-top: 20px;">           ✓ #            4976.00            \$570.00         </div>	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots <u>2</u> x \$50 = \$15 per notification # notices <u>13</u> x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection - per Board MCRD** recording fee - separate check charged below LCHIP*** - separate \$25 check - charged below	\$ <u>250.00</u> \$ <u>100.00</u> \$ <u>195.00</u> \$ <u>25.00</u> \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u>  Subtotal \$ <u>570.00</u> * (Check made out to "Town of Warner")
--	--	---

<input type="checkbox"/> Site Plan Review	\$400 Base Fee (Final Application or Design Development) \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection - per Board MCRD** recording decision - check per rate below	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u>  Subtotal \$ _____ * (Check made out to "Town of Warner")
---	--	---

<input type="checkbox"/> Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required) If a Hearing is required add \$15 per notification If a Hearing add \$25 for compliance inspection Legal Notice in Publication due prior to Hearing	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u>  Subtotal \$ _____ * (Check made out to "Town of Warner")
--	--	---

___ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

\* = Subtotals above **due with application**. Please make check payable to "TOWN OF WARNER" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500. \$1,000 if new road.  
Re-notifications: Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

<b>TWO Separate Checks (Upon completion / approval):</b>		
_____	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
_____	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack County Registry of Deeds"	\$ _____ ***

\*\* = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

\*\*\* = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"



## TOWN OF WARNER

P.O. Box 59

Warner, New Hampshire 03278-0059

Land Use Office: (603)456-2298 ex. 7

Fax: (603) 456-2297

Email: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

## ABUTTER'S NOTICE OF PUBLIC HEARING

### *Planning Board Meeting*

January 3, 2021

7:00 PM Eastern Time (US and Canada)

The Town of Warner Planning Board has received an application for a Subdivision. As of State Law (RSA 675:7), the Planning Board will hold a Public Hearing on the request. Notification of this hearing is being made to all abutters. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application is also on file for public inspection on the [warner.nh.us](http://warner.nh.us) web site. This is a public meeting, and you are invited to attend.

This meeting will be held in **hybrid format**, in person at the Town Hall and remote participation through Zoom conferencing. *\*Please mute your audio, until recognized to speak. Participants will not to use the Chat feature on Zoom. All conversation is inclusive and documented as part of the public record.* All meetings are audio and video recorded on **Zoom**.

**Mask wearing is MANDATORY for ALL individuals** participating in the in-person meeting. Audience chairs will be 6 feet apart. Once members are seated they may remove their masks to speak.

**Join Zoom Meeting:** <https://us02web.zoom.us/j/87061407427>

**Meeting ID:** 870 6140 7427

**Passcode:** 1234

One tap mobile

[+19292056099](tel:+19292056099), 87061407427#,.....0#, 1234# US (New York)

[+13017158592](tel:+13017158592), 87061407427#,.....0#, 1234# US (Germantown)

Dial by your location

[+1 929 205 6099](tel:+19292056099) US (New York)

[+1 301 715 8592](tel:+13017158592) US  
(Germantown)

### Subdivision Application

**Applicant:** Robert C. Shoemaker, III Living Trust

**Agent:** J.E. Belanger Land Surveying, PLLC

**Address:** 15 Morse Lane, Warner, NH 03278

**Map/Lot:** Map 17, Lot 13

**District:** R-2

**Description:** Applicant is proposing to subdivide Map 17, Lot 13 into 2 residential house lots. These proposed lots will have access from Morse Lane only. This subdivision involves land in Warner only and not land located in the town of Sutton.

Written comments will be made a part of the record of the meeting and must be received by 12:00 PM noon on the day of the meeting. **Mail to:** Town of Warner, Zoning Board of Adjustment, P.O. Box 265, Warner, NH 03278, or, **E-mail:** [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

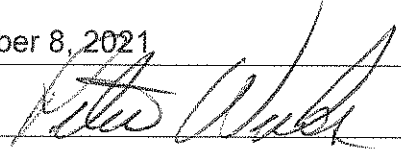
**Abutter(s) List**

Please list the names and addresses of all owners of property that abut the subject property, defined as follows: "Abutter" as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. [Amended March 2020]

The abutters list must be obtained from the Town of Warner's Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners' agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner's Assessors records on:

December 8, 2021 (date)  
Signature   
Print Name Peter Weeks

Map & Lot 01-490-079 (Town of Sutton)

Map: 17 Lot: 13, 012-1, 012-2

Name: Robert C. Shoemaker III Living Trust

Address: 15 Morse Lane - Warner, NH 03278

Map: 17 Lot: 9 & 17

Name: Town of Warner

Address: PO Box 265, Warner, NH 03278

Map: 17 Lot: 10

Name: Shawn M. Dupont

Address: PO Box 195, Warner, NH 03278

Town of Warner Planning Board Abutter(s) List (continued)

Map: 17 Lot: 14

Name: Timothy D. & Kristi-Le Lepenven & Vicki L.M. Pepper

Address: 406 Route 103 West, Warner, NH 03278

Map: 17 Lot: 14-2

Name: Edward A. Knight Jr.

Address: 2370 State Route 114, Bradford, NH 03221

Map: 17 Lot: 14-3

Name: Paul M. & Deborah L. Sharrio

Address: 430 Route 103 West, Warner, NH 03278

Map: 17 Lot: 16 & 16-1 Town of Sutton Map & Lot 01-445-073

Name: Lawrence J. & Judith L. Richard

Address: 444 Route 103 West, Warner, NH 03278

Map: 17 Lot: 18

Name: Joseph & Annette Abbondanza

Address: 8 Hillary Drive, Franklin, NH 03235

Map: 01 Lot: 407-067 (Town of Sutton)

Name: Town of Sutton

Address: 93 Main Street, Sutton Mills, NH 03221

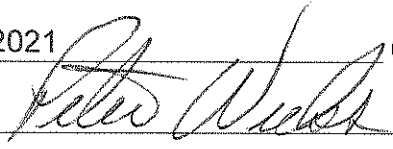
### Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows: "Abutter" as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. [Amended March 2020]

The abutters list must be obtained from the Town of Warner's Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners' agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner's Assessors records on:

December 8, 2021 \_\_\_\_\_ (date)  
Signature   
Print Name Peter Weeks

Map: 17 Lot: 11

Name: Carl F. Nickerson  
Address: 39 Morse Lane - Warner, NH 03278

Map: 17 Lot: 19

Name: David M. & Laura Thurlow  
Address: 67 Morse Lane - Warner, NH 03278

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: J. E. Belanger Land Surveying, PLLC  
Address: 61 Old Hopkinton Road - Dunbarton, NH 03046



**Town of Warner Planning Board Abutter(s) List (continued)**

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: Michael A. Lambert, Environmental Scientist

Address: 98 Dumont Park Road - Goffstown, NH 03045

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

# Warner, NH Subdivision Regulations

## Appendix A



### Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended January 24, 2011

## Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

### Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>✓</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>✓</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<u>Y</u>	<u>✓</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>✓</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>Y</u>	<u>✓</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>✓</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>Y</u>	<u>✓</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<input checked="" type="checkbox"/>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<u>Y</u>	<input checked="" type="checkbox"/>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<input checked="" type="checkbox"/>	(V.A.10) Title and deed references.
<u>N</u>	<input type="checkbox"/>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<input type="checkbox"/>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<input checked="" type="checkbox"/>	(V.A.13) Names of all adjoining street(s).
<u>Y</u>	<input checked="" type="checkbox"/>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>Y</u>	<input checked="" type="checkbox"/>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
<u>    </u>	<u>    </u>	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
<u>    </u>	<u>    </u>	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
<u>    </u>	<u>    </u>	(V.B.2) Abutters may be heard and may request a public hearing.
<u>    </u>	<u>    </u>	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.


APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.B.4) Statement placed on plat stating: “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.”
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>Y</u>	<u>✓</u>	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
<u>Y</u>	<u>✓</u>	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted.
<u>Y</u>	<u>✓</u>	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>Y</u>	<u>✓</u>	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>Y</u>	<u>✓</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>Y</u>	<u>✓</u>	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, i f such species or communities are identified.
<u>N</u>	—	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
___	___	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
___	___	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
___	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
___	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
___	___	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
___	___	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
___	___	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
___	___	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
___	___	(V.D.9) Erosion plan.
___	___	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.D.11) Drainage Plan.
—	—	(V.D.12) Phasing plan.
—	—	(V.D.13) Other information required by the Board.
—	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
		<b>Special Requirements (Section V.E)</b>
—	—	(V.E.1) Traffic Impact Assessment.
—	—	(V.E.2) Fiscal Impact Analysis.
—	—	(V.E.3) School Impact Analysis.
—	—	(V.E.4) Community Services Impact Assessment.
—	—	(V.E.5) Other considerations, special investigations.

4  
tee

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION  REAL ESTATE TRANSFER TAX

THOUSAND 4 HUNDRED AND 73 DOLLARS

MO.	DAY	YR.	AMOUNT
01	07	2011	900799\$ 473

VOID IF ALTERED

10.44  
2.00

473.00 QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, The State of New Hampshire, whose mailing address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, by the Commissioner of The Department of Transportation, pursuant to vote of the Governor and Executive Council on December 8, 2010, (Item # 170) and in accordance with the provisions of New Hampshire, RSA 228:31 and RSA 4:39-c for consideration paid, grants to Robert C. Shoemaker, III, trustee, Robert C. Shoemaker, III Living Trust having a mailing address of 15 Morse Lane, Warner 03278, County of Merrimack, State of New Hampshire, with QUITCLAIM covenants:

A certain parcel of land lying partly along the Northerly side of the Central Road (a/k/a Morse Loop Road) and land now or formerly of the Boston & Maine Railroad in the Town of Warner, County of Merrimack, State of New Hampshire and partly along the North side of land now or formerly of the Boston & Maine Railroad in the Town of Sutton, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at the Southwesterly corner of the tract known as the Cilley Pasture in the Town of Sutton, said point being at the intersection of the land now or formerly the Northerly line of the Concord & Claremont Branch of the Boston & Maine Railroad right-of-way with the Northeasterly side line of the Birch Hill Road, so-called, in the Town of Sutton; and running thence Northwesterly with said Northeasterly side line of Birch Hill Road to a point which is fifty (50) feet distant Southerly from the nearly opposite NH Route 103 Center Line Station 125+60, as shown on a Plan of Warner Federal Aid Project #243-D on file in the Records of the New Hampshire Department of Transportation; thence running Southeasterly parallel with and fifty (50) feet distant Southerly from the center line, as shown on said plan, to the division line between the Towns of Sutton and Warner; and continuing in the Town of Warner with a line that is fifty (50) feet distant Southerly from and parallel with said center line to the Westerly line of land now or formerly of Charles S. Colby, near Station 10+30, as shown on said plan; thence running Southwesterly with said Colby's Westerly line to the Northerly line of the right-of-way of the Central Road; thence running Westerly and Northwesterly with the Northerly line of Central Road to the Northeasterly line of land now or formerly right-of-way of the Concord and Claremont Branch of the Boston & Maine Railroad; and continuing Northwesterly with the Northeasterly line of said railroad right-of-way to the point of beginning.

ORIGINAL NOT SUITABLE FOR PROPER REPRODUCTION

Containing eight and three tenths (8.3) acres, more or less, and being a portion of the real estate recorded April 2, 1936, at the Merrimack County Registry of Deeds in Book 544, Page 194.

Reserving to the State of New Hampshire fifty (50) feet from the NH Route 103 center line along the Southerly side of NH Route 103 as more clearly shown on the above referenced plan.

This conveyance is given subject to all rights of the New Hampshire Power Company, the New England Telephone and Telegraph and the Merrimack County Telephone Company.

Also the conveyance of the above-described parcel is subject to any and all easements of record.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereunto belonging to the said Grantee, and its successors and assigns forever.

IN WITNESS WHEREOF The State of New Hampshire has caused its name to be set and its seal to be hereunto affixed by the Commissioner of The Department of Transportation, duly authorization and executed this 6, day of January, in the year of our Lord, 2011.

WITNESS:

Dawn M. Donsett

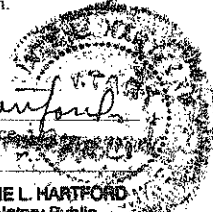
THE STATE OF NEW HAMPSHIRE  
[Signature]  
Commissioner  
Department of Transportation

STATE OF NEW HAMPSHIRE Merrimack SS A. D., 2011

On this 6 day of January, 2011, before me, Diene L. Hartford, the undersigned officer, personally appeared the Commissioner of The Department of Transportation, and that as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The State of New Hampshire as Commissioner of the Department of Transportation.

IN WITNESS WHEREOF I have hereunto set my hand and seal.



Diene L. Hartford  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_  
  
DIANE L. HARTFORD  
Notary Public  
My Commission Expires May 20, 2014



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

---

**To:** Peter Weeks  
61 Old Hopkinton Road  
Dunbarton, NH 03046

**From:** NH Natural Heritage Bureau

**Date:** 12/7/2021 (This letter is valid through 12/7/2022)

**Re:** Review by NH Natural Heritage Bureau of request dated 12/7/2021

**Permit Type:** Warner

**NHB ID:** NHB21-3792

**Applicant:** Peter Weeks

**Location:** Warner  
Tax Map: map 17, Tax Lot: Lot 13  
Address: Morse Lane

**Proj. Description:** Proposing to subdivide vacant land into 2 residential house lots

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

---

MAP OF PROJECT BOUNDARIES FOR: NHB21-3792



BLANK PAGE

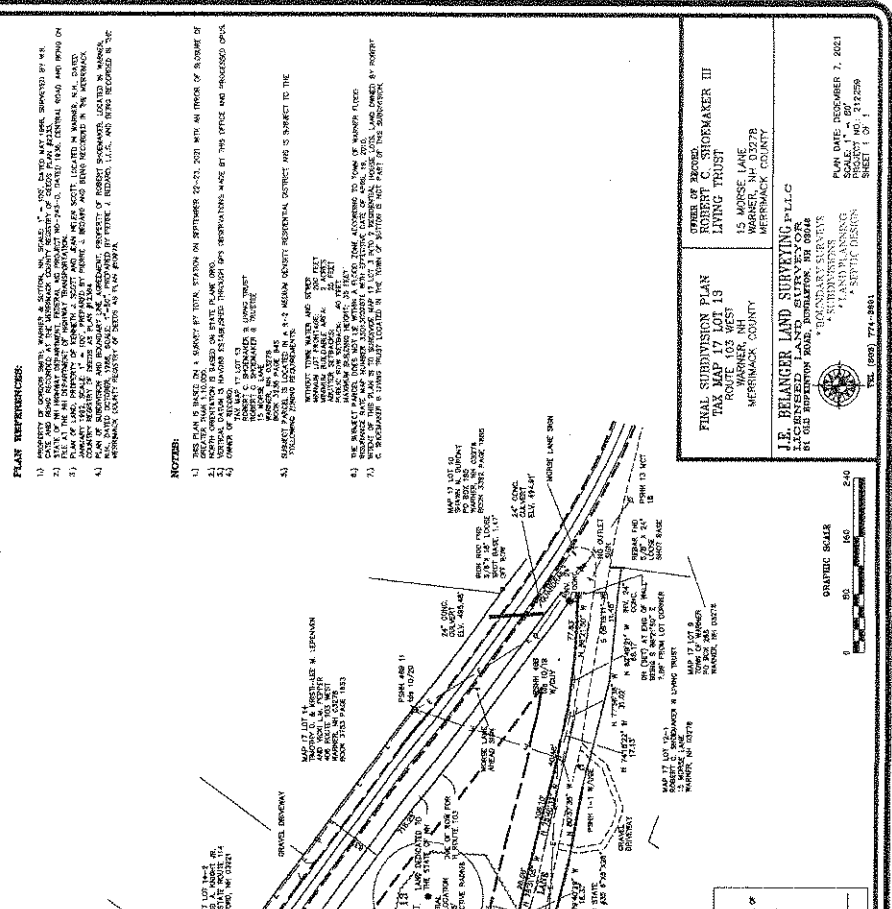
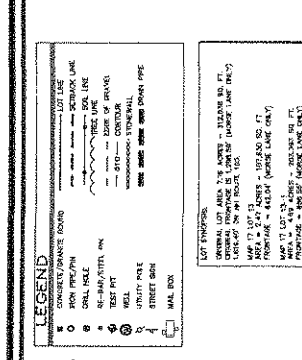
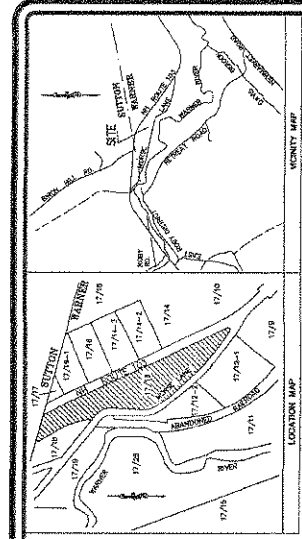
THIS PAGE HAS BEEN

INTENTIONALLY

LEFT BLANK.

MERRIMACK COUNTY RECORDS

*Kathi L. Gray*, CPO, Register



**PLAN REFERENCES:**

1. HARRISON COUNTY RECORDS, MAP 17, 17/13, 17/14, 17/15, 17/16, 17/17, 17/18, 17/19, 17/20, 17/21, 17/22, 17/23, 17/24, 17/25, 17/26, 17/27, 17/28, 17/29, 17/30, 17/31, 17/32, 17/33, 17/34, 17/35, 17/36, 17/37, 17/38, 17/39, 17/40, 17/41, 17/42, 17/43, 17/44, 17/45, 17/46, 17/47, 17/48, 17/49, 17/50, 17/51, 17/52, 17/53, 17/54, 17/55, 17/56, 17/57, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63, 17/64, 17/65, 17/66, 17/67, 17/68, 17/69, 17/70, 17/71, 17/72, 17/73, 17/74, 17/75, 17/76, 17/77, 17/78, 17/79, 17/80, 17/81, 17/82, 17/83, 17/84, 17/85, 17/86, 17/87, 17/88, 17/89, 17/90, 17/91, 17/92, 17/93, 17/94, 17/95, 17/96, 17/97, 17/98, 17/99, 17/100.
2. HARRISON COUNTY RECORDS, MAP 17, 17/13, 17/14, 17/15, 17/16, 17/17, 17/18, 17/19, 17/20, 17/21, 17/22, 17/23, 17/24, 17/25, 17/26, 17/27, 17/28, 17/29, 17/30, 17/31, 17/32, 17/33, 17/34, 17/35, 17/36, 17/37, 17/38, 17/39, 17/40, 17/41, 17/42, 17/43, 17/44, 17/45, 17/46, 17/47, 17/48, 17/49, 17/50, 17/51, 17/52, 17/53, 17/54, 17/55, 17/56, 17/57, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63, 17/64, 17/65, 17/66, 17/67, 17/68, 17/69, 17/70, 17/71, 17/72, 17/73, 17/74, 17/75, 17/76, 17/77, 17/78, 17/79, 17/80, 17/81, 17/82, 17/83, 17/84, 17/85, 17/86, 17/87, 17/88, 17/89, 17/90, 17/91, 17/92, 17/93, 17/94, 17/95, 17/96, 17/97, 17/98, 17/99, 17/100.
3. HARRISON COUNTY RECORDS, MAP 17, 17/13, 17/14, 17/15, 17/16, 17/17, 17/18, 17/19, 17/20, 17/21, 17/22, 17/23, 17/24, 17/25, 17/26, 17/27, 17/28, 17/29, 17/30, 17/31, 17/32, 17/33, 17/34, 17/35, 17/36, 17/37, 17/38, 17/39, 17/40, 17/41, 17/42, 17/43, 17/44, 17/45, 17/46, 17/47, 17/48, 17/49, 17/50, 17/51, 17/52, 17/53, 17/54, 17/55, 17/56, 17/57, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63, 17/64, 17/65, 17/66, 17/67, 17/68, 17/69, 17/70, 17/71, 17/72, 17/73, 17/74, 17/75, 17/76, 17/77, 17/78, 17/79, 17/80, 17/81, 17/82, 17/83, 17/84, 17/85, 17/86, 17/87, 17/88, 17/89, 17/90, 17/91, 17/92, 17/93, 17/94, 17/95, 17/96, 17/97, 17/98, 17/99, 17/100.
4. HARRISON COUNTY RECORDS, MAP 17, 17/13, 17/14, 17/15, 17/16, 17/17, 17/18, 17/19, 17/20, 17/21, 17/22, 17/23, 17/24, 17/25, 17/26, 17/27, 17/28, 17/29, 17/30, 17/31, 17/32, 17/33, 17/34, 17/35, 17/36, 17/37, 17/38, 17/39, 17/40, 17/41, 17/42, 17/43, 17/44, 17/45, 17/46, 17/47, 17/48, 17/49, 17/50, 17/51, 17/52, 17/53, 17/54, 17/55, 17/56, 17/57, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63, 17/64, 17/65, 17/66, 17/67, 17/68, 17/69, 17/70, 17/71, 17/72, 17/73, 17/74, 17/75, 17/76, 17/77, 17/78, 17/79, 17/80, 17/81, 17/82, 17/83, 17/84, 17/85, 17/86, 17/87, 17/88, 17/89, 17/90, 17/91, 17/92, 17/93, 17/94, 17/95, 17/96, 17/97, 17/98, 17/99, 17/100.
5. HARRISON COUNTY RECORDS, MAP 17, 17/13, 17/14, 17/15, 17/16, 17/17, 17/18, 17/19, 17/20, 17/21, 17/22, 17/23, 17/24, 17/25, 17/26, 17/27, 17/28, 17/29, 17/30, 17/31, 17/32, 17/33, 17/34, 17/35, 17/36, 17/37, 17/38, 17/39, 17/40, 17/41, 17/42, 17/43, 17/44, 17/45, 17/46, 17/47, 17/48, 17/49, 17/50, 17/51, 17/52, 17/53, 17/54, 17/55, 17/56, 17/57, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63, 17/64, 17/65, 17/66, 17/67, 17/68, 17/69, 17/70, 17/71, 17/72, 17/73, 17/74, 17/75, 17/76, 17/77, 17/78, 17/79, 17/80, 17/81, 17/82, 17/83, 17/84, 17/85, 17/86, 17/87, 17/88, 17/89, 17/90, 17/91, 17/92, 17/93, 17/94, 17/95, 17/96, 17/97, 17/98, 17/99, 17/100.

**NOTES:**

1. THIS PLAN IS BASED ON A SURVEY BY TONY STATION ON SEPTEMBER 22-23, 2023 WITH AN ERROR OF 0.0004 OF ONE IN TWO MILLION.
2. ALL MEASUREMENTS ARE BASED ON STATE PLANE COORDS.
3. ALL MEASUREMENTS IN THIS PLAN ARE UNADJUSTED THROUGH GPS OBSERVATIONS MADE BY THIS OFFICE AND PROVIDED AS SUCH.
4. THE BOUNDARIES OF THE SUBJECT PARCELS ARE BASED ON THE SURVEY OF THE SUBJECT PARCELS BY TONY STATION ON SEPTEMBER 22-23, 2023 WITH AN ERROR OF 0.0004 OF ONE IN TWO MILLION.
5. THE BOUNDARIES OF THE SUBJECT PARCELS ARE BASED ON THE SURVEY OF THE SUBJECT PARCELS BY TONY STATION ON SEPTEMBER 22-23, 2023 WITH AN ERROR OF 0.0004 OF ONE IN TWO MILLION.

**CERTIFICATIONS**

I, the undersigned, being a duly qualified surveyor in the State of Wisconsin, do hereby certify that the above is a true and correct copy of the original plan as the same appears on the records of the State of Wisconsin.

**Tony Station**  
Surveyor

**APPROVED BY WARNER PLANNING BOARD**

I, the undersigned, being a duly qualified member of the Planning Board of the Village of Warner, do hereby certify that the above is a true and correct copy of the original plan as the same appears on the records of the State of Wisconsin.

**Robert C. Shoemaker III**  
Planning Board Member

**SOIL NOTES**

SOILS SHOWN ARE FROM THE 1984 SURVEY BY THE HARRISON COUNTY PLANNING BOARD.

SOILS SHOWN ARE FROM THE 1984 SURVEY BY THE HARRISON COUNTY PLANNING BOARD.

SOILS SHOWN ARE FROM THE 1984 SURVEY BY THE HARRISON COUNTY PLANNING BOARD.

**APPROVED BY WARNER PLANNING BOARD**

I, the undersigned, being a duly qualified member of the Planning Board of the Village of Warner, do hereby certify that the above is a true and correct copy of the original plan as the same appears on the records of the State of Wisconsin.

**Robert C. Shoemaker III**  
Planning Board Member

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY