

J.E. BELANGER LAND SURVEYING P.L.L.C.

61 Old Hopkinton World
Dunbarton, New Hampshire 03046
Phone number (603) 774-3601
Fax number (603) 774-2601
Email: jacques@belangersurvey.com

August 17, 2026

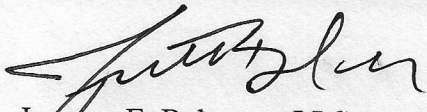
Warner Planning Board
PO Box 265
Warner, New Hampshire 03278

Re: Michael and Liberte Dragon
Map 10 Lots 19-1 & 20
Lot Line Adjustment Plan

Dear Members of the Board,

Michael and Liberte Dragon, owners of Tax Map 10, Lot 19-1 & Lot 20, are submitting a Lot Line Adjustment application. The parcels are located on the westerly side of Waldron Hill Road with frontage of 303.95 feet and on northerly side of Flanders Road with frontage of 722.45 feet. These parcels fall within district; R-2 Medium Density Residential District. The wetlands shown were taken from previous work. There are no slopes of 25% or greater. Existing Lot 19-1 has 3.88 acres and includes the existing 2 story home, two story garage, and two-story wood frame barn. Lot 20 has 1.09 acres and includes the fenced in-ground pool. There will be a transfer of 1.03 acres from Lot 19-1 to Lot 20. Then Lot 20 will become Lot 19-1 with a total of 2.12 acres. Lot 19-1 after transfer will contain 2.85 acres and will become Lot 20. See Lot Line Adjustment Synopsis on submitted plan. There are no new lots being created.

Thank you for your consideration.



Jacques E. Belanger, LLS



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 LOT LINE ADJUSTMENT

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

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO ☒

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO ☒

TODAY'S DATE: August 3, 2026

NAME OF APPLICANT Michael L. & Liberte A. Dragon

ADDRESS 58 Waldron Hill Road - Warner, NH 03278

PHONE # 1 603 731-9781

PHONE # 2 _____

E-MAIL Mdragon1959@gmail.com

OWNER(S) OF PROPERTY Same as above

ADDRESS _____

PHONE # 1 _____

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 jacques@belangersurvey.com

LICENSED LAND SURVEYOR: Jacques E. Belanger

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: Aaron Wechsler of Aspen Environmental Consultants, LLC

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY 58 Waldron Hill Road - 2 Lots located on the westerly side of Waldron Hill Road and northerly side of Flanders Road with existing buildings on both lots with in ground pool with stone walls for most of the boundary lines.

MAP # 10 LOT # 19-1 & 20 ZONING DISTRICT R2 NUMBER OF LOTS: 2

FRONTAGE ON WHAT STREET(S): 303.95' on Waldron Hill Road and 722.45 on Flanders Road

DEVELOPMENT AREAS: _____ acres/sq.ft. 3.88 acres for Lot 19-1 and 1.09 for Lot 20

DEED REFERENCE(S): Book 2029 Page 26 Please include a copy of the Deed.
1509 1173

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

Dragon's would like to adjust the lot line between lots 19-1 and 20. There will be a transfer of 1.03 acres from Lot 19-1 to Lot 20, making Lot 20 have a total of 2.12 acres. Lot 20 will then become Lot 19-1. Original area of Lot 19-1 is 3.88 acres. After transfer of 1.03 acres, the new area for Lot 19-1 will be 2.85 acres. Lot 19-1 then will become Lot 20. No new lots are being created.

Authorization/Certification from Property Owner(s)

I (We) hereby designate J. E. 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): Michael L. Dragon Date: 8/5/2026
(Need signatures of all owner's listed on deed)

Print Names Michael L. Dragon

Signature of Applicant(s) if different from Owner:

Liberte A. Dragon Date: 8/5/2026

Print Names Liberte A. Dragon

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

Planning Board - Application Fees

Name of Applicant Michael & Liberte Dragon Project Location: 58 Waldron Hii Road

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
____ Conceptual Consultation (submit application with no plans to copy)		\$ <u>No Fee</u>
____ Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots _____ x \$50 = \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 rd party review or inspection – per Board MCRD** recording fee – separate check charged below LCHIP*** – separate \$25 check – charged below	\$ _____ \$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u> Subtotal \$ _____ * (Check made out to "Town of Warner")
____ 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 rd 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")
____ 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)	\$ 150.00
	\$15 per notification – if requested by abutter(s) 11	\$ 165.00
	\$25 minimum compliance inspection	\$ 25.00
	Legal Notice Publication -due prior to Hearing	\$ invoiced
	MCRD** recording fee – separate check per rate below	\$ separate**
	LCHIP*** – separate \$25 check	\$ separate***
Subtotal		\$ 340.00 *
		(Check made out to "Town of Warner")

☐ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ separate**
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.

TWO Separate Checks (Upon completion / approval):		
_____	\$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"**

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:

August 13, 2024 (date)
Signature *Peter Weeks*
Print Name PETER WEEKS

Map 10 Lot 19-1 & 20

Name: Michael L. & Liberte A. Dragon

Address: 58 Waldron Hill Road

Warner, NH 03278

Map 10 Lot 18-5

Name: Daniel L. & Caleen S. Fisher

Address: 49 Waldron Hill Road

Warner, NH 03278

Map 10 Lot 19-1-1

Name: Gregory M. & Heather Dragon Family Trust

Address: 40 Flanders Road

Warner, NH 03278

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

Map 10 Lot 19-2

Name: Dennis & Katherine Inman

Address: 46 Waldron Hill Road

Warner, NH 03278

Map 10 Lot 22

Name: Michael J. Webber and Karen M. Whitfield

Address: 7 Bulow Place

Hingham, MA 02043

Map 10 Lot 22-2

Name: Bruce & Jean-Ellen Arney

Address: PO Box 73

Warner, NH 03278

Map 10 Lot 23

Name: Heidi Korst

Address: 72 Waldron Hill Road

Warner, NH 03278

Map 10 Lot 31

Name: Justin Solomon

Address: 49 Thatcher Road

Rockport, MA 01966

Map 10 Lot 31-A

Name: Blackstone Valley Housing, LLC

Address: PO Box 41

Pascoag, RI 02859

(SEE SEPARATE SHEET FOR REMAINING ABUTTERS)

J.E. BELANGER LAND SURVEYING P.L.L.C.

61 Old Hopkinton Road
Dunbarton, New Hampshire 03046
Phone number (603) 774-3601
Email: jacques@berlangersurvey.com

**ADDITIONAL ABUTTERS LIST
TAX MAP 10 LOTS 19-1 & 20**

SURVEYOR:

J.E. Belanger Land Surveying, PLLC
61 Old Hopkinton Road
Dunbarton, NH 03046

SOILS SCIENTIST:

Aaron Wechsler
Aspen Environmental Consultants, LLC
41 Liberty Hill Road
Building 2 Suite 201
Henniker, NH 03242

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.

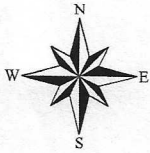
APPLICABLE (Y/N)	INCLUDED (Y/N)	<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) 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>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>Y</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>Y</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>Y</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>Y</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>	<u>Y</u>	(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>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>N</u>	<u>N</u>	(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>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Names of all adjoining street(s).
<u>Y</u>	<u>Y</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>Y</u>	<u>Y</u>	(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>Y</u>	<u>Y</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>Y</u>	<u>Y</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>Y</u>	<u>Y</u>	(V.B.2) Abutters may be heard and may request a public hearing.
<u>N</u>	<u>N</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)	
<u>Y</u>	<u>Y</u>	(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>N</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>N</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>N</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>N</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>N</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>N</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
<u>N</u>	___	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>
<u>N</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.
<u>N</u>	___	(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.
<u>N</u>	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
<u>N</u>	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
<u>N</u>	___	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
<u>N</u>	___	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
<u>N</u>	___	(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.
<u>N</u>	___	(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.
<u>N</u>	___	(V.D.9) Erosion plan.
<u>N</u>	___	(V.D.10) Land disturbance.

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



DRAGON LLA

Warner, NH

1 inch = 300 Feet



www.cai-tech.com

July 21, 2026



PWater	Property Hook	WaterLines
Property Line	Private Road ROW	Microsoft Buildings
Public Road		Right of Ways

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

95.00

B 1509P 1173

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
R.S.A. 78-B
47.50
MAY - '95
PR. 10664

129600

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
R.S.A. 78-B
47.50
MAY - '95
PR. 10664

929600

WARRANTY DEED

We, B. Gregory Miller and Constance P. Miller of
Canterbury, Merrimack County, State of New Hampshire and Carol
Breault of 12 Charles Street, Penacook, Merrimack County, State
of New Hampshire, for consideration paid, grant to Michael L.
Dragon and Liberte A. Dragon of Loudon, Merrimack County, State
of New Hampshire, with WARRANTY covenants, property described as
follows:

A certain tract of land situate in Warner, County of
Merrimack and State of New Hampshire, more
particularly bounded and described as follows:

Beginning at a stake in a stone wall on the West side
of Waldron Hill Road; thence S 88°-41'-28" W, One
Thousand Eighty-Seven and Ten Hundredths (1087.10)
feet, more or less, to an iron rod at a stone wall;
thence S 00°-57'-42" W by said stone wall Two Hundred
Ninety-Five and Forty-Two Hundredths (295.42) feet,
more or less, to an iron pipe at the intersection of
two stone walls at the North side of Flanders Road;
thence N 88°-28'-21" E along said stone wall and said
Flanders Road Two Hundred Fifteen and Forty-Four
Hundredths (215.44) feet, more or less to a point;
thence N 88°-52'-40" E along said stone wall and said
Flanders Road One Hundred Fifty and Twenty-Eight
Hundredths (150.28) feet, more or less, to a point at
a barway; thence N 85°-26'-52" E along said stone wall
and barway and said Flanders Road Two Hundred Fifty-
Four and Ninety-Eight Hundredths (254.98) feet, more
or less, to a point; thence S 78°-18'-44" E along said
stone wall and said Flanders Road Forty-Six and
Sixty-Two Hundredths (46.62) feet, more or less, to a
point; thence S 76°-53'-54" E along said stone wall
and said Flanders Road Fifty-One and Fifty Hundredths
(51.50) feet, more or less, to a point; thence S 87°-
34'-56" E along said stone wall and said Flanders Road
Ninety-Nine and Thirty-Seven Hundredths (99.37) feet,
more or less, to a pipe at a wire fence; thence N
06°-06'-52" W along said fence Ninety-Four and
Thirty-Five Hundredths (94.35) feet, more or less, to
a stone wall; thence N 00°-07'-20" W along said stone
wall Sixty-Five and Fifty-One Hundredths (65.51) feet,

B 1509P 1173

272683

96 Jul 18 AM 10:58

BK2029 PG0026

QUITCLAIM DEED

115.00

KNOW ALL PERSONS BY THESE PRESENTS, that we, Justin B. Solomon, married, of Kearsarge Mountain Road, Warner, New Hampshire 03278 and Jack Solomon, married, of 8100 Bay Parkway, Apartment 2G, Brooklyn, New York 11214, for consideration paid, grant to Mike Dragon, of Waldron Hill Road, Warner, New Hampshire 03278, with QUITCLAIM COVENANTS, certain real property situated at Waldron Hill Road, Town of Warner, County of Merrimack, and State of New Hampshire, more particularly described on Schedule A attached hereto and incorporated herein.

Being a portion of the premises conveyed to the within grantors by deed of Mundaca Investment Corporation dated October 7, 1994 and recorded in the Merrimack County Registry of Deeds at Book 1970 Page 1738.

The within described premises are not subject to homestead rights.

Executed on this 4th day of April, 1996.

Deborah M. Tremblay
Witness

Deborah M. Tremblay
Witness

Justin B. Solomon
Justin B. Solomon
Jack Solomon
Jack Solomon

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 4th day of April, 1996, personally appeared before me, the undersigned officer, Justin B. Solomon, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained therein.

Deborah M. Tremblay
Notary Public/Justice of the Peace
My commission expires: 8/25/98
Deborah M. Tremblay

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 4th day of April, 1996, personally appeared before me, the undersigned officer, Jack Solomon, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained therein.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** THOUSAND 1 HUNDRED AND 15 DOLLARS	
MO. DAY YR. 07/18/1996	222530 \$ *****115.00
VOID IF ALTERED	

Deborah M. Tremblay
Notary Public/Justice of the Peace
My commission expires: 8/25/98
Deborah M. Tremblay

BK2029 PG0027

Schedule A

A certain tract of land situated in Warner, New Hampshire, bounded and described as follows:

Bounded on the East by the highway that leads from the Henniker Road to the farm formerly owned by Calvin A. Davis, later owned by John Johnson and known as the "Goat Farm", now or formerly owned by Pierre J. Hosley; on the South by the highway that leads from the former Nathan Flanders place, later owned by B. C. Flanders, and now or formerly owned and occupied by Pierre J. Hosley and known as the Mountain View House to the place formerly of Timothy Flanders, later owned by Walter M. Flanders, now or formerly owned by Blanche M. Flanders; on the West and the North by land formerly owned by Stephen M. Sargent, now or formerly owned by Perley B. Coburn.

Meaning and intending to describe a tract of land currently know on the Town of Warner Tax Maps as a lot on the West side of Waldron Hill Road and on the North side of Flanders Road containing approximately one acre and shown on Tax Map 10 as Lot 20.

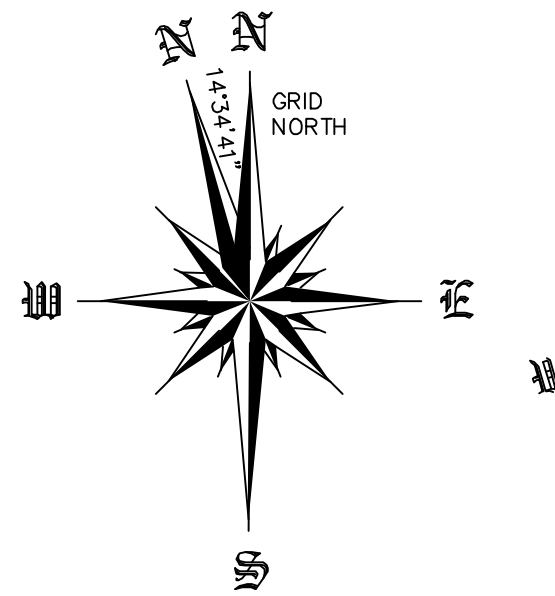
MERRIMACK COUNTY RECORDS

Kathie L. Quay, Register

RESERVED FOR REGISTRY USE

SOILS FROM THE MCSS ADVANCED COPY

559B: SKERRY FINE SAND LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
559C: SKERRY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY



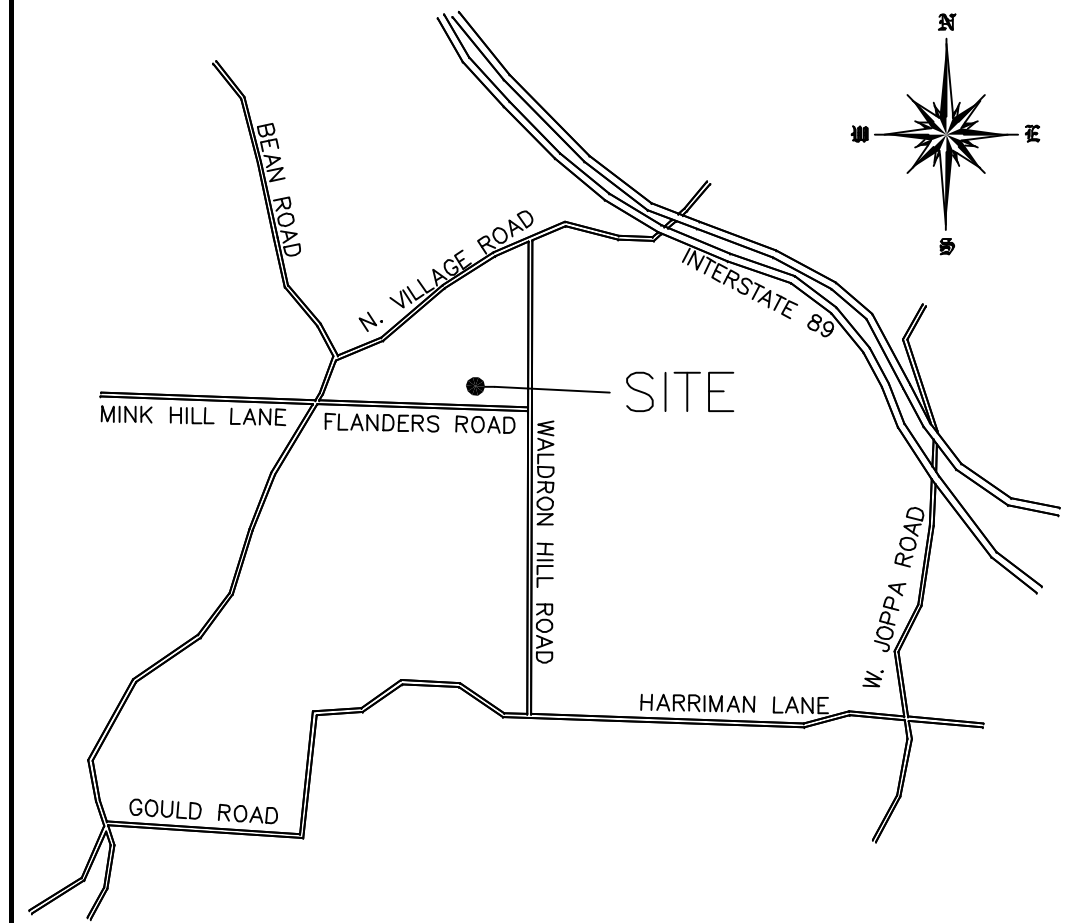
LEGEND	
■	CONCRETE/GRANITE BOUND
○	IRON PIPE/PIN
●	DRILL HOLE
●	MONUMENT TO BE SET
○	TEST PIT
⊙	WELL
⊙	UTILITY POLE
---	LOT LINE
---	SETBACK LINE
---	SOIL LINE
---	STREET SIGN
---	TREE LINE
---	EDGE OF GRAVEL
---	510 CONTOUR
---	STONEWALL

WETLAND NOTE

AARON WECHSLER, WETLAND SCIENTIST #250, OF ASPEN ENVIRONMENTAL CONSULTANTS, LLC OF HENNIKER, NEW HAMPSHIRE, PERFORMED THE WETLAND MAPPING IN JUNE 8 OF 2013 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

REFERENCE PLANS

1.) SUBDIVISION LAND BELONGING TO B. GREGORY MILL & CAROL BREAUULT" PREPARED BY GILBERT CASTLE, DATED APRIL 26/1980, RECORDED IN THE MORD AS PLAN # 6323
2.) PROPOSED SUBDIVISION OF TAX MAP 9 LOT 19-1, FLANDERS AND WALDRON HILL ROAD, WARNER NEW HAMPSHIRE, MERRIMACK COUNTY, OWNED BY MICHAEL AND LIBERTE DRAGON, DATED MAY 2014, SCALE: 1"=50', PREPARED BY THIS OFFICE AND BEING RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS PLAN #20150000011.



LOCATION MAP ~ SCALE: 1" = 2000'

NOTES

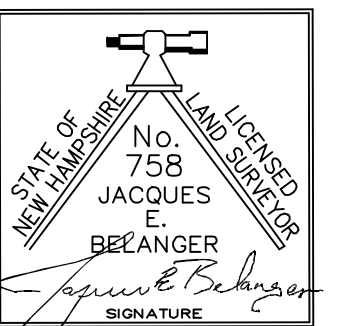
- 1.) SURVEY BY ROBOTIC TOTAL STATION PERFORMED ON MARCH 24, 2014 WITH AN ERROR OF CLOSURE OF 1:10,333.
 - 2.) VERTICAL DATUM IS NAVD 88 ESTABLISHED BY GPS AND PROCESSED THROUGH OPUS.
 - 3.) NORTH ORIENTATION IS BASE ON NH STATE GRID
 - 4.) THESE TRACTS OF LAND ARE NOT IN CURRENT USE.
 - 5.) THESE TRACTS OF LAND ARE LOCATED IN THE R2 MINIMUM DENSITY RESIDENTIAL ZONE.
- MINIMUM BUILDABLE AREA = 2 ACRES
MINIMUM FRONTAGE = 200'
BUILDING SETBACK FROM RIGHT OF WAY = 40'
BUILDING SETBACK FROM ABUTTER = 25'
MAXIMUM BUILDING HEIGHT = 35'
- 6.) MAP 10 LOT 19-1
MICHAEL L. DRAGON & LIBERTE A. DRAGON
58 WALDRON HILL ROAD
WARNER NH 03278-4310
BOOK 1509 PAGE 1173
- MAP 10 LOT 20
MICHAEL L. DRAGON
BOOK 2029 PAGE 0026
- 7.) SOIL TYPES PER NH GRANIT WEBSITE
559B SKERRY FINE SANDY LOAM 3-8% SLOPES
559C SKERRY FINE SANDY LOAM 8-15% SLOPES
- 8.) TOTAL AREA OF TRACT IS 281,029 SQ.FT. OR 6.45 ACRES.
- 9.) THE PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN PER FLOOD INSURANCE RATE MAP #33013002895.
- 10.) SEE STATE SUBDIVISION APPROVAL # SA2014010554
- 11.) WETLANDS SHOWN ON THIS PLAN WERE FROM PREVIOUS WORK.
- 12.) INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 19-1 & 20. AFTER LAND TRANSFER, LOT 19-1 WILL BECOME LOT 20 AND LOT 20 WILL BECOME LOT 19-1. SEE LOT LINE ADJUSTMENT SYNOPSIS FOR AREA OF TRANSFER.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
8/17/2026
DATE
J. E. Belanger
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.
8/17/2026
DATE
J. E. Belanger
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.
8/17/2026
DATE
J. E. Belanger
LICENSED LAND SURVEYOR



WE UNDERSTAND AND AGREE TO THE LOT LINE ADJUSTMENT DEPICTED ON THIS PLAN:

MICHAEL L. DRAGON MAP 10 LOT 19-1 & 20

LIBERTE A. DRAGON MAP 10 LOT 19-1 & 20

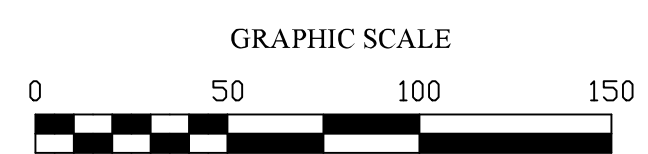
LOT LINE ADJUSTMENT SYNOPSIS

LOT	PRE-LOT LINE ADJUSTMENT		POST LOT LINE ADJUSTMENT		AREA OF TRANSFER
	AREA	FRONTAGE	AREA	FRONTAGE	
MAP 10 LOT 19-1 TO BECOME LOT 20	3.88 AC.	150.69' ON WALDRON HILL 437.38' ON FLANDERS RD.	2.85 AC	437.38' ON FLANDERS RD.	1.03 AC. TO LOT 20
MAP 10 LOT 20 TO BECOME LOT 19-1	1.09 AC.	153.26' ON WALDRON HILL 285.07' ON FLANDERS RD.	2.12 AC.	303.95' ON WALDRON HILL 285.07' ON FLANDERS RD.	1.03 AC. FROM LOT 19-1

AFTER LAND TRANSFER LOT 19-1 WILL BECOME LOT 20 AND LOT 20 WILL BECOME LOT 19-1.

APPROVED BY WARNER PLANNING BOARD		
"THIS PLAN SHOWS A CONVEYANCE OF LAND FOR THE PURPOSE OF LOT LINE ADJUSTMENT/ANNEXATION DEFINED IN THE WARNER SUBDIVISION REGULATIONS. THIS APPROVAL DOES NOT CONSTITUTE A SUBDIVISION."		
CHAIRMAN		
SECRETARY		DATE SIGNED

NO.	REVISION	DATE



LOT LINE RELOCATION
PLAN
TAX MAP 10 LOT 19-1 & 20
WALDRON HILL ROAD & FLANDERS
ROAD
WARNER, NH
MERRIMACK COUNTY

OWNERS OF RECORD:
MICHAEL L. &
LIBERTE A. DRAGON
58 WALDRON HILL ROAD
WARNER, NH 03278
BOOK 1509 PAGE 1173 &
BOOK 2029 PAGE 26

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61, OLD HOPKINTON ROAD, DUNBARTON, NH 03046
* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
TEL (603) 774-3601

PLAN DATE: JULY 28, 2026
SCALE: 1" = 50'
PROJECT NO.: 262905
SHEET 1 OF 1