

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 12, 2026

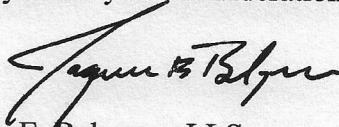
Warner Planning Board
PO Box 265
Warner, New Hampshire 03278

Re: Robert Leahy (Map 9 Lot 13)
2 Lot Subdivision

Dear Members of the Board,

Robert Leahy, owner of Tax Map 9, Lot 13, would like to subdivide his existing 4.73 acres into two single family residential lots. The property is located on the easterly side of North Village Road with frontage of 480.53 feet and on southerly side of Flanders Road with frontage of 333.24 feet. This parcel falls within district; R-2 Medium Density Residential District. A wetland soils scientist has delineated the wetlands and is shown on the submitted Subdivision Plan. There are no slopes of 25% or greater. The parcel prior to subdivision has an existing home and an un-attached garage. Lot 13 will contain 2.37 acres and newly created Lot 13-1 will contain 2.36 acres with 209.31 feet of frontage on North Village Road. We have provided a Lot Synopsis showing the areas of buildable and non-buildable land for each proposed lot.

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 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: August 3, 2026

NAME OF APPLICANT Robert Leahy

ADDRESS 87 Flanders Road - Warner, NH 03278

PHONE # 1 617 939-3654 PHONE # 2 _____ E-MAIL rob.leahy@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: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY 87 Flanders Road. A 4.73 acre parcel with an existing single family home with unattached garage located on south side of Flanders Road and east side of North Village Road

MAP # 9 LOT # 13 ZONING DISTRICT R2 NUMBER OF LOTS/UNITS: 2 (two)

FRONTAGE ON WHAT STREET(S): 480.53 feet on North Village Road & 333.24 feet on Flanders Road

DEVELOPMENT AREAS: _____ acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3872 Page 2649 Please include a copy of the Deed.

PROPOSED USE: Residential

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

See Letter of Intent

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): [Signature] Date: 8/3/2026
(Need signatures of all owner's listed on deed)

Print Names Robert Leahy

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: _____

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, 2026 (date)
Signature Peter Weeks
Print Name PETER WEEKS

Map: 9 Lot: 13

Name: Robert Leahy
Address: 87 Flanders Road
Warner, NH 03278

Map: 9 Lot: 4

Name: Thomas Greenlaw & Royal D. Latuch
Address: 179 North Village Road
Warner, NH 03278

Map: 9 Lot: 4-1

Name: Susan V. Hass Living Trust
Address: 80 Flanders Road
Warner, NH 03278

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

Map: 9 Lot: 5

Name: Warner Village Water District
Address: 5 East Main Street - PO Bpcx 252
Warner, NH 03278

Map: 9 Lot: 6

Name: Carl N. & Carolyn L. Beverly
Address: 14 Mink Hill Lane
Warner, NH 03278

Map: 9 Lot: 14-1

Name: Scott C. & Marion C. Reid Revocable Trust
Address: 61 Flanders Road
Warner, NH 03278

Map: 9 Lot: 15

Name: Laferriere Family 2024 Trust
Address: 208 North Village Road
Warner, NH 03278

Map: 9 Lot: 16

Name: Joanne E. Pickard Revocable Trust
Address: 222 North Village Road
Warner, NH 03278

Map: 9 Lot: 20

Name: Coleman Family Revocable Living Trust
Address: 1950 Lammerton Drive
Allison Park, PA 15101

(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 9 LOT 13**

SURVEYOR:

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

SOILS SCIENTIST:

Hurley Environmental & Land Planning, LLC
PO Box 356
Epsom, NH 03234

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.

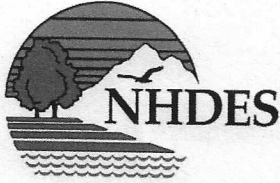
APPLICABLE (Y/N)	INCLUDED (Y/N)	<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) 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>Y</u>	<u>Y</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>Y</u>	<u>Y</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>
—	—	(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.
—	—	(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.
—	—	(V.B.2) Abutters may be heard and may request a public hearing.
—	—	(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>Y</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>pending</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>Y</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>Y</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>Y</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>Y</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>	<u>N</u>	f such species or communities are identified.
		(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>	<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>	<u>N/A</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>	<u>N/A</u>	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
<u>N</u>	<u>N/A</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>	<u>N/A</u>	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
<u>N</u>	<u>N/A</u>	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
<u>N</u>	<u>N/A</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>	<u>N/A</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>	<u>N/A</u>	(V.D.9) Erosion plan.
<u>N</u>	<u>N/A</u>	(V.D.10) Land disturbance.

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



The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

Dates valid: 7/21/2026 through 7/21/2027

Permit type(s): Warner

Project ID: DCT26-1714

Applicant: Peter Weeks

Location: Warner

Tax Map: 9, Tax Lot: 13

Address: 87 Flanders Road

Project description: Owner is subdividing his 4.73 acre lot into 2 lots having 2 plus acres each. There is an existing dwelling on the parcel with a un-attached garage. Parcel is mostly wooded with one small pocket of wetlands near North Village Road. Construction of a new residential home will occur in the future for the newly created lot.

Dear Peter Weeks:

A screening of the project area determined that the proposed work is not expected to impact protected species, exemplary natural communities or critical habitat. If the scope of the project has changed, this letter may be considered invalid and a new submission must be submitted on the Datacheck Tool.

DataCheck Tool screening only includes occurrences of protected species and habitat that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location. As many areas have never been surveyed, or have only been surveyed for certain species, on-site surveys are the best way to determine the resources present on your site.

Federal compliance:

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter. For ESA compliance, please visit the U.S. Fish and Wildlife Service's (USFWS) [Information for Planning and Consultation \(iPaC\) website](#) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit or other authorization, coordinate your iPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through iPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or 603-223-2541).

Sincerely,

Ecological Review Section
Land Resources Management Program
(603) 271-7972
ecologicalreviews@des.nh.gov

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

MAP OF PROJECT BOUNDARIES





ROBERT LEAHY

Warner, NH

1 inch = 300 Feet

CAI Technologies
Precision Mapping, Geospatial Solutions.

www.cai-tech.com

July 20, 2026



PWater	Property Hook	Microsoft Buildings
Property Line	WaterLines	Right of Ways
Public Road		Water-poly

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.

Return to:
Robert Leahy
87 Flanders Road
Warner, NH 03278

T.T. \$3,735.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Judith M. Bologna, a widow, of 87 Flanders Road, Warner, NH 03278, for consideration paid, grants to Robert Leahy, married, of 3 Rocky Brook Road, Dover, MA 02030, with WARRANTY COVENANTS:

A certain tract of land with the buildings thereon situated on the Warner-Henniker Road, so called, in the Town of Warner, Merrimack County, and State of New Hampshire, bounded and described as follows:

Starting at an intersection of stone walls in the northeast corner of the tract herein described at a point just westerly of a water hole on the south side of the highway leading from the site of the North Village Schoolhouse to the residence at one time owned by Blanche M. Flanders and now owned by Arthur Schwarze; thence running in a westerly direction along the south side of said highway in approximate distance of three hundred and eighteen (318) feet to the northwest corner of the property herein described, said point being a corner of stone walls at the intersection of the previously mentioned highway with the Warner-Henniker Road; thence running in a southerly direction along the east side of Warner-Henniker Road an approximate distance of four hundred and eight-five (485) feet along a stone wall to the north end of a barway; this point being the southwest corner of the tract herein described; thence passing magnetic east across a field for a distance estimated to be more that three hundred and eighteen (318) feet (bordered on the south by land retained by the sellers) to the southeast corner of the tract herein described, said point being located on a stone wall; thence passing northerly along a stone wall, bordered on the east by land of Van Auken, a distance estimated to be at least four hundred and eighty-five (485) feet to the point of beginning. This tract is estimated to contain at least three and one-half acres.

Meaning and intending to describe and convey the same premises conveyed to Anthony C. Bologna and Judith M. Bologna by deed dated February 15, 2019 and recorded at Book 3623, Page 1076. See death certificate of Anthony C. Bologna recorded of near even date.

I, the grantor, hereby release all rights of homestead in the above described premises.

Executed this 31st day of October, 2024.

Judith M. Bologna
Judith M. Bologna

State of New Hampshire
County of Merrimack

Then personally appeared before me on this 31st day of October, 2024, the said Judith M. Bologna and acknowledged the foregoing to be her voluntary act and deed.



Kaitlyn P. Sheridan
Notary Public/Justice of the Peace
Commission expiration:

RESERVED FOR REGISTRY USE

SOILS FROM THE MCSS ADVANCED COPY

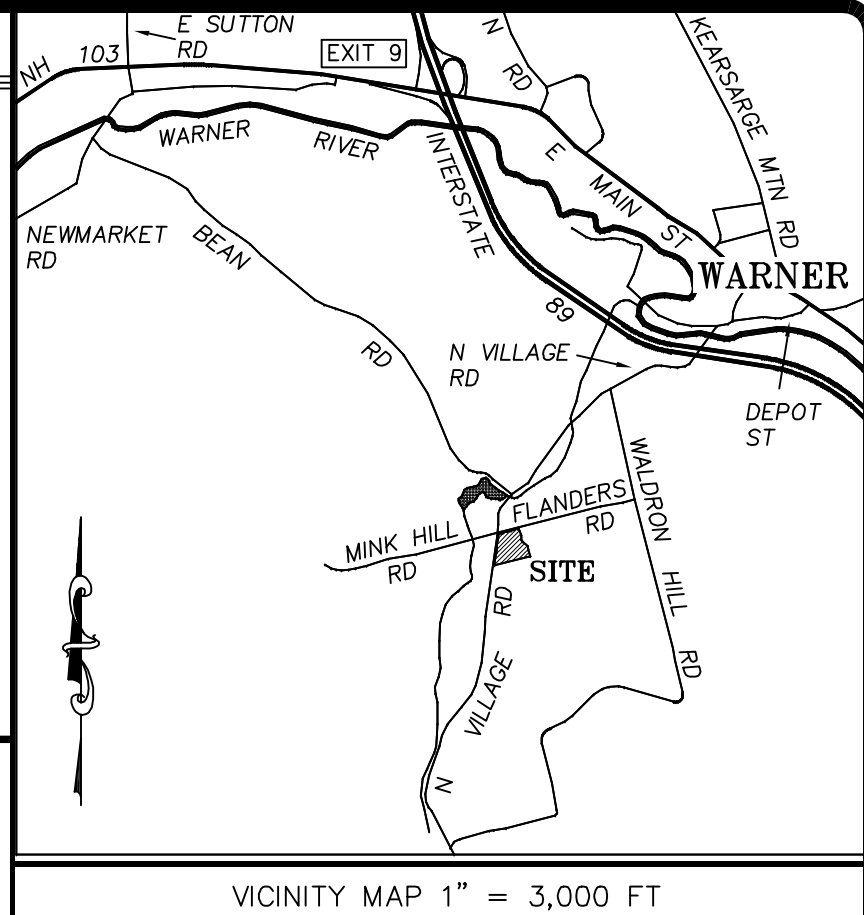
559C: SKERRY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
647B: PILLSBURY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY

WETLAND CERTIFICATION

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY LUKE HURLEY CWS#232 IN AUGUST OF 2026 IN ACCORDANCE WITH:
1.) US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1 VERSION 2.0, JANUARY 2012.
2.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009)
4.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

LEGEND

- IRON PIPE
- GRANITE BOUND
- GRANITE BOUND TO BE SET
- REBAR
- DRILL HOLE
- UTILITY POLE
- DRAIN PIPE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- STONE WALL
- LOT LINE
- BUILDING SETBACK
- ABUTTER LINE (APPROXIMATE)



REFERENCE PLANS

- "SUBDIVISION PLAN, PROPERTY OF PHILIP E. FULLER, LOCATED IN WARNER, NEW HAMPSHIRE" SCALE 1"=100', PREPARED BY JEFFREY A. EVANS, LAND CONSULTANT, DATED AUGUST 1983 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 7562
- "PLAN OF LAND, PROPERTY OF THOMAS GREENLAW AND ROYAL LATUCH, LOCATED ON NORTH VILLAGE ROAD AND FLANDERS ROAD, LOCATED IN WARNER, NEW HAMPSHIRE" SCALE 1"=50', PREPARED BY EVANS LAND CONSULTANTS, PLLC, DATED JUNE, 2009 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 19328
- "SURVEY FOR THE COLEMAN FAMILY REVOCABLE LIVING TRUST" SCALE 1"=200', PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC., DATED 10/13/2011 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 19873

NOTES

- FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTIC TOTAL STATION IN MAY 2025, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000
- NORTH ORIENTATION IS NH STATE PLAN GRID, AND DETERMINED USING POST-PROCESSED STATIC AND RTK GNSS.
- VERTICAL DATUM IS NAVD88, AND DETERMINED USING POST-PROCESSED STATIC GNSS AND GEOID18.
- THIS TRACT IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (R2) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS (pertaining to minor subdivision):

YARD REQUIREMENTS

- ABUTTER PROPERTY LINE SETBACK = 25'
- PUBLIC RIGHT OF WAY SETBACK = 40'
- FRONTAGE AND MINIMUM BUILDABLE AREA = 200'
- FRONTAGE W/O SEWER = 120'
- FRONTAGE WITH SEWER = 2 ACRES
- MIN. BUILDABLE AREA WITH SEWER = 40,000 S.F.

- OWNER OF RECORD:
ROBERT LEAHY
87 FLANDERS RD
WARNER NH 03278
BOOK 3872 PAGE 2649
- THE PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN PER FLOOD INSURANCE RATE MAP #33013X0289E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER

APPROVED BY WARNER PLANNING BOARD

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

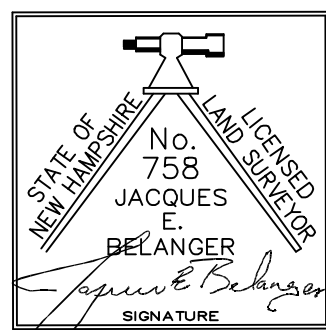
CHAIRMAN

SECRETARY

DATE SIGNED

I UNDERSTAND AND AGREE TO THIS TWO LOT SUBDIVISION DEPICTED ON THIS PLAN:

ROBERT LEAHY MAP 9 LOT 13



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY

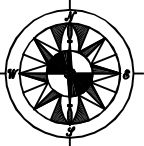
INTENT OF PLAN:

IS TO SUBDIVIDE TAX MAP 9 LOT 13 INTO 2 RESIDENTIAL LOTS, TAX MAP 9 LOT 13 AND TAX MAP 9 LOT 13-1.

SUBDIVISION PLAN
TAX MAP 9 LOT 13
87 FLANDERS ROAD
WARNER, NH
MERRIMACK COUNTY

OWNER OF RECORD:
ROBERT LEAHY
87 FLANDERS ROAD
WARNER, NH 03278
BOOK 3872 PAGE 2649

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046



TEL (603) 774-3601

* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING

PLAN DATE: JULY 20, 2026
SCALE: 1" = 40'
PROJECT NO.: 252686
SHEET 1 OF 1

LOT SYNOPSIS				
PRE SUBDIVISION	AREA	FRONTAGE	NON-BUILDABLE AREA	BUILDABLE AREA
MAP 9 LOT 13	4.73 ACRES	813.77' both roads		
POST SUBDIVISION				
MAP 9 LOT 13	2.37 ACRES	604.46' both roads	0.01 ACRES	2.36 ACRES
MAP 9 LOT 13-1	2.36 ACRES	209.31'	0.0 ACRES	2.36 ACRES

NO.	REVISION	DATE

GRAPHIC SCALE



SOILS FROM THE MCSS ADVANCED COPY

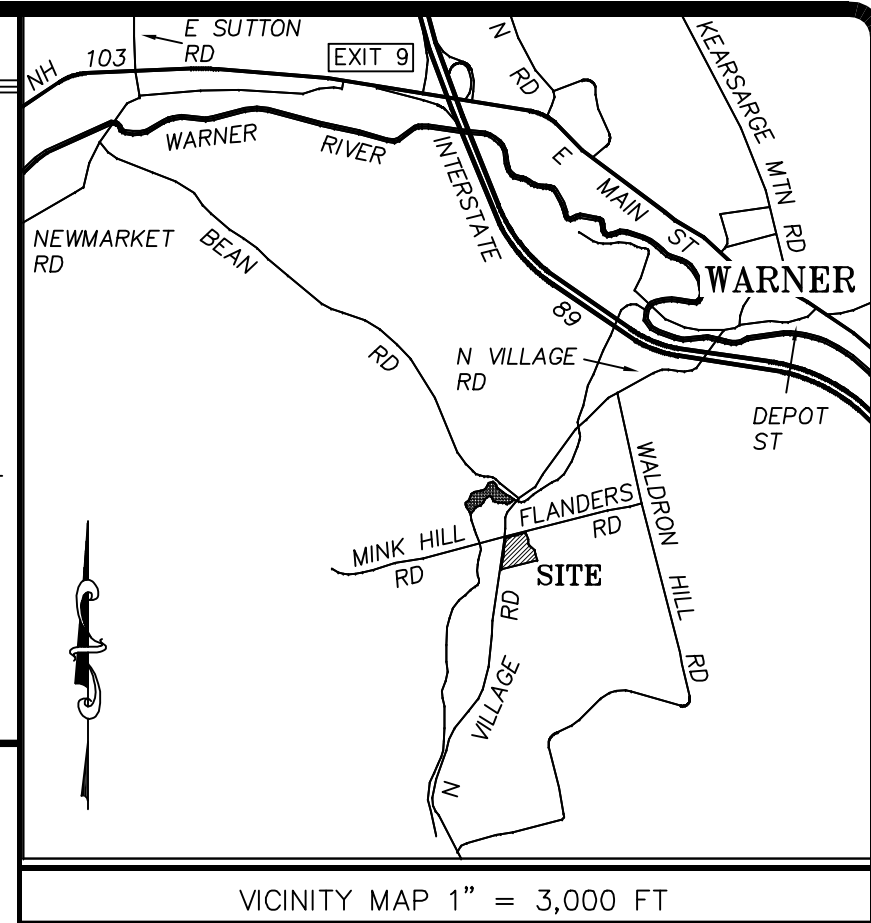
559C: SKERRY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
647B: PILLSBURY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY

WETLAND CERTIFICATION

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY LUKE HURLEY CWS#232 IN AUGUST OF 2026 IN ACCORDANCE WITH:
1.) US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1 VERSION 2.0, JANUARY 2012.
2.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009)
4.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

LEGEND

- IRON PIPE
- GRANITE BOUND
- GRANITE BOUND TO BE SET
- REBAR
- DRILL HOLE
- UTILITY POLE
- DRAIN PIPE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- STONE WALL
- LOT LINE
- BUILDING SETBACK
- ABUTTER LINE (APPROXIMATE)



VICINITY MAP 1" = 3,000 FT

REFERENCE PLANS

- "SUBDIVISION PLAN, PROPERTY OF PHILIP E. FULLER, LOCATED IN WARNER, NEW HAMPSHIRE" SCALE 1"=100', PREPARED BY JEFFREY A. EVANS, LAND CONSULTANT, DATED AUGUST 1983 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 7562
- "PLAN OF LAND, PROPERTY OF THOMAS GREENLAW AND ROYAL LATUCH, LOCATED ON NORTH VILLAGE ROAD AND FLANDERS ROAD, LOCATED IN WARNER, NEW HAMPSHIRE" SCALE 1"=50', PREPARED BY EVANS LAND CONSULTANTS, PLLC, DATED JUNE, 2009 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 19328
- "SURVEY FOR THE COLEMAN FAMILY REVOCABLE LIVING TRUST" SCALE 1"=200', PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC., DATED 10/13/2011 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN 19873

NOTES

- FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTIC TOTAL STATION IN MAY 2025, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000
- NORTH ORIENTATION IS NH STATE PLAN GRID, AND DETERMINED USING POST-PROCESSED STATIC AND RTK GNSS.
- VERTICAL DATUM IS NAVD88, AND DETERMINED USING POST-PROCESSED STATIC GNSS AND GEOD18.
- THIS TRACT IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (R2) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS (pertaining to minor subdivision):

YARD REQUIREMENTS

- ABUTTER PROPERTY LINE SETBACK = 25'
- PUBLIC RIGHT OF WAY SETBACK = 40'
- FRONTAGE AND MINIMUM BUILDABLE AREA
- FRONTAGE w/o SEWER = 200'
- FRONTAGE WITH SEWER = 120'
- MIN. BUILDABLE AREA w/o SEWER = 2 ACRES
- MIN. BUILDABLE AREA WITH SEWER = 40,000 S.F.

- OWNER OF RECORD:
ROBERT LEAHY
87 FLANDERS RD
WARNER NH 03278
BOOK 3872 PAGE 2649
- THE PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN PER FLOOD INSURANCE RATE MAP #33013X0289E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER

APPROVED BY WARNER PLANNING BOARD

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

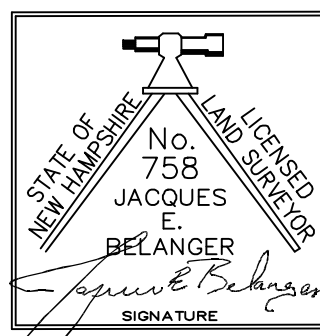
CHAIRMAN

SECRETARY

DATE SIGNED

I UNDERSTAND AND AGREE TO THIS TWO LOT SUBDIVISION DEPICTED ON THIS PLAN:

ROBERT LEAHY MAP 9 LOT 13



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY

INTENT OF PLAN:

IS TO SUBDIVIDE TAX MAP 9 LPT 13 INTO 2 RESIDENTIAL LOTS, TAX MAP 9 LOT 13 AND TAX MAP 9 LOT 13-1.

SUBDIVISION PLAN
TAX MAP 9 LOT 13
87 FLANDERS ROAD
WARNER, NH
MERRIMACK COUNTY

OWNER OF RECORD:
ROBERT LEAHY
87 FLANDERS ROAD
WARNER, NH 03278
BOOK 3872 PAGE 2649

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 20, 2026
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SHEET 1 OF 1

RESERVED FOR REGISTRY USE

TAX MAP 9 LOT 6
CARL N. & CAROLYN L. BEVERLY
14 MINK HILL LANE
WARNER, NH 03278
BOOK 2924 PAGE 1056

TAX MAP 9 LOT 5
WARNER VILLAGE WATER DISTRICT
5 EAST MAIN ST
PO BOX 252
WARNER, NH 03278

TAX MAP 9 LOT 4-1
SUSAN V. HAAS LIVING TRUST
SUSAN V. HAAS, TRUSTEE
80 FLANDERS RD
WARNER, NH 03278
BOOK 3547 PAGE 765

TAX MAP 9 LOT 4
THOMAS GREENLAW
ROYAL D. LATUCH
179 NORTH VILLAGE RD
WARNER, NH 03278
BOOK 3841 PAGE 2350

TAX MAP 9 LOT 15
LAFERRIERE FAMILY 2024 TRUST
LAWRENCE D. & DIANE LAFERRIERE
208 NORTH VILLAGE RD
WARNER, NH 03278
BOOK 3846 PAGE 2898

TAX MAP 9 LOT 16
JOANNE E. PICKARD REV. TRUST
JOANNE E. PICKARD, TRUSTEE
222 NORTH VILLAGE RD
WARNER, NH 03278
BOOK 3790 PAGE 72

LOT SYNOPSIS				
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