



Terrain Planning & Design LLC

311 Kast Hill Road
Hopkinton NH 03229
www.terrainplanning.com

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

PLEASE CONTINUE THE PUBLIC HEARING
FOR MR. DRAGON TO 9/28/26

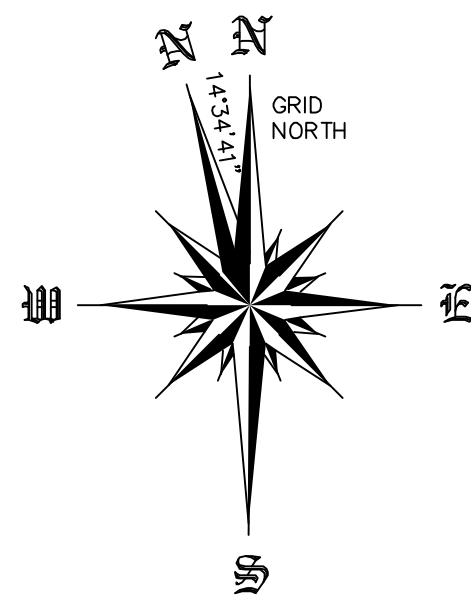
- ERIC BUCK

603-491-2322

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



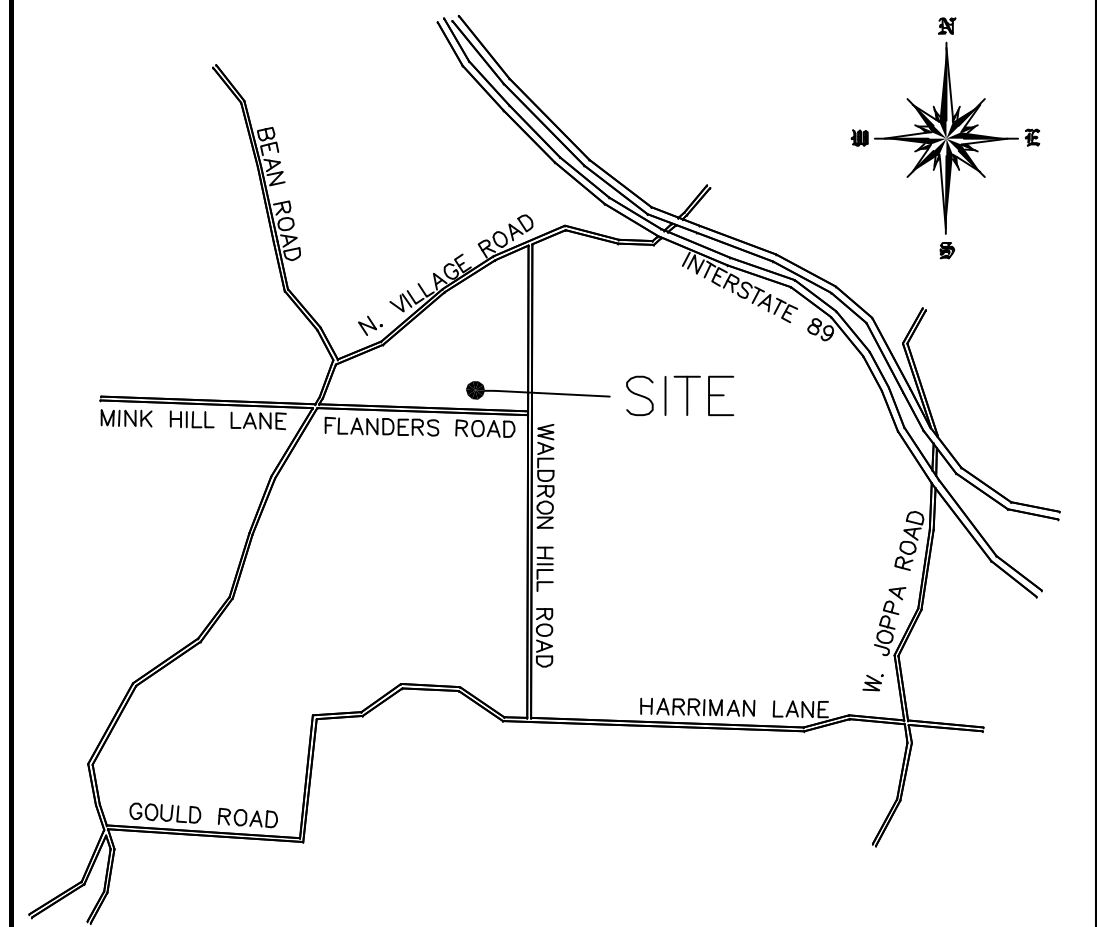
LEGEND	
■	CONCRETE/GRANITE BOUND
○	IRON PIPE/PIN
●	DRILL HOLE
●	MONUMENT TO BE SET
●	TEST PIT
⊙	WELL
⊙	UTILITY POLE
---	LOT LINE
---	SETBACK LINE
---	SOIL LINE
---	STREET SIGN
---	TREE LINE
---	EDGE OF GRAVEL
---	S10 CONTOUR
---	STONEWALL

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 BREALTY" PREPARED BY GILBERT CASTLE, DATED APRIL 26,1980, RECORDED IN THE MORD AS PLAN # 5323.
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 #201500000011.



LOCATION MAP ~ SCALE: 1" = 2000'

NOTES

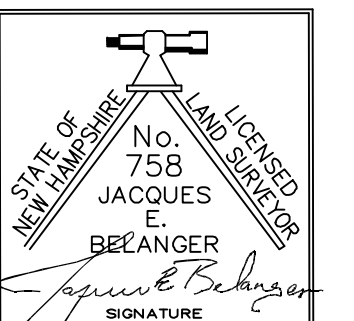
- 1.) SURVEY BY ROBOTIC TOTAL STATION PERFORMED ON MARCH 24, 2014 WITH AN ERROR OF CLOSURE OF 1:10,333.
- 2.) VERTICAL DATUM IS NAVD 88 ESTABLISHED BY GPS AND PROCESSED THROUGH OPUS.
- 3.) NORTH ORIENTATION IS BASE ON NH STATE GRID.
- 4.) THESE TRACTS OF LAND ARE NOT IN CURRENT USE.
- 5.) THESE TRACTS OF LAND ARE LOCATED IN THE R2 MINIMUM DENSITY RESIDENTIAL ZONE.
- 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 TWO TRACTS IS 216,321 SQ. FT. OR 4.97 ACRES.
- 9.) THE PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN PER FLOOD INSURANCE RATE MAP #3301300289E.
- 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 THE OWNERS WOULD LIKE TO REQUEST THE TOWN OF WARNER BOARD OF ASSESSORS TO RE-NUMBER LOT 19-1 TO LOT 20 AND LOT 20 TO LOT 19-1, KNOWING THIS IS NOT A FUNCTION OF THE PLANNING BOARD.
- 13.) THERE ARE NO SLOPES IN EXCESS OF 25%.

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
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J. E. Belanger
LICENSED LAND SURVEYOR



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

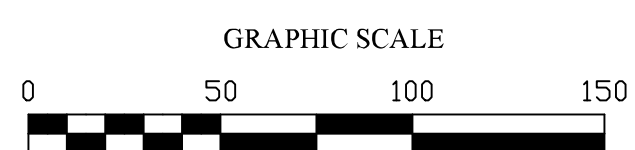
MICHAEL L. DRAGON MAP 10 LOT 19-1 & 20

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	BUILDABLE AREA
	AREA	FRONTAGE	AREA	FRONTAGE		
MAP 10 LOT 19-1	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	2.41 ACRES BUILDABLE AREA MINUS 0.44 ACRES WETLANDS
MAP 10 LOT 20	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	2.06 ACRES BUILDABLE AREA MINUS 0.06 ACRES WETLANDS

NO.	REVISION	DATE
1	ADDED BUILDABLE AREA IN LOT SYNOPSIS, REV NOTE 12 AND ADDED NOTE #13	9/15/26



**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

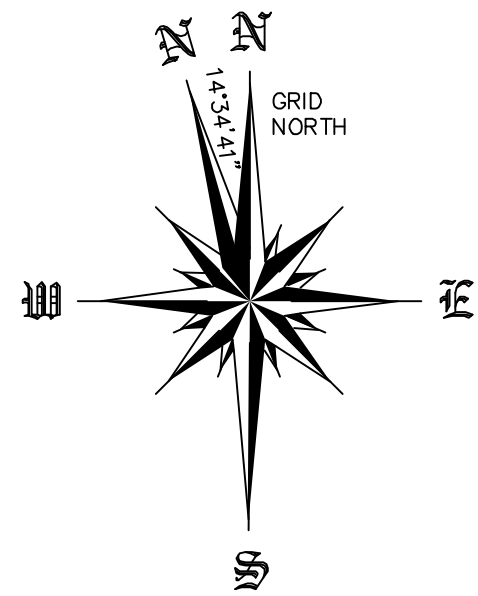
J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046
* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
TEL (603) 774-3601

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

RESERVED FOR REGISTRY USE

SOILS FROM THE MCSS ADVANCED COPY

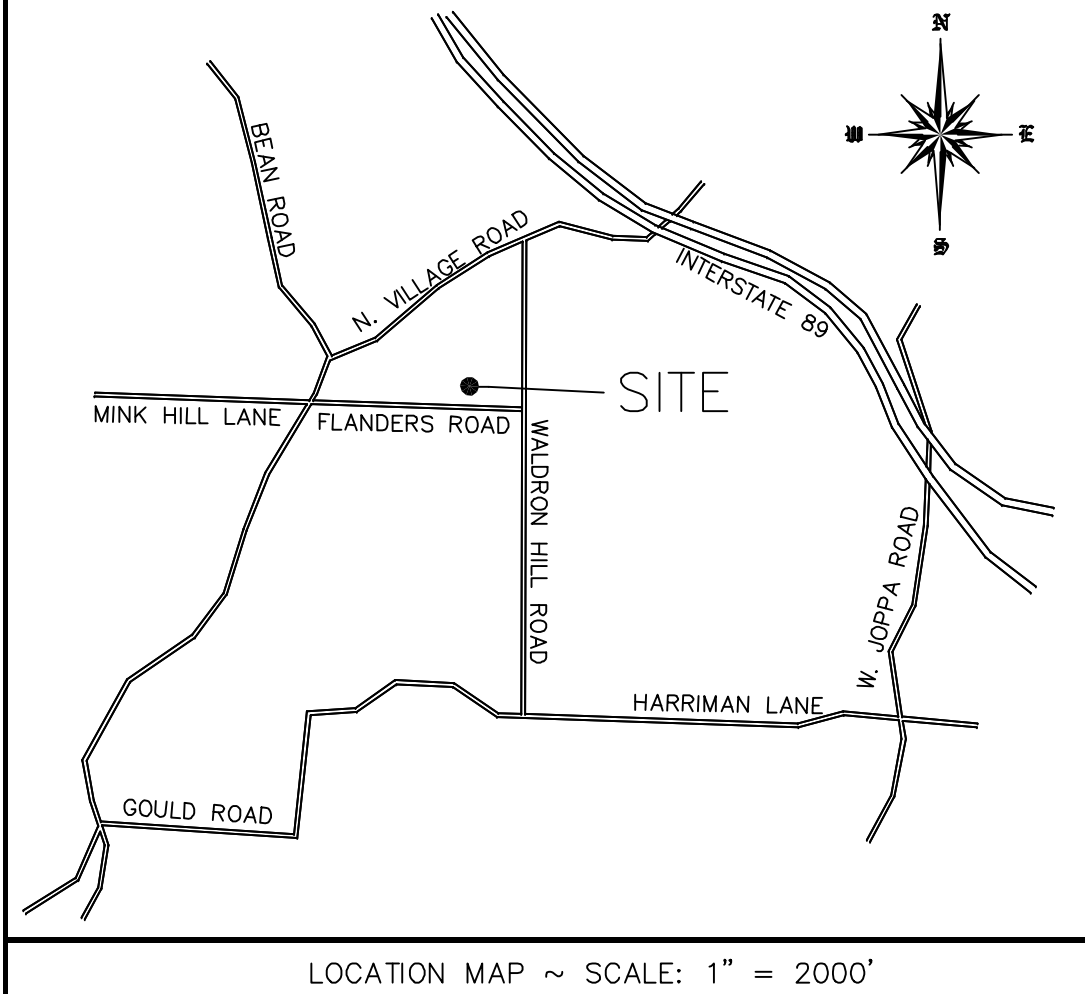
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NOTES

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- 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'

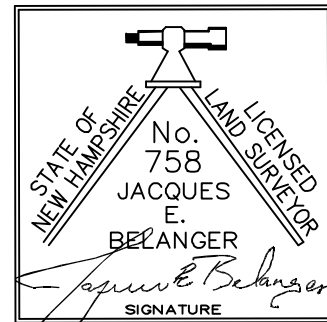
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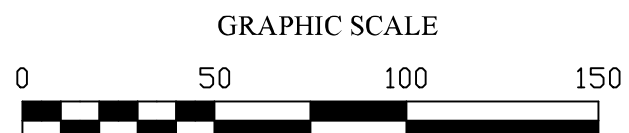
LIBERTE A. DRAGON MAP 10 LOT 19-1 & 20

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NO.	REVISION	DATE
1	ADDED BUILDABLE AREA IN LOT SYNOPSIS, REV NOTE 12 AND ADDED NOTE #13	9/15/26

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



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

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58 WALDRON HILL ROAD
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