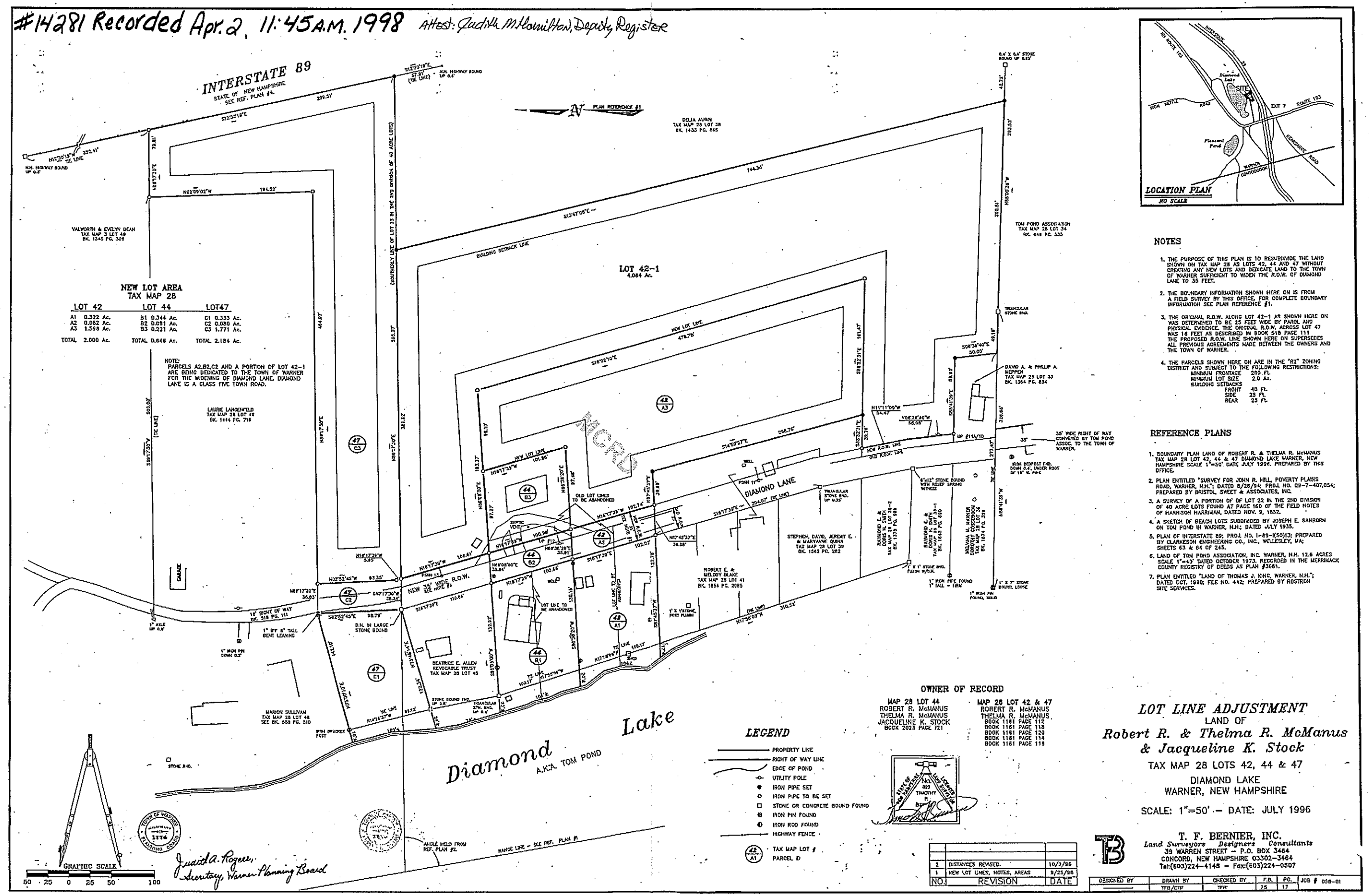
#14281 Recorded Apr. 2, 11:45 A.M. 1998 Attest: Judith M. Hamilton, Deputy Register



NOTES

1. THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE THE LAND SHOWN ON TAX MAP 28 AS LOTS 42, 44 AND 47 WITHOUT CREATING ANY NEW LOTS AND DEDICATE LAND TO THE TOWN OF WARNER SUFFICIENT TO WIDEN THE R.O.W. OF DIAMOND LANE TO 35 FEET.
2. THE BOUNDARY INFORMATION SHOWN HERE ON IS FROM A FIELD SURVEY BY THIS OFFICE. FOR COMPLETE BOUNDARY INFORMATION SEE PLAN REFERENCE #1.
3. THE ORIGINAL R.O.W. ALONG LOT 42-1 AS SHOWN HERE ON WAS DETERMINED TO BE 25 FEET WIDE BY PAROL AND PHYSICAL EVIDENCE. THE ORIGINAL R.O.W. ACROSS LOT 47 WAS 16 FEET AS DESCRIBED IN BOOK 518 PAGE 111 THE PROPOSED R.O.W. LINE SHOWN HERE ON SUPERSEDES ALL PREVIOUS AGREEMENTS MADE BETWEEN THE OWNERS AND THE TOWN OF WARNER.
4. THE PARCELS SHOWN HERE ON ARE IN THE "R2" ZONING DISTRICT AND SUBJECT TO THE FOLLOWING RESTRICTIONS:

MINIMUM FRONTAGE	200 FT.
MINIMUM LOT SIZE	2.0 Ac.
BUILDING SETBACKS	
FRONT	40 FT.
SIDE	25 FT.
REAR	25 FT.

REFERENCE PLANS

1. BOUNDARY PLAN LAND OF ROBERT R. & THELMA R. McMANUS TAX MAP 28 LOT 42, 44 & 47 DIAMOND LAKE WARNER, NEW HAMPSHIRE SCALE 1"=50' DATE JULY 1996. PREPARED BY THIS OFFICE.
2. PLAN ENTITLED "SURVEY FOR JOHN R. HILL, POVERTY PLAINS ROAD, WARNER, N.H.;" DATED 8/26/94; PROJ. NO. 09-7-407,054; PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC.
3. A SURVEY OF A PORTION OF OF LOT 22 IN THE 2ND DIVISION OF 40 ACRE LOTS FOUND AT PAGE 160 OF THE FIELD NOTES OF HARRISON HARRIMAN, DATED NOV. 9, 1852.
4. A SKETCH OF BEACH LOTS SUBDIVIDED BY JOSEPH E. SANBORN ON TOM POND IN WARNER, N.H.; DATED JULY 1935.
5. PLAN OF INTERSTATE 89; PROJ. NO. I-89-1(50)13; PREPARED BY CLARKESON ENGINEERING CO., INC., WELLESLEY, MA; SHEETS 63 & 64 OF 245.
6. LAND OF TOM POND ASSOCIATION, INC. WARNER, N.H. 12.6 ACRES SCALE 1"=40' DATED OCTOBER 1973. RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #3081.
7. PLAN ENTITLED "LAND OF THOMAS J. KING, WARNER, N.H."; DATED OCT. 1990; FILE NO. 442; PREPARED BY ROSTRON SITE SERVICES.

OWNER OF RECORD

MAP 28 LOT 44
ROBERT R. McMANUS
THELMA R. McMANUS
JACQUELINE K. STOCK
BOOK 2023 PAGE 721

MAP 28 LOT 42 & 47
ROBERT R. McMANUS
THELMA R. McMANUS
BOOK 1161 PAGE 112
BOOK 1161 PAGE 118
BOOK 1161 PAGE 120
BOOK 1161 PAGE 114
BOOK 1161 PAGE 116

LOT LINE ADJUSTMENT

LAND OF

Robert R. & Thelma R. McManus & Jacqueline K. Stock

TAX MAP 28 LOTS 42, 44 & 47

DIAMOND LAKE
WARNER, NEW HAMPSHIRE

SCALE: 1"=50' – DATE: JULY 1996

NO.	REVISION	DATE
2	DISTANCES REVISED.	10/2/96
1	NEW LOT LINES, NOTES, AREAS	9/25/96

T. F. BERNIER, INC.
Land Surveyors Designers Consultants
39 WARREN STREET – P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4145 – Fax:(603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	TFB/CTP	TFB	25	17	056-01