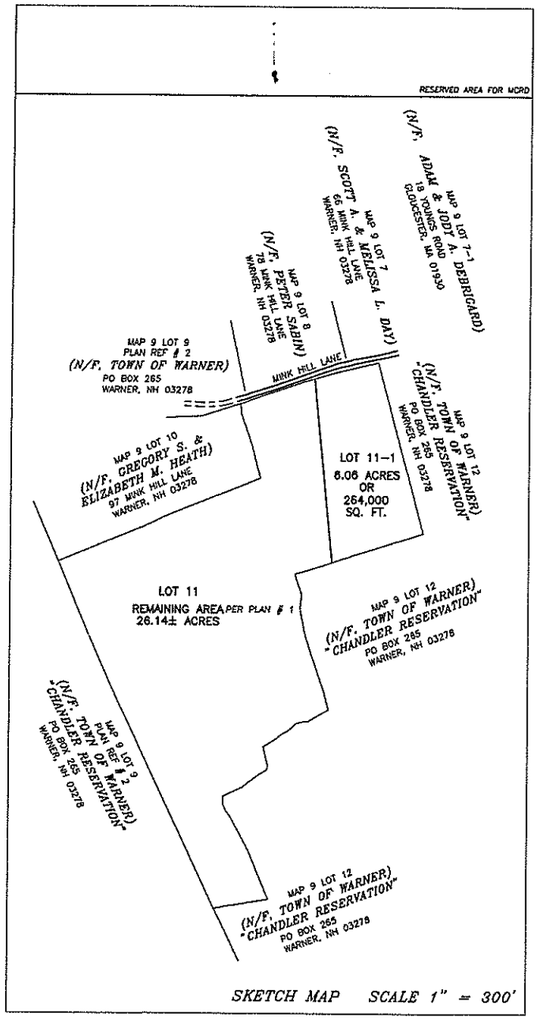


SKETCH MAP SCALE 1" = 300'

PLAN REFERENCES

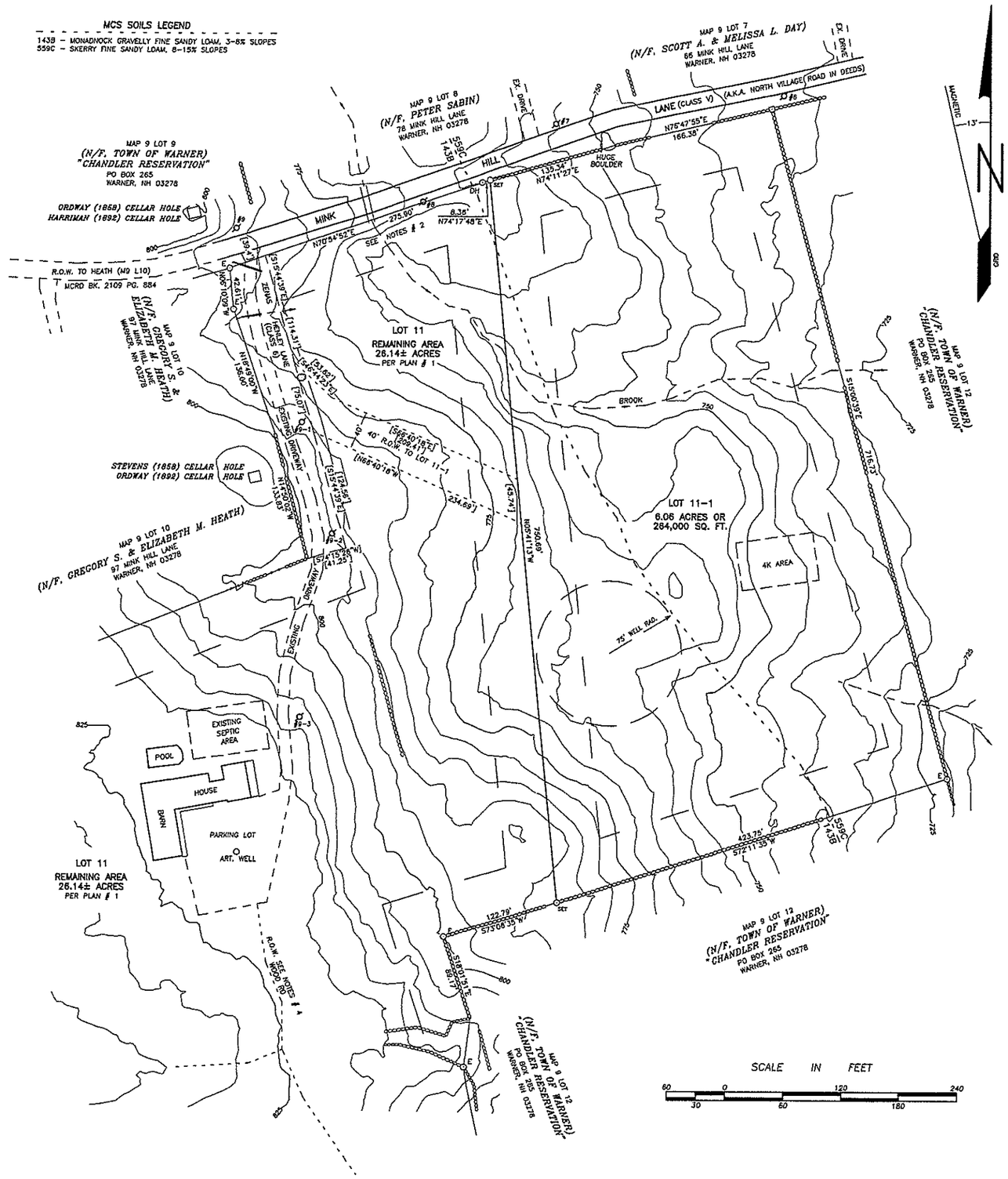
1). PLAN REF. "SURVEY FOR MARION R. & SUSAN R. JOHNSON" SURVEYED BY DOUGLAS H. SWEET DATED 3/15/1989 AND NOT RECORDED IN MCRD.
2). PLAN REF. "--SURVEY TOWN OF WARNER 'CHANDLER RESERVATION'" SURVEYED BY DOUGLAS H. SWEET DATED 2/07/1990 AND RECORDED IN MCRD # 11528.

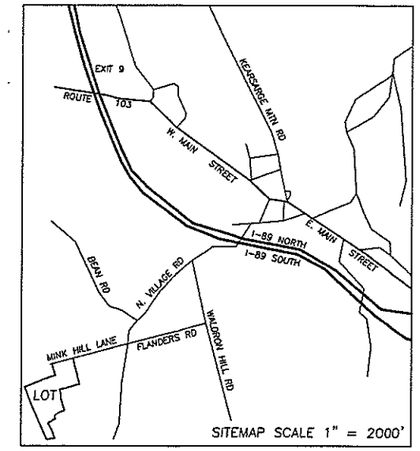
THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.

APPROVED BY WARNER PLANNING BOARD

CHAIR _____ DATE: _____

SECRETERY _____ DATE: _____





SITEMAP SCALE 1" = 2000'

LEGEND

E	IRON PIPE EXISTING
DH	DRILL HOLE EXISTING
SET	IRON PIN SET
	STONE BOUND
	UTILITY POLE
	WIRE FENCE
	STONE WALL
	BUILDING SETBACK LINE
	STAKE AND/OR STONE PILE
	BEECH TREE
[XX.XX']	BETWEEN BRACKETS DENOTES EASEMENT OR R.O.W. DIMENSION

NOTES

1). EXCEPTING ANY RIGHTS OF WAY OR EASEMENTS OF RECORD.
2). AN APPROVED VARIANCE FOR ARTICLE VII.C.1.a "FRONTAGE", SEE CASE # 2023-06.
3). THE OLD ROAD CALLED "ZENAS HENLEY LANE" ACCORDING TO A 1974 WARNER TOWN MEETING ARTICLE 20 STATES "TO SEE IF THE TOWN WILL VOTE TO DISCONTINUE THE FOLLOWING CLASS VI HIGHWAYS (MANY) TO – SUBJECT TO GATES AND BARS." RESULTS WERE VOTED TO "PASS OVER". CURRENT STATUS IS CLASS VI.
4). TWO EXISTING RIGHT OF WAYS (R.O.W.) UTILIZES THE OLD ROAD "ZENAS HENLEY LANE".
A.)THEN THE "FLANDERS BROS." R.O.W. RUNS SOUTHERLY ALONG WOOD ROAD TO EITHER TOWN OF WARNER LAND MAP 9 LOT 12 OR SMITHS LAND IN THE BACK (BK. 1923 PG. 72 TRACT II) BOTH WERE OWNED BY FLANDERS BROS.
B.)NEXT R.O.W. IS TO FRED H. SAVORY (TOWN OF WARNER MAP 9 LOT 9) 2 RODS WIDE SEE MCRD BK. 361 PG. 426.

PARCEL INFORMATION

1). TITLE REFERENCE - MCRD BOOK 1923 PAGE 72.
2). SUBJECT PARCEL IS MAP 9 LOT 11.
3). PARCEL RESIDES IN THE (OC-1) OPEN CONSERVATION DISTRICT.

MINOR SUBDIVISION FOR:

PETER E. & DENISE R. SMITH

89 MINK HILL LANE WARNER, N.H.

CLIENT
PETER E. & DENISE R. SMITH
89 MINK HILL LANE
WARNER, NH 03278

SCALE
1" = 60'

DATE
4/07/2025

REVISED DATE(S)

PROJECT NO.
C:\PLANS\SMITH-PETER

FROM OFFICE OF
THOMAS C. DOMBROSKI L.L.S.
19 MYRTLE ST.
CLAREMONT, N.H. 03743
603-542-2518

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 1004
PATRICK T. DOMBROSKI
SIGNATURE