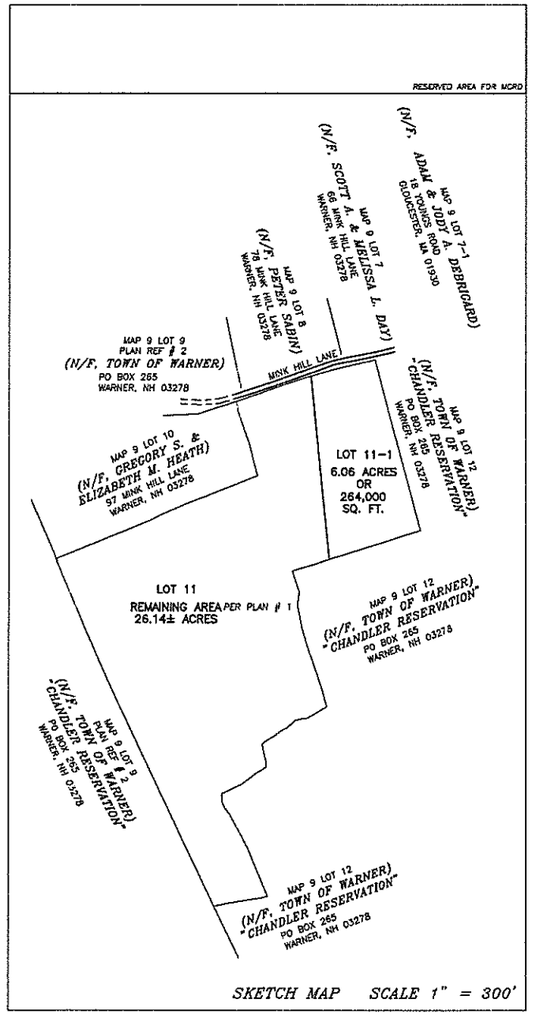
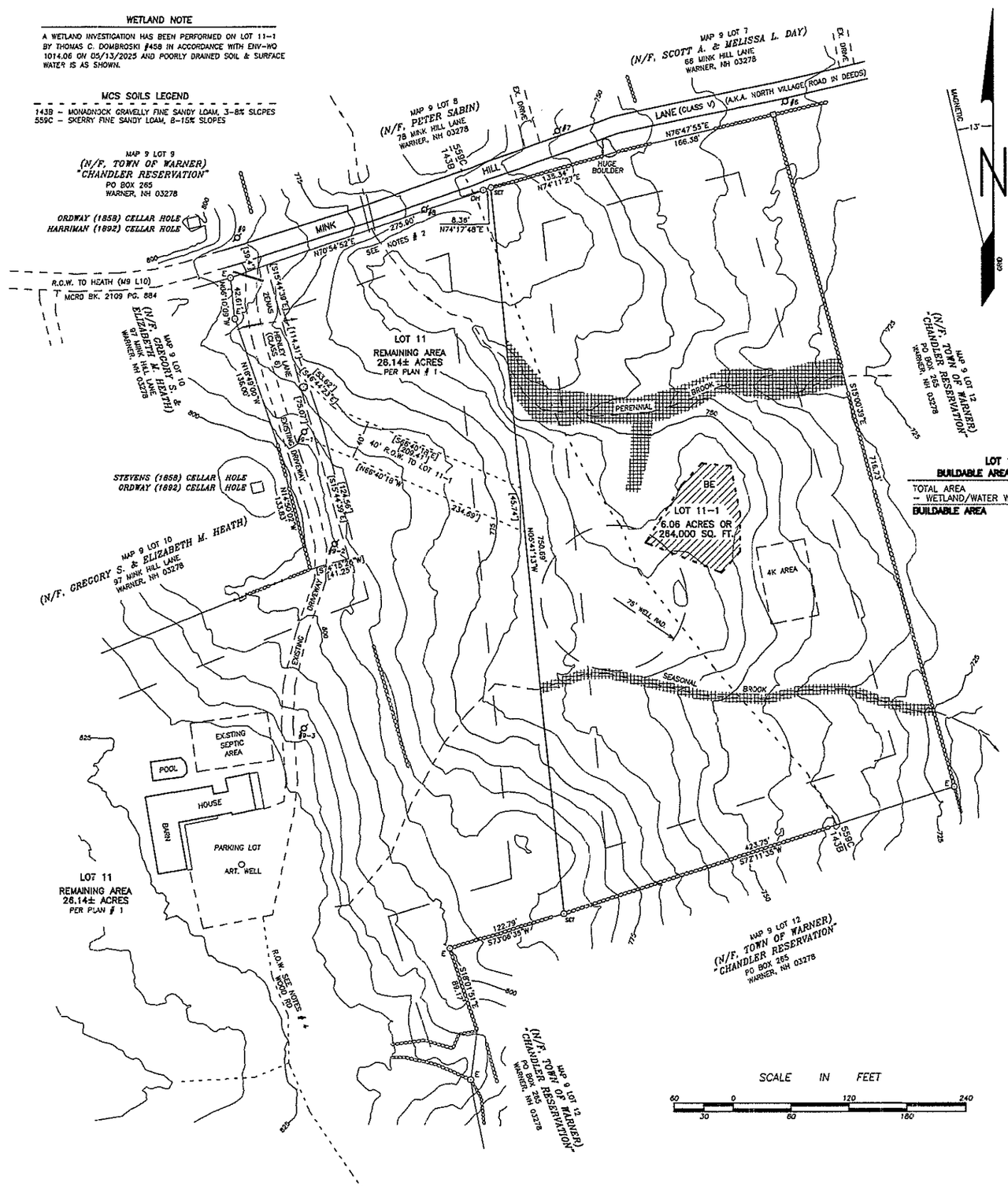


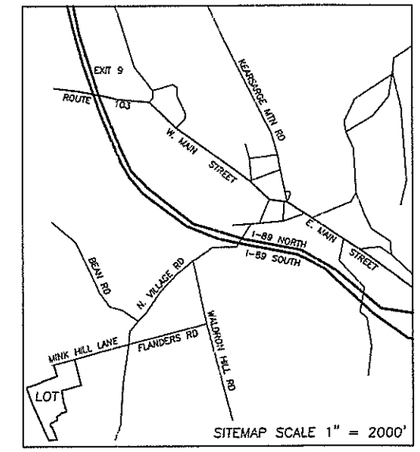
WETLAND NOTE

A WETLAND INVESTIGATION HAS BEEN PERFORMED ON LOT 11-1 BY THOMAS C. DOMBROSKI #458 IN ACCORDANCE WITH ENV-WQ 1014.06 ON 05/13/2025 AND POORLY DRAINED SOIL & SURFACE WATER IS AS SHOWN.

MCS SOILS LEGEND

143B – MONADNOCK GRAVELLY FINE SANDY LOAM, 3-8% SLOPES
559C – SKERRY FINE SANDY LOAM, 8-15% SLOPES





LEGEND

- IRON PIPE EXISTING
- DRILL HOLE EXISTING
- 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
- POORLY DRAINED SOIL & SURFACE WATER
- BE BUILDING ENVELOPE

LOT 11-1 BUILDABLE AREA CALCULATIONS

TOTAL AREA	6.06 ACRES
– WETLAND/WATER WAYS	= 0.38 ACRE
BUILDABLE AREA	**= 5.68 ACRES**

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. 381 PG. 426.

PROPERTY 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.
4). THE ENTIRE PROPERTY IS NOT IN THE FLOOD ZONE.

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: _____

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)
5/22/2025

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