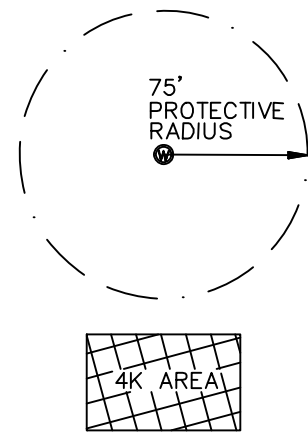


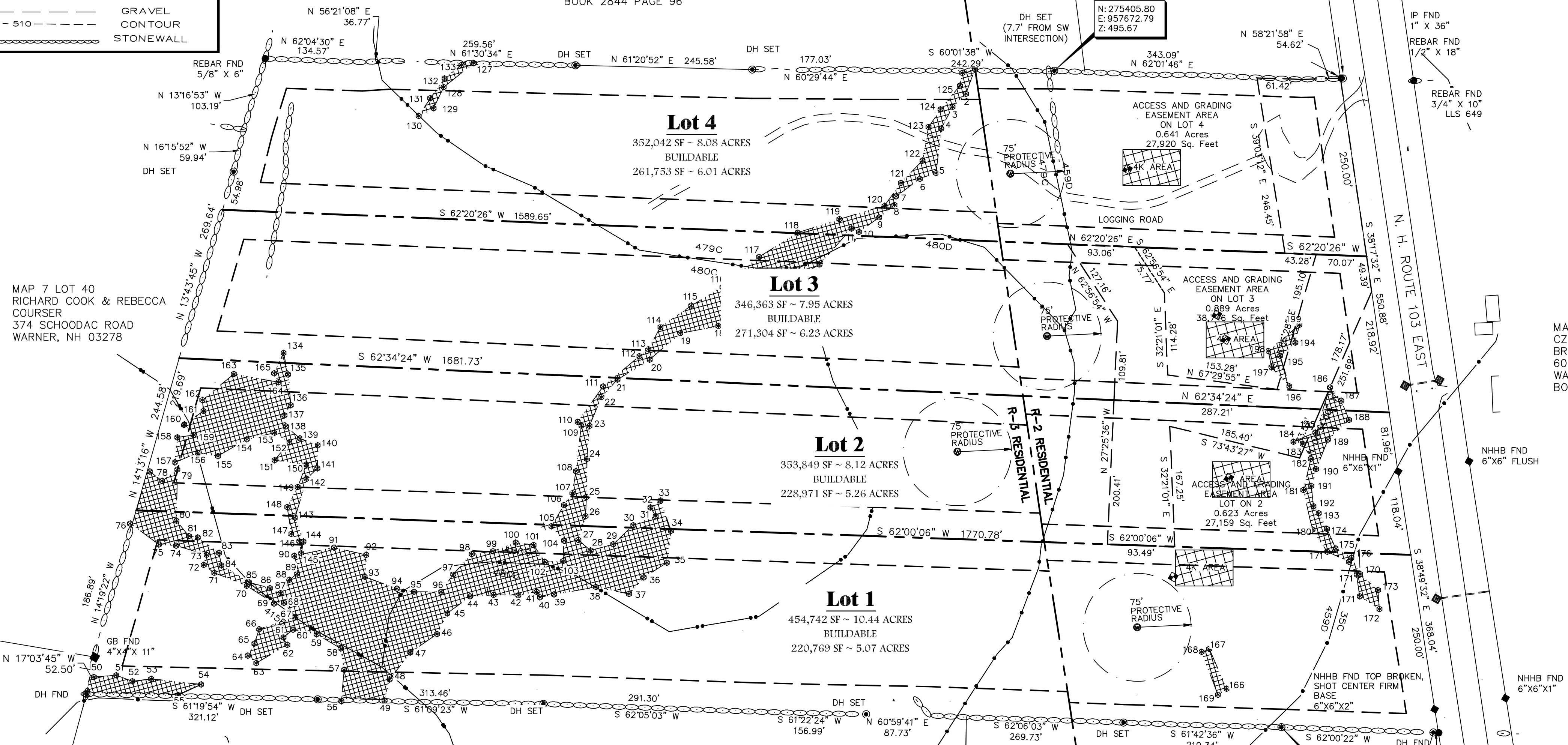
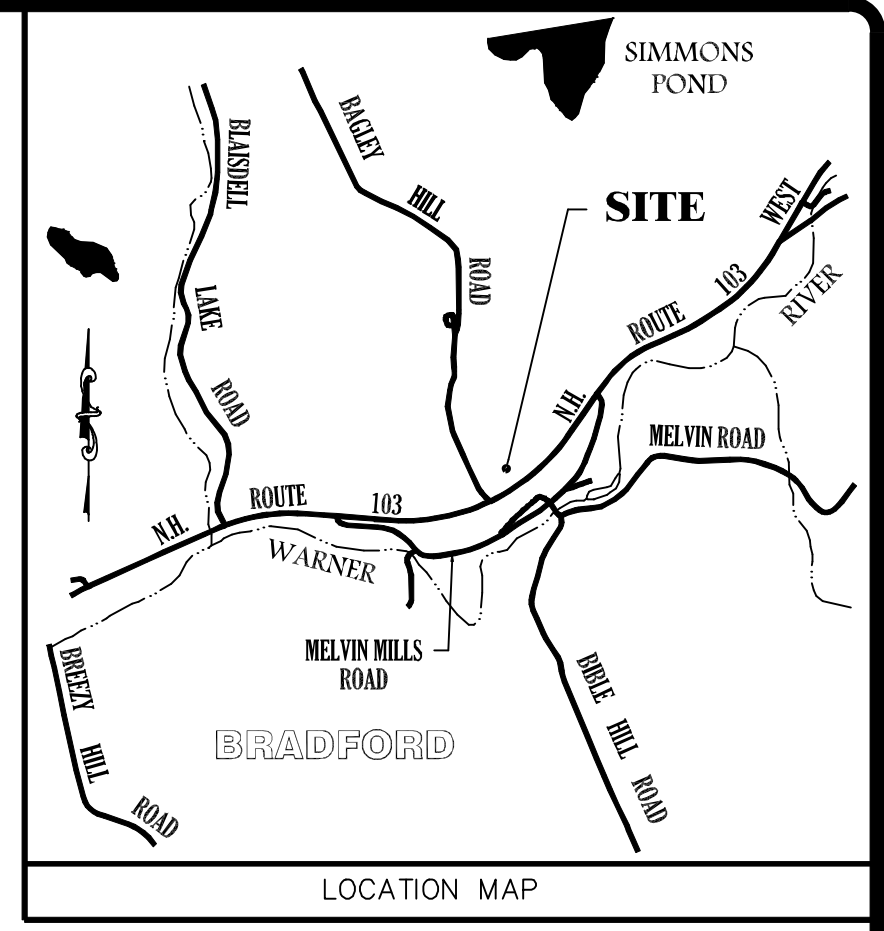
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 - IRON PIPE/PIN
 - DRILL HOLE
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RESERVED FOR REGISTRY USE



SOILS FROM THE MCSS ADVANCED COPY

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MAP 7 LOT 40
RICHARD COOK & REBECCA
COURSER
374 SCHOODAC ROAD
WARNER, NH 03278

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DAVID P. & ANN S. RIES
115 CHESTNUT CIRCLE
LINCOLN, MA 01773

MAP 7 LOT 36
DONALD C. & BARBARA M. LASSONDE
402 ROUTE 103 EAST
WARNER, NH 03278
BOOK 2844 PAGE 96

MAP 3 LOT 4-1
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- 2.) STATE OF NEW HAMPSHIRE R.O.W. PLANS, PROJECT NO. F243(B), DATED 1953, BEING SHEETS 10-12.

NOTES:

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- 3.) OWNER OF RECORD:
TAX MAP 7 LOT 39
JOSEPH L. ANTHONY
23 GLEN DRIVE
HUDSON, NH 03051
BOOK 3729 PAGE 1057
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MIN LOT SIZE: 40,000 S.F. WITH TOWN WATER/SEWER
MIN LOT SIZE: 2 ACRES (BUILDABLE) WITHOUT TOWN WATER/SEWER
MINIMUM LOT FRONTAGE: 120 FEET WITH WATER/SEWER
200 FEET WITHOUT WATER/SEWER
ABUTTER SETBACKS: 25 FEET
PUBLIC ROW SETBACK: 40 FEET
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MINIMUM LOT SIZE: 3 ACRES (BUILDABLE)
MINIMUM LOT FRONTAGE: 250 FEET
ABUTTER SETBACK: 40 FEET
PUBLIC ROW SETBACK: 50 FEET
- 5.) THE SUBJECT PARCEL DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO TOWN OF WARNER FLOOD INSURANCE RATE MAP NUMBER 33013C0294E WITH EFFECTIVE DATE OF APRIL 19, 2010.

MAP 7 LOT 38
CZORA REVOCABLE TRUST OF 2016
BRIAN J. CZORA, TRUSTEE
60 ANNIS LOOP
WARNER, NH 03278
BOOK 3736 PAGE 2801

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 758
JACQUES E.
BÉLANGER
APRIL 14, 2023
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

SUBDIVISION PLAN
TAX MAP 7 LOT 39
ROUTE 103 EAST
WARNER NH
MERRIMACK COUNTY

PREPARED FOR:
GARY FITZGERALD
PEACOCK HILL LLC

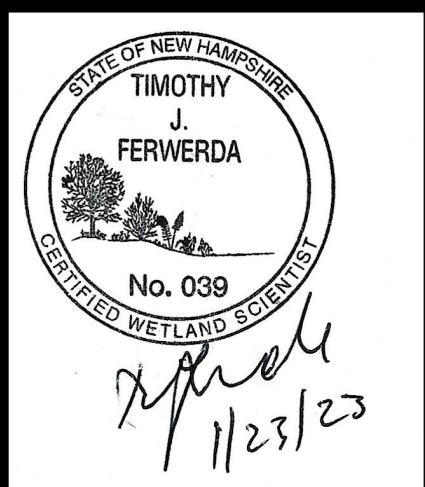
13 CONSTITUTION DRIVE
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J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046

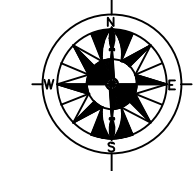
* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
* SEPTIC DESIGN

PLAN DATE: MAY 8, 2022
SCALE: 1" = 100'
PROJECT NO.: 222349
SHEET 1 OF 3

TIMOTHY FERWERDA, CERTIFIED WETLAND SCIENTIST #39 OF FERWERDA MAPPING LLC, OF DERING, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION IN DECEMBER, 2022 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.



REVISION:	DATE:	BY:

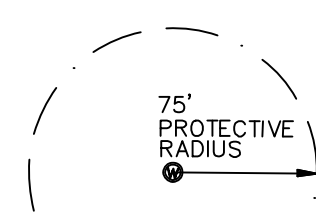


TEL (603) 774-3601

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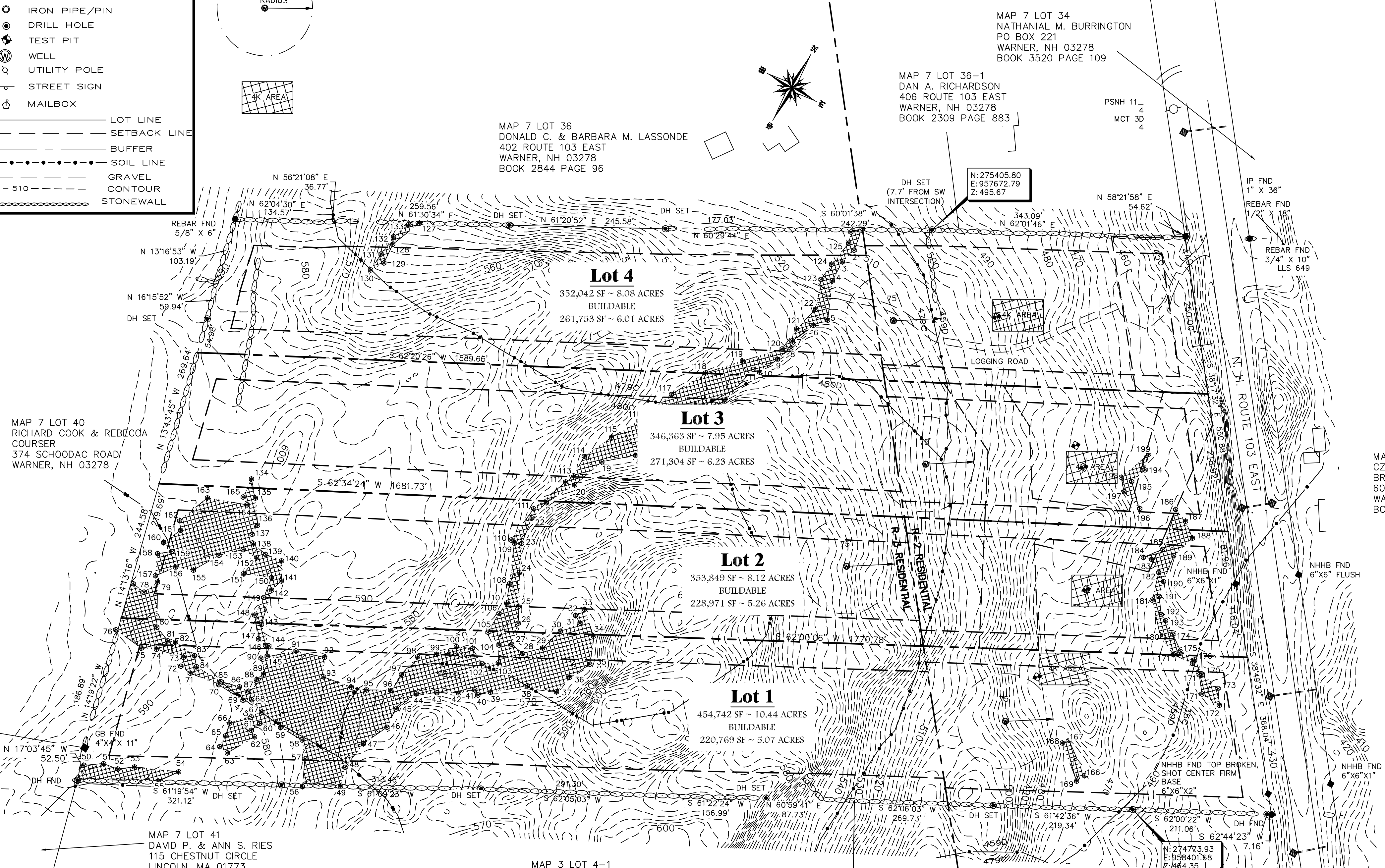
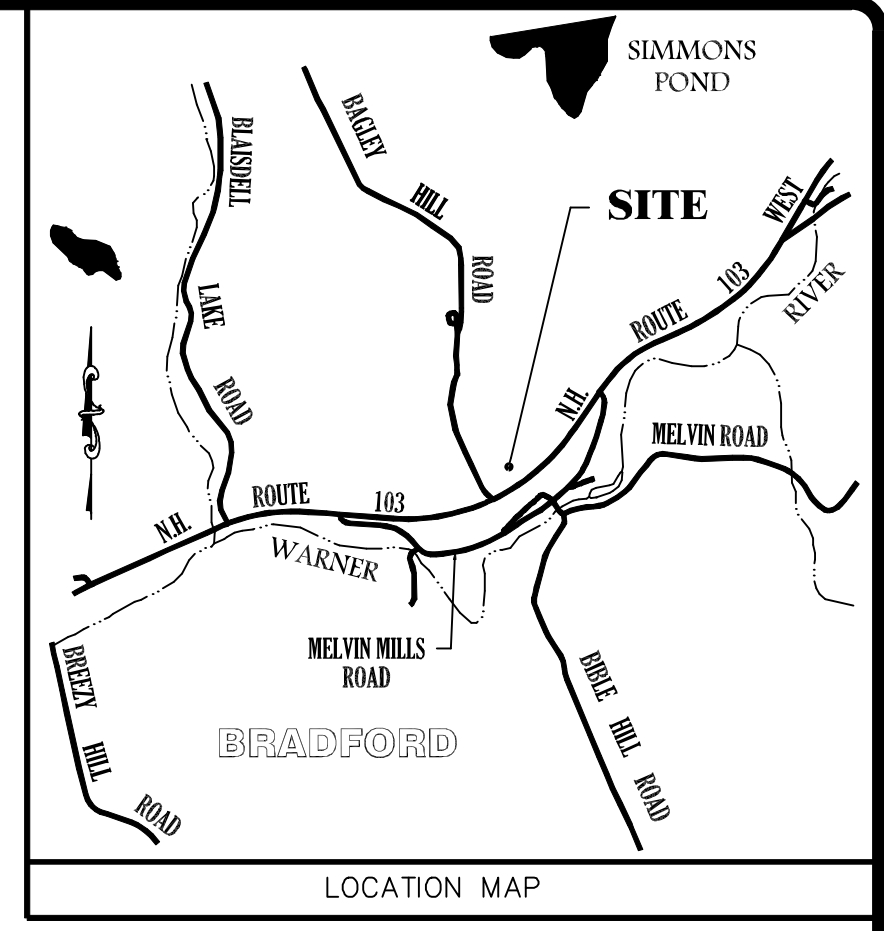
LEGEND

- GRANITE BOUND TO BE SET
- GRANITE BOUND FOUND
- IRON PIPE/PIN
- DRILL HOLE
- ⊙ TEST PIT
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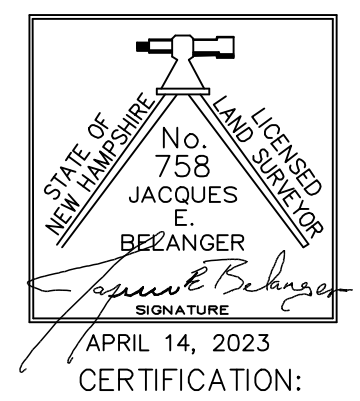
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TAX MAP 7 LOT 39
JOSEPH L. ANTHONY
23 GLEN DRIVE
HUDSON, NH 03051
BOOK 3729 PAGE 1057
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MINIMUM LOT FRONTAGE: 250 FEET
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CZORA REVOCABLE TRUST OF 2016
BRIAN J. CZORA, TRUSTEE
60 ANNIS LOOP
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BOOK 3736 PAGE 2801



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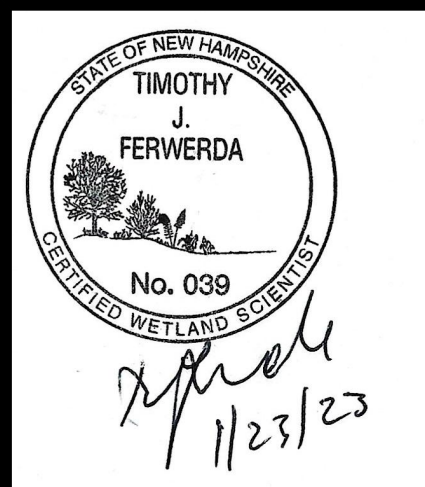
<p>TOPOGRAPHIC SUBDIVISION PLAN TAX MAP 7 LOT 39 ROUTE 103 EAST WARNER, NH MERRIMACK COUNTY</p>	<p>PREPARED FOR: GARY FITZGERALD PEACOCK HILL LLC 13 CONSTITUTION DRIVE SUITE 1A BEDFORD NH 03101</p>
---	--

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

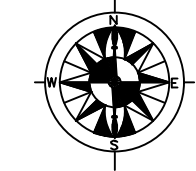
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* SEPTIC DESIGN

PLAN DATE: MAY 8, 2022
SCALE: 1" = 100'
PROJECT NO.: 222349
SHEET 2 OF 3

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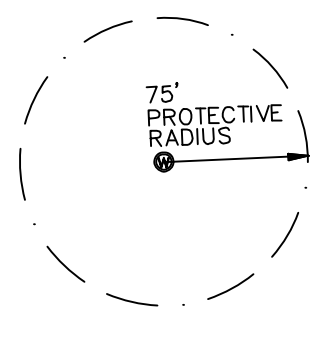


TEL (603) 774-3601

RESERVED FOR REGISTRY USE

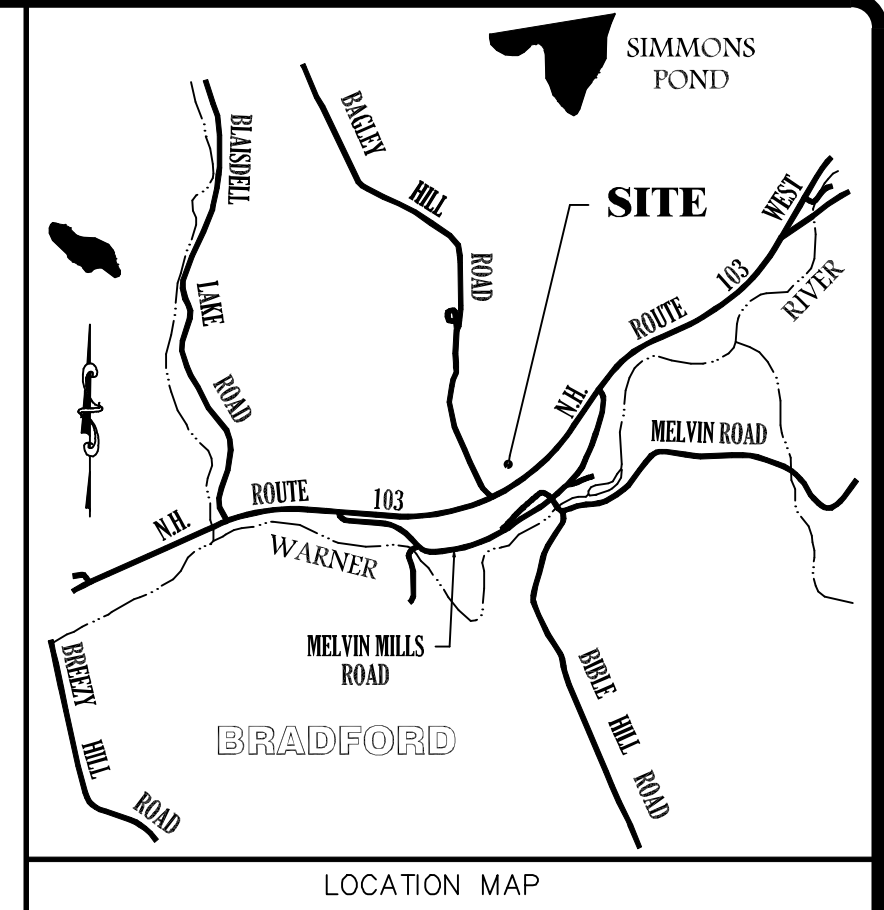
LEGEND

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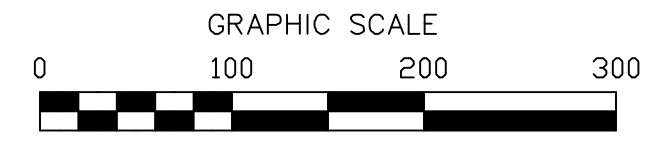
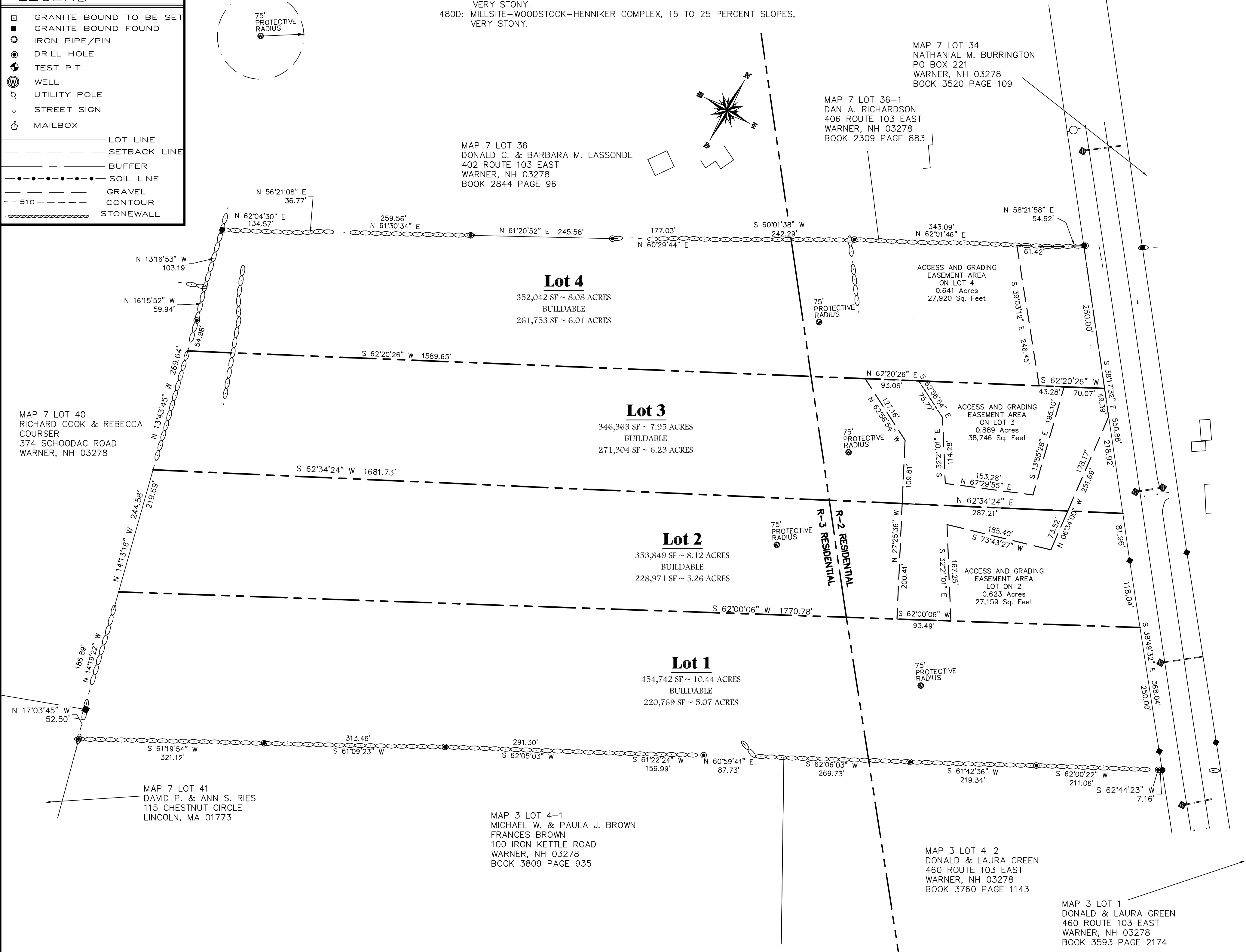


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STATE OF NEW HAMPSHIRE
JACQUES E. BELANGER
LICENSED LAND SURVEYOR
No. 758
APRIL 14, 2023
SIGNATURE
CERTIFICATION:

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SUBDIVISION EASEMENT PLAN
TAX MAP 7 LOT 39
ROUTE 103 EAST
WARNER, NH
MERRIMACK COUNTY

PREPARED FOR:
GARY FITZGERALD
PEACOCK HILL LLC

13 CONSTITUTION DRIVE
SUITE 1A
BEDFORD NH 03101

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

* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
* SEPTIC DESIGN

PLAN DATE: MAY 8, 2022
SCALE: 1" = 100'
PROJECT NO.: 222349
SHEET 3 OF 3

REVISION:	DATE:	BY:

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