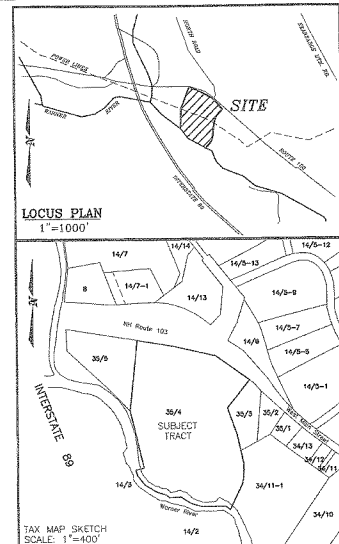


PLAN REFERENCES

1. ARBOR SUBDIVISION IN WARNER NH OF THE ESTATE OF RUTH K. SMITH C/O ALICE S. HARRIS (CONCURRED) WARNER N.H. SCALE 1"=500' (DATED) FEB. 1984 SURVEYED BY NORMAN W. THOMAS LICENSED LAND SURVEYOR, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 7752.
2. TRANSMISSION LINE CONCORDCOOK ELECTRIC LIGHT COMPANY DAVISVILLE TO ROBY NH SCALE 100 FEET TO THE INCH SHEET 13, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 207.
3. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT 149-052719 N.H. PROJECT NO. N-1427-C INTERSTATE ROUTE 103 SHEETS 78-77-20 & 21 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
4. HIGHWAY CHURCH FARM, INC. S.V.S. ROUTE 103 WARNER, N.H. PROPERTY SURVEY SURVEYED BY H.A. AMBSEN & SONS LAND SURVEYORS SCALE 1"=300' (REVISED) 08/29/94 REVISED 7/27/99 (REV. 8/12/00) RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 11670.

#16243 Recorded Jan. 21, 10:08 AM 2003 Attest Charles A. Brack Deputy Register

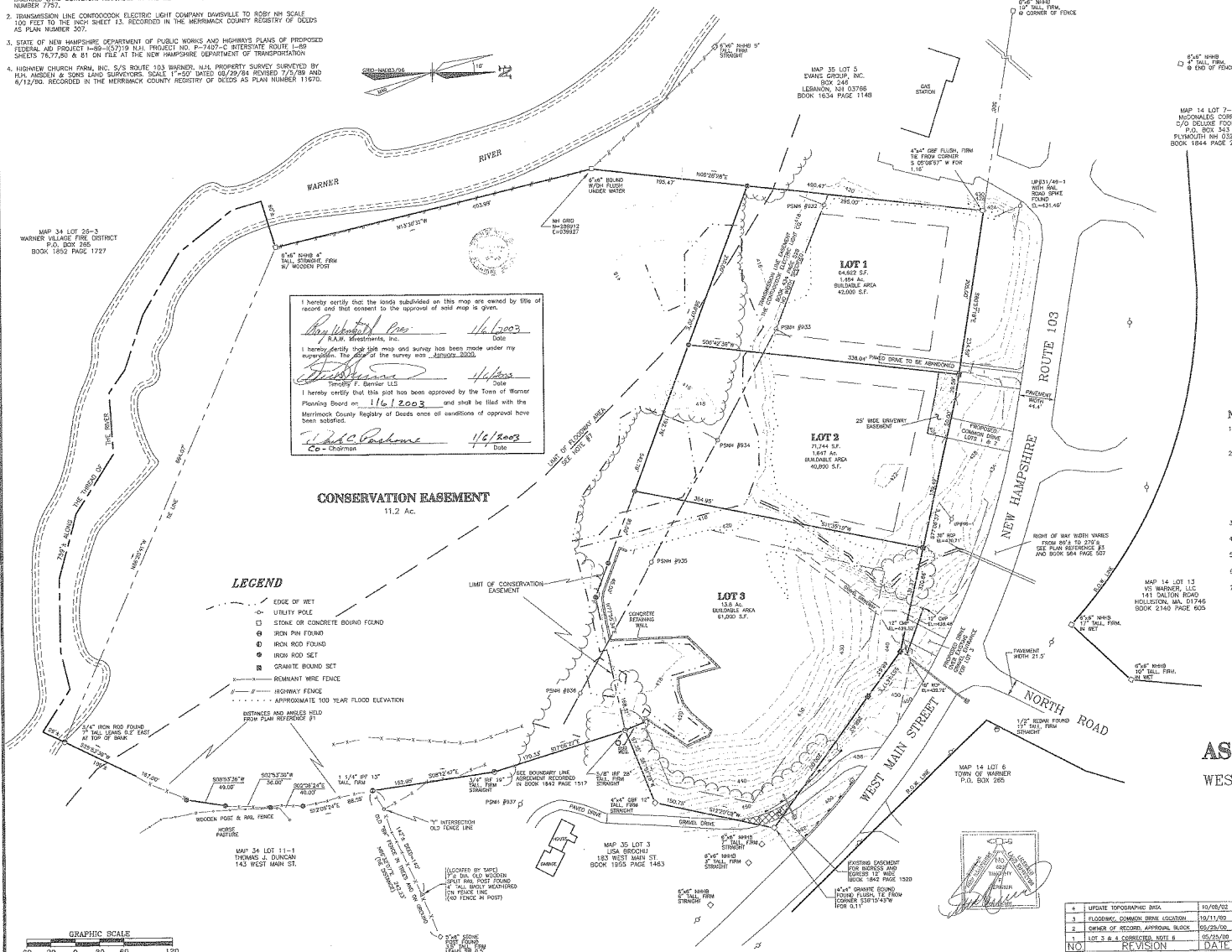


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 4 AS SHOWN ON ASSESSORS MAP NUMBER 35 INTO THREE (3) LOTS. THIS PLAN ALSO SHOWS THE LIMIT OF A NEW CONSERVATION EASEMENT OVER A PORTION OF THE NEW LOT (3).
 2. THE PARCELS SHOWN HERE ON ARE LOCATED IN THE "C-1" COMMERCIAL ZONING DISTRICT AS DEFINED IN THE PRESENT ZONING ORDINANCE OF THE TOWN OF WARNER. THE PARCELS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS: MINIMUM BUILDABLE AREA = 40,000 S.F. (AS DEFINED IN SECTION R.A.1 OF THE TOWN OF WARNER SUBDIVISION REGULATIONS) MINIMUM PROTRUSION = 200 FEET BUILDING SETBACKS = 40 FEET FRONT = 25 FEET SIDE AND REAR = 25 FEET MAXIMUM LOT COVERAGE = 70%
 3. THE WETLANDS SHOWN HERE ON WERE DELINEATED IN THE FIELD BY MAPFARLAND-JOHNSON, INC. OF CONCORD NEW HAMPSHIRE.
 4. TOPOGRAPHIC DETAILS SHOWN HERE ON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER OF 2002.
 5. NO STRUCTURES SHALL BE CONSTRUCTED BELOW ELEVATION 422.00' (THE DESIGNATED ONE HUNDRED YEAR FLOOD ELEVATION) ON ANY LOT IN THIS SUBDIVISION.
 6. THE BEARINGS AND DISTANCES SHOWN HERE ON ARE BASED ON A FIELD SURVEY HAVING AN ERROR OF CLOSURE OF ONE PART IN 10,000 OR BETTER.
 7. THE FLOODWAY LIMIT SHOWN HERE ON HAS BEEN GRAPHICALLY REPRODUCED FROM THE 1 INCH = 800 FEET FLOOD INSURANCE RATE MAP FOR THE TOWN OF WARNER, SPECIFICALLY COMMUNITY-PANEL NUMBER 330123 0020 D, HAVING AN EFFECTIVE DATE OF JUNE 9, 1987. THIS DEFINITION IS FOR REFERENCE ONLY AND ANYONE UTILIZING THIS PARCEL SHALL REFER TO THE ORIGINAL FLOOD INSURANCE RATE MAPS.

OWNER OF RECORD
 MAP 35 LOT 4
 R.A.W. INVESTMENTS, INC.
 P.O. BOX 598
 NEWPORT, NH 03273
 BOOK 2181 PAGE 1297
 TOTAL AREA = 17.0 AC.

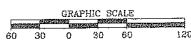
SUBDIVISION PLAN
ASSESSORS MAP 35 LOT 4
 WEST MAIN STREET / N.H. ROUTE 103
 WARNER, NEW HAMPSHIRE
 SCALE 1"=60' DATE: APRIL 2000

T. F. BERNIER, INC.
 Land Surveyor - Designers - Consultants
 38 WARREN STREET - P.O. BOX 3464
 CONCORD, NEW HAMPSHIRE 03302-3464
 Tel: (603)224-4148 - Fax: (603)224-0507



I hereby certify that the lands subdivided on this map are owned by title of record and that consent to the approval of said map is given.

Ray Wharton, Inc. 1/16/2003
 T. F. Bernier, Inc.
 T. F. Bernier, L.L.C. Date
 I hereby certify that this map and survey has been made under my supervision. The date of the survey was January 2003.
T. F. Bernier 1/16/2003
 T. F. Bernier, L.L.C. Date
 I hereby certify that this map has been approved by the Town of Warner Planning Board on 1/16/2003 and shall be filed with the Merrimack County Registry of Deeds once all conditions of approval have been satisfied.
T. F. Bernier 1/16/2003
 T. F. Bernier, L.L.C. Date
 Co-Chairman



| | | |
|----|-------------------------------------|----------|
| 1 | UPDATE TOPOGRAPHIC DATA | 10/08/02 |
| 2 | FLOODING CONSERVATION EASEMENT | 10/11/02 |
| 3 | OWNER OF RECORD APPROVAL BLOCK | 02/29/03 |
| 4 | LOT 3 & 4 CONSIDERED VOID & REVOKED | 05/27/03 |
| NO | REVISION | DATE |

| | | | | | | |
|----------------|----------|------------|----------|------|-----|--------|
| DESIGNED BY | DRAWN BY | CHECKED BY | T. F. B. | PLS. | 308 | 154-02 |
| | | | 58/60 | | | |
| ISSUING OFFICE | | | | | | |