



TOWN OF WARNER PLANNING BOARD

P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297

APPLICATION FOR LOT LINE ADJUSTMENT

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO [X]

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES \_\_\_\_\_ NO [X]

TODAY'S DATE: 08/21/2023

NAME OF APPLICANT SNOWY CABIN LLP

ADDRESS 310 BRADFORD RD NEWPORT NH. 03773

PHONE # 1 603-558-5137 PHONE # 2 - E-MAIL eblack.nh@gmail.com

OWNER(S) OF PROPERTY SNOWY CABIN LLP

ADDRESS (SAME)

PHONE # 1 \_\_\_\_\_ PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

AGENT NAME CLAYTON PLATT

ADDRESS 414 PINE HILL RD CROYDON NH. 03773

PHONE # 1 603-643-0981 PHONE # 2 \_\_\_\_\_ E-MAIL claytonplatt@pennyroyalhill.com

LICENSED LAND SURVEYOR: CLAYTON PLATT

LICENSED PROFESSIONAL ENGINEER: -

CERTIFIED SOIL SCIENTIST: -

CERTIFIED WETLAND SCIENTIST: -

OTHER PROFESSIONAL(S): -

STREET ADDRESS & DESCRIPTION OF PROPERTY POVERTY PLAINS RD

MAP # 7 LOT # 73+75 ZONING DISTRICT \_\_\_\_\_ NUMBER OF LOTS: 1

FRONTAGE ON WHAT STREET(S): POVERTY PLAINS RD.

DEVELOPMENT AREAS: 221/23 acres/sq.ft.

DEED REFERENCE(S): Book 3629 Page 2100 Please include a copy of the Deed.

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.
APPLICANT PROPOSES TO ADJUST PL. BETWEEN TM 7 LOTS 73+75.
ADDING +/- 3.56 ACRES TO TM 7-73. THE FINAL AREA OF
TM 7-73 IS +/- 3.91 ACRES + TM 7-75 IS +/- 20.6 ACRES.

**Authorization/Certification from Property Owner(s)**

I (We) hereby designate Clayton Platt to serve as my agent and to appear and present said application before the Warner Planning Board

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s):  Erica Black Date: 08/24/2023  
(Need signatures of all owner's listed on deed)

Print Names Matthew Smith Erica Black (snowycabin LUP)

Signature of Applicant(s) if different from Owner:

\_\_\_\_\_  
Date: \_\_\_\_\_

Print Names \_\_\_\_\_

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Fees Submitted: Amount: \_\_\_\_\_ Cash: \_\_\_\_\_ Check # \_\_\_\_\_ Other: \_\_\_\_\_

Abutter's List Received: Yes \_\_\_\_\_ No \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

“Abutter” as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. [Amended March 2020]

The abutters list must be obtained from the Town of Warner’s Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners’ agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner’s Assessors records on:

08/18/2023 (date)

Signature  Erica Black

Print Name Matthew Smith Erica Black  
(Snowy cabin LUP)

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \*List attached\*

Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

22.70  
2 -  
25.

Grantee

Docket Number: 201900006922  
Recorded in Merrimack County, NH  
Susan Craig, Register  
JUL 30 2019 2:44 PM  
JUL 11 8 25 AM RECEIVING 822 09  
SEARCH 801 82 00

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that we, **ERICA A. BLACK**, married, having an address of 310 Bradford Road, Newport, New Hampshire 03773 and **MATTHEW A. SMITH**, having an address of 57 Fords Landing Drive, Dover, New Hampshire 03820, for consideration paid, grant to, **SNOWY CABIN, LLP**, a New Hampshire Limited Liability Partnership duly established and existing under the laws of the State of New Hampshire whose principal address is 310 Bradford Road, Newport, New Hampshire 03773, with **WARRANTY COVENANTS**, the following described premises:

Four (4) certain tracts or parcels of land, together with any buildings and improvements thereon, and appurtenances thereto, situated in the Town of Warner, County of Merrimack, and State of New Hampshire, more particularly bounded and described as follows:

Parcel I (containing three separate tracts of land):

Tract 1: Said tract of land being part of what is now or formerly known as Lots 9 and 10 in said Warner, bounded and described as follows:

Beginning at the southwest corner of said premises by land of Horace J. Davis; thence northerly on the easterly side of the Bog Road, so-called, leading from Davisville to Schoodac about eighty rods to land formerly owned by William Clough; thence easterly by the said Clough land to a stake and stones and to land formerly owned by Thomas Sawyer; thence southerly, westerly and southerly by the said Sawyer land to land of Horace J. Davis; thence westerly by said Davis land to place of beginning, containing 25 acres, be the same more or less.

Tract 2: Commencing at a point on the town line between Warner and Webster; thence south and southeasterly along the town line to Lot No. 8; thence southwesterly to stake and stones; thence northwesterly to stake and stones; thence northeasterly to stake and stones; thence northwesterly to stake and stones; thence northeasterly to point of beginning; containing 50 acres, more or less.

Tract 3: Said tract of land being part of what is now or formerly known as Lot No. 7 in the second division of lots in said Warner, bounded and described as follows:

On the east by the town line; southerly by Lot No. 6; on the west by land of Otto Moody; and on the north by Lot No. 8, containing 25 acres, more or less.

Parcel II:

A tract of land now or formerly known as the Glover Lot situated in the southeasterly part of said Warner, the same being one half of a forty acre lot, being the easterly half of said lot, it being Lot #8 in the second division of forty acre lots in said Warner, drawn to the right of Benj. Osgood, bounded easterly on Webster Line and for further bounds reference may be had to the Proprietor record the same having been conveyed to Fred W. Courser by Homer M. and Juliette Davis by their deed dated May 16, 1909.

Also conveying herewith a certain right-of-way located in the Town of Warner across land now or formerly owned by Thelma Stockman, bounded and described as follows:

Beginning at a set iron pipe on the easterly side of Plains Road said point comprising the southwest corner of land conveyed to Walter and Debbie Bowers, Jr., by Thelma Stockman, by Warranty Deed recorded at the Merrimack County Registry of Deeds at Book 1459, Page 204, thence North  $76^{\circ} 19'$  East 370.3 feet, more or less, to a set iron pipe; thence North  $13^{\circ} 45'$  East 154.2 feet, more or less, to a set iron pipe; thence in an easterly direction along said land now or formerly owned by William C. Annis and Barbara Annis 27.8 feet, more or less, to a set iron pipe; thence South  $13^{\circ} 45'$  West 182 feet, more or less, to a set iron pipe; thence South  $76^{\circ} 19'$  West 368.3 feet, more or less, to the easterly side of Plains Road; thence in a northwesterly direction along said Plains Road 30 feet, more or less, to the point of beginning.

Said right-of-way is across land now or formerly of Thelma Stockman and known as Lot #1 on a plan approved by the Warner Planning Board on July 21, 1983 and recorded in the Merrimack County Registry of Deeds, Plan #7524 and said right-of-way constitutes a release by William C. Annis and Barbara Annis, and their successors and assigns, of any and all other rights-of-way which they have or may have in any other location across the above-referenced Lot #1.

Parcel III:

A certain tract or parcel of land with any buildings and improvements thereon described as:

L Plains Road.....Map 7, Lot 73.

Parcel IV:

Such tract or parcel of land situated off Poverty Plains Road, in said Warner, shown as Warner Tax Lot #70-4-A on plan surveyed by Ernest E. Veinotte for Roy L. Ball, dated August 6, 1984, and recorded as Plan #7961, Merrimack County Registry of Deeds, and more particularly bounded and described as follows:

Beginning at an iron rod in the southeast corner of land herein conveyed;  
Thence S 76° 02' W a distance of 117.6 feet to an iron rod;  
Thence N 57° 34' W a distance of 212 feet to an iron pin;  
Thence N 76° 02' E a distance of 220.12 feet to an iron pin;  
Thence S 29° 51' E a distance of 159.62 feet to the point of beginning, containing 0.6 acres, more or less.

The within described Parcel IV is annexed to and considered a part of, and not to be conveyed separately without further subdivision approval from the certain premises set forth in Parcel I, Tract 3 of this deed.

According to the current records of the Town of Warner, New Hampshire, the parcels of land conveyed hereby are land only being identified as:

- (a) Tax Map 7 Lot 68, Bog Road, containing 75.0000 acres, more or less;
- (b) Tax Map 7 Lot 73, Poverty Plains Road, containing 0.3200 acres, more or less;
- (c) Tax Map 7 Lot 74, off Poverty Plains Road, containing 24.0000 acres, more or less; and
- (d) Tax Map 7 Lot 75, off Poverty Plains Road, containing 22.6900 acres, more or less.

**MEANING AND INTENDING** to describe and convey all and the same premises conveyed by Karen E. Lincoln, as the sole and current Successor Trustee of the Barbara J. Annis Revocable Trust of 2012 and conveyed to Erica A. Black (f/k/a Erica A. Smith) and Matthew A. Smith by Fiduciary Deed dated March 25, 2019 recorded at Book 3626, Page 1619 of the Merrimack County Registry of Deeds.

This transfer is exempt from the Real Estate Transfer Tax pursuant to RSA 78-B:2 XXII.

These are not homestead premises.

Dated this 3<sup>rd</sup> day of May, 2019.

Erica Black  
Erica A. Black

[Signature]  
Matthew A. Smith

**STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK**

Before me this 3<sup>rd</sup> day of May, 2019 personally appeared the above-named Erica A. Black and Matthew A. Smith known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledges the same to be their voluntary act and deed.

[Signature]  
Notary Public / ~~Justice of the Peace~~  
My commission expires: 3/23/21



Docket Number: 201900006922  
Recorded in Merrimack County, NH  
Susan Cragin, Register  
BK: 3629 PG: 2100 5/3 2019 2:44 PM  
LCHIP \$25.00 RECORDING \$22.00  
SURCHARGE \$2.00

Docket Number: 201900006922

Recorded in Merrimack County, NH

Susan Cragin, Register

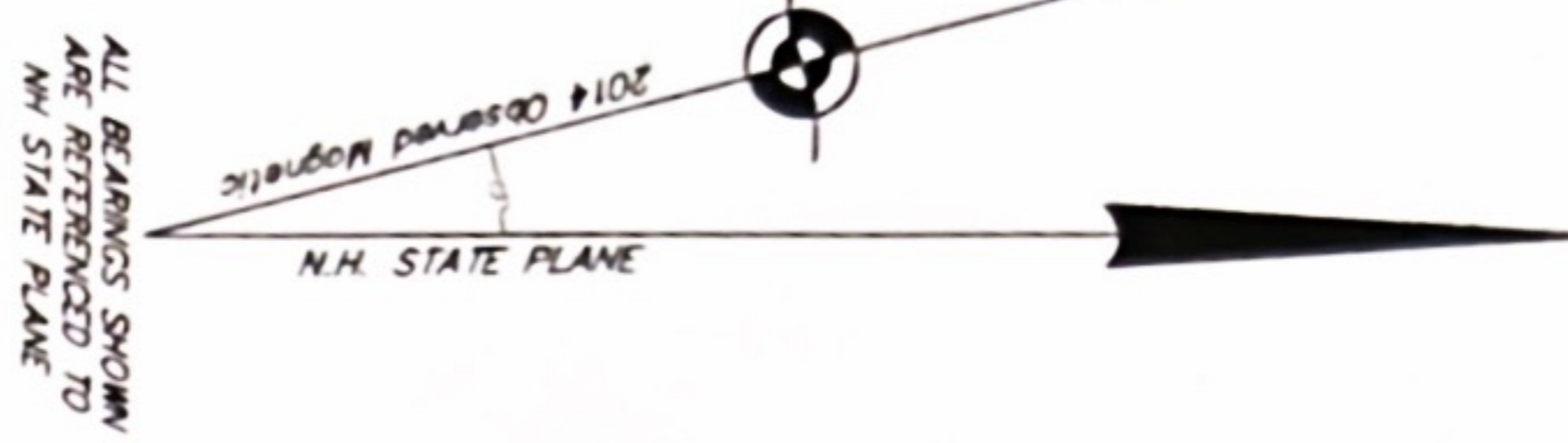
BK: 3629 PG: 2100 5/3 2019 2:44 PM

LCHIP \$25.00 RECORDING \$22.00

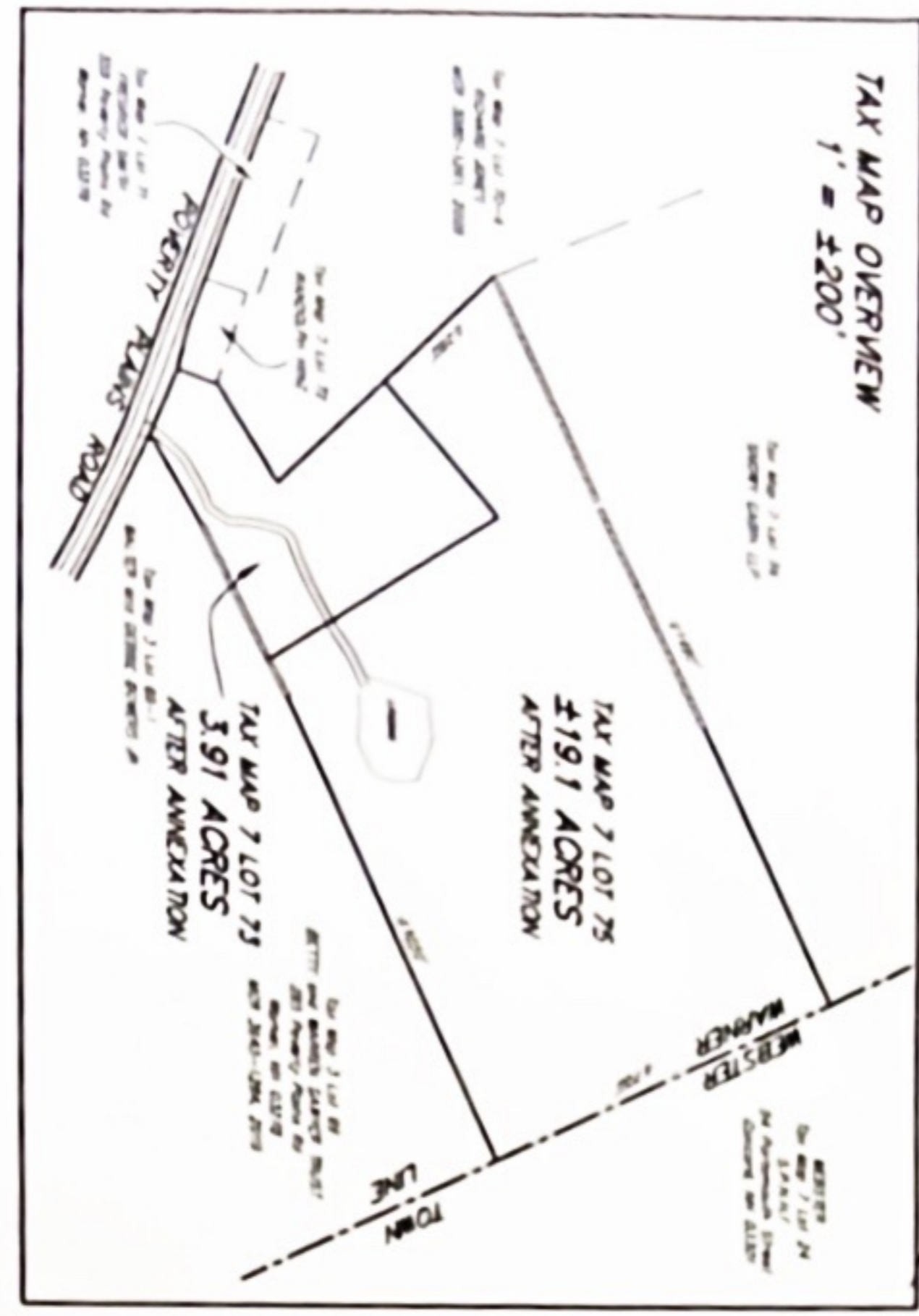
SURCHARGE \$2.00



FOR REGISTRY USE ONLY



TAX MAP OVERVIEW  
1" = ±200'



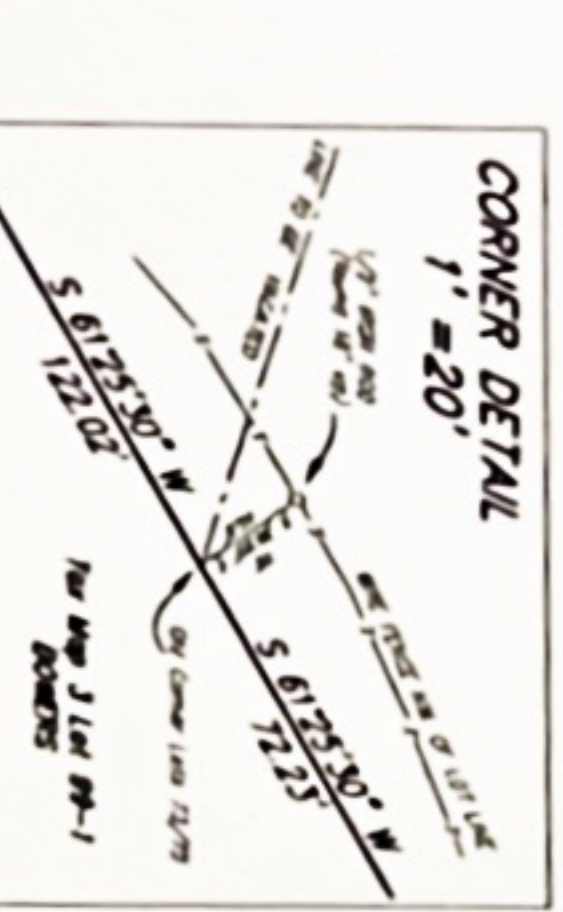
This plan shows a conveyance of land for the purpose of lot line adjustment/annexation or defined in the former subsection regulations. This approved does not constitute a subdivision.

APPROVED BY THE WARNER, NH PLANNING BOARD  
Date: \_\_\_\_\_

TAX MAP 7 LOT 75  
±191 ACRES  
AFTER ANNEXATION  
4327 ACRES BEFORE ANNEXATION  
(NH TAX ASSESSMENT RECORDS)

TAX MAP 7 LOT 73  
391 ACRES  
AFTER ANNEXATION  
4035 ACRES BEFORE ANNEXATION

PARCEL A - 356 ACRES  
TO BE ANNEXED FROM TM 7-75  
TO TAX MAP 7 LOT 73



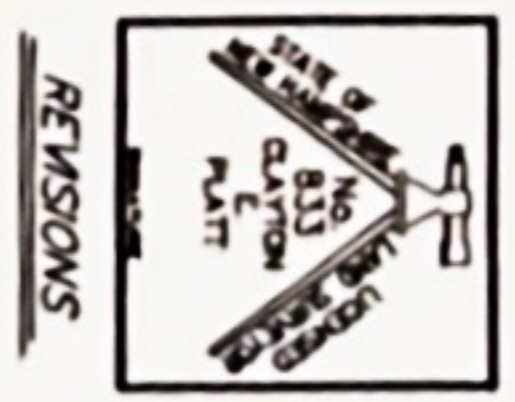
REFERENCE PLANS

- 1. MDR PLAN No. 2001 - Survey for Reg. Bldg., "By David Huntley, August 6, 1984
- 2. MDR PLAN No. 2014 - Third of Lot Survey for "Barns Street", "By David Huntley, October 1, 1981

KEY

—	Survey Line
- - -	Boundaries
○	Survey Station
●	Survey Station (1997)
○	Survey Station (1997)
○	Survey Station (1997)
○	Survey Station (1997)
○	Survey Station (1997)
○	Survey Station (1997)
○	Survey Station (1997)
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○	Survey Station (1997)
○	Survey Station (1997)

- NOTES
1. Bound references for property to MDR Map 2022, App. 2001, Figures 1, 4 and 5. Other lines not shown.
  2. The area is the result of a survey of a 4327-acre parcel dated July 2002. Survey a corner from a station in the center of the parcel to a station at the corner of the parcel.
  3. The portion of the area to be annexed to Tax Map 7 Lot 73 is the area bounded by the lines shown on this plan.
  4. The area to be annexed to Tax Map 7 Lot 73 is the area shown on this plan.
  5. The area to be annexed to Tax Map 7 Lot 73 is the area shown on this plan.



TAX MAP 7 LOTS 73 AND 75 - POVERTY PLAINS ROAD  
PLAN OF ANNEXATION FOR LOT LINE ADJUSTMENT

PROPERTY OF  
**SNOWY CABIN LLP**  
210 BROADWAY ROAD, NEWPORT NH 03277  
LOCATED IN  
**WARNER, N.H.**



AUGUST 16, 2023

**BENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
CLAYTON E. PLATT, LIC. SURVEYOR NO. 633  
418 Pine Hill Road, Crawford, NH 03227 (603) 863-0981