

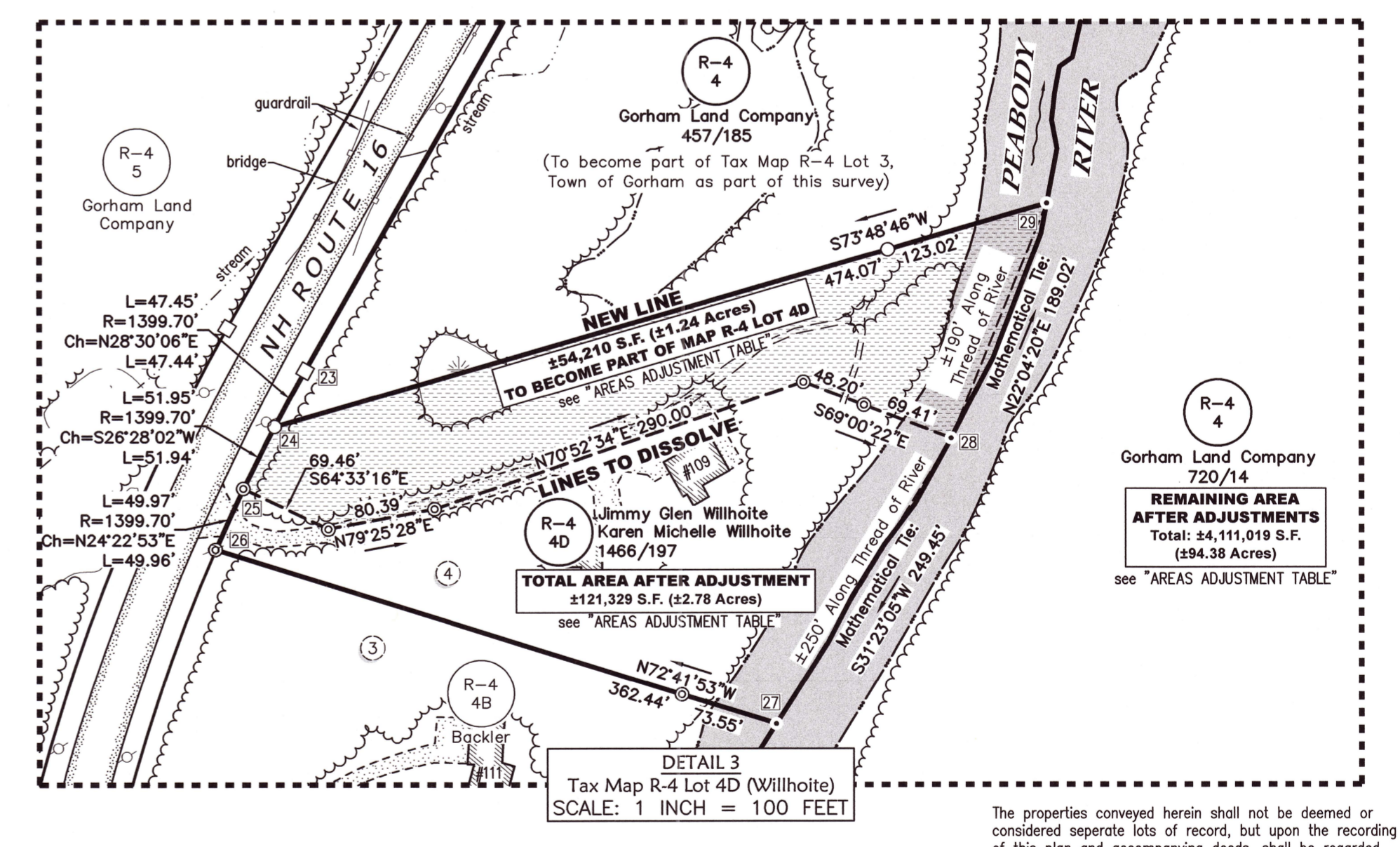
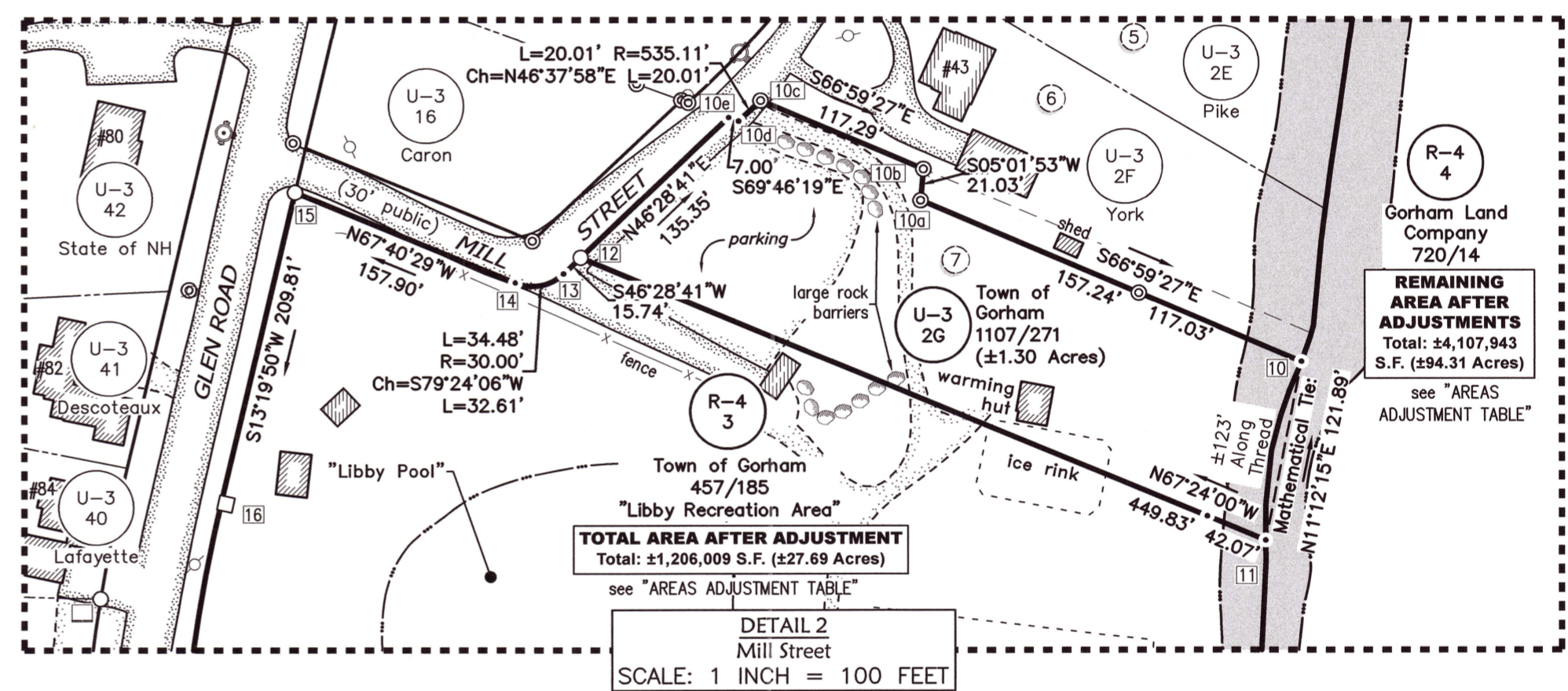
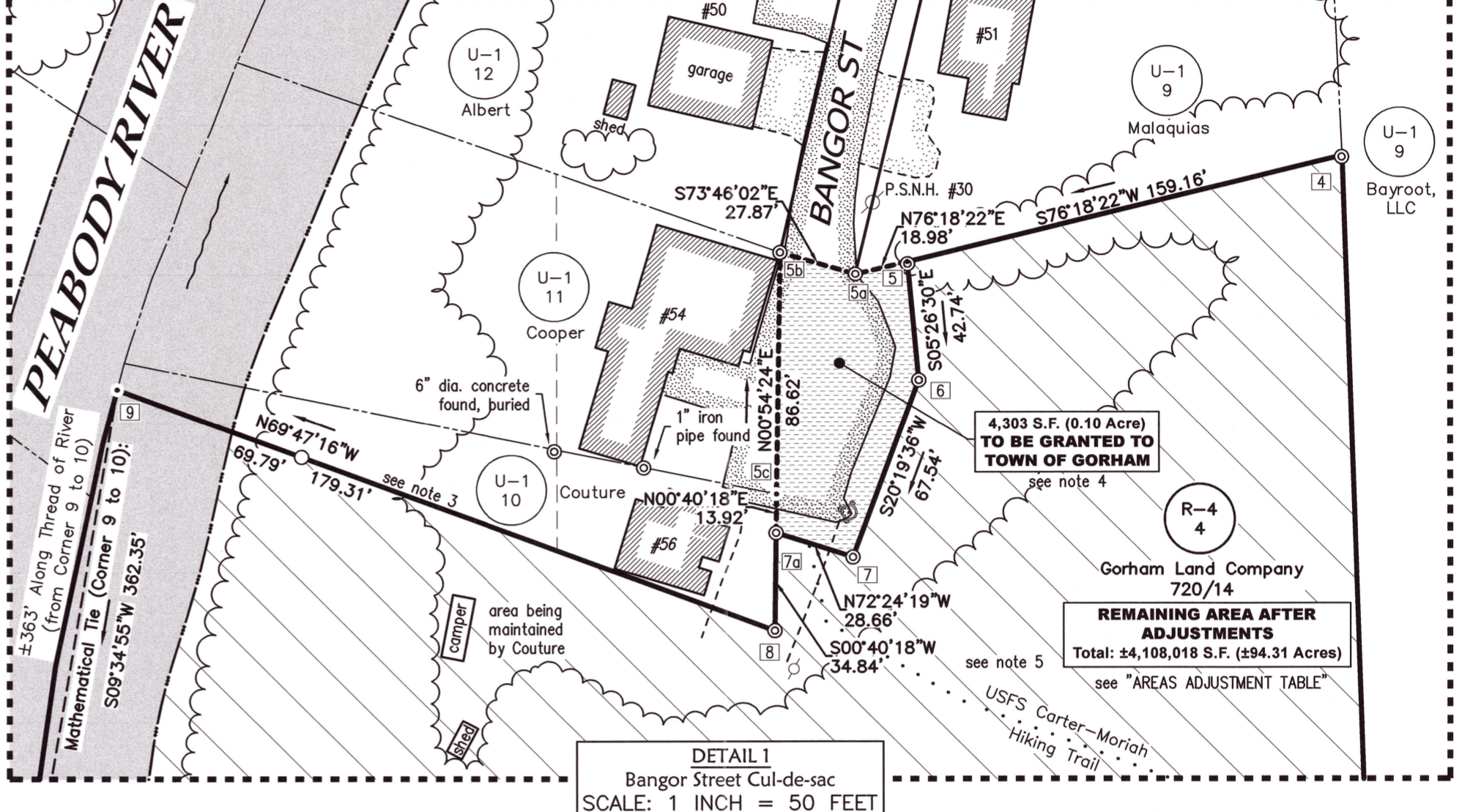
NOTES:

- NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD83 (OPUS).
- PEABODY RIVER AND ROUTE 16 AREA UTILIZED AERIAL PHOTOGRAPHY FOR PERIPHERAL DATA AND RIVERINE BOUNDARIES. PHOTOGRAMMETRY DATED APRIL 2023 BY EASTERN TOPOGRAPHICS FOR 100' SCALE. CURRENT RIVERINE BOUNDARIES MAY HAVE CHANGED SLIGHTLY DUE TO RECENT FLOODING OF DECEMBER 2023, HOWEVER THE THREAD IS APPROXIMATELY THE SAME.
- ORIGINAL PARCELS OF COOPER (TAX MAP U-1 MAP 11) AND COUTURE (TAX MAP U-1 MAP 10) WERE BOUNDED BY PEABODY RIVER. CURRENT BOUNDARIES ARE SHOWN AS SUCH.
- BANGOR STREET CUL-DE-SAC, WATERLINE, AND HYDRANT APPEARS TO BE PARTIALLY LOCATED ON GORHAM LAND COMPANY PARCEL. IT HAS BEEN HISTORICALLY AN ACCEPTED PUBLIC USE. NO AGREEMENT OR LAYOUT CONFIRMED. GORHAM LAND COMPANY WILL GRANT THE AREA TO TOWN OF GORHAM VIA A BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAN. THE NEW BOUNDARY LINES WILL BE CONSIDERED FRONTAGE FOR THE REMAINING GORHAM LAND COMPANY PARCEL R-4-4.
- NO EASEMENT WAS FOUND FOR THE US FOREST SERVICE CARTER-MORAH HIKING TRAIL OR DEDICATED PARKING AT THE BANGOR STREET CUL-DE-SAC.

FOR USE BY COOS COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- "E. LIBBY SONS, GORHAM, N.H.," DATED APRIL 1953 (YLS DWG. #6-87)
- "PLAT OF MILL ST. SUBDIVISION PREPARED FOR GORHAM LAND CO., MILL ST., GORHAM, NH," DATED AUGUST 9, 1900, REVISED JULY 12, 1904, BY YORK LAND SERVICES CO.; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #4788 (YLS DWG. #90-094).
- "MINOR LOT LINE ADJUSTMENT BETWEEN PROPERTIES OF GORHAM LAND COMPANY, TAX MAP R-4-22 AND R-4-5, ROUTE 16 GORHAM, NEW HAMPSHIRE," DATED OCTOBER 6, 2004, BY YORK LAND SERVICES, LLC; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #2391 (YLS DWG. #04-018A).
- "MINOR LOT LINE ADJUSTMENT BETWEEN PROPERTIES OF GORHAM LAND COMPANY AND BURKE & DIANE YORK, MILL STREET, GORHAM, NEW HAMPSHIRE," DATED AUGUST 9, 2004, BY YORK LAND SERVICES, LLC; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #2265 (YLS DWG. #04-108).
- "PLAT OF PROPERTIES SURVEYED FOR GORHAM LAND COMPANY, TAX PARCELS U-3-16 & U-3-17, MILL STREET, GORHAM, NEW HAMPSHIRE," DATED MARCH 29, 2013, BY YORK LAND SERVICES, LLC; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #3757 (YLS DWG. #13-010).
- "LIBBY POOL RECREATION AREA, EXISTING CONDITIONS PLAN -2016," DATED APRIL 18, 2016, BY YORK LAND SERVICES, LLC (YLS DWG. 16-001).
- "PLAT OF PROPERTY SURVEYED FOR JIMMY GLENN WILLHOITE AND KAREN MICHELLE WILLHOITE, TAX MAP R-4 LOT 4D, ROUTE 16 GLEN ROAD, GORHAM, NEW HAMPSHIRE," DATED JULY 29, 2017, BY YORK LAND SERVICES, LLC; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #4224; (YLS DWG. #17-057).
- "BANGOR STREET CUL-DE-SAC AREA, GORHAM, NH HAMPSHIRE, PREPARED FOR GORHAM LAND COMPANY," DATED JUNE 25, 2018, BY YORK LAND SERVICES, LLC (YLS DWG. #18-050).
- "PLAT OF PROPERTY SURVEYED FOR THE CONSERVATION FUND AND OWNER: GORHAM LAND COMPANY, TAX MAP R-3 LOT 1, TAX MAP R-4 LOT 5, & TAX MAP U-20 LOT 3, GORHAM, NEW HAMPSHIRE," DATED AUGUST 25, 2023, BY YORK LAND SERVICES, LLC (YLS DWG. #23-010, SHEETS 1 & 3).
- "PLAT OF PROPERTIES SURVEYED FOR THE CONSERVATION FUND OWNED BY BAYROO LLC, TAX MAP R4 LOT 2, GORHAM, NH & TAX MAP 2 LOT 2, SHELBERNE, NH," DATED JANUARY 16, 2024, BY YORK LAND SERVICES, LLC (YLS DWG. #23-004, SHEETS 1 & 2).
- "PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. E-247-A. EAST SIDE ROAD," DATED 1932, BY STATE OF NEW HAMPSHIRE, STATE HIGHWAY DEPARTMENT, SHEETS 1 & 11-13.



CORNERS

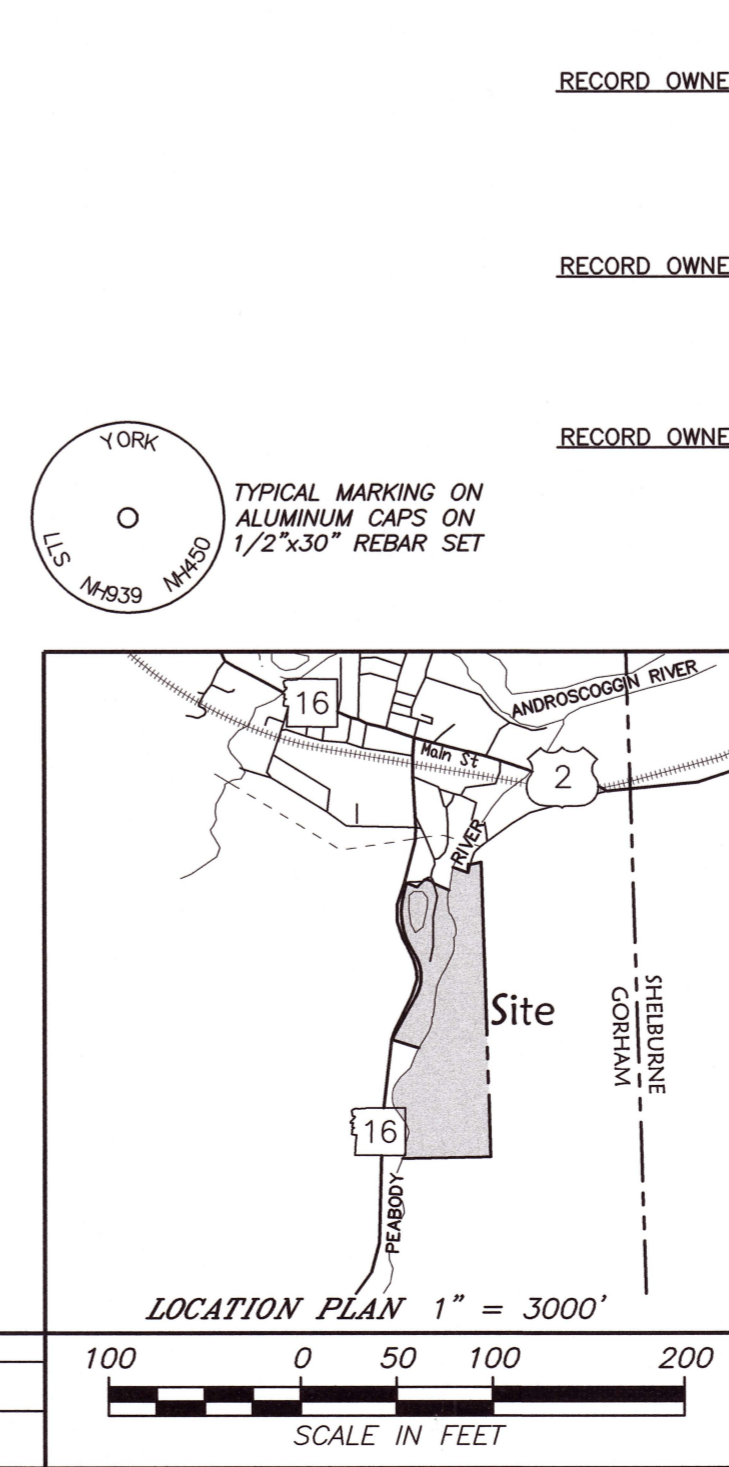
CORNER	DESCRIPTION
1	Point in thread of Peabody River, witnessed by standard USFS galvanized pipe w/brass cap found in mound of stones (also being USFS Corner 43 of Tract 991), located N88°46'38"E 43.21' distant
2	Standard USFS galvanized pipe w/brass cap found in mound of stones, also being USFS Corner 44 of Tract 991
3	YLS rebar/cap (per plan ref. 10)
4	3/4" dia. iron pin found
5	Point on southerly sideline of Malaquias parcel, witnessed by a 1"x18" iron pipe found, located S05°26'30"E, 0.78' distant
5a	Railroad spike found, disturbed; rebar/cap set, flush, at record location
5b	iron pipe found, in concrete, buried (per plan ref. 3)
5c	Calculated point (per plan ref. 3)
6	Rebar/cap, set
7	Rebar/cap, set
7a	Rebar/cap, set
8	iron pipe found, in concrete
9	Point in thread of Peabody River, witnessed by a rebar/cap set up 20', located S69°47'16"E, 69.79' distant
10	Point in thread of Peabody River, witnessed by rebar/cap found (per plan ref. 4), located N66°59'27"W, 117.03' distant
10a	YLS rebar/cap found, disturbed
10b	YLS rebar/cap found
10c	Railroad spike set, in pavement at record location
10d	Point on road sideline
10e	Point on road sideline, witnessed by YLS rebar/cap (per plan ref. 5) on easterly sideline of Mill Street, N69°46'19"W, 28.55' distant
11	Point in thread of Peabody River, witnessed by record location of 2" x 4" iron pipe (per plan ref. 4), now gone (prior storm damage), located N67°24'00"W, 42.07' distant
12	Railroad spike set, flush in pavement
13	Point on road sideline
14	Point on road sideline, witnessed by railroad spike found flush, on northerly sideline of Mill Street, located N22°19'31"E, 30.00' distant
15	Rebar/cap set, flush
16	Point at STA 194+34.3, 33.0' RT (per plan ref. 11), witnessed by a NH DOT concrete monument found, disturbed nearby
17	Point at STA 186+86.6, 33.0' RT (per plan ref. 11), witnessed by a NH DOT concrete monument found, broken, located N88°47', 0.11' distant
18	Point at STA 178+46.6, 33.0' RT (per plan ref. 11), witnessed by a NH DOT concrete monument found, broken, located S13°38'41"E, 1.44' distant
19	Point at STA 175+55.9, 33.0' RT (per plan ref. 11), no monument found
20	Point at STA 175+00.0, 33.0' RT (per plan ref. 11), witnessed by a NH DOT concrete monument found, tipped slightly east, located S76°17'48"W, 1.33' distant
21	Point on road sideline
22	Point at STA 170+143.8, 33.0' RT (per plan ref. 11), no monument found
23	Point at STA 164+22.0, 33.0' RT (per plan ref. 11), witnessed by a NH DOT concrete monument found, disturbed nearby
24	Rebar/cap set, up 4"
25	Point on road sideline, witnessed by YLS rebar/cap found, up 3", located N64°33'16"W, 0.30' distant
26	Point on road sideline, witnessed by 3/4" dia. iron pipe found (per plan ref. 7), located N72°41'53"W, 0.22' distant
27	Point in thread of Peabody River, witnessed by 3/4" x 10" iron pipe found (per plan ref. 7), located N72°41'53"W, 73.55' distant
28	Point in thread of Peabody River, witnessed by YLS rebar/cap found, disturbed at record location (per plan ref. 7), located N69°00'22"W, 69.41' distant
29	Point in thread of Peabody River, witnessed by rebar/cap set, up 3', S73°48'46"W, 123.02' distant
30	Point in thread of Peabody River

ABUTTERS

TAX MAP	LOT	OWNER	DEED
R-1	4	United States of America, White Mountain National Forest, Tract 991	700/724
R-4	2	Bayroo LLC - Wagner Forest Management	884/91, 1425/254
R-4	17	Paul S. Fortin	1607/159
R-4	18	Stephen J. Romano & Carol T. Romano, Trustees, Romano Family Trust	1641/405
R-4	4A	David P. Traynor & Mary L. Traynor, Trustees, David and Mary Traynor Resposable Trust	1511/669
R-4	4B	David Backler & Phebe H. Backler	1546/773
R-4	4C	Alexandra E. Roberts	1535/503
R-4	5	Gorham Land Company	1159/171
U-1	9	Michael J. Malaquias & Amy C. Malaquias	1571/762
U-1	10	Rosario Couture	556/185
U-1	11	Anita B. Cooper (f/k/a Anita Lepege)	554/563
U-1	12	Jennifer C. Mercier & Brian Albert	1235/455
U-3	16	Ross D. Caron	1462/466
U-3	2C	Ronald R. Dube & Kathryn M. Dube	1097/86
U-3	2E	Allan D. Pike & Lisa T. Pike	991/919, 1310/172, 1018/973, 1095/977
U-3	2F	Burke J. York & Diane J. York	1107/271
U-3	2G	Town of Gorham	1054/183
U-3	38	Gorham Land Company	1054/183
U-3	39	Gorham Land Company	1054/183
U-3	40	Lafayette Bartlett, LLC	1236/781
U-3	41	Robert J. Descoteaux, Jr.	1628/873
U-3	42	Ronald R. Pike & Lisa T. Pike, Department of Environmental Services	1194/975

RIVER MEASUREMENTS TABLE

FROM TO CORNER	DIRECT COURSE & DISTANCE	DIST. ALONG RIVER'S THREAD
9	S09°34'55"W 362.35'	±363'
11	S11°12'15"W 121.89'	±123'
30	N03°05'05"E 1164.34'	±1246'
30	S13°24'53"W 824.49'	±841'
28	N22°04'05"E 189.02'	±190'
28	S31°23'05"W 249.45'	±250'
27	S08°15'32"W 1759.62'	±1957'
9	S09°49'27"W 4637.90'	±4969'



YORK LAND SERVICES, LLC  
Riverside Courtyards, 3 Twelfth Street  
Berlin, New Hampshire 03570 (603)752-7282

Boundary Line Adjustments Between Properties of  
**GORHAM LAND COMPANY**  
Tax Map R-4 Lot 4  
and  
**TOWN OF GORHAM**  
Tax Map R-4 Lot 3  
also  
**GORHAM LAND COMPANY**  
Tax Map R-4 Lot 4  
and  
**JIMMY GLENN WILLHOITE & KAREN MICHELLE WILLHOITE**  
#109 Glen Road, Tax Map R-4 Lot 4D  
Peabody River, Route 16, Gorham, New Hampshire

RECORD OWNER: GORHAM LAND COMPANY  
PO BOX 278  
GORHAM, NH 03581  
Vol. 720 Pg. 14

RECORD OWNER: TOWN OF GORHAM  
OFFICE OF SELECTMAN  
20 PARK STREET, GORHAM, NH 03581  
Vol. 457 Pg. 185

RECORD OWNER: JIMMY GLENN WILLHOITE & KAREN MICHELLE WILLHOITE  
109 GLEN ROAD, GORHAM, NH 03581  
Vol. 1466 Pg. 197

APPROVED BY GORHAM, NH PLANNING BOARD

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

THIS SURVEY AND PLAN PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSED LAND SURVEYORS' CODE OF ADMINISTRATIVE RULES.

Revisions: 5-16-24, BJY, Misc

Scale: AS SHOWN  
Method: GPS (PP & RTK) / TOTAL STATION  
Made by: BJY, GMC, SND  
Checked by: CSL  
Date: MAY 6, 2024  
Drawing No. 24-009