

NOTES:

1. 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 NAVD88 (OPUS).
2. 2' CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
3. ZONING DISTRICT U-4 LOT 34: RA-RESIDENTIAL A
ZONING DISTRICT R-4 LOT 5: TA-TIMBER AGRICULTURE
4. THE WALKING/SNOWMOBILE TRAIL LOCATED ON THE ADJUSTED LAND USED BY TAX MAP U-4 LOT 35 IS AN ACCEPTED USE WITH NO FORMAL AGREEMENT. THERE WILL BE NO CHANGE, HOWEVER, SUCH USE CAN BE SEVERED FOR MULTIPLE REASONS INCLUDING MISUSE.
5. THE SUBDIVISION REGULATIONS OF THE TOWN OF GORHAM, NH ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE TOWN PLANNING BOARD AND ATTACHED HERETO.

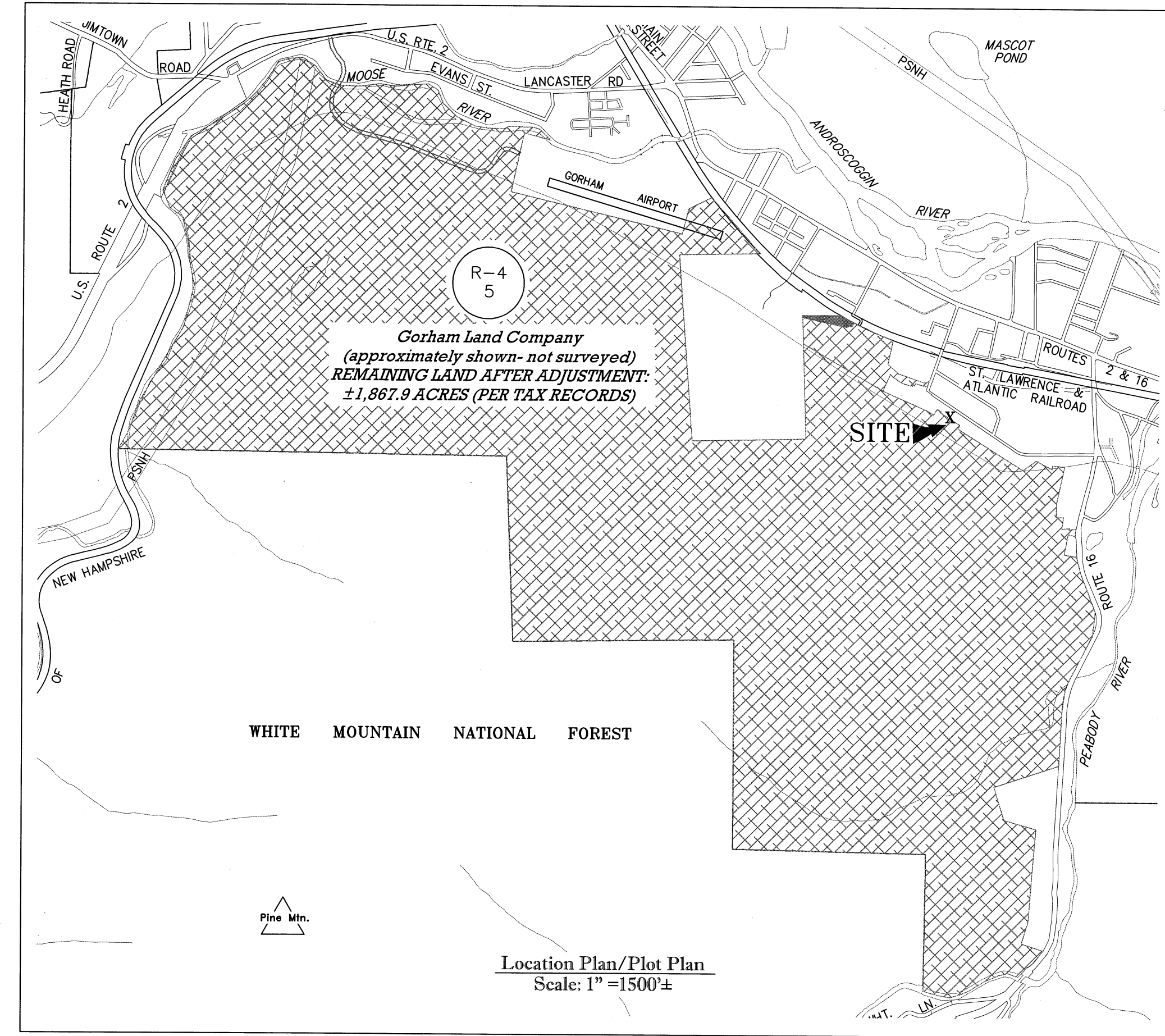
NOTES:

6. EXISTING EASEMENT RIGHTS FOR NEW ENGLAND TELEPHONE & TELEGRAPH CO. EXIST ON ADJUSTED PARCEL- SEE 434/43.
7. EXISTING PORTLAND PIPELINE CO. EASEMENT HAS AN UNSPECIFIED WIDTH. IT MAY ENCUMBER THE ADJUSTED PARCEL- SEE 316/287.
8. THE PROPERTY CONVEYED HEREIN SHALL NOT BE DEEMED OR CONSIDERED A SEPARATE LOT OF RECORD, BUT UPON THE RECORDING OF THIS PLAN AND THE ACCOMPANYING DEED, SHALL BE REGARDED AS MERGED INTO AND MADE AN INTEGRAL PART OF THE CONTIGUOUS LOT OF LAND PREVIOUSLY OWNED BY THE GRANTEE(S) SO THAT THE SAME SHALL HEREAFTER BE ONE COMBINED SINGLE LOT OF RECORD.

PLAN REFERENCES:

1. "PLAT TO ACCOMPANY DEED, MAURICE G. GAGNE TO MAURICE BAGLEY, PROMENADE STREET, GORHAM, NEW HAMPSHIRE", DATED 8-25-1987, SURVEYED BY YORK LAND SERVICES CO. (YLS FILE#87-064).

FOR USE BY COOS COUNTY REGISTRY OF DEEDS



*** LEGEND ***

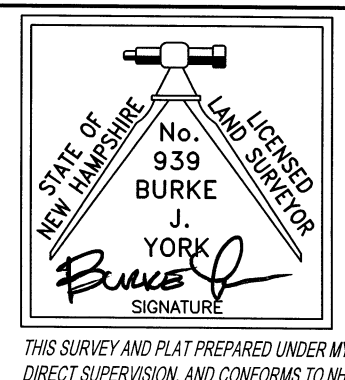
- Trail
- Contour/Elevation
- Utility Pole, Light Pole
- Overhead Utility Line
- Treeline
- Edge of Pavement
- Deciduous Tree, Coniferous Tree, Shrub
- Building
- Tax Map & Lot Number
With Deed Reference
- Unmonumented Point
- Rebar/Cap Set
- Iron Pipe/Pin Found
Current or Prior Survey
- Water Curb Stop
- Catch Basin, Drain Manhole
- Sewer Manhole

APPROVED BY GORHAM, NH PLANNING BOARD

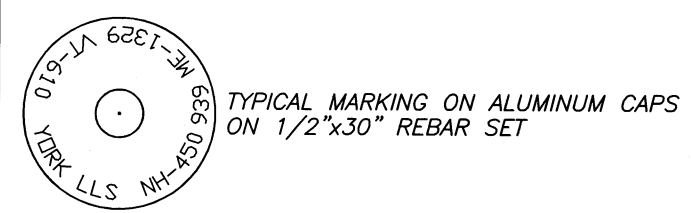
DATE: _____

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

Minor Lot Line Adjustment Between Properties of
**ROGER W. CLOUTIER & VIRGINIA L. CLOUTIER
CO-TRUSTEES, VRC 2019 TRUST**
Tax Map U-4 Lot 34
and
GORHAM LAND COMPANY
Tax Map R-4 Lot 5
Promenade Street
Gorham, New Hampshire



Scale 1 inch = 40 feet	Made by BUY, ADS, RCG	Drawn by CSL, BJY	Checked by BUY	Drawing No. 21-121
Method GPS (PP & RTK) / TOTAL STATION	Date JANUARY 27, 2022	THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION AND CONFORMS TO NH BOARD OF LICENSED LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.		



Revisions	Revisions	Revisions

