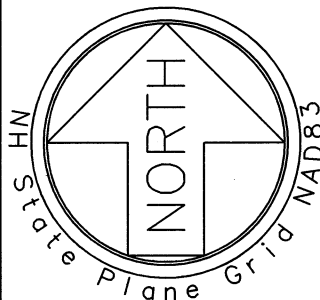




OVERALL VIEW
Scale: 1"=50'

PRIMARY DETAIL VIEW
Scale: 1"=20'

FOR USE BY COOS COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- "MAP SHOWING PILING PRIVILEGE EAST SIDE OF THE ANDROSCOGGIN RIVER FOR THE BERLIN MILLS CO., BERLIN, NH", DATED OCT. 1899, BY AUGUSTUS M. CARTER, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOLUME 94, PAGE 401.
- "PART OF HORNE ESTATE, BERLIN MILLS, N.H.", DATED JULY 9, 1914, BY CARL LOUIS JOHNSON, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOLUME 166, PAGE 401.
- "PLAN BROWN COMPANY LAND IN THE VICINITY OF BEANE (SIC) BROOK TAKEN FROM ENG. DEPT DWG. F-206" (BROWN COMPANY FILE #B-5-44A).
- "PLAN FOR RELOCATION OF WOOD STREET AND DEEDING OF PROPERTY, BERLIN, NH", DATED OCT 14, 1947, BY W. A. STRICKLAND, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOLUME 358, PAGE 225.
- "PROPERTY OWNERSHIP AND RIGHTS ALONG THE ANDROSCOGGIN RIVER, BERLIN, RANGE 11 TO RANGE 6", DATED APRIL 22, 1948, BY JACKSON & MORELAND, ENGINEERS.
- "HORNE ESTATE BETWEEN WOOD STREET AND BEAN BROOK, BERLIN, NH", DATED JULY 27, 1957, BY CLARENCE BRUNGTOT, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOLUME 432, PAGE 161.
- "PLAN TO ACCOMPANY DEED, BROWN CO. TO R E HORNE, PART OF WOOD ST. IN L. 3 R. 6, BERLIN, NH", DATED SEPT 1958, BY BROWN COMPANY WOODS DEPT., RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOLUME 440, PAGE 44.
- "HORNE FIELD, LOT 3, RANGE 6, BERLIN, NH", DATED JULY 1971, BY BROWN COMPANY WOODS DEPT. (BROWN COMPANY FILE #B-7-59).
- "PLAT SHOWING JAMES RIVER CORPORATION SUBDIVISION, 12TH & HUTCHINS STREETS, BERLIN, NEW HAMPSHIRE", DATED APRIL 20, 1987, BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN POCKET 11, FOLDER 1, PLAN 43 (YLS DWG. #87-015).
- "PLAT OF PROPERTY SURVEYED FOR MICHAEL M. & ANNETTE COLE, TAX MAP 135, LOT 28, #1843 HUTCHINS STREET, BERLIN, NEW HAMPSHIRE", DATED JUNE 18, 2017, BY YORK LAND SERVICES, LLC, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #4212 (YLS DWG. #17-022).

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 NAVD88 (OPUS).
- ZONING DISTRICT: B-G, BUSINESS GENERAL, P-PARK.
- SUBJECT PARCELS FALL WITHIN THE FEMA DESIGNATED FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 33007C0981D, EFFECTIVE 2/20/2013: ZONE AE FLOODWAY, ZONE AE, ZONE X (SHADED).
- SUBJECT PARCELS FALL WITHIN THE NHDES SHORELAND WATER QUALITY PROTECTION ACT 250' JURISDICTION. SEE NH RSA 483-B FOR DEVELOPMENTAL RULES.
- PER NH CASE LAW, RIVERINE BOUNDARIES EXTEND TO THE THREAD OF THE BROOK OR RIVER UNLESS THE LAND UNDER THE WATER IS SPECIFICALLY EXCLUDED.
- IT IS OBVIOUS THE INTENT OF THE CONVEYANCE TO THE CITY OF BERLIN DESCRIBED IN 585/569 WAS TO USE THE EXISTING BROWN COMPANY BOUNDARY AS DESCRIBED IN CONVEYANCES OF HORNE (198/105, 1920) AND HUTCHINSON (620/272, 1872). THE DASHED LINE ON THIS PLAN INDICATES THE BEARING ERROR THAT IS SHOWN ON PLAN REFERENCE 8 (1971).
- THESE BOUNDARY LINES ARE AS YET UNDETERMINED AND DO NOT AFFECT THE BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 135 LOT 7 (CITY OF BERLIN) AND TAX MAP 136 LOT 4 (DAVIS TRUST).

RECORD OWNER: ARNIE G. DAVIS & DEBRA A. DAVIS
TRUSTEES, DAVIS FAMILY REVOCABLE TRUST
640 WEST MILAN ROAD
MILAN, NEW HAMPSHIRE 03588
Vol. 1630 PG. 937

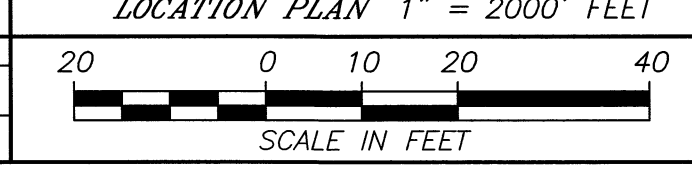
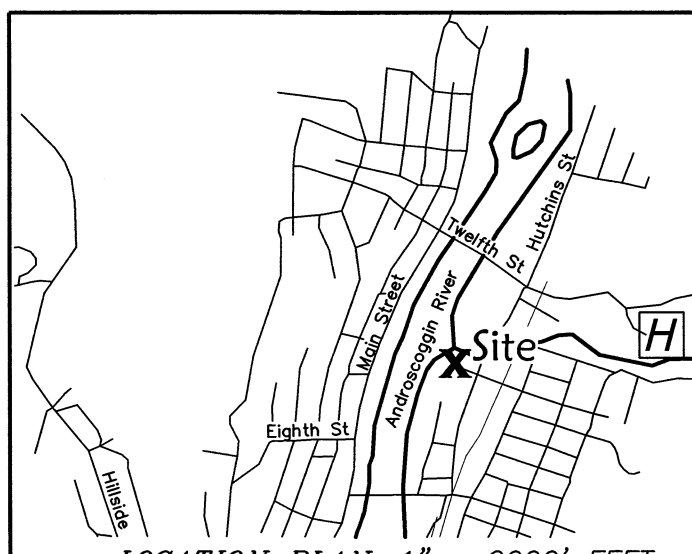
RECORD OWNER: CITY OF BERLIN
168 MAIN STREET
BERLIN, NEW HAMPSHIRE 03570
Vol. 585 Pg. 569

APPROVED FOR RECORDING
BERLIN CITY PLANNING BOARD
DATE: _____

*** LEGEND ***

	Property Boundary		ZONE "AE"- REGULATORY FLOODWAY
	Property Abutter Line		ZONE "AE"- 0.1% ANNUAL CHANCE FLOOD HAZARD (100 YR FLOOD)
	Sanitary Sewer Pipe/Manhole		ZONE "X-SHADED"- 0.2% ANNUAL CHANCE FLOOD HAZARD (500 YR FLOOD)
	Edge of Pavement		Building & Deck
	Treeline		Tax Map & Lot Number
	Unmonumented Point		
	Rebar/Cap Set		
	Iron Pipe/Pin Found		

TYPICAL MARKING ON ALUMINUM CAPS
ON 1/2"x30" REBAR SET



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

Minor Lot Line Adjustment Between Properties of:
CITY OF BERLIN-PART OF HORNE FIELD
Tax Map 135 Lot 7
and
ARNIE G. DAVIS & DEBRA A. DAVIS TRUSTEES, DAVIS FAMILY REVOCABLE TRUST
Tax Map 136 Lot 4
#9 Wood Street
Berlin, New Hampshire

Scale: 1 inch = 20 feet
Method: GPS (PP & RTK)/TOTAL STATION
Date: September 6, 2023

Drawn by: BJJ
Checked by: BJJ
Date: _____

Drawing No. 23-047

STATE OF NEW HAMPSHIRE
No. 939
BURKE J.
YORK
Signature

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