

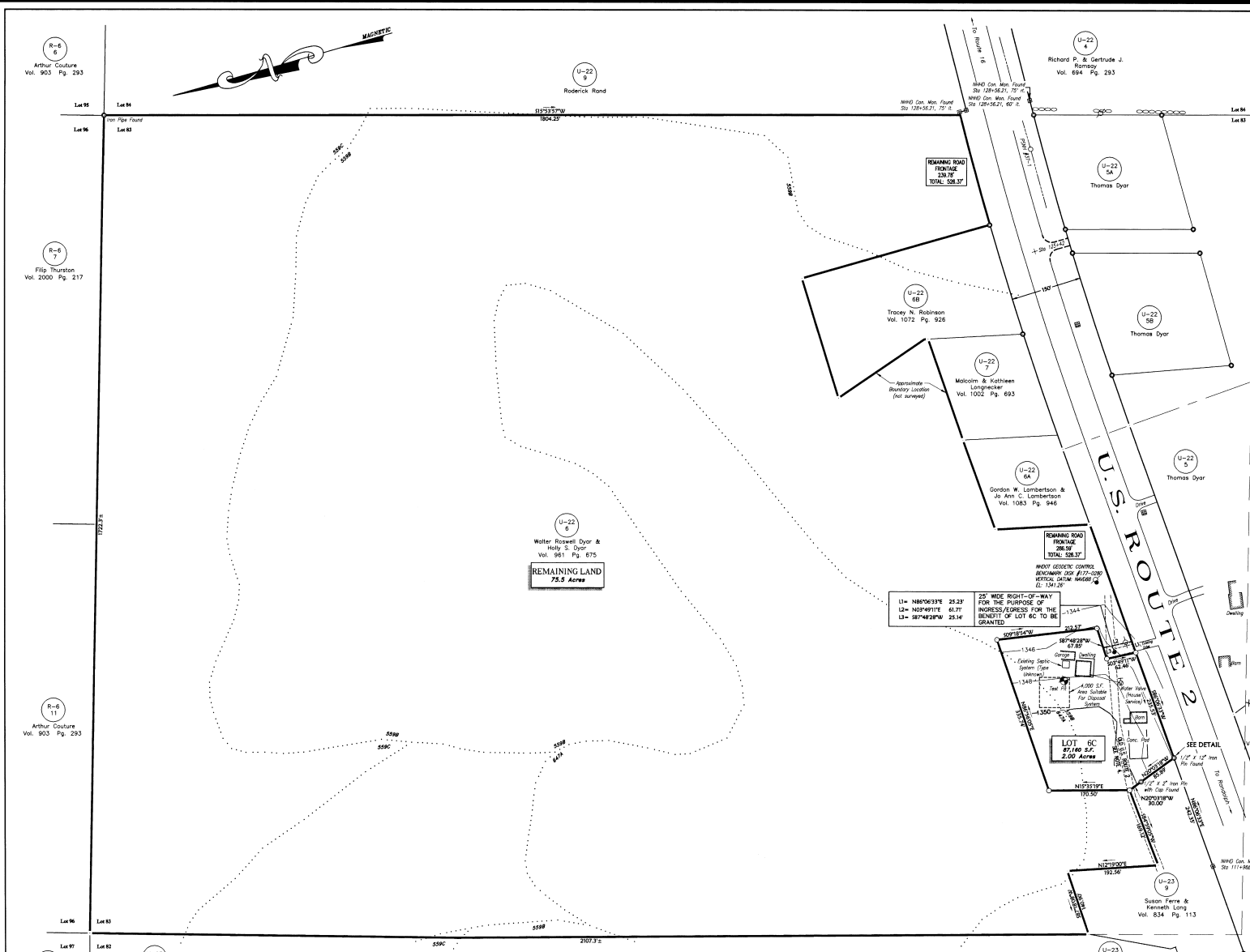
The information on this page is provided as a courtesy. This information may not be relied upon.  
All buyers must perform their own due diligence.

76.6 +/- acres

mapbox

0 200 400 600 800ft

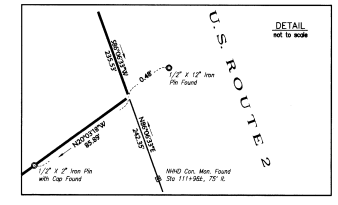
- Utility Poles
- Existing Driveway
- 25' Wide ROW Easement
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



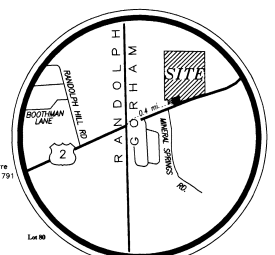
- PLAN REFERENCES:**
1. NH D.O.T. HIGHWAY PLANS, PROJECT F034-1(2), DATED 1981
  2. "A SURVEY FOR LEOPOLD W. PALIN ESTATE, A PART OF LOT 82, NORTH OF N.H. ROUTE 2, GORHAM, NEW HAMPSHIRE," DATED DECEMBER 1978, BY COLIN SUTHERLAND, (VLS FILES G-67).
  3. "PLAN OF ADDITION TO ETHEL DYAR SUBDIVISION, PART OF LOT 83, GORHAM, NEW HAMPSHIRE," DATED 3-27-89, REVISED 7-5-89, BY YORK LAND SERVICES CO., (VLS DWG. #87-137A).
  4. "MINOR SUBDIVISION PREPARED FOR THOMAS H. DYAR, TAX MAP U-22 LOT 5, U.S. ROUTE 2, GORHAM, NEW HAMPSHIRE," DATED APRIL 12, 2006, BY YORK LAND SERVICES, LLC, RECORDED AT DOOS COUNTY REGISTRY OF DEEDS AS PLAN #2403.

- NOTES:**
1. ZONING DISTRICT: R-B RESIDENTIAL-B
  2. DWELLING SERVED BY TOWN WATER
  3. STATE SUBDIVISION APPROVAL #642005006447
  4. OLD U.S. ROUTE 2 RIGHT-OF-WAY WAS PREVIOUSLY ABANDONED BY THE STATE OF NH. HOWEVER, THE TOWN OF GORHAM WATER DEPARTMENT HAS RIGHTS TO THE EXISTING WATERLINE WHICH FOLLOWS THE ROADWAY.
  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.

**RECORD OWNERS:** WALTER ROSWELL DYAR & HOLLY S. DYAR  
 118 RING ROAD  
 KINGSTON, NH 02364  
 Vol. 951 Pg. 675



APPROVED BY GORHAM PLANNING BOARD  
 DATE: OCT 4, 2005  
*[Signature]*



LOCATION PLAN  
 1" = 2500'

# 2516

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

MINOR SUBDIVISION PREPARED FOR  
**WALTER ROSWELL DYAR**  
 AND  
**HOLLY S. DYAR**  
 TAX MAP U-22 LOT 6  
 U.S. ROUTE 2  
 GORHAM, NEW HAMPSHIRE

DATE: AUGUST 26, 2005  
 DRAWN BY: B.J.Y.  
 CHECKED BY: AMY  
 SCALE: 1 inch = 100 feet  
 DRAWING NO.: 05-059

25' WIDE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS/EGRESS FOR THE BENEFIT OF LOT 6C TO BE GRANTED

1= N80°30'15"E 23.23'  
 2= N03°49'11"E 61.77'  
 3= S67°48'28"W 25.14'

TOWN MINIMUM LOT SIZE BASED ON ZONING IS 1 ACRE

LOT #	BREAKDOWN OF USEABLE SOILS				% OF LOT
	SOIL TYPE	SLOPE GROUP	S.F. AVAILABLE	S.F. REQUIRED	
6A	B	3	65,194	48,000	137
	A	5	21,248	90,000	24
	TOTAL PERCENTAGE OF LOTS PERMITTED				161

**TEST PIT "A" DATA**

0-20" DARK BROWN LOAM (FORMERLY A BARNYARD PASTURE) VERY DISTURBED AND MIXED, MANY WORM CASINGS

20-36" 2.5Y 6/2 LIGHT OLIVE BROWN LOAMY FINE SAND WITH COMMON COURSE DISTINCT 10YR 5/8 YELLOWISH BROWN REDDISH FEATURES

36-72" 2.5Y 6/2 LIGHT BROWNISH GRAY, FRAGILE, GRAVELLY MEDIUM SAND WITH COMMON COURSE PROMINANT 10YR 5/6, YELLOWISH BROWN REDDISH FEATURES

S.H.W.T. 20"  
 NO OBSERVED WATER  
 NO OBSERVED LOGS  
 PERCOLATION RATE: 1 1/2 MIN. @ 36"

R-6 6 Arthur Couture Vol. 903 Pg. 293

R-6 7 Filip Thurston Vol. 2000 Pg. 217

R-6 11 Arthur Couture Vol. 903 Pg. 293

R-6 12 Samarjit & Mary Shankar Vol. 955 Pg. 520

U-22 9 Roderick Rand

U-22 4 Richard P. & Gertrude J. Romsey Vol. 694 Pg. 293

U-22 5A Thomas Dyar

U-22 5B Thomas Dyar

U-22 5C Thomas Dyar

U-22 6A Gordon W. Lomberton & Jo Ann C. Lomberton Vol. 1083 Pg. 946

U-22 6B Trocay N. Robinson Vol. 1072 Pg. 926

U-22 6C Malcolm & Kathleen Longmecker Vol. 1002 Pg. 693

U-22 6 Water Roswell Dyar & Holly S. Dyar Vol. 961 Pg. 675

U-22 8 Susan Ferris & Kenneth Long Vol. 834 Pg. 113

U-23 1 Gustave A. Ferris Vol. 676 Pg. 791

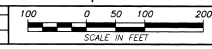
U-23 8 North Country Education Service Foundation Vol. 787 Pg. 415

- LEGEND**
- IRON PIPE, FOUND
  - IRON PIPE, SET
  - UNDIMENSIONED POINT
  - WOOD POST
  - UTILITY POLE
  - FENCE LINE
  - STONE WALL
  - SOILS BOUNDARY
  - TAX MAP & PARCEL NUMBER

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

*[Signature]*

Revisions	Revisions	Revisions
10-4-06, BY: STATE SUBDIVISION APPROVAL #		



Survey depicts part of property near the southeasterly boundary

TEST PIT DATA

2-1-89  
 0'-18" DARK brown topsoil  
 18'-29" Reddish brown loamy sand  
 29'-96" Olive gray fine packed loamy sand (fractured at 96")  
 SHWT : 30"  
 WATER : 04"  
 LEDGE : None obs. at 96"

PERCOLATION TEST DATA

Date of Test : 2-1-89  
 Depth : 32"  
 Rate : 1" / 10 min.

SOILS DATA

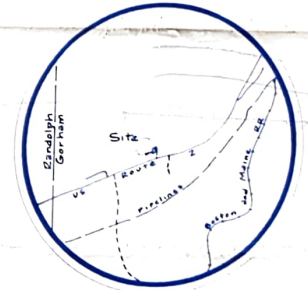
S-Kerry fine sandy loam  
 (per SCS Coos County Soils Data)

LEGEND

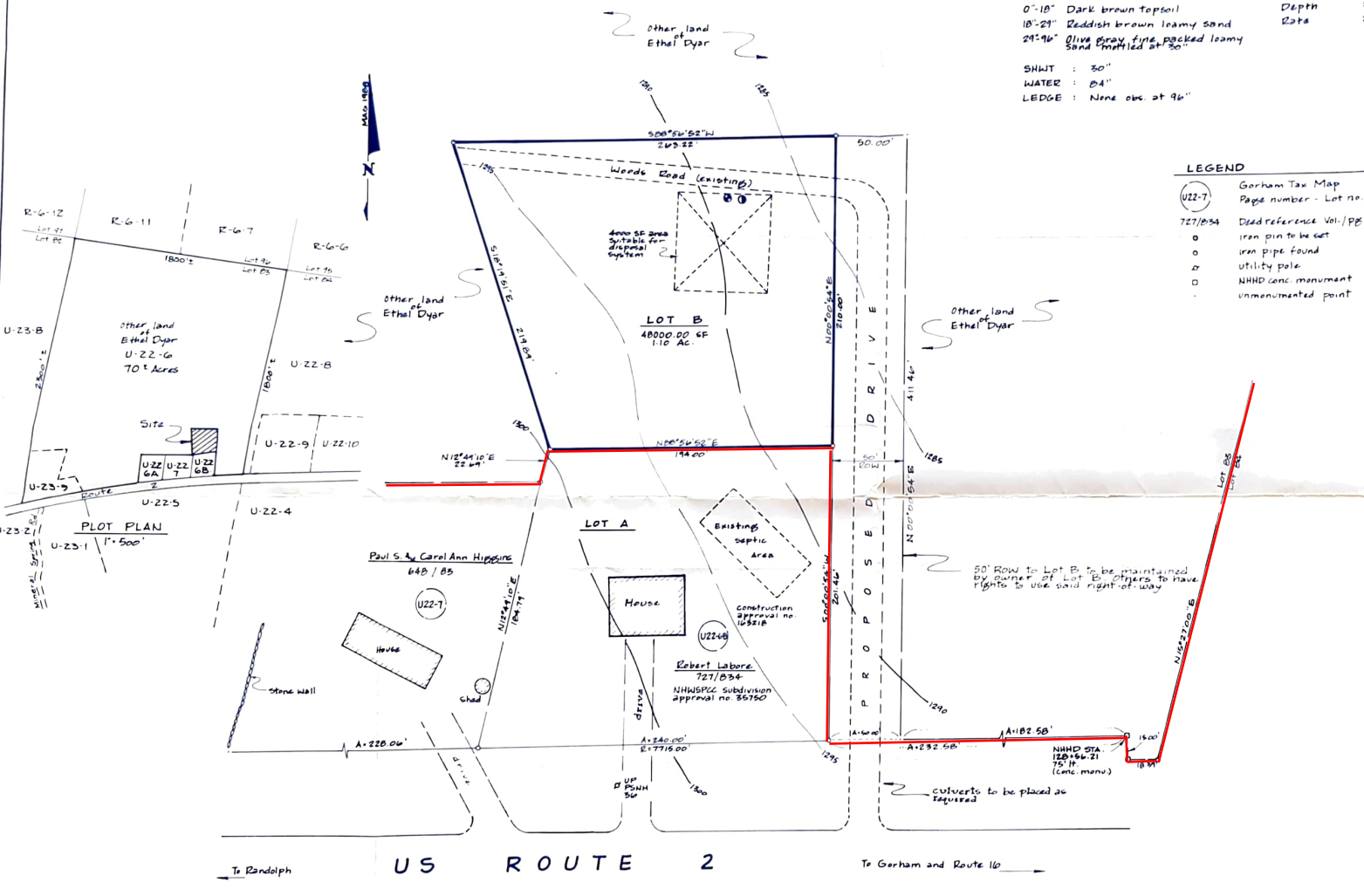
- U22-7 Gorham Tax Map Page number - Lot no.
- 727/034 Deed reference Vol./pg.
- iron pin to be set
- iron pipe found
- utility pole
- NHHD conc. monument
- unmonumented point

ABUTTERS LIST

Lot No.	Owner Name	Address
U-22-1	...	...
U-22-2	...	...
U-22-3	...	...
U-22-4	...	...
U-22-5	...	...
U-22-6	...	...
U-22-7	...	...
U-22-8	...	...
U-22-9	...	...
U-22-10	...	...
U-22-11	...	...
U-22-12	...	...
U-22-13	...	...
U-22-14	...	...
U-22-15	...	...
U-22-16	...	...
U-22-17	...	...
U-22-18	...	...
U-22-19	...	...
U-22-20	...	...
U-22-21	...	...
U-22-22	...	...
U-22-23	...	...
U-22-24	...	...
U-22-25	...	...
U-22-26	...	...
U-22-27	...	...
U-22-28	...	...
U-22-29	...	...
U-22-30	...	...



LOCATION PLAN  
 1" = 2000'



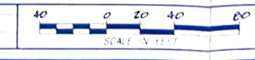
Note : No observable surface water within 75' from disposal system area

Record Owner : ETHEL DYAR  
 PO Box 628  
 Farmington, Me 04930  
 Deed Reference : Vol 504, Page 2  
 Gorham Tax Map : Page U22 Lot 6

**YORK LAND SERVICES CO.**  
 BERLIN, NEW HAMPSHIRE

PLAT OF ADDITION  
 TO  
**ETHEL DYAR**  
 SUBDIVISION  
 Part of Lot B3  
 Gorham, New Hampshire

Revisions	Revisions	Revisions
6-6 PM/ML, brdy & Acg changes		
7-5-89, ML, seeks noted driveway change		



Drawn by: EMD, JTH  
 Checked by: AMV  
 Date: 3-27-89  
 Scale: 1" = 400'  
 Drawing No: 87-127A

12

11

7

6

8C

6

8

9

8

9

6C

6A

7

6B

U.S. - 2

Gorham Hill Rd

2

5A

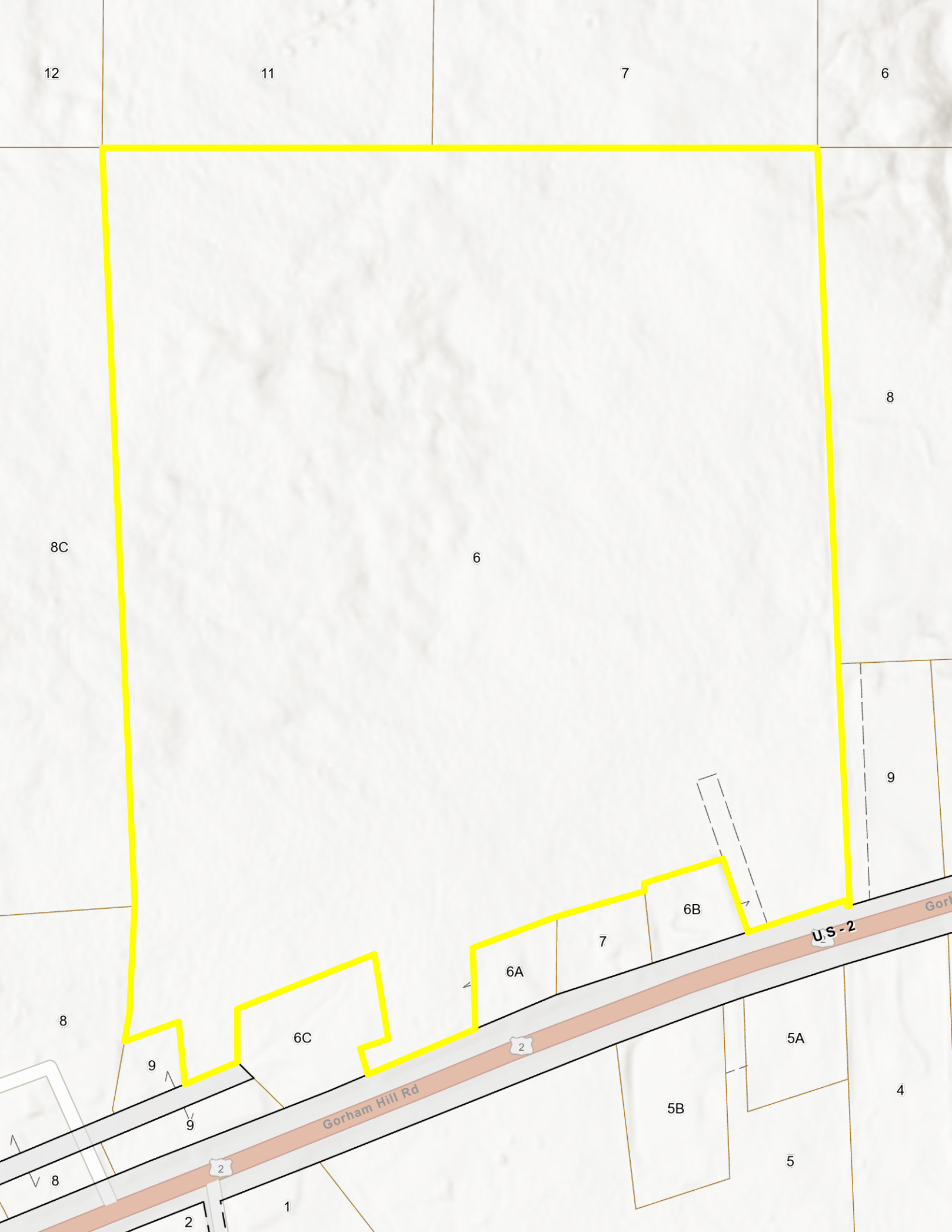
5B

4

5

1

2



Return to:

Thomas J. Cote, PC  
74 Main St  
Gorham, NH 03581

Doc # 0000925 Mar 3, 2017 10:34 AM  
Coos County Registry of Deeds

*Tanya J. Balchelder*  
Tanya J. Balchelder, Register



## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Walter R. Dyar and Holly S. Dyar, a/k/a Holly Sanborn Dyar, of 118 Ring Road, Kingston, County of Plymouth, Commonwealth of Massachusetts, 02364, husband and wife, with QUITCLAIM COVENANTS, grant to Walter R. Dyar and Holly Sanborn Dyar, Trustees of the Dyar Trust dated February 2, 2017 with a principal mailing address of 118 Ring Road, Kingston, County of Plymouth, Commonwealth of Massachusetts, 02364, the following described property and the buildings thereon:

All the land we own located on the north side of U.S. Route 2, in Gorham, Coos County, New Hampshire, with the buildings thereon, between Station 99+00 and Station 117+00 on the Town of Gorham Tax Map 22.

RESERVIND AND EXCEPTING onto the Town of Gorham a perpetual easement over the premises for water mains, sewer lines and other municipal utilities and for the installation, maintenance, repair or replacement thereof. The foregoing is subject to the specific condition that no building or other structure may ever be erected or placed upon said property conveyed.

Meaning and intending to convey the same property deeded to us by the Town of Gorham by Quitclaim Deed dated May 9<sup>th</sup>, 2001 and recorded in the Coos County Registry of Deed in Book 0962, Page 0737.

Meaning and intending to convey part of the premises in deed of Oscar L. Haley to himself and Alexandria Ann Haley, as joint tenants, dated October 16, 1962, and recorded in Coos Registry, Volume 472, Page 48.

Alexandria Ann Haley having died on February 22, 1986, the life estate she reserved onto herself and contained her warranty deed to Ethel Haley Dyar and Walter Roswell Dyar has expired.

Meaning and intending to describe and convey all and the same property as was conveyed to Ethel Haley Dyar and Walter Roswell Dyar, as joint tenants with rights of survivorship, by Warranty Deed of Alexandria Ann Haley, dated September 28, 1973, and recorded in Volume 564, Page 2 in the Coos County Registry of Deeds.

This deed was prepared without the benefit of a title search and the attorney is relying upon documents provided by others.

BR1460PG0350

Title then vested solely in Walter Roswell Dyar, Ethel Haley Dyar having died in Maine on April 18, 1992.

This property is not homestead property.

The within conveyance is non-contractual in nature, and is therefore exempt from the State of New Hampshire tax on transfers of real estate pursuant to NH RSA 78:B-2IX.

Dated this 27 day of February, 2017

  
Holly Sanborn Dyar

  
Walter R. Dyar

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF PLYMOUTH, SS Dated: 2/29/17, 2017

Personally appeared before me the above named Walter R. Dyar and Holly Sanborn Dyar, satisfactorily proven to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed this instrument for the purposes therein expressed.

  
Justice of the Peace/Notary Public  
My commission expires:



JANET A. LINDBERG  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
February 17, 2023

BK 1460PG0351

**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

1. **SELLER:** Dyar Trust, Walter R. Dyar, Trustee and Holly Sanborn Dyar, Trustee
2. **PROPERTY LOCATION:** 290 Gorham Hill Road, Gorham, NH 03581
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
- a. TYPE OF SYSTEM:  None  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_
- b. INSTALLATION: Location: \_\_\_\_\_ Installed By: \_\_\_\_\_  
 Date of Installation: \_\_\_\_\_ What is the source of your information? \_\_\_\_\_
- c. USE: Number of Persons currently using the system: \_\_\_\_\_  
 Does system supply water for more than one household?  Yes  No
- d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
 Quality:  Yes  No  Unknown  
 If YES to any question, please explain in Comments below or with attachment.
- e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
 IF YES to any question, please explain in Comments below or with attachment.  
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations?  Yes  No  
 IF YES, are test results available?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

6. **SEWAGE DISPOSAL SYSTEM**
- a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No Unknown:  Yes  No  
 None:  Yes  No Septic/Design Plan in Process?  Yes  No  
 Septic Design Available?  Yes  No
- Comments: \_\_\_\_\_
- b. IF PUBLIC OR COMMUNITY/SHARED:  
 Have you experienced any problems such as line or other malfunctions?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_
- c. IF PRIVATE:  
 TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
 Tank Size  500 Gal.  1,000 Gal.  Unknown  Other \_\_\_\_\_  
 Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
 Location: \_\_\_\_\_  Location Unknown Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No Comments: \_\_\_\_\_
- d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
 IF YES: Size \_\_\_\_\_ Location: \_\_\_\_\_  Unknown  
 Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown  
 SOURCE OF INFORMATION: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

**PROPERTY DISCLOSURE - LAND ONLY**  
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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 290 Gorham Hill Road, Gorham, NH 03581

**7. HAZARDOUS MATERIAL**

**UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  YES  NO  UNKNOWN

IF YES: Are tanks currently in use?  YES  NO

IF NO: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.?  Yes  No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)?  YES  NO  UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.?  YES  NO  UNKNOWN

Comments: \_\_\_\_\_

**8. GENERAL INFORMATION**

a. Is this property subject to Association fees?  YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone?  YES  NO  UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property?  YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors?  YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?  YES  NO  UNKNOWN

IF YES, Explain: *Current use*

g. How is the property zoned? \_\_\_\_\_

Source: \_\_\_\_\_

h. Has the property been surveyed?  YES  NO  UNKNOWN If YES, is the survey available?  YES  NO

i. Has the soil been tested?  YES  NO  UNKNOWN If YES, are the results available?  YES  NO

j. Has a percolation test been done?  YES  NO  UNKNOWN If YES, are the results available?  YES  NO

k. Has a test pit been done?  YES  NO  UNKNOWN If YES, are the results available?  YES  NO

l. Have you subdivided the property?  YES  NO  UNKNOWN

m. Are there any local permits?  YES  NO  UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above?  YES  NO  UNKNOWN

o. Septic/Design plan available?  YES  NO  UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  YES  NO If YES, please explain: \_\_\_\_\_

**9. ADDITIONAL INFORMATION:**

**10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

SELLER(S) INITIALS

*[Handwritten initials]*

BUYER(S) INITIALS

*[Empty boxes for buyer initials]*



PROPERTY DISCLOSURE - LAND ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

**ACKNOWLEDGEMENTS:**

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

X *[Signature]* *June 5, 2022*  
SELLER DATE

X *[Signature]*  
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE