



**WHITE MOUNTAIN SURVEY & ENGINEERING, INC.**

1270 ROUTE 16, POST OFFICE BOX 440  
 OSSIPPEE, NH 03864-0440  
 TELEPHONE (603) 539-4118 FACSIMILE (603) 539-7912  
 WEB ADDRESS: www.whitemountainsurvey.com

RECEIVED FEB 23 2017  
*Lmn*

via Hand Delivery

To: Ossipee Planning Board  
 Date: February 23, 2017  
 Re: Valley Point LLC Site Plan Review Application

Enclosed, please find the following:

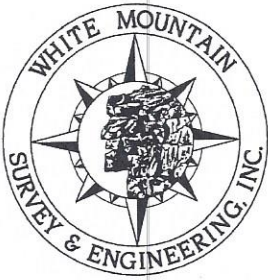
No. of Copies	Date	Description of Item
1	12/12/16	Cover letter
1	12/12/16	Site Plan Application
1	12/12/16	Application Checklist
1	12/12/16	\$250 Application Fee - Check #62610
1	02/23/2017	Abutter's List
1	2/19/16	Appointment of Agent Form
1	Set	Abutter Envelopes with Certified/Return Receipt Slips Prepared, (postage to be paid by Town)
1	Varies	Source and Easement Deeds
1	01/13/2017	Test Pit Data (Test Pit 1 and Test Pit 2)
1	12/12/16	Valley Point LLC Drainage Report
5	12/12/16	Proposed Site Plan Sheet 1 of 8
5	12/12/16	Existing Conditions Plan of Lands Sheet 2 of 8
5	12/12/16	Proposed Grading and Drainage Plan Sheet 3 of 8
5	12/12/16	Lighting and Landscaping Plan Sheet 4 of 8
5	12/12/16	Site Work Details Sheet 5 of 8
5	12/12/16	Drainage and Erosion Control Details Sheet 6 of 8
5	12/12/16	Existing Conditions Drainage Plan Sheet 7 of 8
5	12/12/16	Proposed Conditions Drainage Plan Sheet 8 of 8
10	12/12/16	Proposed Site Plan Sheet 1 of 8 (11" x 17")
10	12/12/16	Existing Conditions Plan of Lands Sheet 2 of 8 (11" x 17")
10	12/12/16	Proposed Grading and Drainage Plan Sheet 3 of 8 (11" x 17")
10	12/12/16	Lighting and Landscaping Plan Sheet 4 of 8 (11" x 17")
10	12/12/16	Site Work Details Sheet 5 of 8 (11" x 17")
10	12/12/16	Drainage and Erosion Control Details Sheet 6 of 8 (11" x 17")
10	12/12/16	Existing Conditions Drainage Plan Sheet 7 of 8 (11" x 17")
10	12/12/16	Proposed Conditions Drainage Plan Sheet 8 of 8 (11" x 17")



Ossipee Planning Board  
Valley Point LLC Site Plan  
February 23, 2017  
Page 2 of 2

Sincerely,  
White Mountain Survey & Engineering, Inc.

James F. Rines, PE, LLS, CPESC  
President



## WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

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OSSIPPEE, NH 03864-0440  
TELEPHONE (603) 539-4118 FACSIMILE (603) 539-7912  
WEB ADDRESS: [www.whitemountainsurvey.com](http://www.whitemountainsurvey.com)

December 12, 2016

*Delivered in Hand*

Town of Ossipee Planning Board  
55 Main Street PO Box 67  
Center Ossipee, NH 03814

**In re: Valley Point, LLC  
Site Plan Review Application Letter of Intent  
Tax Map 7 Lot 11**

Members of the Board,

Accompanying find a completed Site Plan Review Application, consistent with the Town of Ossipee Site Plan Review Regulations, submitted in behalf of Valley Point, LLC, owner of Tax Map 7 Lot 11.

Valley Point, LLC intends to raze all of the existing manmade features now existing on the parcel and redevelop the site including the construction and installation of the following:

- A five thousand square foot (5,000 SF) convenient store with
  - Twenty-five (25) parking spaces
  - A drive-up window for coffee and pre-packaged food service
  - A dedicated service and unloading area
- Four (4) two (2) pump fuel dispensing islands
- A fuel delivery station
- A drinking water well
- A 600-gallon per day effluent disposal system
- Driveways onto NH routes 16 and 41 adequate for the anticipated design vehicles using the site

We look forward to reviewing the proposal in more detail with you during your public hearing process.

Respectfully,  
White Mountain Survey & Engineering, Inc.  
*Agent for Valley Point, LLC*

Mark Lucy, PE, CPESC  
Senior Design Engineer

enc.

cc: Valley Point, LLC



## TOWN OF OSSIPEE

55 Main Street, PO Box 67  
Center Ossipee, NH 03814  
Ph: (603) 539-4181 Fax: (603)539-4183  
[pjones@ossipee.org](mailto:pjones@ossipee.org)

### APPLICATION FOR SITE PLAN REVIEW

This Application form consists of (1) Application Information and Signature Sheet; (2) Site Plan Review Fee Schedule; (3) Minor Project Checklist; (4) Major Project Checklist.

PRELIMINARY APPLICATION   
MAJOR PROJECT (10,000 SQ FT +)

COMPLETED APPLICATION   
MINOR PROJECT

PROJECT NAME: VALLEY POINT, LLC

LOCATION: 2400 NH ROUTE 16 WEST OSSIPEE

TAX MAP: 7 LOT NUMBER(S): 11

CARROLL COUNTRY REGISTRY: BOOK(S) 3248 PAGE(S): 668

APPLICANT: VALLEY POINT, LLC c/o Brad Cushing PHONE/FAX: (508) 559-8348 PHONE

OWNER: VALLEY POINT, LLC c/o Brad Cushing PHONE/FAX: (508) 559-8348 PHONE

MAILING ADDRESS: 2153 CLEVELAND HILL ROAD TAMWORTH, NH 03886

AUTHORIZED AGENT JAMES RINES or MARK LUCY PHONE/FAX: (603) 539-4118

FIRM: WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

ADDRESS: PO BOX 440 OSSIPEE, NH 03864

The undersigned hereby submits the attached Site Plan, prepared in accordance with Site Plan Review Regulations, to the Ossipee Planning Board for its review. Upon Board approval of a Final Plan, the undersigned hereby agrees:

1. To carry out the improvements agreed upon, and shown and intended by said Plan, including any work made necessary by unforeseen conditions which become apparent during construction;
2. To make no changes whatsoever in the Final Plan as approved by the Planning Board, unless a revised Plan is submitted to and approved by the Board;
3. That the above named individual(s) is/are appointed as my/our duly authorized agent to act in the Owner's behalf in all matters pertaining to Site Plan approval, and is hereby designated as the person to whom all communications may be addressed and the person on whom legal process may be served in connection with any proceedings arising from this agreement.

Signed and Witnessed this: 12 day of DECEMBER, 2016

Signature of Owner's <sup>WMS&E, INC.</sup> by: James J. Remick Signature of Witness: Ronald C. Remick, Jr.  
AGENT <sub>TRES</sub> Print Name of Witness: Ronald C. Remick, Jr.

By Signature, President/Treasurer of Corporation: \_\_\_\_\_

Provide names and addresses of all persons with a 10% or greater interest.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## TOWN OF OSSIPEE

### Planning Board

55 Main Street, PO Box 67

Center Ossipee, NH 03814

Ph: (603) 539-4181 Fax: (603)539-4183

[pjones@ossipee.org](mailto:pjones@ossipee.org)

## Checklist for Site Plan Review

### Major Projects

**PROJECT:** Valley Point LLC Convenience Store

**APPLICANT:** Valley Point LLC c/o Brad Cushing **PHONE:** (508) 559-8348

**OWNER:** Valley Point LLC c/o Brad Cushing **PHONE:** (508) 559-8348

**PROJECT SIZE (GROSS SQUARE FEET OF BUILT SPACE):** 85,000 SF

**DATE:** December 12, 2016

This checklist is a guide for preparing a Completed Application for Site Plan Review. It is intended for projects larger than 10,000 gross square feet of constructed space, or for other projects that propose to alter a significant land area or otherwise require a comprehensive review.

*Please mark with a check (☐) each item of information below that you provide with this Application. Mark any items you consider not applicable to the proposed project as "N/A." Failure to follow these instructions may result in your application being declared incomplete.*

Please include a completed copy of this checklist with your application.

For details, please see the applicable sections of the Site Plan Review Regulations (sections cited below) and the Ossipee Zoning Ordinance.

#### A. Application

✓ 1. Fully Completed Site Plan Application Form (Section 6.04.3 A)

Name of Applicant, Title of Project, address and phone numbers;  
Name of owner, and contact information if different from applicant;  
Lot identification numbers and location;  
Agent information, if any;  
Zoning district;

✓ 2. Letter of Intent, briefly describing project (6.04.4 A);

- ✓ 3. List of Abutters and holders of easements, with current mailing addresses; mailing addresses of any other property owners within 200 feet of site boundaries, and of Agent, if any, and owner of property proposed for development (Section 6.04.3 B);
- H/A 4. Three sets of labels or certified mailing forms ready with addressed envelopes (\$6.00 each). Mailing to include Applicant and Agent (\$7.00 each without labels or envelopes);
- ✓ 5. Certification of Compliance with Regulations (6.04.4 B)
- 6. Copies of All legal instruments, deeds, easements (6.04.4 D)
- H/A 7. Request for waivers with written justification (6.04.4 E)
- ✓ 8. Payment of fees (\$75 review fee; \$50 public notice fee plus cost of abutter notification)(6.14.1);

**B. Site Plan Plat Preparation**

- ✓ 1. Ten copies measuring 11"x 17" inches (6.04.4 G-2)
- ✓ 2. Five copies measuring 24" x 36," one at same scale as corresponding Official Tax Map of the Town of Ossipee. (6.04.4 G-2)
- ✓ 3. Name and seal of the surveyor and/or engineer or architect (if applicable), date of preparation and certification of Plan accuracy (6.04.4 G-1)
- ✓ 4. Scale and scale bar at minimum of 1-inch = 20 feet (6.04.4 G-3)

**C. Site Plan Plat Contents:**

- ✓ 1. Location Plan, lot identification numbers of parcel; names, tax-map and lot numbers of abutters (6.04.4 G-4a and H-4)
- H/A 2. Partial Development notice, if applicable (6.04.4 G-4b)
- ✓ 3. Title and Planning Board signature blocks (6.04.4 G-4c)
- ✓ 4. Legend, bar scale and North arrow (6.04.4 H-1)
- ✓ 5. Surveyed property lines of parcel (6.04.4 H-2)
- ✓ 6. Location of existing and proposed structures (6.04.4 H-3)
- ✓ 7. Deed reference and tax map and parcel numbers (6.04.4 H-4)
- ✓ 8. Location of all natural and historical features (6.04.4 H-5)
- ✓ 9. Location of 100-year flood hazard boundaries (6.04.4 H-6) (BY NOTATION)

- ✓ 10. Location of buildings, wells and leach fields (6.04.4 H-7)
- ✓ 11. Minimum setback requirements, lot size for zone (6.04.4 H-8)
- ✓ 12. Surface water drainage features (6.04.4 H-9)
- ✓ 13. Access way layout and design (6.04.4 H-10)
- ✓ 14. Pedestrian walkway design (6.04.4 H-12)
- ✓ 15. Parking and loading area design including handicap parking ( 6.04.4 H- 13)

**D. Required Information**

- ✓ 1. Tax Map and Tax Card of parcel (6.04.4 H-4)
- N/A 2. Fire protection systems design (6.04.4 H-11)
- N/A 3. Four copies of parcel layout with five foot contour (6.04.4 G-4d)
- ✓ 4. Four copies of Final Road/Traffic Design Plan and Right of Way (6.04.4 G4-e)
- ✓ 5. Four copies of Final Grading and Drainage Plan (6.04.4 G-4f)
- ✓ 6. Proposed landscaping (6.04.4 H-14)
- ✓ 7. Erosion/sediment control and topsoil preservation (6.04.4 H-15)
- ✓ 8. Exterior lighting plan w/ placement, type and pattern (6.04.4 H-16)
- ✓ 9. Proposed and existing signs, walls and fences (6.04.4 H-17)
- ✓ 10. Easements or rights-of-way (6.04.4 H-18)
- N/A 11. Hazardous material storage (6.04.4 H-19)
- ✓ 12. Solid waste storage/disposal facilities (6.04.4 H-20)
- ✓ 13. Snow storage provisions (6.04.4 H-21)
- ✓ 14. Utility and related facility layout (6.04.4 H-22)
- N/A 15. Open space/public-use area location and layout (6.04.4 H-23)



Applicant Signature: Mark Way WHITE MOUNTAIN SURVEY & ENGINEERING, INC.  
AGENT FOR VALLEY POINT, LLC

Planning Board Verification: \_\_\_\_\_

Applicants Please Note:

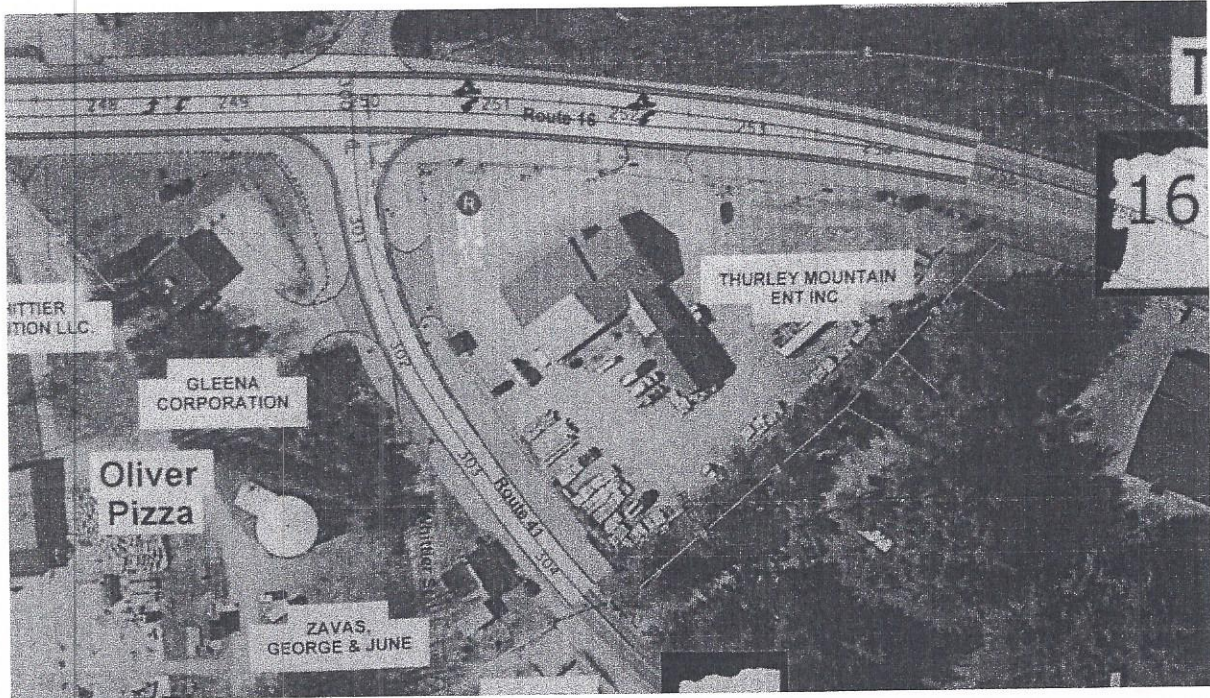
*It is strongly recommended that you carefully review current versions of the Ossipee Zoning Ordinance and the Planning Board's Site Plan Review Regulations before submitting a project application.*

*The Zoning Ordinance and Site Plan Review Regulations are available for a small fee in printed form from the Selectmen's Office in Town Hall at 67 Main Street, Center Ossipee, or can be obtained free on the Town website at [www.ossipee.org](http://www.ossipee.org)*

APPOINTMENT OF AGENT

I, Bradford C. Cushing, Member of Valley Point, LLC authorizes White Mountain Survey & Engineering, Inc., to represent Valley Point, LLC before such boards and agencies in the Town of Ossipee and State of New Hampshire as may be necessary to complete applications on its behalf in connection with seeking approvals. White Mountain Survey & Engineering, Inc. is further authorized to sign applications as may be required to complete such representations on Valley Point, LLC's behalf.

Date: 2/19/16 By:   
Valley Point, LLC  
Bradford C. Cushing, Member



Register of Deeds, Carroll County

*Lisa Scott*



Return to:  
Valley Point LLC  
61 Camelot Drive  
Plymouth, MA 02306

WARRANTY DEED

THURLEY MOUNTAIN ENTERPRISES, INC., a New Hampshire Corporation, of P.O. Box 910, West Ossipee, NH 03814, for consideration paid grant to Valley Point LLC, a New Hampshire Limited Liability Company, of 2153 Cleveland Hill Road, Tamworth, NH 03886, with warranty covenants;


A certain tract or parcel of land with the buildings thereon, situated in the Village of West Ossipee, Town of Ossipee, County of Carroll, State of New Hampshire, being Lot Number 1 (one) as shown on a plan entitled "Subdivision of Land White's Garage, Inc. Ossipee and Tamworth (Carroll County) N.H. dated August 1977, as revised June 1979, prepared by Associate Surveyors, Meredith, New Hampshire, said plan of record, and said Lot Number 1 (one) being more particularly bounded and described as follows:

Beginning at point on the easterly edge of the New Hampshire Route 16 right of way, said point being the northwest corner of Lot Number 1 (one) herein conveyed, and the southwest corner of Lot Number 2 (two) on said plan;

1. South 13° 26' 35" East along the easterly side of said New Hampshire Route 16 right of way a distance of 125.90 feet, more or less, to a point;
2. South 17° 03' 35" East along the easterly side of said New Hampshire Route 16 right of way a distance of 144.87 feet, more or less, to an iron pipe;
3. South 22° 57' 50" East along the easterly side of said New Hampshire Route 16 right of way a distance of 224.27 feet, more or less, to a point, said point lying at the intersection of the rights of way of New Hampshire Route 16 and New Hampshire 41, and said point being the southerly corner of Lot Number 1 (one) herein conveyed;
4. North 62° 35' 35" East along the northwesterly side of said New Hampshire Route 41 right of way distance of 30.41 feet, more or less, to a point;
5. North 33° 55' 05" East along the northwesterly side of said New Hampshire Route 41 right of way distance of 139.79 feet, more or less, to a point;

Buyer Initials:

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION  REAL ESTATE TRANSFER TAX

\*\*\*\*6 THOUSAND 3 HUNDRED AND 75 DOLLARS

02/22/2016 **907871** \$ \*\*\*\*6375.00

VOID IF ALTERED

BK3248PG 668

6. North 27° 06' 55" East along the northwesterly side of said New Hampshire Route 41 right of way a distance of 232.57 feet, more or less, to a point, said point being the easterly corner of Lot Number 1 (one) herein conveyed, and the southeasterly corner of land of one Sidney Chadwick as shown on said plan;

7. North 67° 25' 05" West along the southerly side of said Chadwick land a distance of 4.75 feet, more or less, to an iron pipe;

8. Continuing on the same bearing North 67° 25' 05" West along the southerly side of said Chadwick land a distance of 212.44 feet, more or less, to a point, said point being the southwesterly corner of said Chadwick land, and the southeasterly corner of Lot number 2 (two) on said plan;

9. North 73° 05' 45" West along the southerly side said Lot Number 2 (two) a distance of 57.22 feet, more or less a stone bound, said stone bound being the southeasterly corner of a cemetery as shown on said plan;

10. North 71° 48' 30" West along the southerly side of said cemetery a distance of 75.27 feet, more or less, to a stone bound, said stone bound being the southwesterly corner of said cemetery;

11. North 81° 06' 20" West along the southerly side of said Lot Number 2 (two) a distance of 44.04 feet, more or less, to the iron pipe at the point of beginning.

Containing 2.03 acres, more or less.

Subject to any and all matters as shown on Plan Book 45, Page 31.

Subject to the Right of First Refusal reserved by Sands Brothers Home Centers, Inc., as described in Book 1513, Page 382, and clarified by Clarification dated December 23, 1998 and recorded in Book 1786, Page 695.

Subject to utility pole easement granted by Virgil D. White to Public Service Company of New Hampshire dated September 29, 1936 and recorded at Book 205, Page 348.

Subject to slope and embankment easements for highway purposes conveyed by Virgil D. White to State of New Hampshire by deed dated September 2, 1954 and recorded at Book 300, Page 37.

Buyer Initials:

BK 3248 PG 669

Meaning and intending to describe and convey the same premises conveyed to Thurley Mountain Enterprises, Inc. by Warranty Deed from Sands Brothers Home Centers, Inc., dated December 29, 1992 and recorded in Book 1513, Page 382 of the Carroll County Registry of Deeds.

2400 Route 16, West Ossipee, NH 03890

Executed this 17th day of February, 2016.

THURLEY MOUNTAIN ENTERPRISES, INC.

*Edward J. Sullivan*

By: Edward J. Sullivan

Its: President

STATE OF NEW HAMPSHIRE

County of Belknap

Then personally appeared before me on this 17th day of February, 2016, Edward J. Sullivan, duly authorized on behalf of THURLEY MOUNTAIN ENTERPRISES, INC., and acknowledged that he executed the same for the purposes contained therein.

*Susan D. Allen*  
Notary Public / Justice of the Peace  
My commission expires: *5-6-2020*



Buyer Initials:

BK3248PG 670

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Being of O. P. Hobbs near Station 160 + 50.

And as a part of the aforesaid consideration there is also included in this conveyance the right to raise or lower the grade of the proposed highway adjacent to our property as shown on the aforesaid plan.

Containing six and two-tenths (6.2) acres more or less.

AND the Grantor does hereby convey to The State of New Hampshire the right to extend and maintain such slopes and embankments beyond the limits of the land hereby conveyed as may be necessary to construct slopes and embankments at such an angle as will hold the material of said slope in repose against ordinary erosion; together with the right to construct and maintain on other land of the Grantor pipes or ditches incidental to the construction.

(Continued on Page -2- )

WITNESS my hand and seal this 2<sup>nd</sup> day of September, A.D., 1954.

WITNESS:

Barth R. DeGraff

Virgil D. White



STATE OF NEW HAMPSHIRE  
County of Carroll

On this the 2<sup>nd</sup> day of September, 1954, before me, Barth R. DeGraff, the undersigned officer, personally

appeared, Virgil D. White, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Barth R. DeGraff  
Justice of the Peace - Notary Public

Received Sept. 8, 1 P.M., 1954  
Recorded by /s/ Lee T. Gray  
Register of Deeds

DEED OF WARRANTY

THAT, I, Ira S. Williams

of Ossipee, Carroll County, State of New Hampshire, for consideration paid, grant to The State of New Hampshire, with WARRANTY covenants,

Three small parcels of land situated on the Westerly and Easterly side of the White Mountain Highway in the Town of Ossipee, County of Carroll, State of New Hampshire, described as follows:-

Parcel #1 - All the land belonging to the Grantor that comes within a distance of fifty (50') feet measured Westerly from the center line as shown on a Plan of Ossipee-Tamworth E.R.12 Project P-2738 on file in the records of the New Hampshire Department of Public Works and Highways; and to be filed in the Carroll County Registry of Deeds; between land now or formerly of Frank B. Doe Sr. and Frank B. Doe Jr. on the south near Station 207 + 40, and land now or formerly of the Mary E. Knox Estate on the North near Station 215 + 00.

Parcel #2 - All the land belonging to the Grantor that comes within a distance of forty (40') feet measured Easterly from the aforesaid center line between other land of the Grantor on the South near

IN WITNESS WHEREOF, we

have hereunto set our hands and seals this 12 day of Nov. A. D., 1953

Signed, sealed and delivered in the presence of:

*Gannette W. Ames*  
*John H. Ames Jr.*

*John D. Ames*  
*Hazel M. Ames*

STATE OF NEW HAMPSHIRE

COUNTY OF

*Stafford*

On this *13<sup>th</sup>* day of *November* 19 *53*, before me,  
 the undersigned officer, personally appeared *John D. Ames and Hazel M. Ames*  
 known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instru-  
 ment and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

*Mildred A. [Signature]*  
 Notary Public  
 Title of Officer

Received Sept. 8, 1 P.M., 1954

Recorded by /s/ Lee T. Gray  
 Register of Deeds

## DEED OF WARRANTY

THAT, I, Virgil D. White, of West Ossipee, Carroll County, State of New Hampshire, for consideration paid, grant to The State of New Hampshire, with WARRANTY covenants,

Seven small parcels of Land situated on the easterly and westerly side of the White Mountain Highway in the Towns of Ossipee and Tamworth, County of Carroll, State of New Hampshire, described as follows:-

Parcel #1 - All of the land belonging to the Grantor that comes within a distance of fifty (50') feet measured westerly from the center line as shown on a Plan of Ossipee-Tamworth E.R.12 P-2738 Project on file in the records of the New Hampshire Department of Public Works and Highways; and to be filed in the Carroll County Registry of Deeds; between land now or formerly of Charles Knox on the South near Station 232 + 50, and land now or formerly of Roy D. and Bernice L. MacAloney on the North near Station 242 + 00.

Parcel #2 - All of the land belonging to the Grantor that comes within a distance of fifty (50') feet measured easterly from the afore-mentioned center line, between land now or formerly of John J. Conners on the South near Station 235 + 50, and other land of the Grantor on the North at Station 242 + 50.

Parcel #3 - All of the land belonging to the Grantor that comes within a distance of fifty (50') feet measured northerly and fifty (50') feet measured southerly from the center line of the relocated N. H. Route 25, between the Bear Camp River on the West near Station 1025 + 50, and Station 1035 + 00 on the east.

Parcel #4 - All of the land belonging to the Grantor that comes within a distance of one hundred thirty (130') feet measured northerly and one hundred thirty (130') feet measured southerly between Station 1035 + 00 on the new Route 25 center line, and Parcel #1 near Station 1036 + 50.

Parcel #5 - All of the land belonging to the Grantor that comes within a distance of fifty (50') feet measured easterly from the first-mentioned center line, between other land of the Grantor on the South near Station 244 + 50, and land now or formerly of the Town of Ossipee on the North near Station 246 + 25.

Parcel #6 - A small triangular parcel of land situated at the junction of Route 25 and Route 16 as now travelled being near Station 249 + 00.

Parcel #7 - All of the land belonging to the Grantor bounded as follows: by a brook on the west which is the division line between property of the Grantor and property of the R. J. Eldridge Estate and Roy W. and Frances L. Davis; bounded on the east by a line that is fifty (50') feet easterly from and parallel to the afore-mentioned center line; bounded on the South by the highway as now travelled near Station 249 + 50; and bounded on the North by land of the



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Waldo Williams, Berlin, N. H.

*Willard F. Bean*

STATE OF NEW HAMPSHIRE,

SS. June , A. D., 1954.

Then the said Willard F. Bean of Lancaster, New Hampshire, to me known and duly authorized by the aforesaid Commissioners to deliver notices in their name, appeared and made oath that the foregoing statement by him signed, is true. Before me:

*Howard O. May*  
Justice of the Peace - Notary Public.

COMMISSIONERS' RETURN

OF

HIGHWAY LAYOUT

OSISPEE-TANWORTH ER 12 P-2733

1954

Upon the foregoing Petition we appointed a hearing and authorized Hector N. Stokes of Suncook, New Hampshire and Willard F. Bean of Lancaster, New Hampshire to deliver notices thereof in our name and behalf and they gave notice of said hearing in accordance with the law as shown by their affidavits of service attached herewith, and on the 30th day of June, 1954 at 1:00 P. M. in the Y. M. C. A. on Route #28, Ossipee Corner in Ossipee, the time and place appointed, certain interested parties appeared, and having heard all of the evidence offered by them, and having examined the property to be taken for the purposes set forth in the foregoing Petition, said hearing was adjourned, and as a result of the evidence we have received and the investigation we have made, we have determined that for the accommodation of the public there is occasion for laying out or alteration of the highway petitioned for, and we, therefore lay out a relocation of the White Mountain Highway and the Whittier Road in the Towns of Ossipee and Tanworth, the center line of which is as follows:

Beginning at a point in the travelled way of the White Mountain Highway in the Town of Ossipee said point being shown as Station 51 + 00 on a Plan of Ossipee-Tanworth ER 12 P-2738 on file in the records of the N. H. Department of Public Works and Highways and to be filed in the Carroll County Registry of Deeds; thence N. 9° 49' W. a distance of 347.18'; thence curving to the right with the arc of a circle having a radius of 11,460' a distance of 1,596.66'; thence N. 1° 50' W. a distance of 404.45'; thence curving to the left with the arc of a circle having a radius of 2,865' a distance of 1,285.0'; thence N. 27° 32' W. a distance of 1,565.7'; thence curving to the left with the arc of a circle having a radius of 2,865' a distance of 378.33'; thence N. 35° 00' W. a distance of 391.80'; thence curving to the right with the arc of a circle having a radius of 1,237.0' a distance of 686.50'; thence N. 26° 51' E. a distance of 1,820.83'; thence curving to the left with the arc of a circle having a radius of 1,146.0' a distance of 763.66'; thence N. 11° 20' W. a distance of 570.64'; thence curving to the left with the arc of a circle having a radius of 5,730.0' a distance of 656.67'; thence N. 17° 54' W. a distance of 1,460.15'; thence curving to the right

*ONE*  
*J. H. O.*  
*E. H. H.*

Continued on Page -2.-

(Page 2. - Continued)

with the arc of a circle having a radius of 5,730.0' a distance of 1,225.0'; thence N. 5° 39' W. a distance of 795.50'; thence curving to the left with the arc of a circle having a radius of 1,146.0' a distance of 693.0'; thence N. 40° 18' W. a distance of 2,330.74'; thence curving to the right with the arc of a circle having a radius of 2,865' a distance of 846.66'; thence N. 23° 22' W. a distance of 1,719.60'; thence curving to the right with the arc of a circle having a radius of 1,910' crossing the division line between the Towns of Ossipee and Tasworth for a distance of 1,254.72'; thence N. 14° 16' 30" E. a distance of 2,698.66' to a point in the travelled way of Route No. 116 White Mountain Highway in the Town of Tasworth.

Taking on the left or westerly side of the above described center line all of the land that comes within a distance of 40' between Station 51 + 50 and Station 53 + 00; and taking 50' between Station 53 + 00 and the division line between land now or formerly of F. H. Meader and George T. Kirkwood near Sta. 97 + 75; and taking 33' between the last named division line and the division line between said Kirkwood and other division line between said Kirkwood and said Meader near Station 101 + 25; and taking 50' between the last named division line and the northerly side line of the Pine Hill Road near Station 105 + 25; and taking 40' between the last named side line and Station 106 + 00; and taking 50' between Station 106 + 00 and Station 160 + 25; and taking 40' between Station 160 + 25 and the division line between Esther Draper and land formerly of G. P. Hobbs near Station 167 + 50; and taking 50' between the last named division line and the cemetery near Station 189 + 50; and taking no land between the southerly side line of the cemetery and the northerly side line of the cemetery; and taking 50' between the northerly side line of the cemetery near Station 190 + 50 and the division line between Olin A. Knox and C. Knox near Station 231 + 50; and taking 40' between the last named division line and the division line between said Knox and Virgil D. White near Station 232 + 50; and taking 50' between the last named division line and the division line between said White and Roy D. MacAloney near Station 242 + 00; and taking 40' between the last named division line and the division line between said MacAloney and land of Rock W. Davis near Sta. 245 + 25; and taking 50' between the last named division line and Sta. 256 + 50; and taking 75' between Sta. 256 + 50 and Sta. 264 + 00; and taking 50' between Sta. 264 + 00 and Station 289 + 50. - Continued on Page 3. -

(Page 3.- Continued)

And taking on the right or easterly side all of the land that comes within a distance of 50' between Station 51 + 50 and Station 207 + 00; and taking 40' between Station 207 + 00 and Station 210 + 50; and taking 50' between Sta. 210 + 50 and Station 242 + 50; and taking 40' between Sta. 242 + 50 and Sta. 244 + 50; and taking 50' between Sta. 244 + 50 and Station 289 + 50.

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PAGE

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WAE  
J. N. L.  
E. S. H.

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And taking four triangular parcels of land for approach road purposes:

(1) Beginning at a point in the division line between land of Alson O. Bryant and Harold Dale near Station 78 + 75 said point being also 50' easterly of the above described center line; thence easterly with said division line to the westerly side line of the highway as now travelled; thence northerly with said side line 50' easterly of said center line; thence southerly parallel to said center line to the point of beginning. (2) Beginning at a point 50' westerly of and directly opposite Station 122 + 25; thence S. 80° W. to the westerly side line of the highway as now travelled; thence southerly with said side line to a point 50' westerly of said center line; thence northerly parallel to said center line to the point of beginning. (3) Beginning at a point in the division line between land of Albert Brack and land of Walter Horsfield near Sta. 133 + 00 said point being 50' westerly of the center line; thence westerly with said division line to the easterly side line of the highway as now travelled; thence northeasterly with said side line to a point 50' westerly of said center line; thence southerly parallel to said center line to the point of beginning. (4) Beginning at a point 50' westerly of and directly opposite Sta. 251 + 80; thence westerly at right angles to said center line to the easterly side line of Route No. 25; thence southeasterly with said side line to a point 50' westerly of said center line; thence northerly parallel with said center line to the point of beginning.

And taking for channel relocation purposes a strip of land 150' in width on property owned by Albert Brack as shown on said plan.

And also taking another strip of land 150' in width bordering to the University of New Hampshire as shown on said plan.

Beginning at a point in the travelled way of the Whittier Road in the Town of Foxworth said point being also shown as Station 982 + 50; thence curving

- Continued on Page 40 -

*Q.R.*  
*J. H. L.*  
*E. H.*

(Page 40 - Continued)

to the left with the arc of a circle having a radius of 5,289.4' crossing the division line between the Towns of Ossipee and Foxworth a distance of 1,750.60'; thence S. 56° 20' E. a distance of 1,935.50'; thence curving to the left with the arc of a circle having a radius of 1,432.5' for a distance of 1,425.33'; thence N. 66° 30' E. a distance of 319.21 to a point in the travelled way of the White Mountain Highway said point being shown as Station 1,036 + 81.14 on this described center line and as Station 238 + 37.05 on the center line of the White Mountain Highway in the Town of Ossipee.

And taking on the left or the northeasterly side all of the land that comes within a distance of 50' from the above described center line between Station 982 + 50 and Station 1036 + 00; and taking 130' between Sta. 1036 + 00

LIBB.  
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and Station 1036 + 31.14.

And taking in the right or southwesterly side of the above described center line all of the land that comes within a distance of 50' between Sta. 982 + 50 and the division line between Melanson and Edward Knox near Sta. 984 + 75; and taking 33' between the last named division line and Station 989 + 50; and taking 50' between Sta. 989 + 50 and Sta. 1035 + 00; and taking 130' between Station 1035 + 00 and Station 1036 + 31.14.

And taking for approach road purposes a triangular parcel described as follows:- Beginning at a point 50' southwesterly of and directly opposite Sta. 1014 + 50; thence southwesterly at right angles to said center line to the northeasterly side line of Mountain Road as now travelled; thence northerly with said side line to a point 50' southwesterly of said center line; thence southeasterly parallel to said center line to the point of beginning.

And in addition to the highway hereby laid out the commission includes herewith the right to extend and maintain any slopes and embankments that may extend beyond the limits of said highway and the right to construct and maintain drainage in accordance with the new highway construction as indicated on the plan referred to above and any damage that may be occasioned by extension of slopes and embankments or drainage is included in the amounts which we award or have already paid to the several landowners as set forth hereinafter.

It being the belief of the undersigned that the highway hereby laid out will fulfill the requirements of the public travel as to width and alignment, and will at the same time occasion the least amount of damage or inconvenience to landowners.

- Continued on Page 5. -

B. H. X  
E. S. H

(Page 5. - Continued)

And for land taken and for other easements necessary for the construction of the relocation of the White Mountain Highway and the Whittier Road as described above and in accordance with the before mentioned plan, we award damages to owners of land as follows:-

• Albert F. Brack	\$5,000.00
• Elsie G. Taylor	\$520.00
• Frank S. Doe, Sr. • Frank S. Doe, Jr.	\$11,000.00
• Virgil D. White	\$11,600.00
• Arthur J. Dale • Gertrude R. Dale	\$590.00
• Thomas S. Kane • Henrietta S. Kane	\$7,575.00
• Ordon P. Hobbs Estate • Ines L. Hill, Trustee	\$1,735.00
• Ines L. Hill	\$290.00
• Roy M. Davis • Frances L. Davis	\$160.00
• West Ossipee Advent Christian • Church Society • Roger Knox, Treasurer	\$1500.00
• Florence L. Banfill	\$4,725.00
• A. Earl Lawrence • Lela H. Lawrence	\$1,271.00

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*Q. 15*  
*S. H. J.*  
*E. S. H.*

* Lullie Moody	\$1,820.00
* Harold Dale Lottie Dale	\$4,300.00
* Lawrence S. Kirkwood	\$185.00
* Frank M. Meader Annie O. Meader	\$4,055.00
* Wilbur Eldridge Myrtle M. Eldridge	\$355.00
* George T. Kirkwood	\$384.00
* Scott O. Eldridge	\$1,025.00
* Lissie B. Eldridge	\$780.00
* Maxwell P. Eldridge	\$310.00
* Mutual agreement arrived at and instrument executed.	

- Continued on Page 6. -

(Page 6. - Continued)

* Dana G. Kirkwood Elisabeth P. Kirkwood	\$6,300.00
* Arthur Willcott Marjorie J. Willcott	\$9,650.00
* Harold W. Cleveland Hazel H. Cleveland	\$1,000.00
* Donald E. Larrabee Joyce B. Larrabee	\$900.00
* Walter J. Stein Dorothy M. Stein	\$480.00
* Georgie M. McDonald George B. Hogarth	\$150.00
* Heirs of Mabel F. Knox Edward Chase, Administrator	\$150.00
* Ira S. Williams	\$4,000.00
* Olin A. Knox	\$1,090.00
* Jean L. Schillars	\$90.00
* Edward C. Knox	\$315.00
* Harry K. Taylor Esther R. Taylor	\$390.00
* Heirs of Manville E. Knox Edward Chase, Administrator	\$500.00
Mary E. Knox Estate	\$5,000.00
Edward C. Knox Perlay C. Knox	\$2,500.00
Roy D. MacAloney Bernice L. MacAloney	\$7,160.00
University of New Hampshire R. C. Magrath, Treasurer	\$175.00
Rock W. David Francis E. David	\$8,000.00
Charles E. Knox	\$2,210.00

*015*  
*J. H. W.*  
*E. S. H.*

Esther Draper	\$2,610.00
Alvan C. Bryant	\$1,510.00
Edward C. Gray	\$500.00
Aggie M. Aines	\$210.00
Frankson Furniture Manufacturing Corp. John J. Conners, President	\$135.00
John J. Conners	\$335.00

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- Continued on Page 7 -

(Page 7. - Continued)

Paul Hyland	
Robert F. Alward	
Georgianna F. Alward	\$4,000.00
Paul Hyland	\$250.00
Frank J. Kolinek	
Pauline J. Kolinek	\$9,000.00
C. Vernon Maloy	
Arlene M. Maloy	\$4,625.00
Clarence R. Ziegler	
Erther M. Ziegler	\$750.00
Walter K. Horsfield	
Hilda M. Horsfield	\$140.00
Howard J. Eldridge	\$50.00
Abbie J. M. Eldridge Estate	
Howard J. Eldridge, Adm.	\$800.00
Mark M. Sanfield	\$25.00
Harry P. Eldridge, Sr.	\$25.00
Carris Melanson	\$125.00

Given under our hands this 29<sup>th</sup> day of November, A. D., 1954.

*David R. Down*  
*J. M. H. Lutz*  
*Elaine S. Hastings*

COMMISSIONERS

Received Dec 1 1Pm 1954

Recorded by /s/ Lee T. Gray

Register of Deeds

BK 205  
PG 349

KNOW ALL MEN BY THESE PRESENTS THAT I, Virgil White of Ossipee County of Carroll in the State of New Hampshire (hereinafter called the first party) in consideration of one dollar paid by the Public Service Company of New Hampshire and assigns (hereinafter called the second party), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the second party, its successors and assigns, the right to erect, repair, maintain, rebuild, operate and patrol transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires and guys, over and across a strip of land - feet in width being a part of the lands owned by the first party in the town of Ossipee, and county of Carroll, bounded and described as follows:

do hereby grant patty of the second part a right-of-way across my land beginning at a point on the bank where the present line leaves land of Frank Eldridge, and continuing by route now established to land of Mrs. O. P. Hobbs, with the right to do necessary trimming for the safe operation of said line.

Being a part of the same premises described in deed of - to - dated - and recorded in the - County Registry of Deeds, Book - page -

The exact location of the transmission lines aforesaid is to be selected by the second party, after its final surveys have been completed, within the above limitations.

Permission is given to remove such trees as in the judgement of the second party may interfere with or endanger said lines or their operation. Permission is also given to trim or remove trees and underbrush for a width of - feet on each side of the center line of the herein described transmission line right of way strip.

The second party agrees to cut the timber upon said right of way strip into - lengths and the wood into sled lengths, said timber and wood shall remain the property of the first party.

The second party agrees that before transmitting electricity over the transmission lines, rights for which are granted in this instrument, it will pay or tender to said first party the sum of \$65.72 and the first party hereby agrees to accept said sum as full payment for all rights granted hereunder and as full compensation for any damage done to property by the exercising of the rights herein granted.

It is agreed that all agreements, understandings and negotiations written or verbal heretofore made or entered into by the parties hereto or their representatives with respect to said premises are hereby waived and cancelled, and that there are no agreements, promises or understandings with respect to said premises not herein mentioned.

TO HAVE AND TO HOLD to the second party, its successors and assigns forever.

The first party covenants and agrees that he has full right, title and authority to convey the foregoing rights and privileges and will defend the same to said second party against the claims or demands of all persons.

And I, the - of the said first party, hereby release all my rights of dower curtesy in the foregoing premises so far as affected by the above conveyance.

WITNESS the hand and seal of the first party this 29th day of September 1936.

In the presence of  
Geo. A. Yeaton

Virgil White (Seal)

STATE OF NEW HAMPSHIRE, Carroll ss: Sept. 29, 1936  
- - Personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,  
Gordon C. Wentworth  
Justice of the Peace

STATE OF NEW HAMPSHIRE, Carroll ss: Sept. 29, 1936  
- personally appeared and acknowledged the foregoing instrument to be - voluntary act and deed,

Before me,  
Gordon C. Wentworth  
Justice of the Peace

Received of the Public Service Company of New Hampshire, \$65.72 Dollars  
It being the payment in fyll for the herein described right-of-way.  
Virgil White

Received Oct. 2, 8.30-A.M. 1936.

Recorded by

*C.H. Carter* Register

NORTH COUNTRY SOIL SERVICES  
P.O. BOX 442  
WEST OSS�PEE, NEW HAMPSHIRE 03890  
(603) 539-9152

TEST PIT NO: 1                      DESCRIBER: Gregory W. Howard                      DATE: January 13, 2017  
PROJECT NAME: Former Johnson Gas                      PROJECT NO: W2307  
LOCATION: 2400 Route 16, West Ossipee, NH

SLOPE: 1%                      PARENT MATERIAL: Glaciofluvial Deposits  
VEGETATION: None- asphalt parking  
DEPTH TO ESHWT: >102 inches                      DEPTH TO RESTRICTIVE LAYER: >102 inches  
DEPTH TO BEDROCK: >102 inches                      DEPTH TO OBSERVED WATER: >102 inches

TEST PIT DESCRIPTION

Horizon; Depth; Color; Texture; Structure/Consistence; Redox Features

Fill; 0 to 6 inches; dark yellowish brown (10YR 4/4) very gravelly very coarse sand; single grain/loose; 35% gravel  
Fill; 6 to 13 inches; olive brown (2.5Y 4/4) gravelly very coarse sand; single grain/loose; 20% gravel  
C1; 13 to 33 inches; light olive brown (2.5Y 5/4) coarse sand; single grain/loose  
C2; 33 to 102 inches; varigated coarse and very coarse sand; single grain/loose

NEW HAMPSHIRE  
Designer  
of  
Subsurface Disposal  
Systems  
\*\*\*  
Gregory W. Howard  
No. 982  
Department of Environmental Services  
*[Signature]*  
1/13/17

PERCOLATION TEST  
DATE: January 13, 2017  
DEPTH OF HOLE: 41 inches  
PERCOLATION RATE: < 2 minutes/inch



NORTH COUNTRY SOIL SERVICES  
P.O. BOX 442  
WEST OSS�PEE, NEW HAMPSHIRE 03890  
(603) 539-9152

TEST PIT NO: 2                      DESCRIBER: Gregory W. Howard                      DATE: January 13, 2017  
PROJECT NAME: Former Johnson Gas                      PROJECT NO: W2307  
LOCATION: 2400 Route 16, West Ossipee, NH

SLOPE: 1%                      PARENT MATERIAL: Glaciofluvial Deposits  
VEGETATION: None- asphalt parking  
DEPTH TO ESHWT: >96 inches                      DEPTH TO RESTRICTIVE LAYER: >96 inches  
DEPTH TO BEDROCK: >96 inches                      DEPTH TO OBSERVED WATER: >96 inches

TEST PIT DESCRIPTION

Horizon; Depth; Color; Texture; Structure/Consistence; Redox Features

Fill; 0 to 10 inches; dark yellowish brown (10YR 4/6) very gravelly very coarse sand; single grain/loose; 35% gravel

C1; 10 to 24 inches; light olive brown (2.5Y 5/4) coarse sand; single grain/loose

C2; 24 to 96 inches; varigated very coarse sand; single grain/loose; 5% gravel

NEW HAMPSHIRE  
Designer  
of  
Subsurface Disposal  
Systems  
\*\*\*  
Gregory W. Howard  
No. 982  
Department of Environmental Services  
1/13/17

PERCOLATION TEST

DATE:  
DEPTH OF HOLE:  
PERCOLATION RATE:

Request Number: 20165006156 Date 12/16/2016 Time 11:20															
Latitude: 43 49 25.3 Longitude: -71 12 21.4															
State: NEW HAMPSHIRE Municipality: OSSIPEE															
Address / Intersection: 2400 ROUTE 16															
Nearest Cross Street 1: PLAINS RD Nearest Cross Street 2: COVERED BRIDGE ROAD															
Additional Information: FORMER JOHNSON GAS PROPERTY															
Nature Of Work: TEST PIT - EXCAVATIONS TO 12 FEET BELOW GRADE															
Area Of Work: NORTH SIDE OF THE EXISTING LARGE BUILDING															
Area Is Premarked: Y Start Date: 12/22/2016 Start Time: 08:00															
Caller: GREGORY HOWARD Title: Return Call: 6039862488															
Phone#: 6035399152 Fax#: Alt. Phone#: 6039862488															
Email Address: WETSOIL1@ROADRUNNER.COM															
Contractor: NORTH COUNTRY SOIL SERVICES															
Address: PO BOX 442 City: WEST OSSIPEE State: NH Zip: 03890															
Excavator Doing Work: HANK LETARTE															
<b>Member Utility List</b>															
<table border="1"> <thead> <tr> <th>Code</th> <th>Abbreviation</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>NB</td> <td>FAIRPT</td> <td>FAIRPOINT</td> </tr> <tr> <td>PS</td> <td>EVERSR</td> <td>EVERSOURCE ENERGY - PSNH</td> </tr> <tr> <td>W8</td> <td>TIMCAB</td> <td>TIME WARNER CABLE - BERLIN</td> </tr> <tr> <td>ON</td> <td>ONTARG</td> <td>ON TARGET LOCATING</td> </tr> </tbody> </table>	Code	Abbreviation	Name	NB	FAIRPT	FAIRPOINT	PS	EVERSR	EVERSOURCE ENERGY - PSNH	W8	TIMCAB	TIME WARNER CABLE - BERLIN	ON	ONTARG	ON TARGET LOCATING
Code	Abbreviation	Name													
NB	FAIRPT	FAIRPOINT													
PS	EVERSR	EVERSOURCE ENERGY - PSNH													
W8	TIMCAB	TIME WARNER CABLE - BERLIN													
ON	ONTARG	ON TARGET LOCATING													

- This ticket expires exactly 30 days from the following date --- 12/16/2016.
- There may be non-member utilities in the area that you need to notify.
- Electric and other companies may not mark lines they don't own or maintain. You may want to contact them for more information.
- The excavator is responsible to maintain markings placed by member utilities...

**DIG SAFE ENCOURAGES A COPY OF THIS ELECTRONIC TICKET ON SITE AT ALL TIMES.**

Depot Rd

Tamworth

Plains Rd

Covered Bridge Rd

Hobbs Rd

Wald Rd

NH-25

Newman Drew Rd

NH-16

NH-16

Orange Mountain Hwy

