

2462

FIDUCIARY DEED

I, DAVID L. BUSWELL, of Freedom, New Hampshire, with a mailing address of P.O. Box 212, Freedom, New Hampshire. GUARDIAN of JOHN DAVISON, by the power conferred by the Carroll County Probate Court and every other power, for \$160,000.00 paid, grant to ROBERT N. COMEAU and DEBORAH L. COMEAU, husband and wife, as joint tenants with rights of survivorship, of 22 Pine Avenue, Haverhill, Massachusetts 01832, the following described property:

A certain tract or parcel of land with the buildings and other improvements thereon, situated in the Town of Conway, County of Carroll, State of New Hampshire, on the westerly side of Route 16, bounded and described, more or less according to a plan entitled, "Property of Mrs. Chester Sawyer, North Conway, N.H." dated June 1967 by Stephen H. Boomer, Surveyor, attached as Exhibit A, as follows:

Beginning at an iron pipe on the westerly side of Route 16 at the northeast corner of land now or formerly of Charles Birch and running northerly along Route 16, crossing a lane, 38 feet to an iron pipe; thence continuing N 14° E along Route 16, 351 feet to an iron pipe; thence turning and running N 83° W 100 feet to a stone post; thence turning slightly and running N 81° W 130 feet to a stone post; thence turning and running N 77° W 335 feet to an iron pipe; thence continuing on the same course to the Boston & Maine Railroad right of way;

Thence turning and running S 10° W, more or less, along said railroad right of way 497 feet, more or less, to a point on the northerly bank of Mill Brook a/k/a Hanson Brook (now known as Artist Brook or Kearsarge Brook);

Thence turning and running along said brook N 70° E 106 feet to a point; and thence N 75° E 73 feet to a point;

Thence crossing said brook on a course of N 77° E, a distance of 60 feet to a point;

Thence turning and running S 84° E 67 feet to a point;

Thence turning and running S 74° E 155 feet to an iron pipe on the westerly side of Route 16, the point of beginning. Containing 5.2 acres, more or less.

RECEIVED
CARROLL COUNTY REGISTRY
2001 MAY 31 PM 3:32
Charles A. Chase, Deputy
REGISTER OF DEEDS

007330

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
****2	THOUSAND	4	HUNDRED AND 00 DOLLARS
MO.	DAY	YR.	AMOUNT
05	31	2001	477250 \$ ****2400.00
VOID IF ALTERED			

BK 1927 PG 789

EXCEPTING AND RESERVING, however, those premises taken by or conveyed to the Town of Conway or the State of New Hampshire in connection with the relocation or widening of Route 16 and construction of a bridge over Kearsarge Brook or Artist Brook, so-called, f/k/a Mill Brook. See condemnation recorded on June 25, 1963 at Book 369, Page 503, Carroll County Registry of Deeds.

Said premises are taxed as residential property in a commercial district pursuant to notices thereof recorded at Book 790, Page 262, Book 1715, Page 61, Book 1763, Page 500 and Book 1822, Page 241.

Said premises are subject to any conveyances, easements or restrictions of record.

For title, see the following:

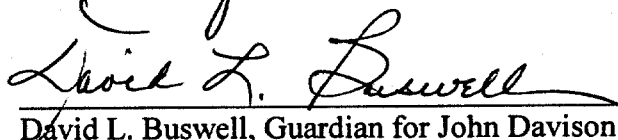
1. Second parcel referred to in deed from Edward C. Seavey to Chester S. Sawyer, dated 5/15/16, recorded at Book 150, Page 424, and described in mortgage deed to Arthur E. Kenison Trustee, at Book 207, Page 571, being the second unnumbered parcel therein. See also Warranty Deed from Chester S. Sawyer conveying a one-half (1/2) interest to Annie E. Sawyer dated 10/20/21, recorded at Book 162, Page 116; conveyance to Myron Buker at Book 211, Page 281 and reconveyance to Chester Sawyer recorded at Book 214, Page 462; conveyance from Chester S. Sawyer to Annie E. Sawyer, dated 5/16/38, recorded at Book 211, Page 294;

2. First parcel described in Warranty Deed from Nannie Louise Eastman to Chester S. Sawyer and Annie E. Sawyer dated 5/5/19, recorded at Book 156, Page 454. See also deed from Trustee in Bankruptcy for the Estate of Chester S. Sawyer to Annie E. Sawyer dated 3/27/40, recorded at Book 218, Page 124.

3. Quitclaim Deed from Edna J. Eastman et al to Annie E. Sawyer dated 9/30/38, recorded at Book 213, Page 278, which is believed to have been intended to confirm title to a long narrow triangular piece on the northerly line of the property from behind the house to the railroad right of way.

(4) David L. Buswell's appointment as guardian of the estate of John Davison on March 8, 1999, Carroll County Probate Docket No. 1998-0373, and License to Sell Real Estate issued on November 2, 1999.

EXECUTED this 30 day of May, 2001.

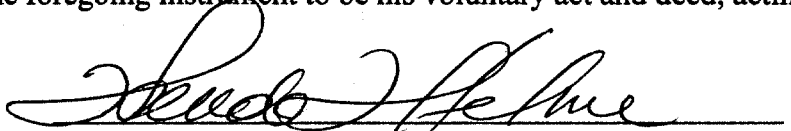

David L. Buswell, Guardian for John Davison

BK 1927 PG 790

STATE OF NEW HAMPSHIRE
CARROLL SS.

May 30, 2001

Personally appeared the above named DAVID L. BUSWELL, GUARDIAN for JOHN DAVISON, and acknowledged the foregoing instrument to be his voluntary act and deed, acting in said capacity. Before me,



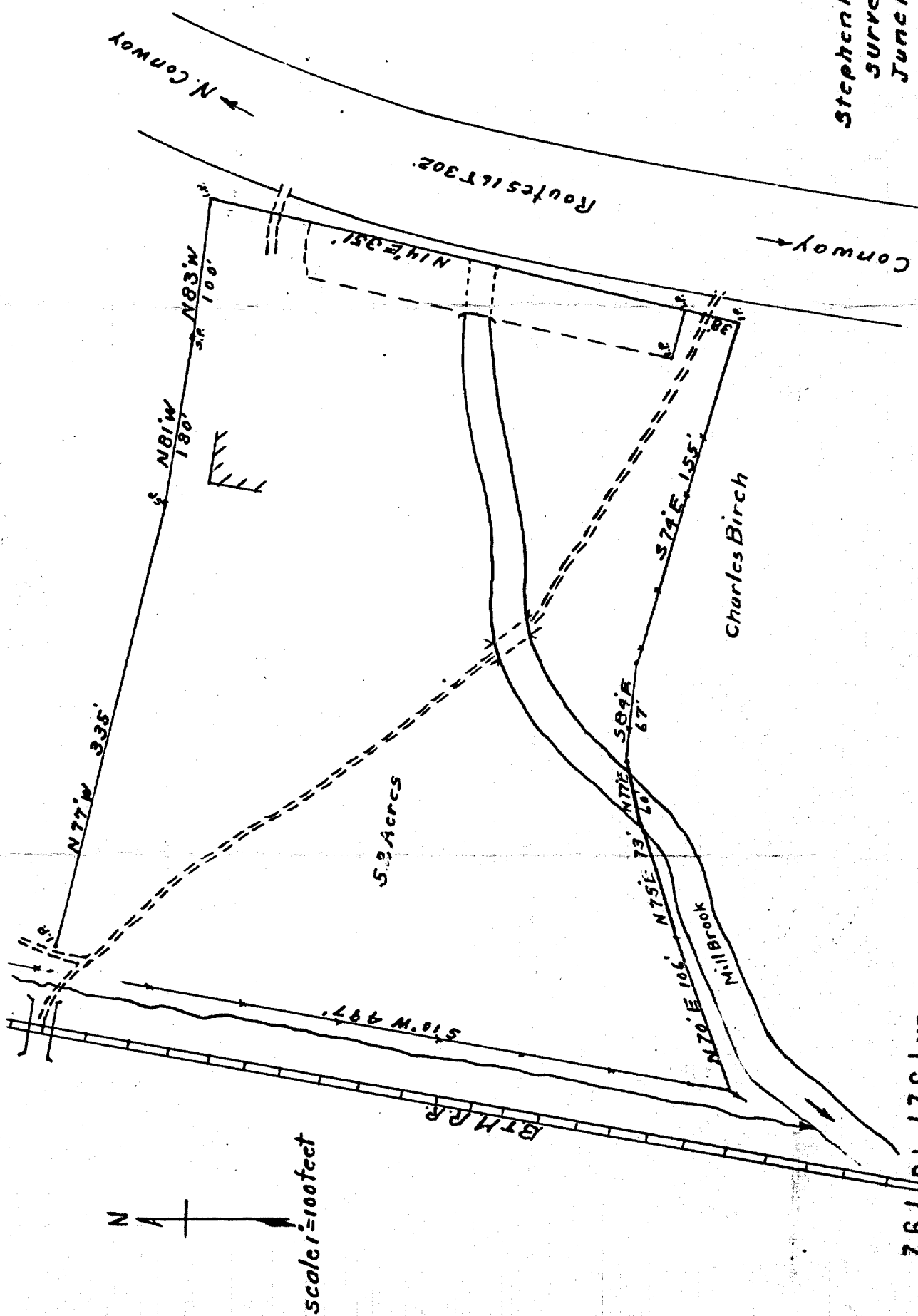
Notary Public/Justice of the Peace

Print Name: WENDA T HELME

My Commission Expires: 08/23/03

Stephen H. Boomer
Surveyor
June 1967

Property of
MRS. CHESTER SAWYER
North Conway, N.H.



BK 1927 PG 792

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



TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. SELLER: Robert N Comeau, Deborah L Comeau

2. PROPERTY LOCATION: 2384 White Mountain Highway, North Conway, NH 03860

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes ☒ No

4. SELLER: X has has not occupied the property for 25 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: X 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: 2
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
Quality: Yes X 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.
Are you aware of any test results 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?
COMMENTS: Public water system maintained by the municipality

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: X Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes X No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 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:

INITIALS

INITIALS RNC, DC

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Page 1 of 5

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2384 White Mountain Highway, North Conway, NH 03860

d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
IF YES, Location: _____ Size: _____ ☐ 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 septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<u>X</u>			Fiberglass		
	Crawl Space		<u>X</u>				
	Exterior Walls	<u>X</u>			Fiberglass		
	Floors		<u>X</u>				

8. HAZARDOUS MATERIAL

a. 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)? Propane

Age of tank(s): unk Size of tank(s): 500 GAL

Location: _____

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other ☐ Yes ☐ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

INITIALS _____

INITIALS RNC DC

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2384 White Mountain Highway, North Conway, NH 03860

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If YES: Date: Public water system maintained By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☒ Yes ☒ No

If YES, Explain: Portion of the property near Kearsarge Brook lies within FEMA Flood Zone AE. Home and all structures are outside the flood hazard area.

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No

If YES, Explain: _____

e. 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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown

Comments: A portion of the land along the Brook is designated as AE FEMA Flood Zone

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown

If YES, By: _____

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? CV - Commercial Village

i. Heating System Age: 22 yrs Type: Forced Hot Water Fuel: Heating Fuel Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Serviced Annually

Secondary Heat Systems: Propane Heater - Primary BR. Retrofitted for propane gas.

Comments: Propane gas lines are installed, enabling an easy future conversion if desired.

j. Roof Age: 25 Type of Roof Covering: Asphalt Shingle and Metal Roofing

Moisture or leakage: None

Comments: _____

INITIALS _____

INITIALS RNG DC

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2384 White Mountain Highway, North Conway, NH 03860

- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: Poured Concrete, Granite Stone
Moisture or leakage: None
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? None
Comments: _____
- m. **Plumbing** Type: Copper Age: 25
Comments: _____
- n. **Domestic Hot Water** Age: UNK Type: Off Boiler Gallons: _____
- o. **Electrical System** # of Amps 200 AMP ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____
- p. **Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. **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: _____
- s. **Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: _____
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) Central Vacuum
Comments: _____

NOTICE 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 AND DEPOSIT RECEIPT. 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.

INITIALS _____ /

INITIALS RNG DC

NEW HAMPSHIRE
REALTORS®

EQUAL HOUSING
OPPORTUNITY

PROPERTY LOCATION: 2384 White Mountain Highway, North Conway, NH 03860

☐ Yes ☒ No

- Includes a classic, fully functioning soda fountain—ideal for an ice-cream soda bar, sweet shop, or nostalgic beverage concept.
- Interior enhanced with expert owner-contractor upgrades, improving efficiency, livability, and preserving timeless New England farmhouse character.
- Village-Commercial zoning provides extensive potential for commercial, retail, or mixed-use ventures in the heart of North Conway Village.
- Nearly completed third-floor living area with a 3/4 bath, refrigerator, sink, and counter space—excellent potential for an in-law or guest suite.
- Home retrofitted for propane, offering the new owner an efficient heating option and future utility flexibility.
- Kearsarge Brook borders the southern boundary, adding natural charm; no flooding reported during 25 years of ownership.

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.

2384 WHITE MT

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: **2384 White Mountain Highway, North Conway, NH 03860**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) CR Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Robert N Comeau</u>	April 22, 2026	<u>Deborah L Comeau</u>	April 22, 2026
Seller Robert N Comeau	Date	Seller Deborah L Comeau	Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>Corinne Ray</u>	April 22, 2026	_____ Agent	_____ Date
Agent Corinne Ray	Date		

SIGNATURE PROPERTY FEATURES

A Rare 4.2-Acre Mountain & Waterfront Estate

2384 White Mountain Highway

North Conway

LOCATION & NATURAL SETTING

Prime Village Location

4.2 acres in the heart of North Conway Village — an offering of exceptional rarity.

Mountain Views

Year-round panoramic mountain vistas.

Waterfront Setting

Kearsarge Brook forms a serene natural border with peaceful water views.

Classic New England Landscape

Open fields, mature shade, and a quiet brookside backdrop.

Golf Course Border

Directly abutting the North Conway Country Club for a refined, resort-style environment.

Scenic Railway Presence

Occasional historic passes from the Conway Scenic Railway add timeless charm.

LIFESTYLE & ACCESS

Walkable North Conway Village Living

Sidewalks to shops, dining, Schouler Park, skiing, and trail networks.

Public Utilities

Public water/sewer, high-speed internet, cable, and 200+ amp electrical service.

EXTERIOR

Refined Exterior

Low-maintenance vinyl siding paired with metal and asphalt roofing.

Outdoor Living Spaces

Deck, patio, covered porch, garden areas, and natural shade.

Parking

Large paved driveway with carport.

INTERIOR

Inviting, Light-Filled Spaces

Vaulted ceilings, natural light, wood fireplace, kitchen island, dining area, and in-law suite.

Quality Materials

Warm wood and durable tile flooring throughout.

Kitchen & Laundry

Gas cooktop hooded range, dishwasher, refrigerator, washer/dryer, and more.

Year-Round Comfort

Baseboard and hot-water heat, gas stove, and wall A/C units.

Accessibility

First-floor full bath, hard-surface flooring, first-floor laundry, and paved parking.

ZONING & OPPORTUNITY

Village Commercial Zoning

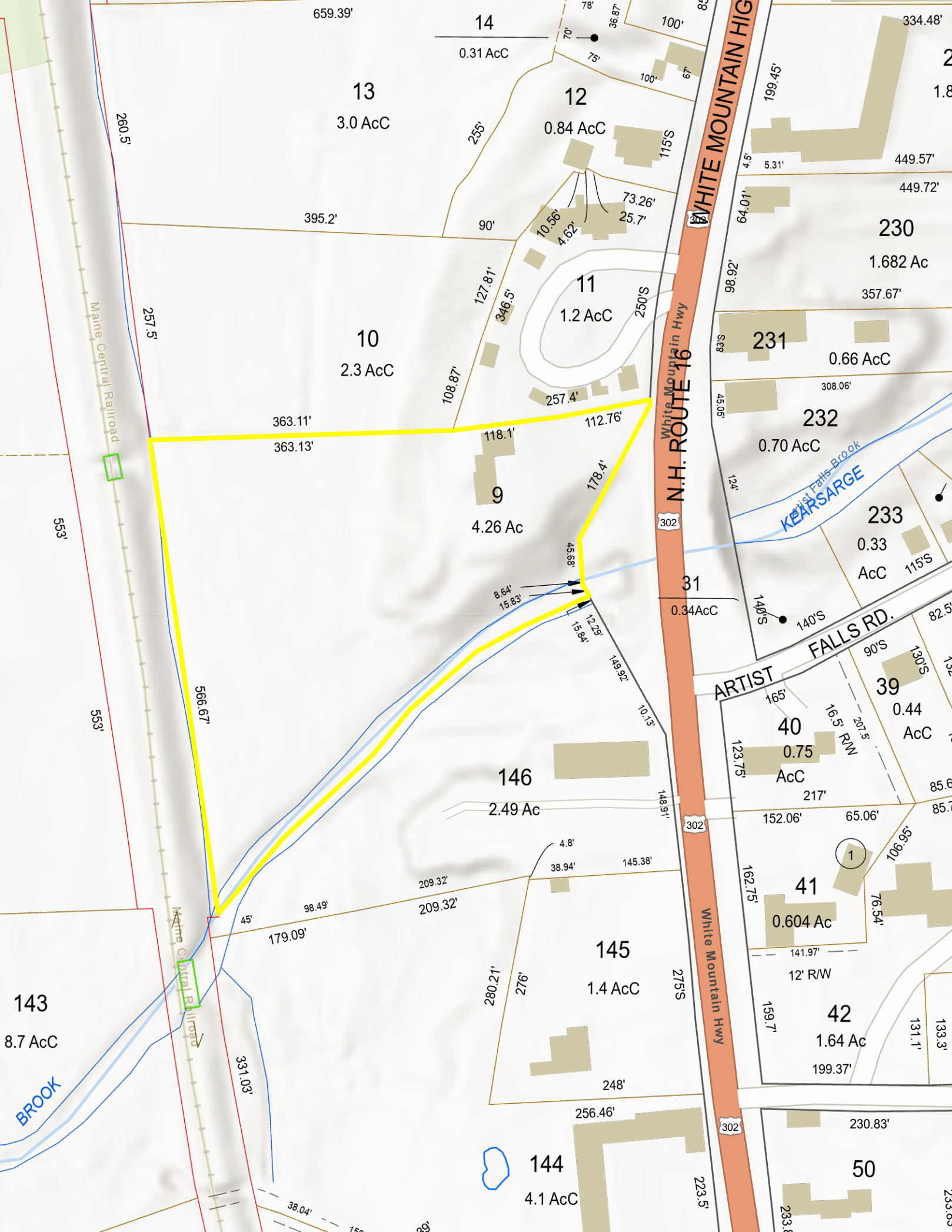
Flexible options for residential, mixed-use, or commercial use (buyer to confirm).

Classic Soda Fountain Shop

A fully functioning, nostalgic sweet-shop space offering immediate business potential.

Turnkey Option

Furnishings negotiable for a seamless transition.



CONWAY
SCENIC
RAILROAD

(See Easement Deed Bk. 211 Pg. 453)

N 08°49'03" W 566.67'

MAP 218 / LOT 35
n/f Profile Mountain Holdings Corp.
c/o David Snyk Road
1729 East Conway Road
Conway, NH 03813
Bk. 3313 Pg. 287

Plan Ref. # 1

555

49.5'

MilePost
= B 138/12

MAP 218 / LOT 9

Residential
Plan Ref. # 3

185,792 SQUARE FEET +/-
{ Within Direct Course Ties }
4.26 Acres +/-

100 Year Flood Bndry.

PROPERTY LINE IS THREAD OF STREAM
(Direct Course Tie) 118.99' S 41°04'11" W

(Direct Course Tie) 145.29' S 46°51'43" W

OLD ROAD BED

KEARSARGE
BROOK

MAP 231 / LOT 146

Plan Ref. # 5, 7, 8 & 11

Scale: 1" = 40'

N 87°48'27" E 363.13'
10' SIDE SETBACK

WMPO DISTRICT BOUNDARY
(250' FROM STREAM)

N 82°29'52" E
118.10'

N 78°55'27" E 112.76'
10' SIDE SETBACK

Proposed Street Tree
(1 Place)

S 27°37'35" W
178.40'

WHITE MOUNTAIN HIGHWAY (NH ROUTE 16)

ROOSEVELT HIGHWAY (US ROUTE 302)

MUDDY MOOSE
RESTAURANT

(NCVC) DISTRICT
(HC) DISTRICT

N 63°38'12" E
149.52' (Direct Course Tie)

N 48°07'11" E
105.81'

N 38°04'28" E
68.99'

S 46°51'43" W

S 29°31'09" E
15.83'

S 29°31'09" E
12.29'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

S 29°31'09" E
149.92'

PLEMENTAL PLANS: (ALL SHEETS ARE INTEGRAL TO THIS APPLICATION)

Group No.	Revision / Date	Title
C0.00	1/06-27-2024	COVER SHEET
V1.01	1/06-27-2024	MAP 218 PARCEL 9: PROPERTY BOUNDARIES - PROPERTY OWNED BY ROBERT N. COMEAU & DEBORAH L. COMEAU
V1.02	1/06-27-2024	MAP 218 PARCEL 9: TOPOGRAPHIC PLAN - PROPERTY OWNED BY ROBERT N. COMEAU & DEBORAH L. COMEAU
94-02	7/07-08-1998	MAP 231 PARCEL 146: PLAN REFERENCE #7
SP - 2	3/04-21-2000	MAP 231 PARCEL 146: PLAN REFERENCE #8

MAP 218 / LOT 33
 n/r North Conway Country Club, Inc.
 P.O. Box 555
 No. Conway, NH 03860-0555
 Bk. 1561 / Pg. 81

CHAPTER 190: ZONING
 MAP 218 LOT 9 (SOUTHERLY OF THE THREAD OF KEARSARGE BROOK) AND ALL OF MAP 231 LOT 146 ARE IN THE HIGHWAY COMMERCIAL (HC) DISTRICT.
 (1) MIN. LOT SIZE = 1/2 AC. FOR 1ST UNIT
 MINIMUM FRONTAGE = 100'
 MINIMUM FRONT SETBACK = 25' FROM R.O.W.
 MINIMUM SIDE / REAR SETBACKS = 10'
 MAXIMUM BUILDING HEIGHT = 45'
 (BUILDING HEIGHT DOES NOT EXCEED 45')
 PORTIONS OF PID 218-9 & PID 231-146 ARE IN THE FLOODPLAIN CONSERVATION OVERLAY (FCO) DISTRICT.
 PORTIONS OF PID 218-9 AND ALL OF PID 231-146 ARE IN THE WETLANDS & WATERSHED PROTECTION OVERLAY (WWPO) DISTRICT. IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 25% OF LOT (MAP 231 / LOT 46 IS EXISTING NON-CONFORMING STATUS).
 STRUCTURE SETBACK ONE HUNDRED FEET FROM STREAM OR WETLAND (EXISTING STRUCTURES WERE EXISTING PRIOR TO THIS AMENDMENT).
 50' VEGETATED BUFFER - THE DRIVEWAY ON THE REAR PORTION OF PID 218-9 WAS IN EXISTENCE SINCE 1963 OR EARLIER.

MAP 218 LOT 9 (NORTHERLY OF THE THREAD OF KEARSARGE BROOK) IS IN THE NORTH CONWAY VILLAGE COMMERCIAL (NVC) DISTRICT.
 (1) MIN. LOT SIZE = 1/2 AC. FOR 1ST UNIT
 (21,780 SQ. FT. REQUIRED FOR 1 UNIT)
 MINIMUM FRONTAGE = 120' - 254.31' PROVIDED
 MINIMUM FRONT SETBACK = 5' FROM R.O.W.
 MINIMUM SIDE / REAR SETBACKS = 10'
 MAXIMUM BUILDING HEIGHT = 45'
 (BUILDING HEIGHT DOES NOT EXCEED 45')
 * THE SUBJECT PROPERTIES ARE SERVED BY THE NORTH CONWAY WATER PRECINCT.

ND:
 BAR w/ DISC TO BE SET
 CITY CORNER - NOT MARKED
 BOUND FOUND
 PE FOUND
 BOUND - FOUND
 BOUND - NOT FOUND
 POLE
 CATCH BASIN
 SPECIMEN TREE
 C/L HIGHWAY R.O.W.
 C/L RAILROAD TRACKS
 C/L ELECTRIC / TELEPHONE EASEMENT
 100 YEAR FLOOD BOUNDARY
 WETLANDS BOUNDARY
 TREELINE
 STRUCTURE SETBACK LINE

MAP 218 / LOT 8
 n/r North Conway Country Club, Inc.
 P.O. Box 555
 No. Conway, NH 03860-0555
 Bk. 1561 / Pg. 92

MAP 231 / LOT 143
 Residential
 n/r Madhavan LLC
 P.O. Box 504
 No. Conway, NH 03860-0504
 Bk. 2424 / Pg. 374

MAP 231 / LOT 144
 Commercial
 n/r Madhavan LLC
 P.O. Box 504
 No. Conway, NH 03860-0504
 Bk. 2424 / Pg. 374

MAP 218 / LOT 10
 n/r Ledonique T. Savard III & Nina G. Savard
 P.O. Box 571
 No. Conway, NH 03860-0571
 Bk. 3009 / Pg. 208
 Plan Ref. # 4

MAP 218 / LOT 11
 Commercial
 n/r Mosier, LLC
 P.O. Box 2292
 No. Conway, NH 03860-2292
 Bk. 3009 / Pg. 499

MAP 219 / LOT 231
 Commercial
 n/r APF Realty Co. Inc. c/o Timothy Bartlett
 P.O. Box 575
 No. Conway, NH 03860-0575
 Bk. 2028 / Pg. 371

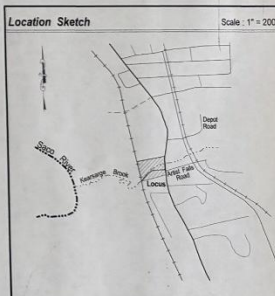
MAP 219 / LOT 232
 Commercial
 n/r 53 Deerwood Hollow LLC
 742 Shore Drive
 Lacombe, NH 03246-2955
 Bk. 2040 / Pg. 158

MAP 230 / LOT 31
 Vacant
 n/r Helen M. Jackson & Debra J. Haynes
 46 Elm Street
 Freedom, NH 03836-5101
 Bk. 3511 / Pg. 90

CHAPTER 130: SUBDIVISION
 130-23.D. SEE PLAN REF. #9 FOR HIGHWAY RIGHT OF WAY WIDTHS
 130-23.F. NO EASEMENTS OR LANDS RESERVED FOR PUBLIC USE. THERE ARE NO USES OTHER THAN RESIDENTIAL.
 130-23.L. NO WORK REQUIRED ON EXISTING STREETS TO MEET MINIMUM STANDARDS.
 131-23.M. SUBJECT PARCEL IS IN COMPLIANCE WITH ALL TOWN OF CONWAY ZONING REQUIREMENTS.
 130-24.L. THE SUBDIVIDER IS RESPONSIBLE FOR MAINTENANCE OF EASEMENT AREAS AND ASSUMES LIABILITY FOR INJURIES AND DAMAGES THAT MAY OCCUR ON ANY LAND TO BE DEDICATED TO PUBLIC USE UNTIL SUCH LAND HAS BEEN LEGALLY ACCEPTED BY THE TOWN.
 130-24.U. THE LANDSCAPING OF THE SITE DEPICTED ON THIS PLAN IS INTEGRAL TO THE APPROVAL BY THE CONWAY PLANNING BOARD AND SHALL BE REASONABLY MAINTAINED AND, WHEN DEAD OR REMOVED, MUST BE REASONABLY REPLACED.
 130-24.V. THE OWNER HAS REPRESENTED TO THE CONWAY PLANNING BOARD AND DEPICTED HEREON ALL KNOWN RESTRICTIONS AND EASEMENTS APPLICABLE TO THIS LAND. ALL APPLICABLE RESTRICTIONS AND EASEMENTS OF RECORD FOR THIS LAND, WHETHER OR NOT DEPICTED OR NOTED HEREON, SHALL NOT BE AFFECTED OR MODIFIED BY THE APPROVAL HEREUNDER.
 130-35.A. THE SUBDIVIDER SHALL GIVE DUE REGARD TO THE PRESERVATION AND PROTECTION OF EXISTING FEATURES, TREES AND OTHER NATURAL RESOURCES AND HISTORIC LANDMARKS.
 130-37. NO TOPSOIL WILL BE DISTURBED AS NO CONSTRUCTION IS REQUIRED ON THIS SITE. AT NO TIME SHALL TOPSOIL BE REMOVED FROM THE SITE WITHOUT WRITTEN PERMISSION FROM THE PLANNING BOARD.

NOTES
 1) VERTICAL DATUM IS NAVD83, TRANSFERRED FROM NAD83 101-9500 BY GPS DIFFERENTIAL METHOD ON 25 AUGUST 2009.
 2) PORTIONS OF PROPERTIES ARE IN THE FLOOD DISTRICT AND IN A SPECIAL FLOOD HAZARD AREA (SEE MAP # 33003020110 AND FLOOD STUDY OF KEARSARGE BROOK).
 3) PORTIONS OF PROPERTIES ARE IN THE WWPO DISTRICT (AS NOTED).

Revisions:
 R1 (05/16/22) : Amended Supplemental Plans.
 Adopted Residential use PID 218-9; 190-28 C note

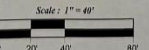


PLAN of LAND IN CONWAY, N.H.
Village of North Conway
 BOUNDARY LINE ADJUSTMENT : BETWEEN
 [MAP 218 / LOT 9] 2384 WHITE MOUNTAIN HIGHWAY
 OWNED BY: ROBERT N. COMEAU & DEBORAH L. COMEAU
 P.O. Box 1995 No. Conway, NH 03860-1995
 - AND -
 [MAP 231 / LOT 146] 2344 WHITE MOUNTAIN HIGHWAY
 OWNED BY: JAMES L. ABRAHAM REVOCABLE TRUST
 JAMES L. ABRAHAM, TRUSTEE
 P.O. Box 1820 No. Conway, NH 03860-1820

Briggs Land Surveying
 SURVEYED BY:
 71 HOBBS STREET
 P.O. BOX 1587
 CONWAY, N.H. 03818
 TEL. 447-6647
 FILE NO.: 240503
 SCALE: 1" = 40'
 DATE: 03 JUNE 2024
 V1.02 Rev. 1 DATE: 27 JUNE 2024 SHEET 3 of 5

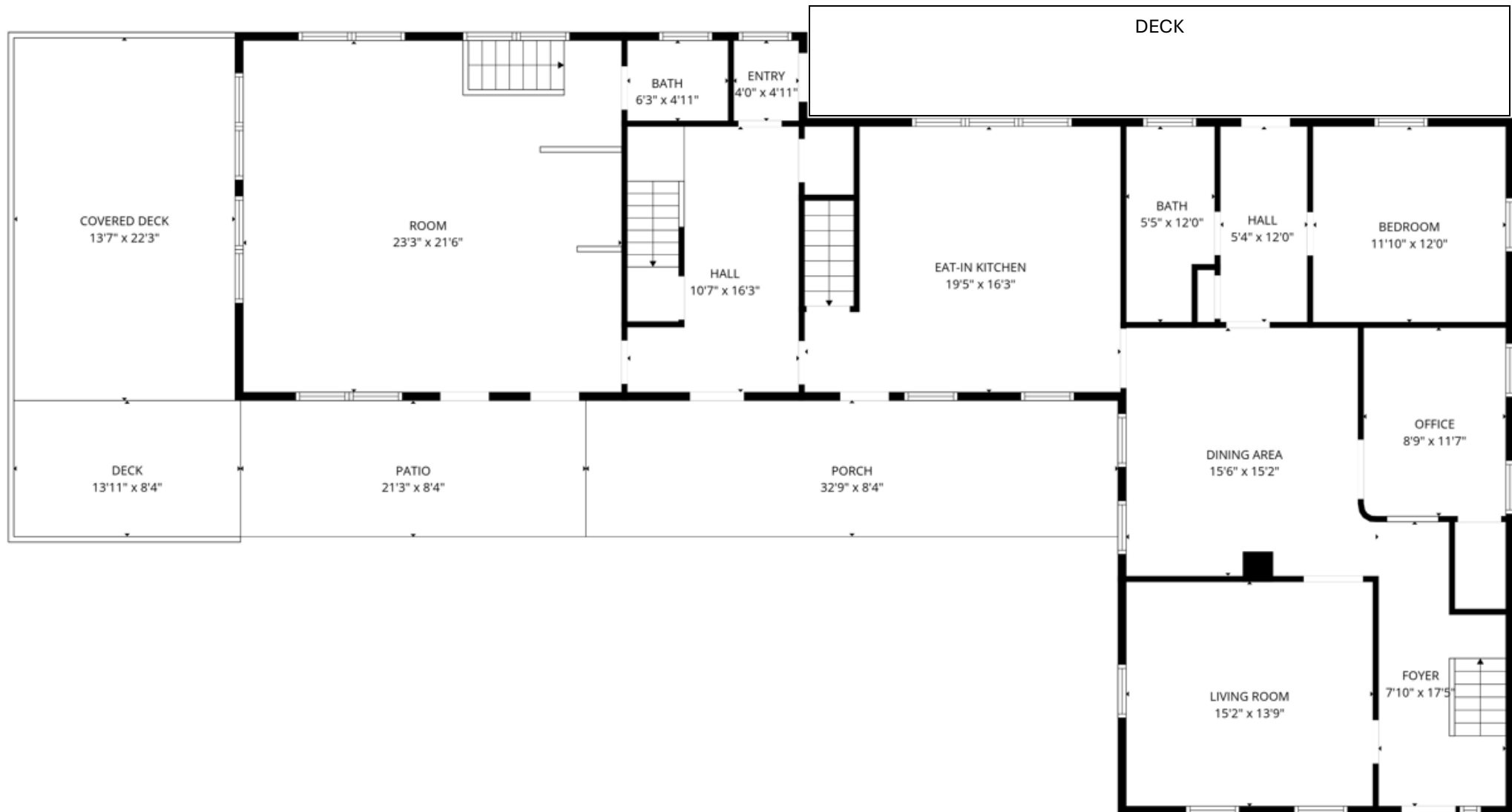
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION USING THEODOLITE & EDM, HAVING A POSITION ERROR OF CLOSURE OF 1:28,000. THE INFORMATION SHOWN ON & THE STANDARDS & CALCULATIONS USED TO PRODUCE THIS PLAN ARE CORRECT AND COMPLETE. THIS PLAN CONFORMS WITH LAN 903.04 REAL PROPERTY SURVEY CLASSIFICATION "U" FOR URBAN PROPERTY.

THE WETLANDS WERE DELINEATED BY PETER COOPERBROOK, CSS, IN MAY OF 2024, IN ACCORDANCE WITH "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-47-1". NO WETLAND SOILS FOUND WITHIN 120' OF ANY PART OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.



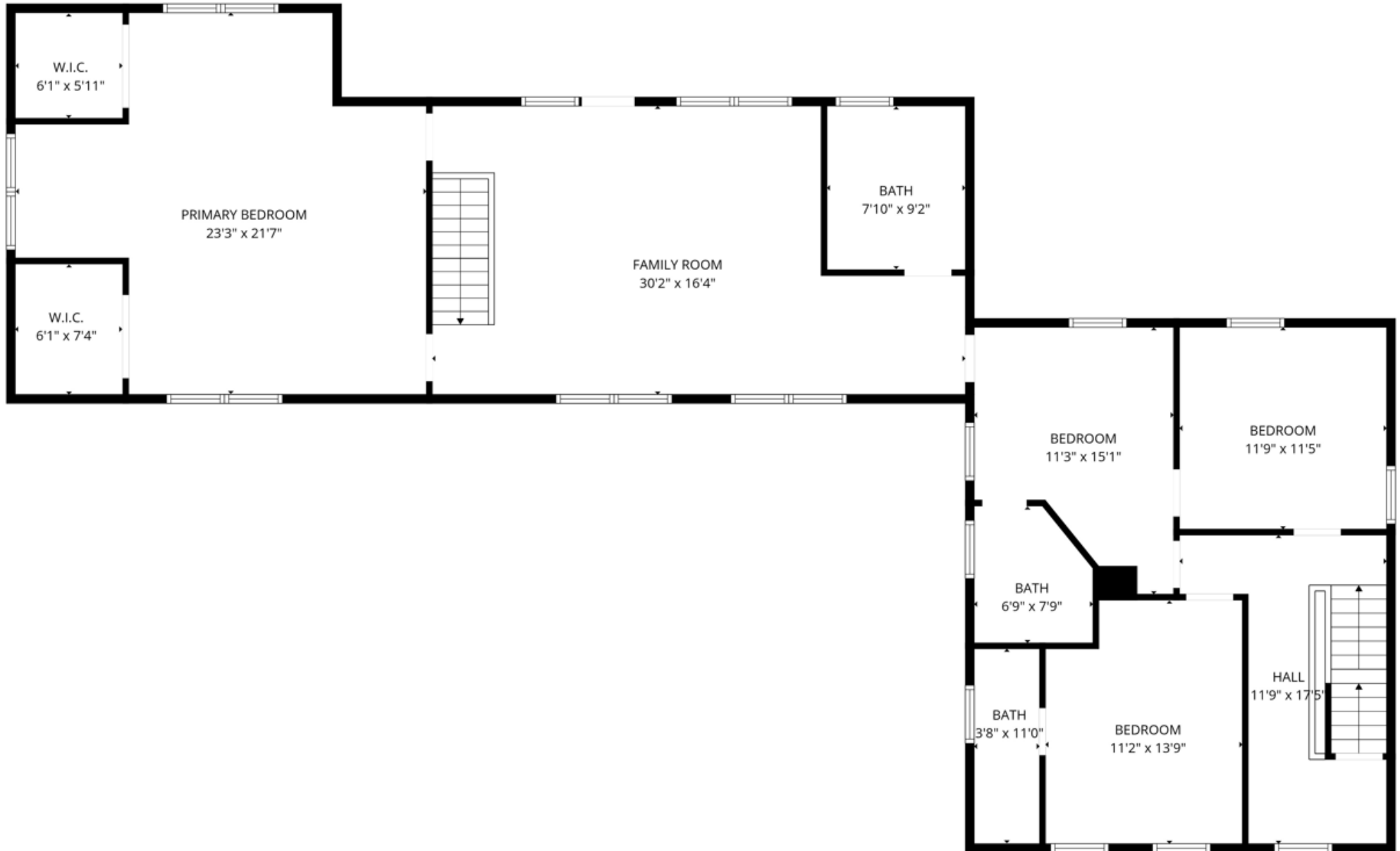
2384 White Mountain Highway - North Conway Village

LEVEL ONE (1)



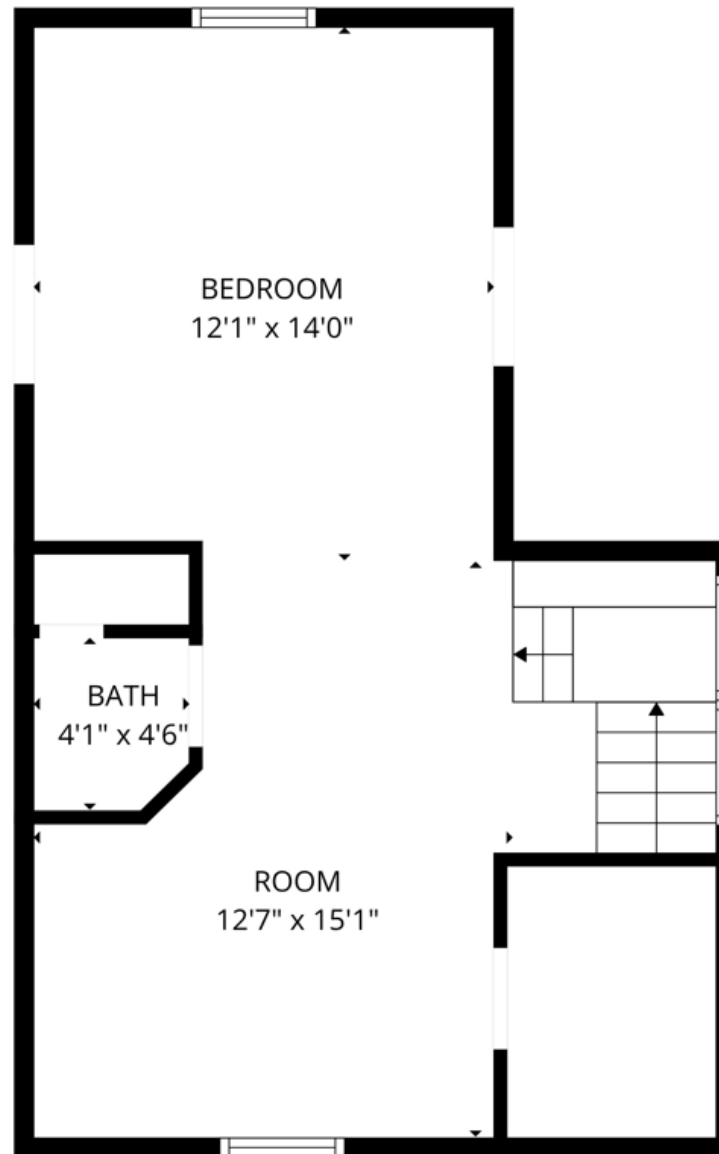
2384 White Mountain Highway - North Conway Village

LEVEL TWO (2)



2384 White Mountain Highway - North Conway Village

LEVEL THREE (3)



2384 White Mountain Highway, North Conway Village

BASEMENT

