FOREST LAKE WOODS

Forest Lake Road, Winchester | $1,100,000







For more information, please contact:

ROBERT BRADBURY
rbradbury@landvest.com| 603-496-4959

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

Any alternative use of the Offered Property implied in this Property Profile **does not** constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

WARRANTY DEED

I, WILLIAM A. McGRATH, a/k/a WILLIAM A. McGRATH, JR., a/k/a WILLIAM A. McGRATH, II, single, of Springfield, Massachusestts, for consideration paid, grant to JUNE M. SULLIVAN and SHARON R. ANDERSON as Trustees of the WILLIAM A. McGRATH, II, IRREVOCABLE TRUST dated January 16, 1990, (mailing address: 160 LaBelle Drive, Chicopee, Massachusetts 01020), with WARRANTY covenants:

Certain tracts of land with the buildings thereon, if any, situated in Winchester, Cheshire County, New Hampshire, more particularly bounded and described as follows:

Tract I

A certain tract or parcel of land situated in Winchester, in the County of Cheshire and State of New Hampshire, bounded and described as follows, viz:

Beginning at a stake and stones on the easterly side of the highway leading from Rabbit Hollow to Forest Lake at land formerly of Ansel Buchanan, said stake and stones being opposite a stake and stones supposedly a corner of the Couillard Estate, so called; thence North about 75° East one hundred (100) feet to a corner; thence Northwesterly parallel to the easterly bound of the said highway and one hundred (100) feet distant therefrom about sixteen hundred (1,600) feet to a corner at land formerly of Charles B. Mansfield; thence on said Mansfield land about S. 39° W. one hundred (100) feet, more or less, to said highway; thence Southerly along said highway about sixteen hundred (1,600) feet to the place of beginning.

Tract I being all of the premises conveyed to William A. McGrath by deed of Paul C. Rockwood dated June 25, 1953, and recorded in Vol. 589, Page 477 of the Cheshire County Registry of Deeds.

Tract II

A certain tract or parcel of land situated in Winchester, in said County of Cheshire, bounded and described as follows, viz:

Beginning at a stake and stones at the foot of

Gardner Mountain at land now or formerly of Clarence Prescott; thence southeasterly on said Prescott land about twenty-four hundred (2400) feet to a stake and stones at the highway leading from Rabbit Hollow to Swanzey; thence southwesterly on said highway about seventeen hundred (1700) feet to land now or formerly of E. H. Naromore; thence on land of said Naromore northwesterly about two hundred (200) feet to a stake and stones; thence on said Naromore land southwesterly about nine hundred (900) feet to said highway; thence on said highway southwesterly about two hundred (200) feet to a stake and stones at the corner of land now or formerly of Charles F. Reed; thence westerly on land now or formerly of J. H. Bliss to a stake and stones beside the highway leading from Rabbit Hollow to Forest Lake; thence northwesterly on said highway to a stake and stones at a corner of land now or formerly of Eugene H. Burpee; thence northerly on said Burpee land about twelve (12) or fifteen (15) rods to a corner; thence westerly on said Burpee land to said highway; thence on said highway northwesterly about one thousand (1000) feet to a stake on the easterly line of said highway which is opposite a stake and stones supposedly a corner of the Couillard estate, so called; thence north about 75° east one hundred (100) feet to a corner; thence northwesterly, parallel to the easterly bound of the last named highway and one hundred (100) feet distant therefrom, about sixteen hundred (1600) feet to a corner at land formerly of Charles B. Mansfield; thence on said Mansfield land north 39° east about eight hundred fifty (850) feet to a stake and stones near a spruce tree, the same being a corner of land now or formerly of Addie E. Drugg and Ansel Buchanan; thence south about 72° east about five hundred ninety-eight (598) feet to a stake and stones near the spring house of said Buchanan; thence south about 60° east about three hundred seventy-one (371) feet to an iron pipe and stones; thence northeasterly about eight hundred fifty (850) feet to the place of beginning, the last three courses being by land formerly of said Ansel Buchanan. Containing about one hundred ninety (190) acres, more or less.

Reserving the rights of the public (if any) in the old road passing through the granted premises.

Said premises are subject to the restrictions as stated in a deed of Charles B. Mansfield to George A. Gunn dated November 10, 1908, and recorded in the Cheshire County Registry, Vol. 349, Page 299.

Granting the right to pass and repass over an old cartroad leading from the granted premises to the highway leading from Rabbit Hollow to Forest Lake, said cartroad entering said highway a short distance southeasterly of Forest Avenue, so called.

Also another certain triangular tract of land situate in said Winchester, formerly owned by E. H. Naromore and being so much of the Burbank lot as lies north of the Brook Road, so called, and bounded Northwesterly and Northeasterly of the Gunn Land, which is the tract of land above conveyed and South by said Brook Road.

Granting also a right to pass and repass in common with others for purposes of bathing and boating to and from Forest Lake from Rabbit Hollow Road along the northerly ten feet of Lot No. 3 and the easterly ten feet of Lot No. 13 shown on "Plan of Forest Lake Point, Winchester, N.H., made by H. B. O'Neil" recorded in Plan Book 2, Page 141 of the Cheshire Registry. Being the same easement or right of way granted to Ansel L. Buchanan by deed of French Insulator & Mica Company, dated May 6, 1926, and recorded in Vol. 430, Page 203 of the Cheshire Registry.

Tract II being all of the premises conveyed to William A. McGrath by deed of Mabel Cochrane Buchanan dated August 17, 1953, and recorded in Vol. 593, Page 331, of the Cheshire County Registry of Deeds.

EXCEPTING FROM TRACTS I AND II ABOVE, premises conveyed to Forest Lake Improvement Association, Incorporated, by deed of William A. McGrath, Jr., dated August 10, 1964, recorded in Vol. 723, Page 576, as follows:

"A certain tract of land situated in the Town of Winchester, County of Cheshire and State of New Hampshire and bounded and described as follows:

Beginning at a corner on the east side of the road leading from Rabbit Hollow to Swanzey, said corner being N. 6° E. 138 feet from an iron pin which is referred to in previous deed as formerly Couillard Estate and now known as Forest Lake Point; thence about N. 7° 30' W. 200 feet by the easterly side of said road to a corner; thence N. 82° 30' E. 400 feet, S. 7° 30' E. 200 feet and S. 82° 30' W. 400 feet all by land of the grantor to the place of beginning. Containing 2 acres.

Also including land if any which lies between the line N. 7° 30' W. 200 feet and the road.

Granting also a right to pass and repass in common with others for the purpose of bathing and boating to and from Forest Lake from Rabbit

Hollow Road along the northerly 10 feet of Lot #3 and the easterly 10 feet of lot #13 shown on plan of Forest Lake Point, Winchester, New Hampshire, by H.B. O'Neil. Plan Book 2, Page 141.

Restrictions and Stipulations

No. 1 No Commercialization (No Peddlers - No Vendors).

No. 2 Property goes back to Mr. and Mrs. W. A. McGrath or Heirs if Association disbands or continues inactive for ten years. If land or any part of, or right of way being sold or traded, such return to be paid to Mr. and Mrs. W.A. McGrath or heirs.

No. 3 Life membership to Mr. and Mrs. W.A. McGrath and family in Association.

No. 4 To remain free to members of Forest Lake Improvement Ass'n, a non-profit organization."

ALSO EXCEPTING FROM TRACTS I AND II ABOVE, premises conveyed to Joyce Mae McGrath Castor by deed of William A. McGrath dated September 25, 1965, recorded in Vol. 741, Page 370, as follows:

"A certain tract of land situated in the Town of Winchester, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin on the East side of Forest Lake Road, so-called, leading from the College Highway Route #10 to the Richmond Road Route #119, said pin being Five Hundred Fifty (550) feet, more or less, Northerly from the Northwest corner of the property owned by the Forest Lake Improvement Association; thence N. 7° 30' W. One Hundred (100) feet on the Easterly side of said Forest Lake Road to an iron pin; thence N. 82° 30' E. One Hundred Fourteen (114) feet to an iron pin; thence S. 7° 30' E. One Hundred (100) feet to an iron pin; thence S. 82° 30' W. One Hundred Fourteen (114) feet to the place of beginning. Containing about One-Fourth (1/4) acre, more or less. Said tract of land tentatively known as Lots 28 and 29 on a plan of Forest Lake Development to be recorded in the future.

Subject to the following restrictions and conditions for the benefit of all properties in said development:

1. No building having less than One Thousand (1000) square feet minimum of inside living space is to be erected on the premises.

2. Approval in writing shall be obtained from the Forest Lake Development for the footings and foundations for any building erected on the premises prior to excavating. There shall be poured cement foundation and footing reinforced with stone under all inside living space.

3. All zoning requirements for a single residence district shall be complied with, and no house trailers or movable homes are to be erected on the property. Buildings on said premises are limited to single, one-family homes.

4. The Grantee shall not subdivide or sell any lot containing less than Ten Thousand (10,000) square feet.

5. In addition to submitting plans for foundation, the Grantee shall submit plans and obtain approval in writing from Forest Lake Development for septic tank, dry well, and leeching field.

6. The time limit from cellar excavation to completion of enclosed house to be not more than Two (2) years.

7. No trees shall be cut on the said premises which are over Six (6) inches in diameter at the stump One (1) foot above ground until the plans for said building have been submitted and approved by Forest Lake Development. Ten (10) percent of all trees Six (6) inches in diameter at the stump One (1) foot above ground shall remain standing on each lot.

8. The buildings must be erected and oriented to the lot and to the sun, in such a manner that it assures the occupants of the premises the highest and best use for their health, happiness, quiet and enjoyment of said premises.

9. In the event the Grantee is unable or unwilling to pay the taxes assessed in any year, Grantee shall notify the Grantor of this fact prior to any sale by the Town for taxes.

Granting also a right to pass and repass in common with others for the purpose of bathing and boating to and from Forest Lake from Rabbit Hollow Road along the Northerly Ten (10) feet of

Lot #3 and the Easterly Ten (10) feet of Lot #13 shown on plan of Forest Lake Point, Winchester, New Hampshire, by H.B. O'Neil, Plan Book 2, Page 141."

Also conveying herewith any rights reserved to William A. McGrath by either of the two deeds referred to above.

Tract III

A certain tract of land situated in the Town of Winchester, County of Cheshire and State of New Hampshire and bounded and described as follows:

Beginning at a corner on the east side of the road leading from Rabbit Hollow to Swanzey, said corner being N. 6° E. 138 feet from an iron pin which is referred to in previous deed as formerly Couillard Estate and now known as Forest Lake Point; thence about N. 7° 30' W. 200 feet by the easterly side of said road to a corner; thence N. 82° 30' E. 400 feet, S. 7° 30' E. 200 feet and S. 82° 30' W. 400 feet, all by land now or formerly of William A. McGrath, Jr., to the place of beginning. Containing two acres.

Also including land, if any, which lies between the line N. 7° 30' W. 200 feet and the road.

Granting also a right to pass and repass in common with others, for the purpose of bathing and boating, to and from Forest Lake from Rabbit Hollow Road along the northerly 10 feet of Lot #3 and the easterly 10 feet of Lot #13 shown on plan of Forest Lake Point, Winchester, New Hampshire, by H.B. O'Neil, Plan Book 2, Page 141.

Subject to the restriction and stipulation that there will be no commercialization, i.e. no peddlers, no vendors, on the within premises.

Tract III being all of the premises conveyed to William A. McGrath, Jr., by deed of William A. McGrath, Jr., and Virginia C. McGrath dated February 23, 1984, and recorded in Vol. 1056, Page 125 of the Cheshire County Registry of Deeds.

DATED this 2nd day of February, 1990.

William A. McGrath

William A. McGrath
a/k/a William A. McGrath, Jr.
a/k/a William A. McGrath, II

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

The foregoing instrument was acknowledged before me this 2nd day of February, 1990, by William A. McGrath.

Sharon L. Balcom
Notary Public Sharon L. Balcom
~~Justice of the Peace~~

Commission Expires 3/30/95

Seal

BK 1323 PG 0110

ATTESTATION OF CONSIDERATION AND TAX STAMP PAGE

June M. Sullivan and Sharon R. Anderson Trustees of the William A. McGrath, II, Irrevocable Trust (Buyer's Name) and William A. McGrath, II (Seller's Name) agree and affirm that the full price or consideration paid for the real estate transferred by this deed is $ gift. The tax due upon this transfer is calculated at $ -0- per $100 or any part thereof, for an amount due of $ -0- (computed to the nearest whole dollar).

Seller(s) Signatures	Buyer(s) Signatures
William A. McGrath, II	June M. Sullivan, Trustee
	Sharon R. Anderson, Trustee

State of Massachusetts
County of Hampden

The foregoing instrument was acknowledged before me this 2nd day of February, 1990, by William A. McGrath, II, June M. Sullivan and Sharon R. Anderson

Sharon L Balcom
Notary Public/~~Justice of the Peace~~
Sharon L Balcom
Commission Expires 3/30/95

Seal

The tax stamps required by RSA 78-B have been attached below by Buyer(s) and Seller(s).

RECEIVED
10=24 A.M.
FEB 21 1990
CHESHIRE COUNTY
REGISTRY OF DEEDS

PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

1. **SELLER:** William A. McGrath, II Irrevocable Trust
2. **PROPERTY LOCATION:** Forest Lake Road, Winchester, N.H.
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
   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: _____
      COMMENTS: _____
      FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS _____ / 10/10/17 **BUYER(S) INITIALS** _____ / _____

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PROPERTY LOCATION: Forest Lake Road, Winchester, N.H.

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 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: 2 easements to lake Access flows with the property (See TRACK # in Deed)
d. What is your source of information? Deed
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. 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 DB, 10/10/23 **BUYER(S) INITIALS** ____, ____

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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.

Anne (Sullivan) Brooks 10/10/23
SELLER DATE

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

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Displaying results for Owner: MCGRATH IRREVOCABLE TRUST.

Due amounts reflect interest as of 10/2/2023. Change Date

There are 902 results that may be similar to your search. Expand Search

The total due on this page is $0.00. Add All To Cart

Show Unpaid Only ☐

View Bill

Invoice Number: 2023P01020903 Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	7/12/2023
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$124.00
Billed Owner	MCGRATH IRREVOCABLE TRUST		
Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000009-000056-000000	Penalties	$0.00
Acres	216	**Total Due**	**$0.00**

The Net Assessment was $8,612 at the time of this bill. Assessment ▼

Transactions ▼

View Bill

Invoice Number: 2023P01020904 Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	7/12/2023
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$2.00
Billed Owner	MCGRATH IRREVOCABLE TRUST		
Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000034-000031-000000	Penalties	$0.00
Acres	1.83	**Total Due**	**$0.00**

The Net Assessment was $111 at the time of this bill. Assessment ▼

Transactions ▼

View Bill

Invoice Number: 2022P02021106 Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	1/13/2023
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$127.00

Billed Owner	MCGRATH IRREVOCABLE TRUST		
Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000009-000056-000000	Penalties	$0.00
Acres	216	**Total Due**	**$0.00**

The Net Assessment was $9,974 at the time of this bill.

Assessment

Transactions

View Bill

Invoice Number: 2022P02021107

Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	1/13/2023
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$2.00
Billed Owner	MCGRATH IRREVOCABLE TRUST		
Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000034-000031-000000	Penalties	$0.00
Acres	1.83	**Total Due**	**$0.00**

The Net Assessment was $128 at the time of this bill.

Assessment

Transactions

View Bill

Invoice Number: 2022P01021102

Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	7/8/2022
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$159.00
Billed Owner	MCGRATH IRREVOCABLE TRUST		
Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000009-000056-000000	Penalties	$0.00
Acres	216	**Total Due**	**$0.00**

The Net Assessment was $9,974 at the time of this bill.

Assessment

Transactions

View Bill

Invoice Number: 2022P01021103

Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	7/8/2022
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$2.00
Billed Owner	MCGRATH IRREVOCABLE TRUST		

Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000034-000031-000000	Penalties	$0.00
Acres	1.83	**Total Due**	**$0.00**

The Net Assessment was $128 at the time of this bill.

Assessment

Transactions

Invoice Number: 2021P02020906

Print

Current Owner	MCGRATH IRREVOCABLE TRUST	Due Date	1/11/2022
Current Owner 2	C/O JUNE SULLIVAN	Bill Amount	$201.00
Billed Owner	MCGRATH IRREVOCABLE TRUST		
Location	FOREST LAKE RD.	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000009-000056-000000	Penalties	$0.00
Acres	216	**Total Due**	**$0.00**

The Net Assessment was $11,588 at the time of this bill.

Town of Winchester Print Now

Parcel ID:	000009 000056 000000 (CARD 1 of 1)
Owner:	MCGRATH IRREVOCABLE TRUST
	C/O JUNE SULLIVAN
Location:	FOREST LAKE RD.
Acres:	216.000

General

Valuation

Building Value:	$0	
Features:	$0	
Taxable Land:	$8,612	Current Use
Card Value:	$8,612	
Parcel Value:	$8,612	

Review and Pay Property Taxes Online

Listing History

List Date	Lister
07/05/2018	KEVL
06/08/2018	INSP
06/01/2015	ADVL
09/24/2013	INSP
10/15/2002	GF V

Notes: VACANT;4/01 - SEPARATED MAP 34, LOT 31 BECAUSE IT WAS NEVER FORMALLY ANNEXED TOGETHER. 8/05 ADJ. CU PER MATRIX.; INTENT #12-487-22; INTENT #13-487-08; 6/15 VACANT; WOODED; LVL W/ROAD; 7/18; WDS, NC; CHNG RD=GD;CU CONT WITH 34/31, IF THIS SELLS THE OTHER NEEDS LUCT

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2022	$0	$0	$9,974	Cost Valuation	$9,974
2021	$0	$0	$11,588	Cost Valuation	$11,588
2020	$0	$0	$11,246	Cost Valuation	$11,246
2019	$0	$0	$11,163	Cost Valuation	$11,163
2018	$0	$0	$11,231	Cost Valuation	$11,231
2017	$0	$0	$10,317	Cost Valuation	$10,317
2016	$0	$0	$10,628	Cost Valuation	$10,628
2015	$0	$0	$9,591	Cost Valuation	$9,591
2014	$0	$0	$10,786	Cost Valuation	$10,786
2013	$0	$0	$12,176	Cost Valuation	$12,176
2012	$0	$0	$13,782	Cost Valuation	$13,782
2011	$0	$0	$14,749	Cost Valuation	$14,749
2010	$0	$0	$15,003	Cost Valuation	$15,003
2009	$0	$0	$14,077	Cost Valuation	$14,077
2008	$0	$0	$12,894	Cost Valuation	$12,894
2007	$0	$0	$12,978	Cost Valuation	$12,978
2006	$0	$0	$14,031	Cost Valuation	$14,031

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
02/21/1990	IMPROVED	NO - UNCLASSFYD EXCLUSION	$0	MCGRATH JR., WILLIAM	1323	103

Land

Size:	216.000 Ac.	**Site:**	UND/WDS
Zone:	07 - LAKEFOREST LAKE	**Driveway:**	UNDEVELOPED
Neighborhood:	AVERAGE+10	**Road:**	DIRT/GRAVEL
Land Use:	MNGD OTHER		
		Taxable Value:	$8,612

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
MNGD OTHER	1.000 AC	56,000	F	110	50	95	90	100 LEVEL	100	26,300	67	Y	19	
MNGD HARDWD	46.900 AC	1,000	X	51	0	0	0	90 ROLLING	100	21,500	17	Y	1,150	
MNGD OTHER	48.500 AC	1,000	X	51	0	0	0	90 ROLLING	100	22,300	67	Y	899	
WETLANDS	6.700 AC	1,000	X	51	0	0	0	100	10	300	100	Y	93	
MNGD PINE	112.900 AC	1,000	X	51	0	0	0	90 ROLLING	100	51,800	67	Y	6,451	

Building

There Is No Building For This Card

Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

Sketch

Printed on 08-23-23

Town of Winchester Print Now

Parcel ID:	000034 000031 000000 (CARD 1 of 1)
Owner:	MCGRATH IRREVOCABLE TRUST
	C/O JUNE SULLIVAN
Location:	FOREST LAKE RD.
Acres:	1.830

General

Valuation

Building Value:	$0	
Features:	$0	
Taxable Land:	$111	Current Use
Card Value:	$111	
Parcel Value:	$111	

Review and Pay Property Taxes Online

Listing History

List Date	Lister
07/17/2018	KEVL
06/08/2018	INSP
10/22/2002	GF V
06/05/2001	JB

Notes: VACANT;SEPARATED MAP 9, LOT 56 BECAUSE IT WASNEVER FORMALLY ANNEXED TOGETHER.2005 SLAB REMOVED, PUT .5 AC INTO CU. 8/05 ADJ. CU PER MATRIX. 7/18; LARGE BRUSH PILE @ RD; N/C; TOPO EST; CU CONT WITH 9/56

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2022	$0	$0	$128	Cost Valuation	$128
2021	$0	$0	$150	Cost Valuation	$150
2020	$0	$0	$146	Cost Valuation	$146
2019	$0	$0	$145	Cost Valuation	$145
2018	$0	$0	$146	Cost Valuation	$146
2017	$0	$0	$137	Cost Valuation	$137
2016	$0	$0	$141	Cost Valuation	$141
2015	$0	$0	$128	Cost Valuation	$128
2014	$0	$0	$146	Cost Valuation	$146
2013	$0	$0	$183	Cost Valuation	$183
2012	$0	$0	$191	Cost Valuation	$191
2011	$0	$0	$198	Cost Valuation	$198
2010	$0	$0	$201	Cost Valuation	$201
2009	$0	$0	$180	Cost Valuation	$180
2008	$0	$0	$161	Cost Valuation	$161
2007	$0	$0	$163	Cost Valuation	$163
2006	$0	$0	$176	Cost Valuation	$176

Sales

There Are No Sales For This Card

Land

Size:	1.830 Ac.	**Site:**	UND/WDS
Zone:	07 - LAKEFOREST LAKE	**Driveway:**	UNDEVELOPED
Neighborhood:	AVERAGE+10	**Road:**	PAVED

Land Use: MNGD PINE

Taxable Value: $111

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
MNGD PINE	1.000 AC	56,000	F	110	50	100	90	90 ROLLING	100	24,900	83	Y	61	
MNGD PINE	0.830 AC	1,000	X	100	0	0	0	90 ROLLING	100	700	83	Y	50	

Building

There Is No Building For This Card

Features

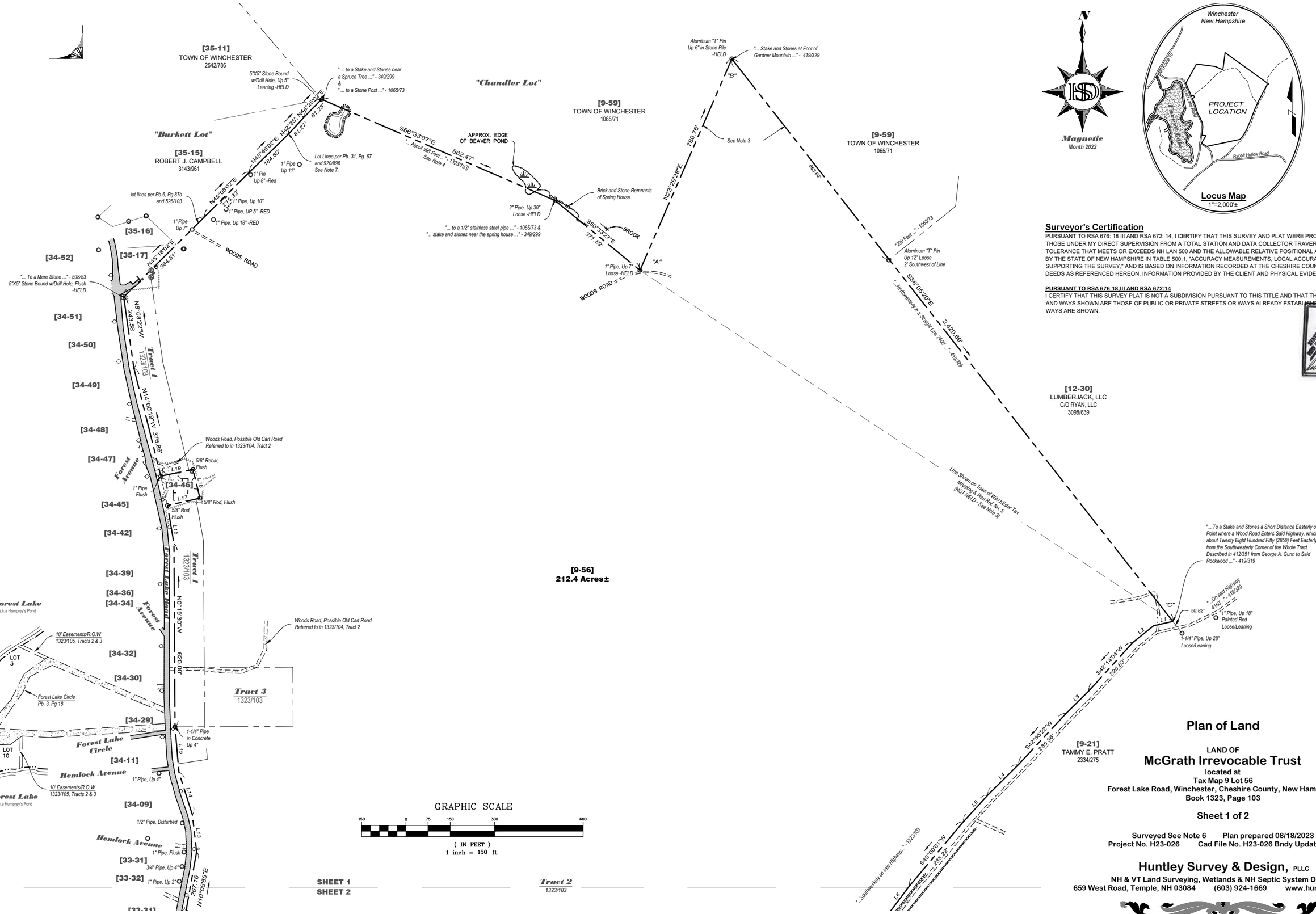
There Are No Features For This Card

Photo

There Is No Photo For This Card

Sketch

Printed on 08-23-23



Surveyor's Certification

PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE WITH A POSITION TOLERANCE THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 877 RUSSELL J. HUNTLEY

Plan of Land

LAND OF

McGrath Irrevocable Trust

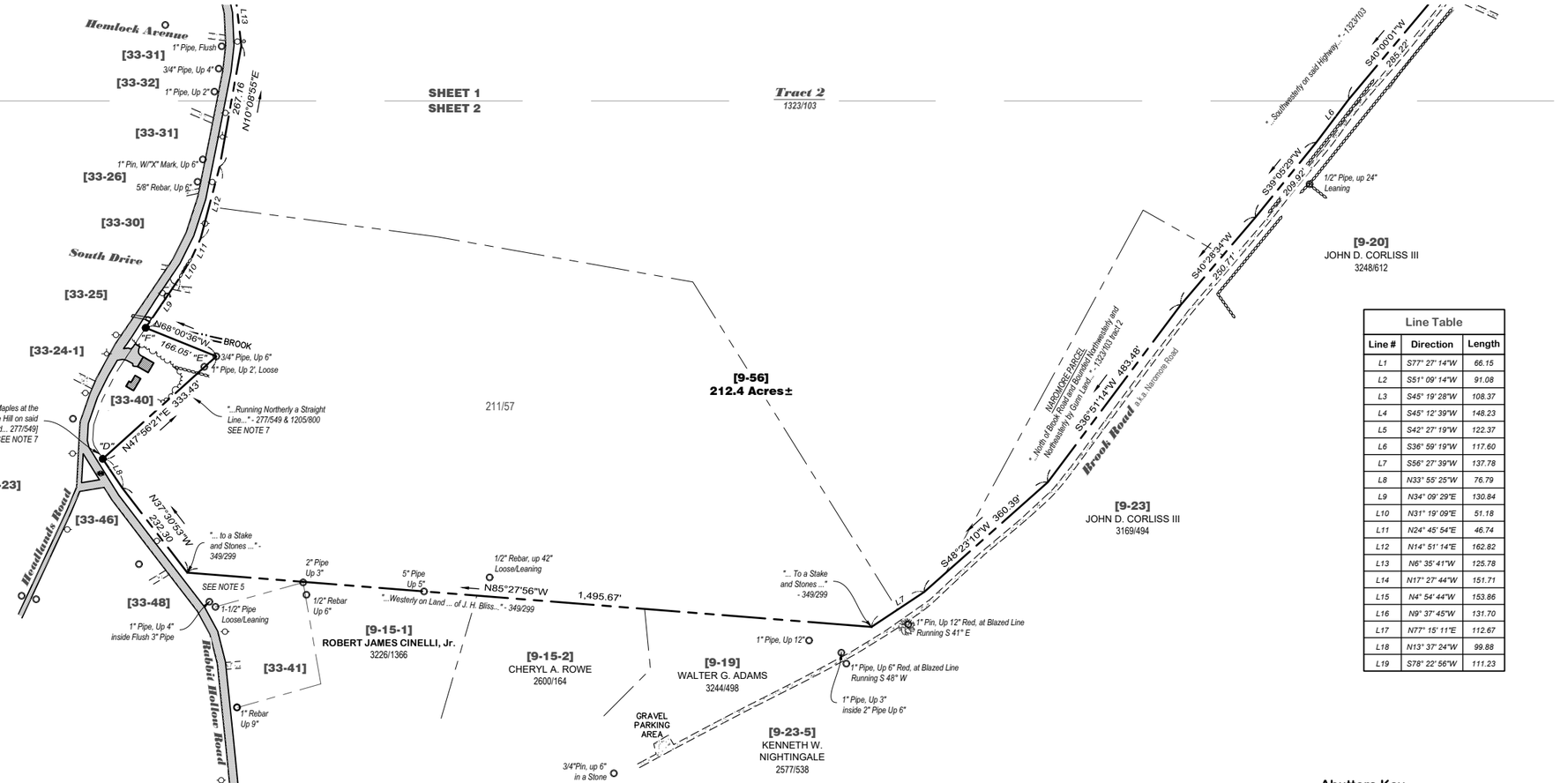
located at
Tax Map 9 Lot 56
Forest Lake Road, Winchester, Cheshire County, New Hampshire
Book 1323, Page 103

Sheet 1 of 2

Surveyed See Note 6 Plan prepared 08/18/2023
Project No. H23-026 Cad File No. H23-026 Bndy Update.dwg

Huntley Survey & Design, PLLC
NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

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Line Table

Line #	Direction	Length
L1	S77° 27' 14"W	66.15
L2	S51° 09' 14"W	91.08
L3	S45° 19' 28"W	108.37
L4	S45° 12' 39"W	148.23
L5	S42° 27' 19"W	122.37
L6	S36° 59' 19"W	117.60
L7	S56° 27' 39"W	137.78
L8	N33° 55' 25"W	76.79
L9	N34° 09' 29"E	130.84
L10	N31° 19' 09"E	51.18
L11	N24° 45' 54"E	46.74
L12	N14° 51' 14"E	162.82
L13	N6° 35' 41"W	125.78
L14	N17° 27' 44"W	151.71
L15	N4° 54' 44"W	153.86
L16	N9° 37' 45"W	131.70
L17	N77° 15' 11"E	112.67
L18	N13° 37' 24"W	99.88
L19	S78° 22' 56"W	111.23

Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

1. G.C. HAWKINS, FOREST LAKE LOTS; BY D.E. JENNINGS; DATED MAY 1925.
2. IN THE TOWN OF WINCHESTER N.H., PLAN OF SUBDIVISION FOR KARL BOES; BY FRANK A. GLINE, JR.; DATED JANUARY 24, 1991.
3. MRS. MABEL BUCHANAN'S GUNN LOT, WINCHESTER N.H.; BY H.J.B. & H.K.H.; DATED SEPT. 1951.
4. LANDS OF ALDRICH & FUERDERER, WINCHESTER, N.H.; BY SURVEY OF WILLIAM P. HOUSE ENTITLED, HARVEY HENDERSON EST.S, DAVIS LOT; DATED MARCH 9, 1981; SURVEYED NOV. 1953.
5. WOODLAND INDUSTRIAL VILLAGE, "PROPERTY OF THE FUERDERERS"; BY UNITED CONSTRUCTION CONSULTANTS, INC.; DATED 29 JULY 1974.
6. GEORGE F. BROWN'S MEADER PROPERTY, WINCHESTER N.H.; BY H.J. BENNETT; DATED0CT 28, 1975.
7. G.C. HAWKINS, FOREST LAKE LOTS, WINCHESTER N.H.; BY D.E. JENNINGS; DATED JULY 1920.
8. THE MERRILL - CLOUGH SUBDIVISION, FOREST LAKE, WINCHESTER, N.H.; DATED 5/23/74.
9. PROPOSED SUBDIVISION PLAN OF LAND FOR BEAMAN LUMBER CO., INC., WINCHESTER, N.H., "DINGMAN LOT"; BY WILLIAM P. HOUSE; DATE RECORDED 11-1-84.
10. PLAN FOR NEIL H. ATKINS ESTATE AND ANNA G. ATKINS RYLL, LAND IN WINCHESTER, N.H.; BY EDWARD C. GOODRICH, JR.; DATED DEC. 22, 1993.
11. PERIMETER SURVEY OF LOT IN WINCHESTER, NEW HAMPSHIRE, FOR ROBIN E. LEHANE & NANCY E. LEHANE, BY TIMOTHY W. NOONAN, DATED 3/21/97.
12. PLAN OF PROPERTY OF ALBERT L. CHANDLER ET AL, WINCHESTER, N.H. BY WILLIAM P. HOUSE, DATED JULY 8, 1974.
13. BOUNDARY SURVEY PREPARED FOR THE WILLIAM A. MCGRATH II IRREVOCABLE TRUST OF PROPERTY ON FOREST LAKE ROAD AND BROOK ROAD, TOWN OF WINCHESTER, COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE, DATED 5/14/2002 BY DAVID A. MANN, SVE ASSOCIATES (ON FILE AT SVE)
14. BOUNDARY SURVEY PREPARED FOR THE WILLIAM A. MCGRATH II IRREVOCABLE TRUST OF PROPERTY ON FOREST LAKE ROAD AND BROOK ROAD, TOWN OF WINCHESTER, COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE, DATED 5/14/2002; BY DAVID A. MANN, SVE ASSOCIATES LAST REVISED FEBRUARY 16, 2012 BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (ON FILE AT SVE)

Notes

1. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION TAKEN IN MAY 2000 IN CONJUNCTION WITH THE SURVEY PERFORMED AND REFERENCED IN PLAN REFERENCE No.13 AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS & PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
3. LINES AB AND BC ARE SHOWN FROM PHYSICAL EVIDENCE FOUND, RECORD DEED CALLS AND PLANS REFERRED TO IN NOTES 2C AND 2D. THE TOWN OF WINCHESTER TAX MAPS AND THE PLAN REFERRED TO IN NOTE 2E INDICATE THAT LINE AC IS THE PROPERTY LINE. THERE DOESN'T APPEAR TO BE ANY EVIDENCE, EITHER PHYSICAL OR IN RECORD DEEDS CALLS THAT AC IS OR HAS BEEN A PROPERTY LINE. OCCUPATION, INDICATED BY LOGGING ON TAX MAP PARCEL 12-30 (THE NORTHERLY ABUTTER), FLAGGING AND MONUMENTS SUPPORT LINES AB & BC AS THE CORRECT LOCATION AND THOSE LINES ARE HELD ON THIS PLAN.
4. THE MEASURED DISTANCE OF 862.47' CONFLICTS WITH THE DISTANCE OF 598' CALLED FOR IN 1323/103. THE ORIGINAL DEED, 349/299 HAS NO DISTANCE CALL WHILE A SUBSEQUENT DEED 1065/73 CALLS FOR A DISTANCE OF 863.20'. HELD CALLED FOR MONUMENTATION OF PIPES AND THE MEASURED DISTANCE.
5. THIS IS AN AREA OF UNDETERMINED OWNERSHIP. IT DOES NOT APPEAR TO BE PART OF THE LOCUS, EITHER THROUGH RECORD CALLS OR EVIDENCE OF MONUMENTATION OR OCCUPATION.
6. THIS IS AN UPDATE OF THE PLAN REFERENCE Nos.13 & 14. DAVID MANN AT SVE PERFORMED THE ORIGINAL BOUNDARY SURVEY IN 2002. DEED AND RECORDS REVIEW, ABUTTER UPDATES AND A PERIMETER INSPECTION WERE PERFORMED BY RUSS HUNTLEY AT SVE IN NOVEMBER 2009. ADDITIONAL NOTATION, UPDATED ABUTTERS AND CURRENT REGISTRY RECORDING STANDARDS WERE THEN ADDED TO THIS PLAN. RUSS HUNTLEY AT HUNTLEY SURVEY & DESIGN REVIEWED THE PLAN AND PERFORMED ADDITIONAL FIELD SURVEYS TO LOCATE MONUMENTS PREVIOUSLY NOT FOUND, MARK ENCROACHMENT AREAS AND SET MONUMENTATION AT PARCEL 33-40.
7. NONE OF THE MONUMENTS CALLED FOR IN THE DEED FOR TAX MAP PARCEL 33-40 COULD BE FOUND; NO DISTANCES ARE CALLED; AND VAGUE DIRECTIONS OF NORTHERLY AND WESTERLY ARE USED; AND AN AREA OF 1 ACRE MORE OR LESS WAS INDICATED. POINTS AT "D" AND "E" WERE ESTABLISHED AS REASONABLE LOCATION FROM PAROLE EVIDENCE, AGREED AND ACQUIESCED TO BY ALL PARTIES INVOLVED.
8. FOREST LAKE IS LISTED ON THE DES CONSOLIDATED LIST OF WATER BODIES SUBJECT TO RSA 483-B, COMPREHENSIVE SHORE LAND PROTECTION ACT, AND SUBJECT TO ALL THE REQUIREMENTS CONTAINED THEREIN. THE PROTECTED SHORE LAND IS ALL THAT LAND THAT COMES WITHIN 250' OF THE REFERENCE LINE. THE REFERENCE LINE WAS NOT DETERMINED FOR THE SCOPE OF THIS PROJECT.

N

Magnetic
Month 2022

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

Symbol Legend

	HYDRANT		STONE WALL
	CATCH BASIN		WIRE MESH FENCE
	MANHOLE		EDGE OF WATER
	IRON PIN/PIPE		TREE LINE
	STONE/CONCRETE BOUND		EDGE OF PAVEMENT
CRB	CAPPED 5/8" REBAR		EDGE OF GRAVEL
	5/8" REBAR WITH CAP, SET 8/17/2023	CCRD	CHESIRE REGISTRY OF DEEDS
123/456	DEED VOLUME & PAGE	[1-2-3]	TAX MAP PARCEL NUMBER

Abutters Key

PARCEL	OWNER	DEED REFERENCE
33-023	FREDERICK V. & NANCY C. PARODY	2070/0191
33-024-01	ROBERT & MORENO PATTON-SPRUILL PAT. TRUST	3244/0530
33-025	JOHN Q.P.R. TRUST	2275/0638
33-026	WILLIAM P. DURKIN	2281/0862
33-030	KERRY G. HENDERSON	3042/0353
33-031	HAROLD A. & CARLO G. BERCHER	3050/0233
33-032	KERRY J. ROBAIR	3230/0783
33-040	RYAN L. CORMIER	3055/0303
33-041	ROBIN E. & NANCY E. LEHANE	1392/0603
33-046	STEPHEN SUDELL & JEAN & MARTIN SUDELL	2863/0835
33-048	ROBERT WARRINER	2865/1002
34-009	DEBORAH D. PIRAGIS	3213/0952
34-011	JEAN M. BOLEWSKI	2999/1174
34-029	DAVID MAGLIN	3071/0614
34-030	MICHAEL J. THOMPSON	2503/0224
34-032	PHYLLIS PLIFKA & BERNICE CONSOLINI	1033/0855
34-034	GEORGE CARL & MEI-LING HENDERSON	1368/0205
34-036	JOHN G. KIERAS, JAMES & ROBERT KIERAS	0797/0560
34-039	ANDREW & ALEXA PLEWA	3185/1382
34-042	DOUGLAS A. & MARY P. SEARS	3011/0102
34-045	DOUGLAS A. & MARY P. SEARS	3011/0102
34-047	CHARLES L. GLENN Jr. & MARY D. GLEN	2514/0507
34-048	ROBERT & LINDA GIBSON	2438/0945
34-049	SETH H. SMALLEY	2817/0386
34-050	THE MARGARET L. LEAKE REV. TRUST	3147/0673
34-051	SCOTT & LUZ YORK	3120/0292
34-052	GUYETTE REVOCABLE TRUST	1737/0763
35-017	FLORA E. HUNKLER LIVING TRUST	3229/0757
35-016	PETER R GUYETTE & CYNTHIA J. NELSON	2210/0333

Surveyor's Certification

PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE WITH A POSITION TOLERANCE THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

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Plan of Land

LAND OF

McGrath Irrevocable Trust

located at
Tax Map 9 Lot 56
Forest Lake Road, Winchester, Cheshire County, New Hampshire
Book 1323, Page 103

Sheet 2 of 2

Surveyed See Note 6 Plan prepared 08/18/2023
Project No. H23-026 Cad File No. H23-026 Bndy Update.dwg

Huntley Survey & Design, PLLC
NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

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LAND OF
WILLIAM A. MCGRATH, II, IRREVOCABLE TRUST
FOREST LAKE WOODS

TOWN OF WINCHESTER
CHESHIRE COUNTY, NEW HAMPSHIRE
212.4 ACRES

Scale: 1:6,600 / 1 inch equals 550 feet

0 330 660 1,320 1,980 Feet

13.73°W Mag

DRAFTED BY
LandVest
5086 U.S. ROUTE 5
NEWPORT, VT 05855
(802)-334-8402

CARTOGRAPHER: rdigirolomo
DATE: DATE: 10/12/23
NOTE: THIS IS NOT A LEGAL SURVEY BUT A DEPICTION OF THE PROPERTY AS DESCRIBED BY THE OWNER, AND CONFIRMED BY ORTHO MAP, TOWN MAPS, FIELD EVIDENCE, AND SPATIAL DATA PROVIDED BY & NH GRANIT.

Town Conservation Land - Route 10 Property

GM2

Melvin Bridge Rd

Keene Rd

10

Town Beach Rd

Forest Lake

Forest Lake Rd

Lake Shore Dr

Headlands Rd

Naramore Rd

Rabbit Hollow Rd

Hale Rd

Rabbit Hollow Rd

Esri, USDA Farm Service Agency

Legend

- McGrath Irrevocable Trust Ownership
- New Hampshire Parcels
- Other Conserved Land

Path: \\landvest.com\newportgis\MAP_PROJECTS\NH\lvre\MCGRATH_IRREVOCABLE_TRUST_NH0694\MCGRATH_MARKETING_AERIAL_11x17_100323.aprx

LandVest

LAND OF
WILLIAM A. MCGRATH, II, IRREVOCABLE TRUST
FOREST LAKE WOODS

TOWN OF WINCHESTER
CHESHIRE COUNTY, NEW HAMPSHIRE
212.4 ACRES

Scale: 1:6,600 / 1 inch equals 550 feet
0 330 660 1,320 1,980 Feet

13.73°W Mag

DRAFTED BY
LandVest
5086 U.S. ROUTE 5
NEWPORT, VT 05855
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CARTOGRAPHER: rdigirolomo
DATE: DATE: 10/12/23
NOTE: THIS IS NOT A LEGAL SURVEY BUT A DEPICTION OF THE PROPERTY AS DESCRIBED BY THE OWNER, AND CONFIRMED BY ORTHO MAP, TOWN MAPS, FIELD EVIDENCE, AND SPATIAL DATA PROVIDED BY & NH GRANIT.

Kelly
Ashuelot River
Melvin Bridge Rd
Keene Rd
10
Town Beach Rd
Town Conservation Land - Route 10 Property
GM2
Forest Lake
Forest Lake Rd
Lake Shore Dr
Headlands Rd
Naramore Rd
Rabbit Hollow Rd
Hale Rd
800ft
700ft
500ft
600ft
900ft

Legend
- McGrath Irrevocable Trust Ownership
- New Hampshire Parcels
- Other Conserved Land

Path: \\landvest.com\newportgis\MAP_PROJECTS\NH\lvre\MCGRATH_IRREVOCABLE_TRUST_NH0694\MCGRATH_MARKETING_TOPO_11x17_010323.aprx

LandVest

LAND OF
WILLIAM A. MCGRATH, II, IRREVOCABLE TRUST
FOREST LAKE WOODS

TOWN OF WINCHESTER
CHESHIRE COUNTY, NEW HAMPSHIRE
212.4 ACRES

Scale: 1:6,600 / 1 inch equals 550 feet

0 330 660 1,320 1,980 Feet

13.7°W Mag

DRAFTED BY
LandVest
5086 U.S. ROUTE 5
NEWPORT, VT 05855
(802)-334-8402

CARTOGRAPHER: rdigirolomo
DATE: DATE: 10/13/23
NOTE: THIS IS NOT A LEGAL SURVEY BUT A DEPICTION OF THE PROPERTY AS DESCRIBED BY THE OWNER, AND CONFIRMED BY ORTHO MAP, TOWN MAPS, FIELD EVIDENCE, AND SPATIAL DATA PROVIDED BY & NH GRANIT.

Ashuelot River
Melvin Bridge Rd
Keene Rd
Town Beach Rd
Forest Lake Rd
Lake Shore Dr
Headlands Rd
Naramore Rd
Forest Lake
Town Conservation Land - Route 10 Property
GM2
10
800ft
700ft
600ft
500ft

161E 143C 22E 347B 22B 143C 22C 526E 22E 22A 169B 73C 161E 197 526A 143D 73B 143C 169B 347B 22E 143C 22B 197 495 613B 143B 169B 143B

Legend
- McGrath Irrevocable Trust Ownership
- New Hampshire Parcels
- Other Conserved Land

Soil Type	GIS Acres
143B	8.5
143C	20.9
143D	2.5
161E	3.5
169B	18.1
197	8.5
22A	5.8
22B	16.8
22C	17.8
22E	20
347B	21.4
495	<1
526A	26.8
526E	1.9
613B	1.6
73B	24.1
73C	14
Total	212.4

Soils Key
- 143B,Monadnock fine sandy loam, 0 to 8 percent slopes, very stony
- 143C,Monadnock fine sandy loam, 8 to 15 percent slopes, very stony
- 143D,Monadnock fine sandy loam, 15 to 25 percent slopes, very stony
- 161E,Lyman-Tunbridge-Rock outcrop complex, 25 to 60 percent slopes
- 169B,Sunapee fine sandy loam, 0 to 8 percent slopes, very stony
- 197,Borohemists, ponded
- 22A,Colton loamy fine sand, 0 to 3 percent slopes
- 22B,Colton loamy fine sand, 3 to 8 percent slopes
- 22C,Colton loamy fine sand, 8 to 15 percent slopes
- 22E,Colton loamy fine sand, 15 to 50 percent slopes
- 347B,Lyme and Moosilauke soils, 0 to 5 percent slopes, very stony
- 495,Ossipee mucky peat
- 526A,Caesar loamy sand, 0 to 3 percent slopes
- 526E,Caesar loamy sand, 15 to 50 percent slopes
- 613B,Croghan loamy fine sand, 0 to 5 percent slopes
- 73B,Berkshire fine sandy loam, 0 to 8 percent slopes, very stony
- 73C,Berkshire fine sandy loam, 8 to 15 percent slopes, very stony