32 Colony Cove Rd

32 Colony Cove Rd, Durham | $2,250,000



For more information, please contact:

Kristin Claire
kclaire@landvest.com| 603-494-9448

Sam Howard
showard@landvest.com | 603-815-2242

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.

PROPERTY DETAILS ADDENDUM

32 COLONY COVE RD
DURHAM, NEW HAMPSHIRE 03823

PROPERTY SUMMARY

- 1.2+/- Acres
- 4 - bedroom, 4 - bathroom
- 248’ waterfront (tie line)
- 180-degree views of Little Bay
- Two permanent docks
- Mooring
- Boat House (dry) not dry
- Heated driveway and flagstone walkways
- Landscaped/irrigation system
- Gardens
- Internet Speed (Mbps) 65.0 download; 22.3 upload
- 15 minutes by boat to Portsmouth
- Stone granite seawall
- 3-bay garage
- Guest Quarters
- Large deck overlooking the bay
- Two open porches

RESIDENCE

- 1964 Original house. Additions to sides and back, garage, and guest house
- 5,140 Finished S/F
- Shingle-style
- Hardwood, tile and stone flooring throughout
- Recessed lighting
- Finished Lower Level
- Architectural shingle roof
- Copper shingled covered walkway from house to garage
- Concrete foundation
- Attached 3-bay garage
- Recessed lighting

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MAIN RESIDENCE DETAILS
FIRST LEVEL

Mudroom
- Travertine tile
- Coat hooks
- Built-in cabinet

Kitchen
- Travertine stone flooring
- Antiqued granite counters
- Decorative tile backsplash
- Tiger maple cabinets and trim
- Lighted curio shelving
- Two appliance caddies
- Deep stainless sink overlooking front lawn
- Recessed lighting
- Center island with tract lighting
    - Built-in Microwave and warming drawer
    - Wolf 5-burner gas cook top
    - Built-in table
- Appliances
    - Wolf double oven
    - Sub-Zero refrigerator
    - Sub-Zero refrigerator drawer
    - Sharp built-in microwave & Wolf warming drawer
    - Asko dishwasher

Dining Area
- Hardwood flooring
- Two large picture windows with side casement windows overlooking the bay
- Recessed lighting
- Center buffet with polished granite top, storage cabinets, shelves, and wine rack

Living Room
- Large picture windows plus casement side windows overlooking the bay
- Separate sitting area
- Fireplace with marble surround and wood mantle on granite hearth
- Oak peg flooring
- Recessed lighting

Library
- Hardwood flooring
- Vaulted ceiling
- Recessed lighting
- Built-ins with bookshelves/cabinets
- Windows overlooking the bay

Front Foyer
- Walk-in closet with shelving
- Tile flooring
- Oak peg flooring

Family Room
- Built-ins for TV, recessed
    - Shelving
    - Cabinets
- Storage closet
- Oak pegged floors
- Half bathroom

Half Bathroom – off family room
- Linoleum
- Corian countertop vanity

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SECOND LEVEL

Hallway
- Oak peg floors
- Laundry Room
    - Built-in shelving
    - Folding table

Master Bedroom
- Maple flooring
- Vaulted ceiling
- Large windows overlooking the bay
- Walk-in closet w/shelving, cabinets and three windows, and a safe
- Recessed lighting
- Free standing shelving and cabinets for TV

Master Bathroom
- Tile flooring
- Double vanity w/Corian counter
- Two wood frame mirrors
- Shower with glass door
- Jet tub (not working) w/tile surround

Bedroom
- Oak peg flooring
- Double closet with shelving
- Overlooking the bay

Bedroom
- Oak peg flooring
- Direct access to full bathroom
- Closet
- Overlooking the bay
- Office/Studio/Fitness Room
    - Built-in counter and desk
    - Carpet
    - Windows overlooking the bay
    - Vaulted ceiling
    - Recessed lighting

Full Bathroom
- Tile flooring
- Double vanity with Corian counters
- Tub/shower with sliding glass door
- Linen Closet

Bedroom
- Bowed front w/three windows overlooking gardens
- Crawl space storage
- Maple floors

LOWER LEVEL
- Finished family room
- Built-in for TV w/shelving, cabinets
- Recessed lighting
- Acoustic tile
- Workshop
- Two walk-in storage closets w/shelving
- Storage closet (no shelving)
- Utility room with walk-in storage closet
- Bulkhead

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UTILITIES

- Fuel – propane
- FHW boiler
    - Radiant – Kitchen & mud room
    - Rundle baseboard first floor
    - Baseboard second floor
- Boilermate domestic hot water heater
- Circuit breakers
- Generator – automatic, serves whole house
- A/C – Master bedroom & bath
- Water softener system including chiller system for drinking water
- Two drilled wells – front and side lawns
- Septic system
    - Aerator
    - 1600-gallon tank (multiple tanks – see septic plan)
    - Aerobic pretreatment dispersal field (see septic plan)

DECK

- Large deck with views of the bay
- Trex flooring
- Built-in BBQ with cabinets and windshield

TWO PERMANENT PIERED DOCKS

GARAGE

- Heated cement floor
- 3-bays with auto open teak wood doors with transoms above
- Carriage door on waterfront side
- Tongue and groove sided walls
- Storage cabinets
- Cupola w/Heron weathervane

GUEST QUARTERS

- Over garage
- Light and bright
- Tongue and groove ceiling
- Open concept w/living and bedroom areas
- Deep closet
- Large windows front and back
- Balcony
- Wired for kitchen
- Water softener system
- AC
- Bathroom – Three-Quarter
    - Corner vanity w/Corian counters
    - Travertine tile floor
    - Walk-in shower with tile surround and glass door
    - Privacy glass

STONE GRANITE SEA WALL

- Built in 2010
- Highly engineered
- Cantilevered steps over water to dock
- Decorative stone on top and house side
- Ivy and Clematis covers in spring/summer/fall
- Boat storage
- Outdoor shower

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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: Gene A . Auty Revocable Living Trust
2. PROPERTY LOCATION: 32 Colony Cove Rd. Durham, NH 03824
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐ Yes ☑ No
4. SELLER: ☑ has ☐ has not occupied the property for 32 years.
5. WATER SUPPLY

   Please answer all questions regardless of type of water supply.

   a. TYPE OF SYSTEM: ☐ Public ☑ Private ☐ Seasonal ☐ Unknown
   ☑ Drilled ☐ Dug ☐ Other

   b. INSTALLATION: Location: Well #1: Front lawn; Well #2, side lawn to left of garage (serves irrigation system and back up for #1)
   Installed By: unknown - existing when purchased Date of Installation: Unknown
   What is the source of your information? Personal knowledge

   c. USE: Number of persons currently using the system: 1
   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 ☑ 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 NOV 2013
   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? Hard water - Installed water softener/rust removal system in main house
   COMMENTS: Garage has water softener system

6. SEWAGE DISPOSAL SYSTEM

   a. TYPE OF SYSTEM: Public: ☐ 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 ☐ No
   What steps were taken to remedy the problem?

   c. IF PRIVATE:
   TANK: ☑ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☑ Other Aeration/Clean Solution
   Tank Size 1600 Gal. ☐ Unknown ☐ Other 4 other tanks per system design
   Tank Type ☑ Concrete ☐ Metal ☐ Unknown ☐ Other
   Location: Right side of house ☐ Location Unknown Date of Installation: July 11, 2006
   Date of Last Servicing: April 18, 2022 Name of Company Servicing Tank: Advanced Onsite Solutions
   Have you experienced any malfunctions? ☐ Yes ☑ No
   Comments: Effluent pump replaced 2018; air compressor replaced April 2022

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____
IF YES, Location: Front lawn Size: 13 X 8 ☐ Unknown
Date of installation of leach field: July 2006 Installed By: Turgeon Construction
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: Highland Soil Services
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☑	☐	☐	Fiberglass	10 in R-38	☐
Crawl Space	☑	☐	☐	Fiberglass	10 in R-38	☐
Exterior Walls	☑	☐	☐	Fiberglass	6 in R-21	☐
Floors	☑	☐	☐	Fiberglass	6 in R-21	☐
_____	☐	☐	☐	_____	_____	☐

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)? _____
Age of tank(s): _____ Size of tank(s): _____
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: Approx. 2005 By: Seacoast Analytical Services
Results: slightly elevated basement level If applicable, what remedial steps were taken? Installed Fresh Air Exchange System
Has the property been tested since remedial steps? ☐ Yes ☑ No
Are test results available? ☐ Yes ☑ No
Comments: _____

SELLER(S) INITIALS GMM 05/19/22 2:40 PM EDT / _____ BUYER(S) INITIALS _____ / _____

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d. RADON/WATER - Current or previously existing:
Has the property been tested? ☑ Yes ☐ No ☐ Unknown
If YES: Date: July 2005 By: Seacoast Analytical Services
Results: 2,482 pCi/L If applicable, what remedial steps were taken? None
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: ingress/egress ROW of other property owners over road thru property
What is your source of information? Deeds

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:

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: June 15, 2009 obtained removal from FEMA from flood zone. Letter available.

g. Has the property been surveyed? ☑ Yes ☐ No ☐ Unknown If YES, By: NH Soils Consultants, Inc
If YES, is survey available? ☑ Yes ☐ No ☐ Unknown

h. How is the property zoned? RB

i. Heating System Age: Main-1992 Type: Forced Hot Water Fuel: Propane Tank Location: lawn to left of garage
Owner of Tank: Homeowner
Annual Fuel Consumption: $8000 Price: variable Gallons: not available
Date system was last serviced and by whom? Approximately 2020
Secondary Heat Systems: Empire propane heater (basement)
Comments: Garage -2005, hydronic forced hot air w/radiant heat garage floor, driveway and walkways, last service approx 2020

j. Roof Age: 15 Type of Roof Covering: IKO architectural shingle w/ ice/water shield
Moisture or leakage: no
Comments: Copper shingle over covered breezeway

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k. Foundation/Basement: ☑ Full ☐ Partial ☐ Other: _____ ☐ Type: poured concrete
Moisture or leakage: no leakage, some seasonal moisture treated with dehumidifier
Comments: main house full; crawl space under kitchen entry and mud room

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: April 2009 Problems? No
Comments: Installed cap

m. Plumbing Type: Copper; 2005 renovation PVC drains Age: mixed
Comments: some original to home, kitchen and garage as of 2006

n. Domestic Hot Water: Age: Main: 20 yrs/garage 16 yrs Type: Main:Indirect; G: elec Gallons: Main: 80; garage:20

o. Electrical System: # of Amps Main:200; 2 subs 100 eac ☑ Circuit Breakers ☐ Fuses
Comments: main house: 200, attic sub panel :100; garage subpanel 100
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: Twice/yr pest control maintenance -ants; bat/squirrel exclusion devices installed over vents

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: main: condensor Age: 14 Date Last Serviced and by whom: _____
Comments: Garage: condensor, 16 yrs, last serviced August 2020, Select Remodeling

t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: ☐ Yes ☑ No Whole House: ☑ Yes ☐ No Kw/Size: 13 Last Date of Service: March 17, 2022
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) ADT alarm system, serviced March 2022; irrigation system, last serviced 5/22
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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☑ No

b. ADDITIONAL COMMENTS:

Second dock will require crib repair

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.

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

Gene A. Auty, Trustee — dotloop verified 05/19/22 2:40 PM EDT 3WQE-5FWG-LN8A-NYI2

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

SELLER(S) INITIALS GAA 05/19/22 2:40 PM EDT dotloop verified / _____ BUYER(S) INITIALS _____ / _____

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2004 DEC -1 PM 1:39
REGISTER OF DEEDS
STRAFFORD COUNTY

BK3108PG0792 032289

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
*****6 THOUSAND 9 HUNDRED AND 38 DOLLARS
MO. DAY YR. 12/01/2004 696532 AMOUNT $ ****6938.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **WILLIAM A. SALAS and CARRIE A. SALAS,** husband and wife, of 87 Packer's Falls Road, Town of Durham, Strafford County, State of New Hampshire

for consideration paid, grant to **GENE A. AUTY, TRUSTEE OF THE GENE A. AUTY REVOCABLE TRUST** u/d/t October 12, 2000, of 32 Colony Cove Road, Town of Durham, Strafford County, State of New Hampshire 03824

with Warranty Covenants

A certain tract or parcel of land with the buildings thereon situated on Colony Cove, Great Bay in said Durham, Strafford County, State of New Hampshire, more particularly bounded and described as follows:

Beginning at a post set in the northeasterly corner of land now or formerly of Herbert Brackett and then running westerly by said Brackett land 100 feet, more or less, to the post in the ground; then running northerly by land now or formerly of Stella A. Langley 110 feet, more or less, to a stake; then running easterly 100 feet, more or less, along land now or formerly of Harry Smith to a post set in the ground on the shore of Great Bay; then running southerly 110 feet, more or less, along Great Bay to the point of beginning.

TOGETHER WITH such rights as the grantor may have between the last described boundary line and Great Bay; together with the right to use in common with others the driveway as it now exists leading from the Durham Point Road to the above-conveyed premises.

MEANING AND INTENDING to describe and convey the same premises conveyed to the grantors herein by Warranty Deed of Curtis E. Harding and Jeanne Harding dated July 21, 1999, and recorded in the Strafford County Registry of Deeds, at Book 2128 Page 60.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR HIS SPOUSE.

PD 14 5C2

BAMFORD, DEDOPOULOS AND REGAN, PLLC
58 MAIN STREET, SUITE 1, DURHAM, NH 03824 • 603-868-2414

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IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of December, 2004

WILLIAM A. SALAS

CARRIE A. SALAS

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared before me the above-named WILLIAM A. SALAS and CARRIE A. SALAS known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained on the 1st day of December, 2004.

Christopher T. Regan
NOTARY PUBLIC
My commission expires: 10/23/07



BK3108PG0793

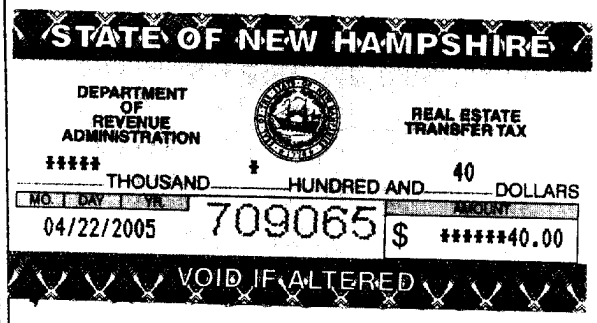
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009265

2005 APR 22 PM 12:04

STRAFFORD COUNTY
REGISTRY OF DEEDS



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, I, **CHRISTOPHER J. AUTY**, a married person, currently of Colony Cove Road, Durham, County of Strafford, State of New Hampshire, 03824;

for consideration paid, grants to **GENE A. AUTY, as Trustee of the Gene A. Auty Revocable Living Trust, u/t/d October 12, 2000,** currently of Colony Cove Road, Durham, County of Strafford, State of New Hampshire, 03824;

With Quitclaim Covenants:

Four certain parcels of land with the buildings thereon situate in Durham, County of Strafford, State of New Hampshire, together with appurtenant rights as described herein. Said parcels being more particularly described as follows:

1. A certain tract of land situated in Durham in the County of Strafford and State of New Hampshire, said tract of land being a portion of the farm formerly owned by Jeremiah Langley and being bounded and described as follows: viz:

Starting at a hub Southwesterly a distance of one hundred ten (110) feet from a cement post marking the Southwesterly front corner of land n/f of Harry Smith; and running thence Northwesterly a distance of one hundred (100) feet to a hub; thence running Southwesterly a distance of ninety (90) feet to a hub; thence running Southeasterly a distance of one hundred six (106) feet to a hub and continuing in the same direction to the mean low water mark of Great Bay; thence Northeasterly approximately a distance of eighty-two (82) feet along the shore line of Great Bay; thence Northwesterly in a straight line to the hub designated as the starting point, together with the right in common with others to use the driveway as it existed in 1935 from Durham Point Road to the above-described tract of land.

For right-of-way, see deed dated January 21, 1935 and recorded in the Strafford County Registry of Deeds, Book 497, Page 265.

BK3175 PG0675

rlvs 3c 2 tax 40

SWANSON & HAND, PLLC
P.O. BOX 358
NEWMARKET, NH
03857-0358

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2. A certain strip or parcel of land situated in Durham, in said County and State bounded and described as follows:

Beginning at the Northwesterly corner of the parcel herein conveyed at pole #5-59-11 of the New Hampshire Gas & Electric Co. and at the Easterly edge of a wheelway leading from Old Colony Road, so-called, thence in a Southerly direction ninety (90) feet, more or less, to a point which is located seventeen (17) feet eleven (11) inches, more or less, Southwesterly from a notch on the Southwesterly corner of the garage situated on part of the parcel herein conveyed and eighteen (18) feet three (3) inches, more or less, Easterly of an iron pipe located between two rocks off the Westerly side of the wheelway above-referenced to and forty-four (44) feet three (3) inches, more or less, Northerly of pole #5-59-10 of the New Hampshire Gas & Electric Co.; thence in a Southeasterly direction eight (8) feet five (5) inches, more or less, to a point which is located one hundred six (106) feet, more or less, Northwesterly of an iron pipe at the shore of Great Bay, said point also being the Southeasterly corner of land n/f of John B. and Alverda Wickensimer; thence in a Northerly direction along said corner of land of the said Wickensimers ninety (90) feet, more or less, to the Northwesterly corner of land of the said Wickensimers, thence in a Northwesterly direction eight (8) feet five (5) inches, more or less to the point of beginning.

3. A certain tract or parcel of land situated Northerly of the Colony Cove Road in said Durham, bounded and described as follows:

Beginning at an iron pipe in the Northerly side line of the Colony Cove Road; thence running North 69° 30' East along land n/f of one Dunlap one hundred forty-three and six tenths (143.6) feet, more or less, to an iron pipe near a telephone pole numbered 1E-10; thence running North 43° 40' East along land n/f of Kenneth L. and Kathryn MacLean one hundred thirty-eight and nineteen one-hundredths (138.19) feet, more or less, to an iron pipe near a telephone pole numbered 11; thence running North 59° 20' West along other land of the said MacLeans seventy-eight and seventy-nine hundredths (78.79) feet, more or less, to an iron pipe; thence running South 39° 43' West along other land of the said MacLeans two hundred forty-seven and sixty-eight hundredths (247.68) feet, more or less, to the iron pipe at the point of beginning.

Subject, however, to the rights of others to use the roadway lying on said premises for all the purposes stated in their respective deeds and reserving to the said MacLeans the right to use said roadway for all the usual purposes of access and egress from said Colony Cove Road and other property of the said MacLeans, their heirs and assigns.

4. A small parcel of land containing one tenth (0.1) of an acre, more or less, on Little Bay in Durham, Strafford County, State of New Hampshire, bounded and described as follows:

BK3175 PG0676

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NEWMARKET, NH
03857-0358

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Beginning at an iron pipe at the Northeasterly corner of the land of the said MacLeans on Little Bay, thence running Southerly along Little Bay a distance of fifty-two and five tenths (52.5) feet, more or less, to a pipe; thence turning and running Northwesterly a distance of one hundred thirty-five (135) feet, more or less, over the land of the said MacLeans to an iron pipe at the edge of the road now leading to the water; thence turning and running Northeasterly along the Westerly line of the said MacLeans a distance of forty-seven and seven tenths (47.7) feet to the Northwesterly corner of the said MacLeans' land; thence turning and running S 57° E a distance of one hundred six (106) feet, more or less, to the iron pipe begun at.

See also right-of way deeded to the said Kenneith L. MacLean and Kathryn MacLean by Walter J. and Florence L. S. Dunlap dated December 11, 1964, and recorded in Strafford Coounty Registry of Deeds, Book 790, Page 65.

Meaning and intending to describe and convey all of the same premises as were conveyed to Christopher J. Auty by Warranty Deed from William R. Webber and Barbara C. Webber, dated May 4, 1990, and recorded in the Strafford County Registry of Deeds in Book 1505, Page 0047.

This is a non-contractual conveyance.

Signed this 13TH day of April, 2005.

Christopher J. Auty

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Dated: April 13TH, 2005

Personally appeared Christopher J. Auty, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Notary Public: Dale T. Swanson
My Commission Expires: 05/29/07

NOTARY PUBLIC STATE OF NEW HAMPSHIRE

BK3175 PG0677

SWANSON & HAND, PLLC
P.O. BOX 358
NEWMARKET, NH
03857-0358

Estimated 2021 Operation and Maintenance Expenses			
32 Colony Cove Rd			
	Vendor Name & Phone #	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES			
Propane	***Palmer***		$7,400.00
Oil	***none***		
Electric	***Eversource***		$3,000.00
Snow Removal	***Various vendors for shared portion of road***		$275.00
Rubbish Removal	***Town Service***		$0.00
Landscaping/Mowing	***Landscaping fall/spring cleanup***		$3,000.00
Cable/Satellite TV	***Comcast/Xfinity***		$3,000.00
Internet	***Xfinity***	TYPE: SPEED:	incl in cable bill
Home Security	***ADT***		$900.00
Plumber			
Electrician			
Pest Control	***Colonial Pest Control***	2 inspections/yr	$350.00
Generator Service	***Moriarty Electtric***	Annual	$300.00
TAXES			
Current Property Taxes 2021-2022		Tax Ye	$27,863.00
TOTAL			$42,738.00
This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.			

Town of Durham

4/18/2022

Information

Invoice Number:	94443	Bill Amount:	$13,846.00
Description:	TAX BILL #1 SEMI-ANNUAL	Interest:	$0.00
Property ID:	12-22	Costs:	$0.00
Owner:	AUTY REV LIVING TRUST, GENE A	Total:	$13,846.00
Address:	32 COLONY COVE ROAD	Payments:	$13,846.00
Bill Date:	5/25/2021	Balance Due:	$0.00
Due Date:	7/1/2021		
Interest Date:	7/1/2021		
Interest Days:	0		
Last Paid:	6/18/2021		
Paid By:	N/A		

Details

Description	Date	Tax Year	Period	Amount
TAX BILL #1 SEMI-ANNUAL	5/25/2021	2021	1	$13,846.00
Payment	6/18/2021	2021	1	($13,846.00)

Town of Durham

4/18/2022

Information

Invoice Number:	99388	Bill Amount:	$14,017.00
Description:	TAX BILL #2 SIMI ANNUAL	Interest:	$0.00
Property ID:	12-22	Costs:	$0.00
Owner:	AUTY REV LIVING TRUST, GENE A	Total:	$14,017.00
Address:	32 COLONY COVE ROAD	Payments:	$14,017.00
Bill Date:	11/9/2021	Balance Due:	$0.00
Due Date:	12/9/2021		
Interest Date:	12/9/2021		
Interest Days:	0		
Last Paid:	12/7/2021		
Paid By:	N/A		

Details

Description	Date	Tax Year	Period	Amount
TAX BILL #2 SIMI ANNUAL	11/9/2021	2021	1	$14,017.00
Payment	12/7/2021	2021	1	($14,017.00)

32 COLONY COVE ROAD

Location	32 COLONY COVE ROAD	**Mblu**	217/ / 8/0 0/0
Owner	AUTY REV LIVING TRUST, GENE A	**Assessment**	$1,003,200
		Appraisal	$1,003,200
PID	1331	**Building Count**	1
Location			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$467,800	$535,400	$1,003,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$467,800	$535,400	$1,003,200

Parcel Addreses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	AUTY REV LIVING TRUST, GENE A	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	32 COLONY COVE ROAD DURHAM, NH 03824	**Book & Page**	3175/0675
		Sale Date	04/22/2005

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
AUTY REV LIVING TRUST, GENE A	$0		3175/0675	04/22/2005
AUTY, CHRISTOPHER	$476,000		1505/0047	05/04/1990

Building Information

Building 1 : Section 1

Year Built: 1961
Living Area: 4,060
Replacement Cost: $568,010
Building Percent Good: 79
Replacement Cost Less Depreciation: $448,700

Building Attributes	
Field	**Description**
Style:	Modern/Contemp
Model	Residential
Grade:	Good +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	0
Bath Style:	
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

Building Photo
(https://images.vgsi.com/photos/DurhamNHPhotos//\00\00\16\87.jpg)

Building Layout

Building Layout
(https://images.vgsi.com/photos/DurhamNHPhotos//Sketches/1331_1331.j

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,964	1,964
TQS	Three Quarter Story	1,469	1,102
FUS	Upper Story, Finished	511	511
FHS	Half Story, Finished	965	483
FBM	Basement, Finished	1,469	0
FGR	Garage, Framed	965	0
FOP	Porch, Open Framed	565	0
WDK	Deck, Wood	939	0
		8,847	4,060

Extra Features

Extra Features			Legend
Code	**Description**	**Size**	**Assessed Value**
FPL3	2 STORY CHIM	1.00 UNITS	$2,900

Parcel Information

Use Code	1013
Description	SFR WATER MDL-01
Deeded Acres	1.2

Land

Land Use

Use Code	1013
Description	SFR WATER MDL-01
Zone	RC
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.2
Frontage	0
Depth	0
Assessed Value	$535,400
Appraised Value	$535,400

Outbuildings

Outbuildings					Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Assessed Value**
DCK1	DOCKS-LT CONST			380.00 S.F.	$5,900
RD2	RES DRIVEWAY MED			1.00 UNITS	$1,300
GENW	GEN-WHOLE HSE			1.00 UNITS	$9,000

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$467,800	$530,500	$998,300
2020	$467,800	$530,500	$998,300
2019	$467,800	$530,500	$998,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$467,800	$530,500	$998,300
2020	$467,800	$530,500	$998,300
2019	$467,800	$530,500	$998,300

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WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/Subsurface Systems Bureau
Land Resources Management

RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or waste disposal system designer to perform an "On-Site Assessment Study." **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the Selling Developed Waterfront Property FACT SHEET.

1. SELLER		
NAME: Gene Autl Rev. Living Trust		
MAILING ADDRESS: 32 Colony Cove Rd		
TOWN/CITY: Durham	STATE: NH	ZIPCODE: 03824
2. AGENT		
NAME: Kristin Hayes Claire; LandVest		
MAILING ADDRESS: 1 Capital St, Suite 300		
TOWN: Concord	STATE: NH	ZIPCODE: 03301
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: Michael Mariano	DESIGNER PERMIT NUMBER: 941	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 75 Prospect St		
TOWN/CITY: Somersworth	STATE: NH	ZIPCODE: 03878

4. LOT LOCATION		
TAX MAP: 12	LOT NUMBER: 22	SUBDIVISION NAME: N/A pre-1967
STREET ADDRESS: 32 Colony Cove Rd		TOWN/CITY: Durham
5. LOT DESCRIPTION		
STRUCTURES: One single family residence with attached garage NUMBER OF BEDROOMS: 4		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: See attached list	ADDRESS:	
NAME:	ADDRESS:	
NAME:	ADDRESS:	

7. LOT CHARACTERISTICS		
LOT SIZE: 1.2 ac	SLOPE: 0-8%	LOADING CAPACITY: +/- 495 GPD
WATER SUPPLY: ☒ WELL ON LOT / ☐ PUBLIC WATER SUPPLY / OTHER:		

SOIL TYPE* Tunbridge & Gloucester based on test pit data for septic system design

* From US Natural Resources Conservation Service maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: +/- 30-60" (bedrock present but unpredictable)

SCOPE OF REVIEW (Materials reviewed, if any):NHDES files, assessors database, Web Soil Survey, Site visit

DATE OF ON SITE INVESTIGATION: 04-13-2022

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): Site acceptable for current use with pre-treatment. No expansion of living space (# of bedrooms) is allowed due to small lot size and overlapping protective well radii. Lot loading at +/- 495 GPD

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? ☒ YES ☐ NO

B. IF YES, IS THE SYSTEM STATE APPROVED? ☒ YES ☐ NO

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (Required)**

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
Michael Mariano
No. 941
Department of Environmental Services

ASSESSMENT DATE: 4.26.22

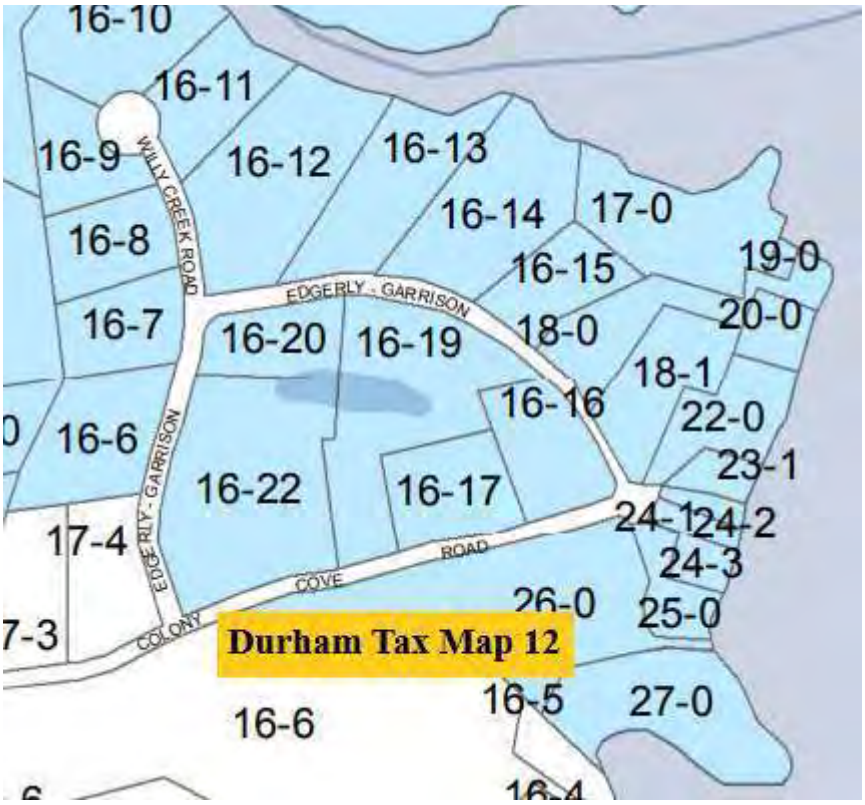
10. SIGNATURES (Required)**

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herin and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER:	**DATE:**
SELLER:	**DATE:**

Abutters to 32 Colony Cove Road, Durham NH; Map 12 Lot 22

Tax Map/Lot #	Owner as listed in Assessor's Database
12/18-1	Paula A Joyce & Robin A Balducci 40 Colony Cove Rd Durham NH 03824
12/20	Benning Family Trust Nancy W Barrett, Trustee 168 North Main St Rochester NH 03867
12/23-1	Diantha L Barstow Trust 30 Colony Cove Rd Durham NH 03824
12/24-2	Michael B Bicks & Ellen K Schlefer 28 Colony Cove Rd Durham NH 03824



APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

CA2005074248-A

APPROVAL NO. CA2005074248-A

AMENDED DUE TO: TANK RECONFIGURATION

OWNER:

GENE A AUTY REV LIVING TRUST
GENE A AUTY TRUSTEE
32 COLONY COVE RD
DURHAM NH 03824-

COPY SENT TO:

BUILDING INSPECTOR
13-15 NEWMARKET RD
DURHAM NH 03824

Map No./Lot No.: 012 / 22
Subd. Appvl. No.: PRE 67
Subd. Name:
County: STRAFFORD
Registry Book No.: 1505
Registry Page No.: 47
Probate Docket No.: (If Applicable)

Type of System: N
4 BR
600 GPD

Town/City Location: DURHAM

Street Location: 32 COLONY COVE ROAD

Installer: MIKE TURGEON Permit No.: 1956

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date): 7/28/06

Before Covering And Is Hereby Approved For Use.

Date Approved: 7/28/06

By: Jay Boothe
Authorized Agent Of N.H. Department of Environmental Services

(OVER)

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

REVISED 8/01

200504128

NHDES, SSB FILE

APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
CA2005074248 P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095 APPROVAL NO. CA2005074248

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

GENE A AUTY REV LIVING TRUST
GENE A AUTY TRUSTEE
32 COLONY COVE RD
DURHAM NH 03824-

COPY SENT TO:

BUILDING INSPECTOR
13-15 NEWMARKET RD
DURHAM NH 03824

BY APPLICANT: PERMIT NO.

00946

NH SOIL CONSULTANTS INC
THE COMMONS AT KENT PLACE
202 KENT PL
NEWMARKET NH 03857-

Map No./Lot No.:	012 / 22
Subd. Appvl. No.:	PRE 67
Subd. Name:	
County:	STRAFFORD
Registry Book No.:	1505
Registry Page No.:	47
Probate Docket No.: (If Applicable)	
Type of System:	N 4 BR 600 GPD
Town/City Location:	DURHAM
Street Location:	32 COLONY COVE ROAD

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. ALL ACTIVITY SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SHORELAND PROTECTION ACT, RSA 483-B.
2. ALTHOUGH THE SEPTIC SYSTEM AS APPROVED HEREIN MEETS ALL ENV-WS 1000 RULES AS SUBMITTED, PLEASE BE ADVISED THAT CONSTRUCTION ON THIS LOT MAY INVOLVE DREDGING AND FILLING A JURISDICTIONAL WETLAND, AND IF SO, SHALL REQUIRE WETLANDS BUREAU APPROVAL PRIOR TO CONSTRUCTION.
3. WAIVERS GRANTED

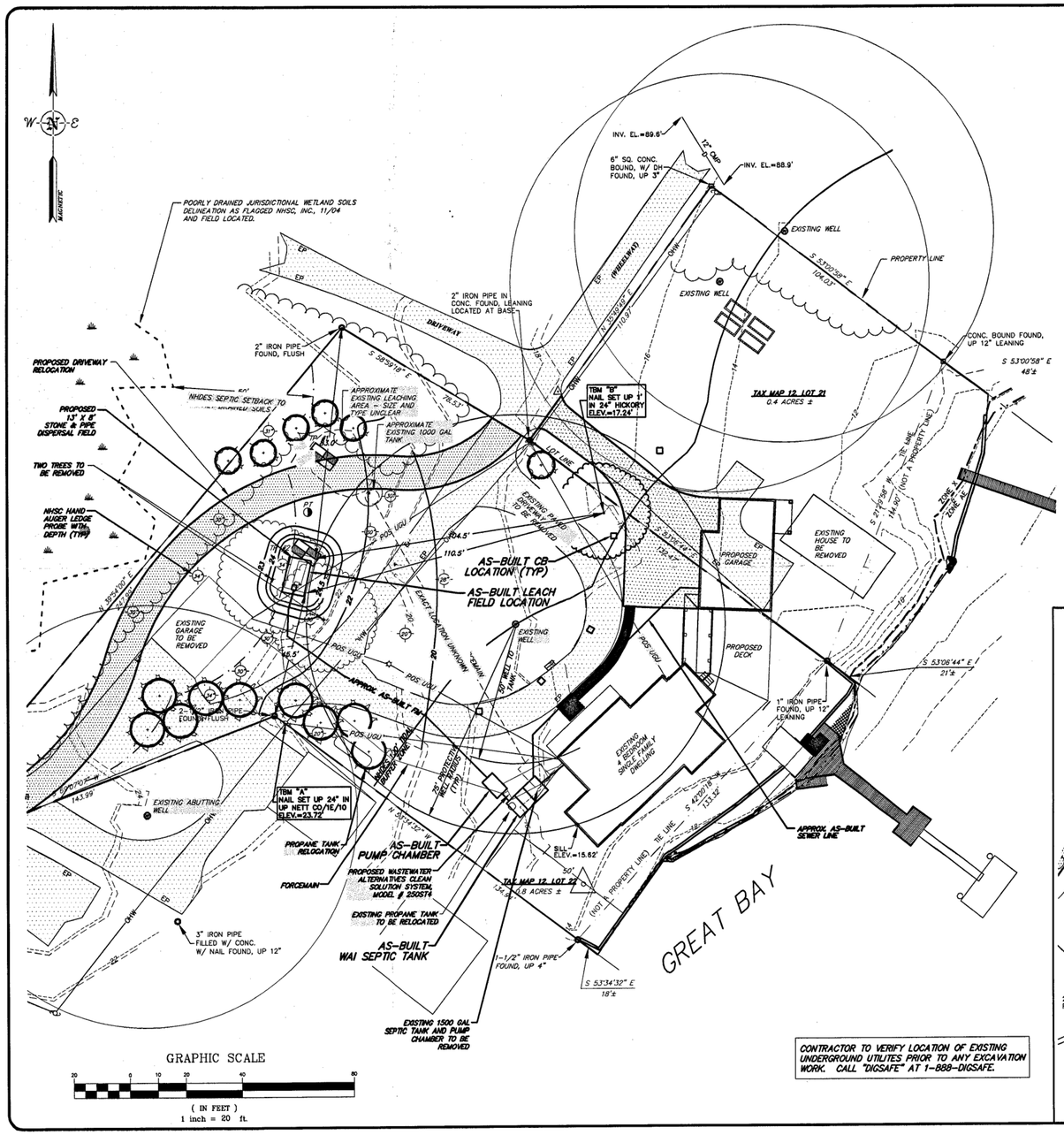
Approved this date: 08/02/2005 By: Aaron Wechsler
AARON J WECHSLER
N.H. Department of Environmental Services Staff

Date amended: _____ Amended by: _____ (OVER)

REVISED 8/01

NHDES, SSB FILE

20050412R



CONTRACTOR TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITES PRIOR TO ANY EXCAVATION WORK. CALL "DIGSAFE" AT 1-888-DIGSAFE.

TEST PIT DATA

Test Pit #: 1 Evaluated By: Susan J. Foretra Designer: 946 Job No.: 04-0678
Witnessed By: Tom Johnson Date: 1/28/2005

Depth (in.)	Description
0-24	10YR3/3, Dark brown, fine sandy loam, granular, friable
24-38	10YR4/4, Dark yellowish brown, peastone, single grain, loose
38-62	2.5Y5/6, Light olive brown, coarse sand, single grain, loose

Estimated Seasonal High Water Table @ None Inches. Observed Water Table @ None Inches.
Restrictive @ None Inches. Refusal @ 62 inches. Roots @ 24 inches.
Percolation Rate = N/A Minutes/Inches @ Inches.
Notes: Intercepted existing leachfield, dry

Test Pit #: 2 Evaluated By: Susan J. Foretra Designer: 946 Job No.: 04-0678
Witnessed By: Tom Johnson Date: 1/28/2005

Depth (in.)	Description
0-30	10YR3/3, Dark brown, fine sandy loam, granular, friable

Estimated Seasonal High Water Table @ None Inches. Observed Water Table @ None Inches.
Restrictive @ None Inches. Refusal @ 30 inches. Roots @ 30 inches.
Percolation Rate = 8 Minutes/Inches @ 24 Inches.
Notes:

PLAN NOTES

1. BASE PLAN PROVIDED ELECTRONICLY BY WOODBURN & COMPANY LANDSCAPE ARCHITECTS AND USED WITH PERMISSION.
2. THE INTENT OF THIS PLAN IS TO PROVIDE AN AEROBIC PRETREATMENT DISPERSAL FIELD LOCATED TO WORK IN CONJUNTION WITH THE RECONFIGURATION OF THE DRIVEWAY, ADDITION OF THE GARAGE AND COMBINING OF LOTS.
3. PROPOSED DISPERSAL FIELD IS NOT WITHIN 150' OF TIDAL WATERS.
4. NO ADDITIONAL LOADING IS ASSOCIATED WITH THIS DESIGN.
5. EXISTING LEACH FIELD TO BE REMOVED AS NEEDED. EXISTING TANK AT LEACH FIELD TO BE PUMPED, CRUSHED AND FILLED.
6. PERMITTING FOR WORK WITHIN THE NHDES 100' TIDAL BUFFER ZONE: (PENDING).
7. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED NH-DES SUBSURFACE BUREAU SEPTIC DESIGN PLAN, WETLANDS BUREAU PLAN AND PERMIT, THE SHORELAND PROTECTION ACT AND ANY LOCAL PERMITTING.

DESIGN NOTES

PERC RATE: 8 MIN/IN
DEPTH: 24 INCHES

DESIGN PERC RATE: 10 MIN/IN

HYDRAULIC LOADING: 4 BEDROOMS 600 GPD

EFFLUENT DISPOSAL AREA:
REQUIRED: 100 SQUARE FEET
PROVIDED: 13' X 8' = 104 SF STONE & PIPE

FOUNDATION DRAINS: YES - OUTLET SOUTHEAST OF HOUSE

NEAREST ABUTTING WELL: AS SHOWN

NEAREST SURFACE WATER: 150'+

NEAREST POORLY DRAINED WETLAND: 50'+

NEAREST VERY POORLY DRAINED WETLAND: 75'

USSCS SOIL CLASSIFICATION:
SbB: BUXTON, SHEET 34
STRAFFORD CO. SOIL SURVEY

BENCH MARKS: AS SHOWN

DESIGN INTENT:
THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT EL. 22.5

THIS IS APPROXIMATELY 6 INCHES BELOW THE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM, EL. 23.0 (AT GRADE)

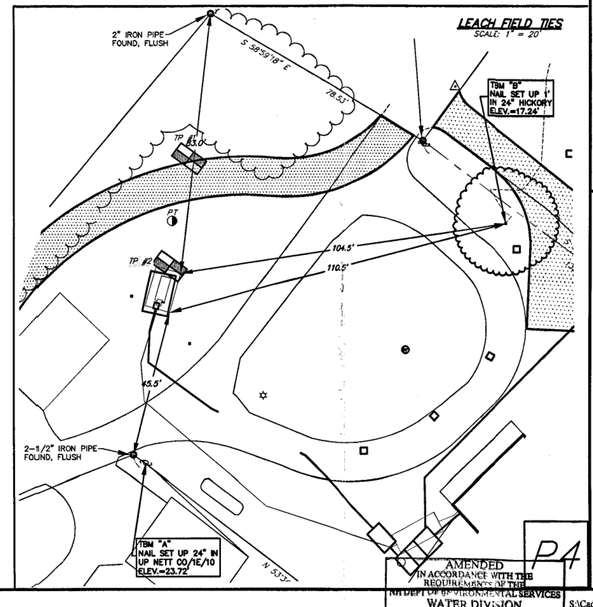
DIMENSIONS - EFFLUENT DISPOSAL AREA:
WIDTH = 8'
LENGTH = 13'
DIAGONAL = 15.3'

AMENDMENTS TO CA#2005074248 - 8/2/05

1. 7/25/06 - 1. TANKS AND FIELD LOCATIONS AS FIELD LOCATED BY NHSC, INC.
2. ADDED 1000 GAL PUMP CHAMBER.

LEACH FIELD TIES

SCALE: 1" = 20'

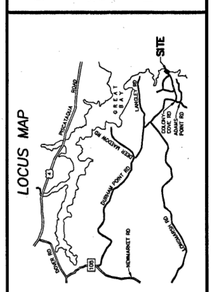


AMENDED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
SA2005074248-A
Signed JJBoss
Date 7/25/06

P4

HARVEY LIFE
Designer of Subsurface Disposal Systems
SUSAN J. FORETRA No. 946
Water Supply & Pollution Control

LOCUS MAP



FOR: GENE A. AUTY REV. LIVING TRUST
LOCATION: 32 COLONY COVE ROAD
TOWN: TAX MAP 12, LOTS 21 AND 22
DURHAM, NH
SUBDIVISION APPROVAL #LOTS PREEZE RSA 149-E

Date	Description	By
7/25/06	ADDED AS-BUILT TANK & FIELD LOCATIONS	SJF/BH

JOB NO.: 04-0678
DATE: 5/17/05
APPR. BY: SJF
DRAWN BY: SJF/BH/LJ
SHEET 1 OF 2

Soil Consultants, Inc.
The Commons at Kent Place
202 Kent Place, Newmarket, NH 03857
603-659-3559 Fax: 603-659-7750
Wetland Sciences - Soil Science - Subsurface Sewage Disposal - Environmental Planning

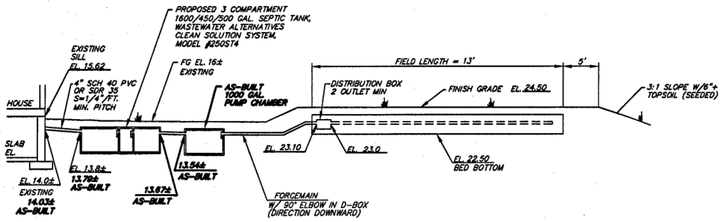
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TITLE: PROPOSED SEWAGE DISPOSAL SYSTEM
LEACH FIELD REPLACEMENT

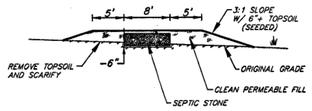
APPROVED
DATE 7/25/06
DURHAM, NH
By Jon Allen

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STATE



SYSTEM PROFILE
N.T.S.

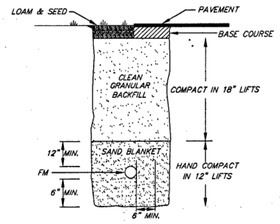


DESIGN INTENT

BOTTOM OF LEACHFIELD TO BE NO MORE THAN 6" BELOW THE ORIGINAL GRADE ON THE HIGH SIDE.

NOTES:
1.) SEE SITE PREPARATION AND FILL NOTES.
2.) ORIGINAL GRADE, HIGH SIDE ASSUMED TO BE 23.0
3.) MINIMUM FILL EXTENSION WHERE APPLICABLE IS 5'
4.) ALL FILL UNDER RAISED SYSTEMS INCLUDING SHOULDERS TO BE MEDIUM TO COARSE SAND. (SEE FILL NOTE 4)

SCHEMATIC LEACHFIELD SECTION A–A
N.T.S.



NOTES:
1. MINIMUM COVER SHALL BE 6'+ FOR PLOWED AREAS, 4'+ FOR CROSS COUNTRY
2. MULTIPLE PIPES IN THE SAME TRENCH SHALL BE SEPARATED BY 12"+

STANDARD TRENCH DETAIL
FOR EFFLUENT SEWER OR FORCEMAIN
N.T.S.

GENERAL NOTES – STONE AND PIPE SYSTEMS

1. **THIS PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY OR ENGINEERED SITE PLAN.**
   EVERY ATTEMPT HAS BEEN MADE TO ACCURATELY IDENTIFY THE RELEVANT PROPERTY LINE'S DEPICTED ON THIS PLAN. HOWEVER, SEPTIC SYSTEM PLANS ARE NOT INTENDED FOR BUILDING LAYOUT. A LICENSED LAND SURVEYOR SHOULD BE RETAINED TO LAY OUT ALL BUILDINGS ON THE SITE AND VERIFY THAT THEY WILL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
   *NH SOIL CONSULTANTS, INC. ACCEPTS NO LIABILITY IF THIS PLAN IS USED INAPPROPRIATELY.
2. **ANY DISCREPANCY BETWEEN THESE PLANS AND THE APPARENT FIELD CONDITIONS TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.**
3. BOUNDARY INFORMATION FROM PLAN NOTE 1, SHEET 1.
4. ALL CONCRETE PRODUCTS ARE TO BE MANUFACTURED BY A-J FOSS, INC. OF FARMINGTON, N.H. OR EQUAL.
5. ALL SEPTIC TANKS MUST HAVE BAFFLES AT INLETS, OUTLETS, AND BETWEEN COMPARTMENTS.
6. CONCRETE STRUCTURE TO BE WATER TIGHT. ALL JOINTS, INLETS, OUTLETS, ETC. TO BE SEALED WITH NON-SHRINK GROUT – "WATER PLUG", "BLOCK BOND", OR EQUAL.
7. SEPTIC TANK MUST BE A MINIMUM OF 10 FEET FROM FOUNDATION DRAIN. LEACH FIELD TO BE A MINIMUM OF 25 FEET FROM FOUNDATION DRAIN. OUTLET OF FOUNDATION DRAIN TO BE A MINIMUM OF 35 FEET FROM SEPTIC TANK AND EFFLUENT DISPOSAL AREA.
8. 4 INCH GRAVITY SEWER TO BE SDR 35 OR SCHEDULE 40 PVC. WHERE WELL IS <75' FROM SEPTIC TANK, 4" GRAVITY SEWER TO BE SDR 26. FORCE MAINS TO BE SDR 26, SCHEDULE 40 PVC, OR POLYETHYLENE PIPE ("POLY PIPE"), 100–150 PSI RATING.
9. MINIMUM PIPE SLOPES: BUILDING TO TANK = 2% TANK TO D–BOX = 1%
10. DISTRIBUTION BOX SHALL HAVE FLOW EQUALIZER OUTLET FITTINGS, UNLESS SYSTEM UTILIZES A PUMP.
11. SYSTEM MUST BE INSPECTED AND APPROVED BY NH–DES PRIOR TO BACKFILLING.
12. EFFLUENT DISPOSAL AREA MAY BE REBUILT IN PLACE, SHOULD FAILURE OCCUR, PROVIDED THAT THE REQUIREMENTS OF ADMINISTRATIVE RULE ENV.WS 1003.10 ARE MET.

(REVISED 10/2003)

SITE PREPARATION AND FILL – INGROUND SYSTEMS

1. CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND (UPSLOPE SIDE) BEFORE DISTURBING SITE. THE "DESIGN INTENT" MUST BE MAINTAINED.
2. REMOVE ALL TREES, BRUSH, BOULDERS, AND DEBRIS FROM THE AREA TO BE FILLED AND 10' AROUND. STUMPS NOT TO BE BURIED WITHIN 75' OF EFFLUENT DISPOSAL AREA, UNLESS UPSLOPE (35' MIN.).
3. REMOVE TOPSOIL. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY WITH TEETH OF EXCAVATOR BEFORE PLACING FILL. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. SOIL MUST BE DRY PRIOR TO PREPARATION.
4. MATERIAL SPECIFICATIONS:
   TOPSOIL: 6" OF CLEAN LOAM TO BE PLACED AS BLANKET ON TOP AND SIDE SLOPES.
   CLEAN FILL: PERMEABLE SOIL FREE OF ROOTS, DEBRIS, ORGANICS, AND STONES GREATER THAN 3".
   SEPTIC SAND: FILL TO EXTEND BED BOTTOM PAST ORIGINAL GRADE AND FOR THE SIDE SLOPES AS SHOWN ON THE SCHEMATIC "FILL SECTION A–A" TO MEET THE FOLLOWING SPECIFICATION: MEDIUM TO COARSE TEXTURED SAND, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 3".
   SEPTIC STONE: USE CLEAN 1.5" STONE WITH A RANGE OF 0.75" TO 2.5" AND FREE OF FINES. IN ACCORDANCE WITH ENV–WS TABLE 1014–2. CRUSHED GRANITE MUST BE THROUGHLY WASHED TO MINIMIZE THE POTENTIAL CLOGGING EFFECT OF STONE DUST.
5. SEPTIC STONE TO BE PLACED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE. FILL BETWEEN PIPES TO BE CAREFULLY PLACED WITH EXCAVATOR.
6. WHEN FILL IS REQUIRED TO EXTEND BED BOTTOM BEYOND ORIGINAL GRADE, PLACE FILL IN 12" LOOSE LAYERS USING A TRACK TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 9" OF FILL MATERIAL BENEATH TRACKS OF TRACTOR TO MINIMIZE COMPACTION OF NATURAL SOIL. EACH LAYER TO BE SPREAD IN UNIFORM THICKNESS PRIOR TO PLACING NEXT LAYER. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY THROUGHOUT EACH LAYER.
7. ENTIRE FILLED AREA SHOULD BE COVERED WITH TOPSOIL, SEEDED, AND MULCHED IMMEDIATELY AFTER BACKFILLING TO PREVENT EROSION.
8. BACKFILL DEPTH OVER SYSTEM TO BE 12"–24". CROWN 2% MIN. TO PROVIDE RUNOFF. SYSTEM BACKFILLED WITH MORE THAN 24" MUST BE VENTED.

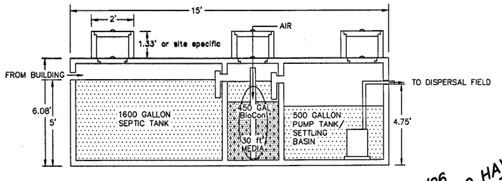
(REVISED 10/2003)

OPERATION AND MAINTENANCE

1. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THIS SYSTEM IN ACCORDANCE WITH THESE "OPERATION AND MAINTENANCE" INSTRUCTIONS.
2. EVERY SYSTEM'S DESIGN CAPACITY IS LIMITED. CAREFUL AND REASONABLE WATER USE IS REQUIRED TO MAXIMIZE THE SYSTEM'S LIFE.
3. THIS SYSTEM MUST BE OPERATED WITHIN ITS DESIGN CAPACITY. THE AVERAGE DAILY FLOW TO THE EFFLUENT DISPOSAL AREA SHOULD BE NO MORE THAN 1/2 ITS APPROVED DESIGN CAPACITY.
4. SYSTEM IS NOT DESIGNED TO HANDLE WASTE FROM A SEWAGE EJECTOR PUMP.
5. SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.
6. SYSTEM IS NOT DESIGNED TO HANDLE DISCHARGE FROM "JACUZZI" TYPE BATH TUB.
7. DO NOT DISPOSE OF GREASE, CHEMICALS, SOLVENTS ETC. VIA THIS SYSTEM.
8. IT IS NOT RECOMMENDED THAT THE BACKWASH FROM WATER SOFTENERS BE DISCHARGED INTO THE SEPTIC SYSTEM. CURRENT NH–DES RULES ALLOW THAT WATER SOFTENER BACKWASH BE DISCHARGED TO A SEPARATE DRYWELL. NO DESIGN OR APPROVAL IS REQUIRED FOR THIS.
9. SEPTIC TANK MUST BE PUMPED BY A LICENSED HAULER AT LEAST EVERY TWO YEARS. KEEP PUMPING RECEIPTS AS PROOF OF MAINTENANCE. CHECK TANK YEARLY. IF SLUDGE AND SURFACE SCUM EXCEED 1/3 OF LIQUID DEPTH, HAVE TANK PUMPED.
10. DO NOT ALLOW VEHICULAR TRAFFIC OVER ANY COMPONENT OF SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H–20 WHEEL LOAD.
11. THE OWNER SHOULD KEEP A COPY OF THIS PLAN WITH HIS/HER IMPORTANT DOCUMENTS FOR FUTURE REFERENCE. THIS PLAN SHOULD BE PROVIDED TO FUTURE OWNER. COPIES ARE AVAILABLE FROM THIS OFFICE.
12. IF THIS DESIGN UTILIZES A ZABEL FILTER, HAVE FILTER CLEANED WHEN TANK IS PUMPED. IF THERE ARE ANY SIGNS OF PLUMBING BACKUP, CALL PUMPER AND HAVE TANK AND FILTER CLEANED.

(REVISED 10/2003)

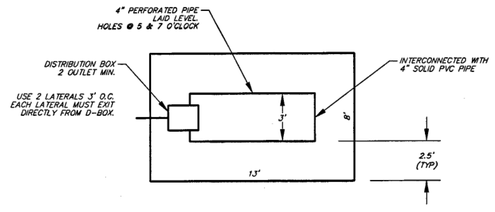
MODEL 250ST4 CLEAN SOLUTION SYSTEM



"CLEAN SOLUTION SYSTEM"
WASTEWATER ALTERNATIVES, INC.
37 Champney St., Groton, MA 01450
978–448–2415

NOTES:
1. Settling Tank must be pumped every 2 years.
2. Risers will be provided to suit site.
3. Tanks from Phoenix Precast, Concord, NH 603–225–5169.

7/25/06 REVISED TO HAVE PUMP IN SEPARATE TANK



STONE & PIPE LEACH FIELD LAYOUT
N.T.S.

P5

LOCUS MAP

SEE SHEET 1 OF 2

FOR: GENE A. AUTY REV. LIVING TRUST
LOCATION: 32 COLONY COVE ROAD
TAX MAP 12, LOTS 21 AND 22
TOWN: DURHAM, NH
SUBDIVISION APPROVAL #

Date	Description	By
7/25/06	ADDED AS-BUILT INVERT ELEVATIONS.	SA/BH

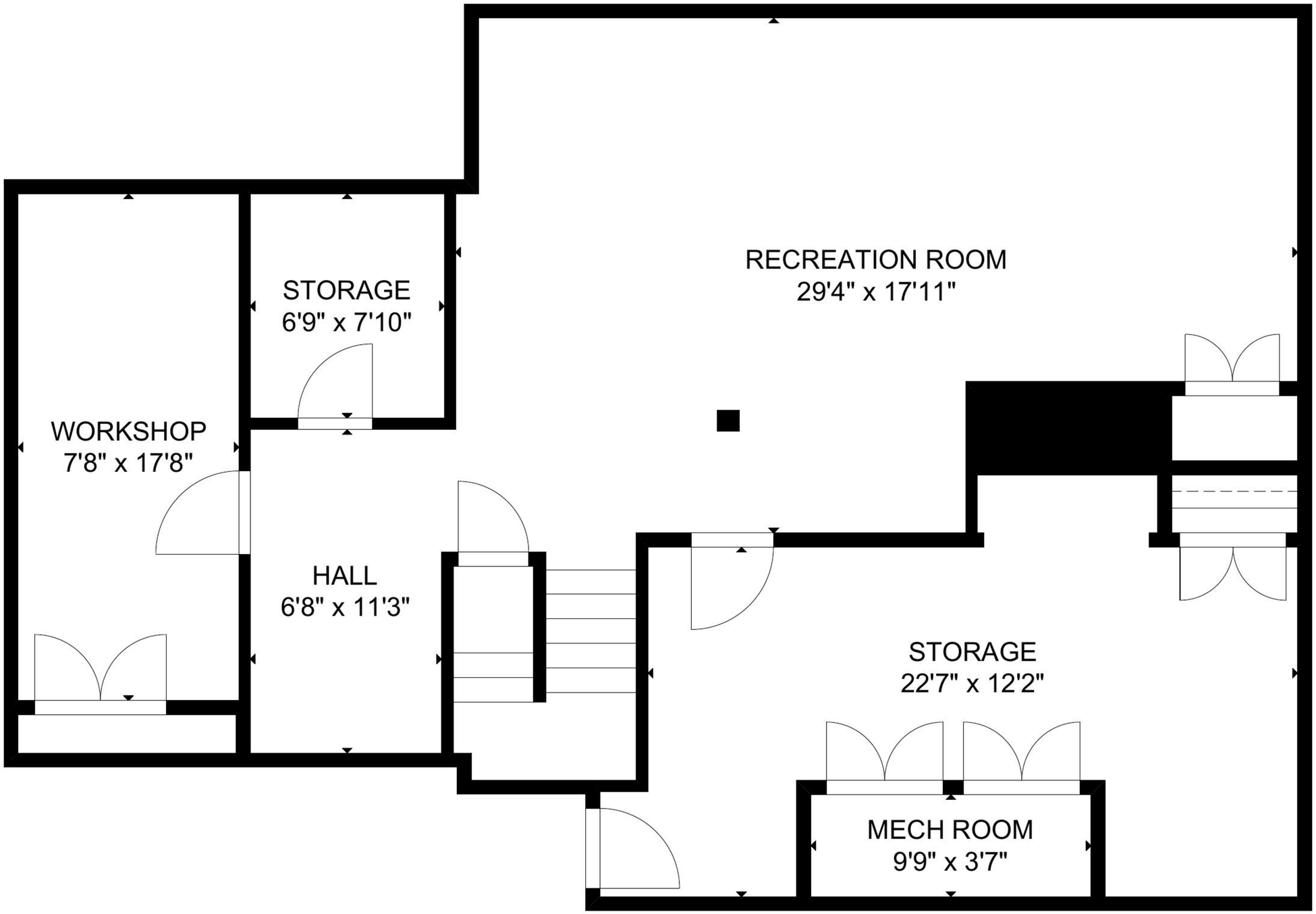
JOB NO.: 04-0678
DATE: 5/17/05
APPR. BY: SJE
DRAWN BY: SJE/BEH
SHEET 2 OF 2

NH Soil Consultants, Inc.
The Commons at Kent Place
202 Kent Place, Newmarket, NH 03857
603-659-3559 Fax: 603-659-7790
Wetland Science – Soil Science – Subsurface Sewage Disposal – Environmental Planning

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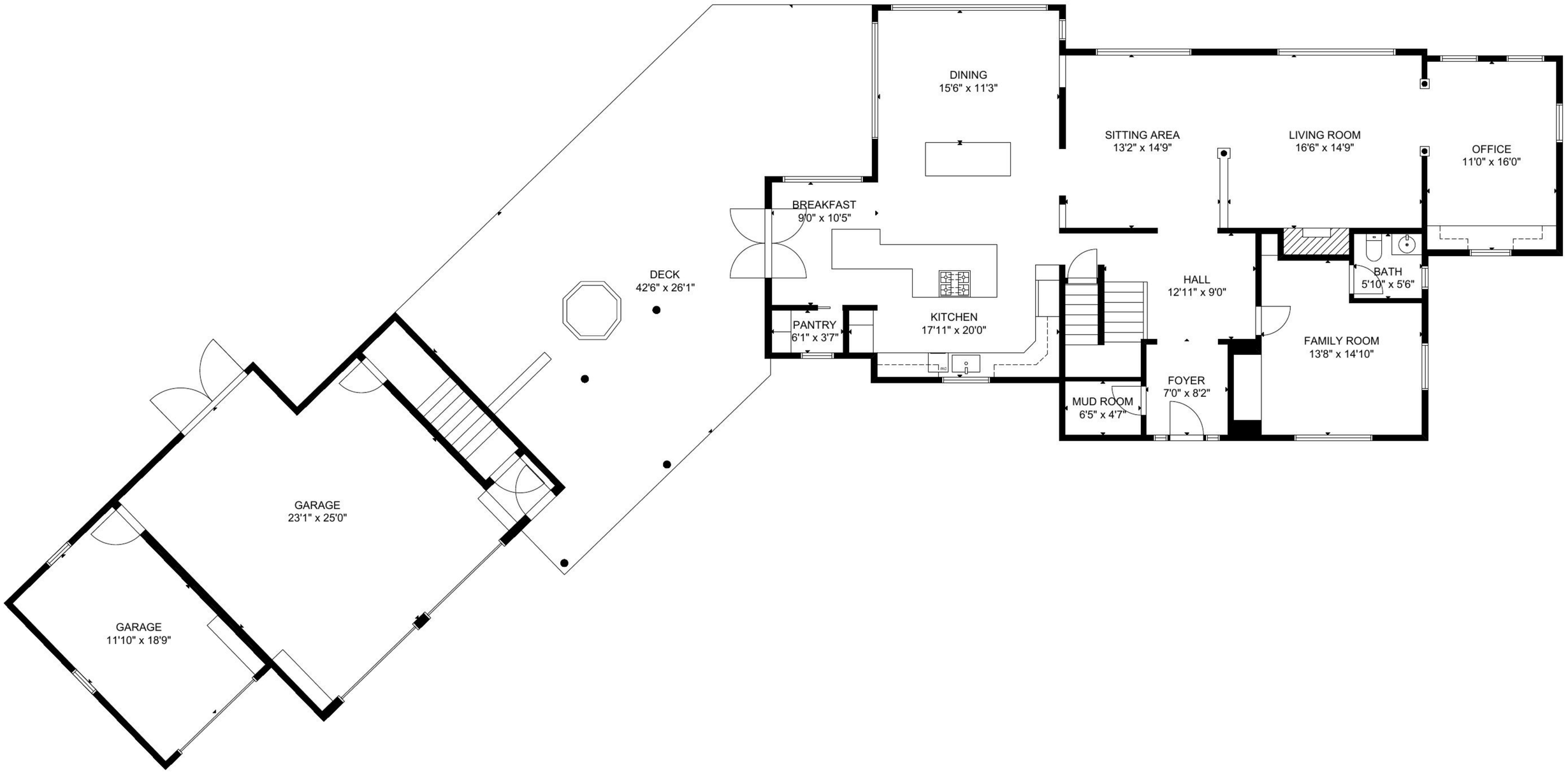
TITLE: PROPOSED SEWAGE DISPOSAL SYSTEM CONSTRUCTION DETAILS

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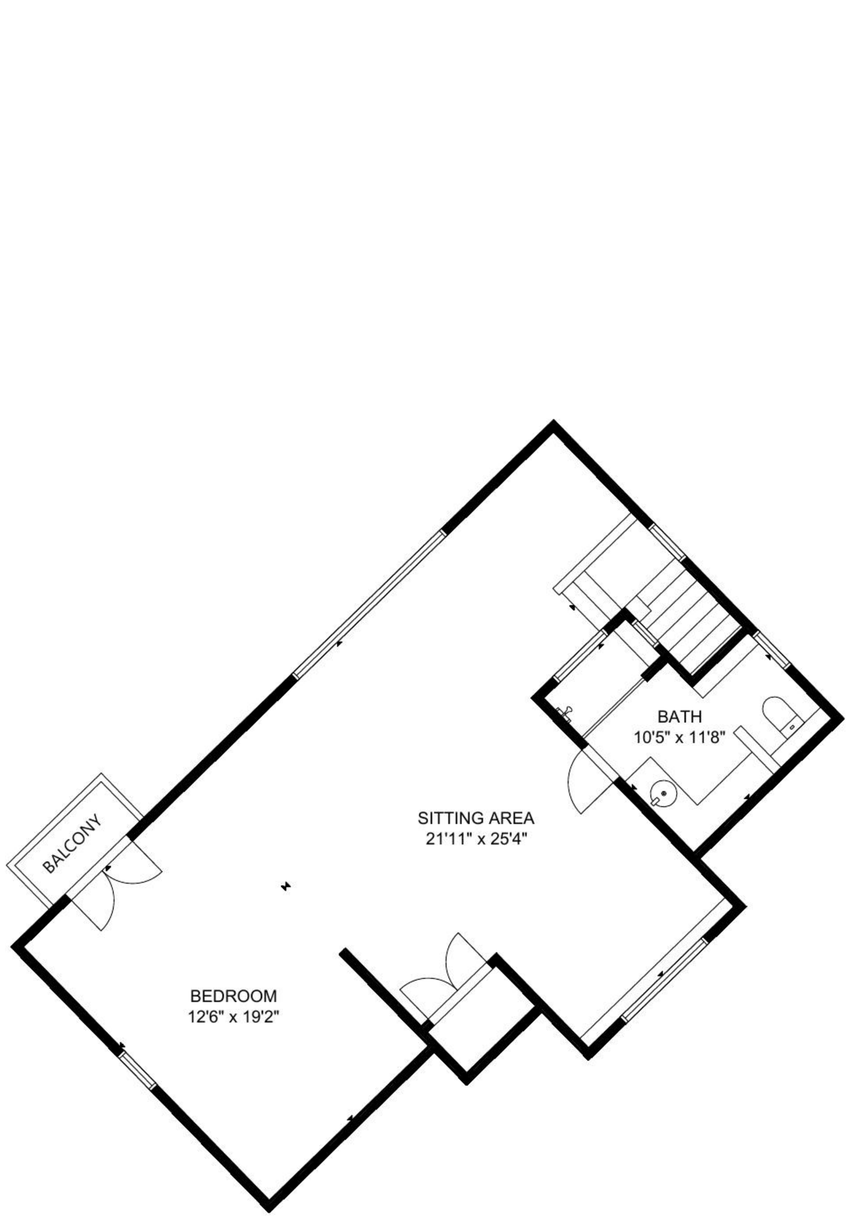
GROSS INTERNAL AREA
TOTAL: 4,731 sq ft
FLOOR 1: 1,167 sq ft, FLOOR 2: 1,792 sq ft
FLOOR 3: 1,772 sq ft
EXCLUDED AREA: GARAGE: 862 sq ft, ABOVE GARAGE: 881 sq ft
DECK: 964 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

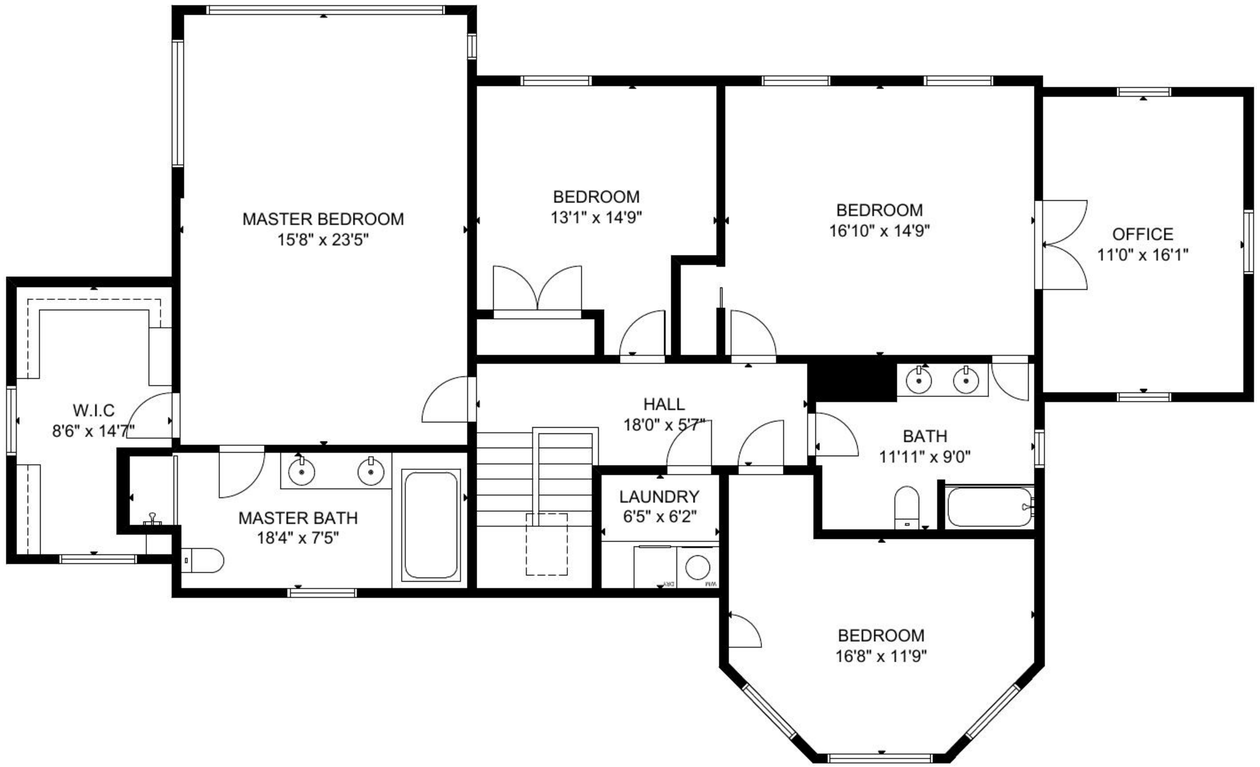
FLOOR 1



FLOOR 2

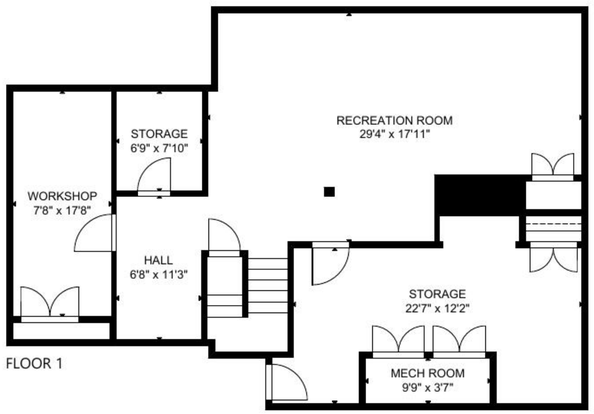
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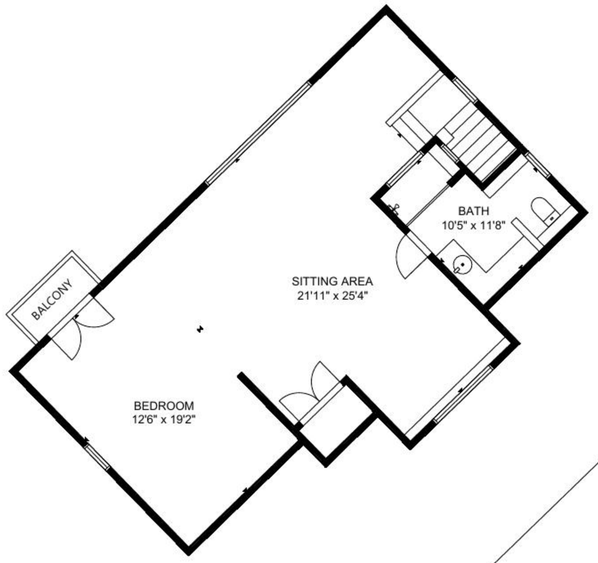


FLOOR 3

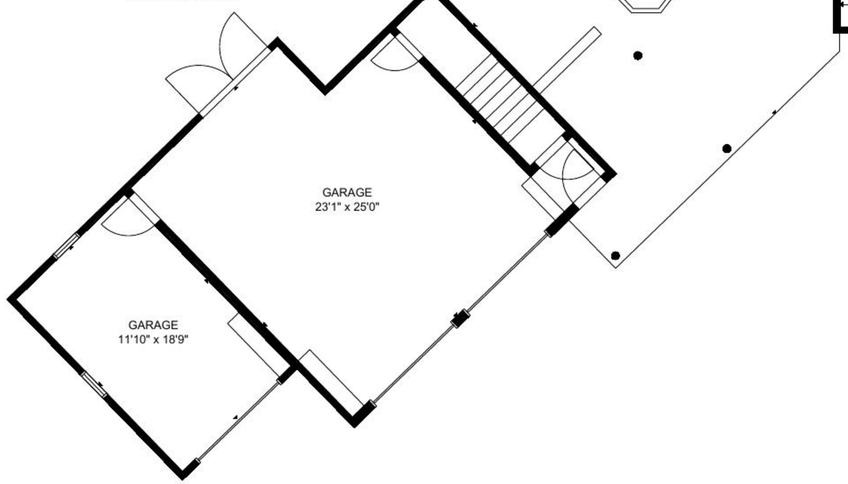
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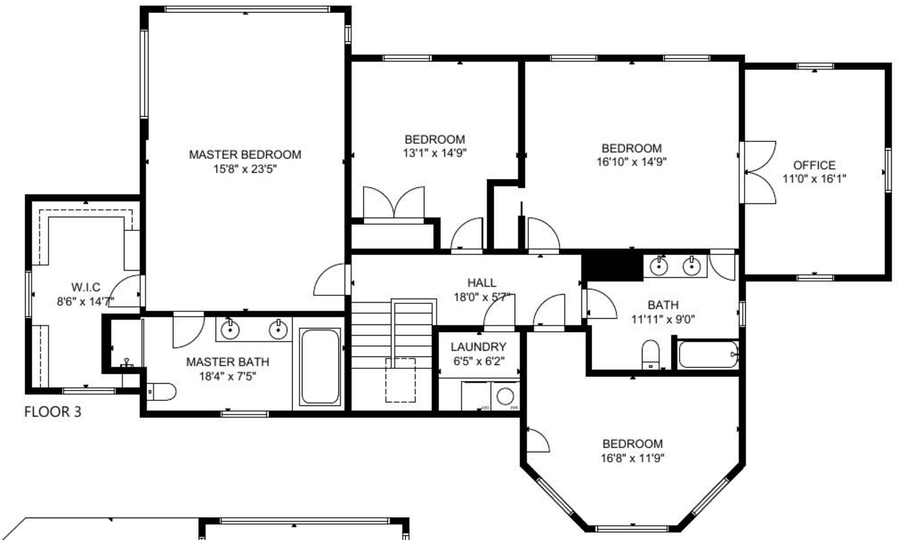
FLOOR 1



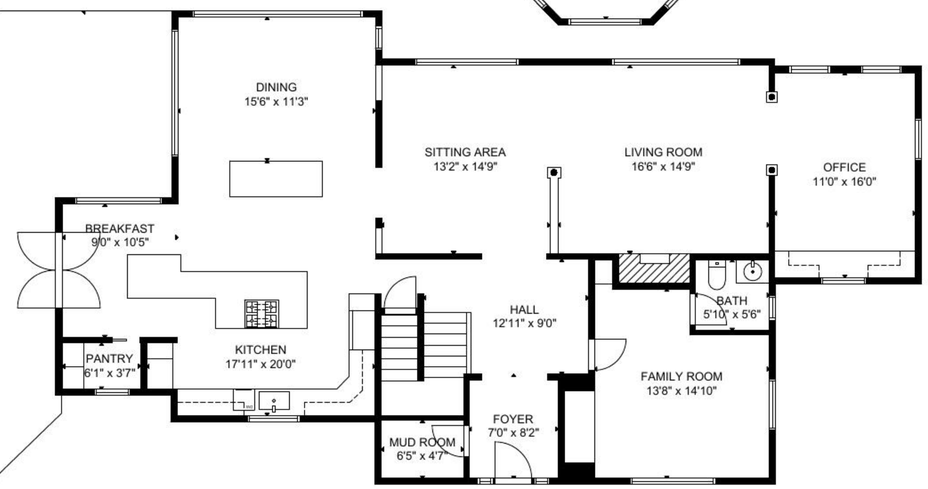
ABOVE GARAGE



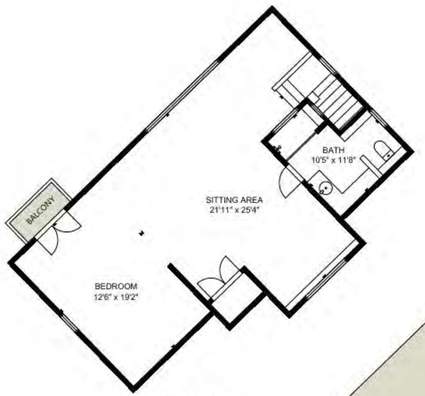
FLOOR 2



FLOOR 3



GROSS INTERNAL AREA
TOTAL: 4,731 sq ft
FLOOR 1: 1,167 sq ft, FLOOR 2: 1,792 sq ft
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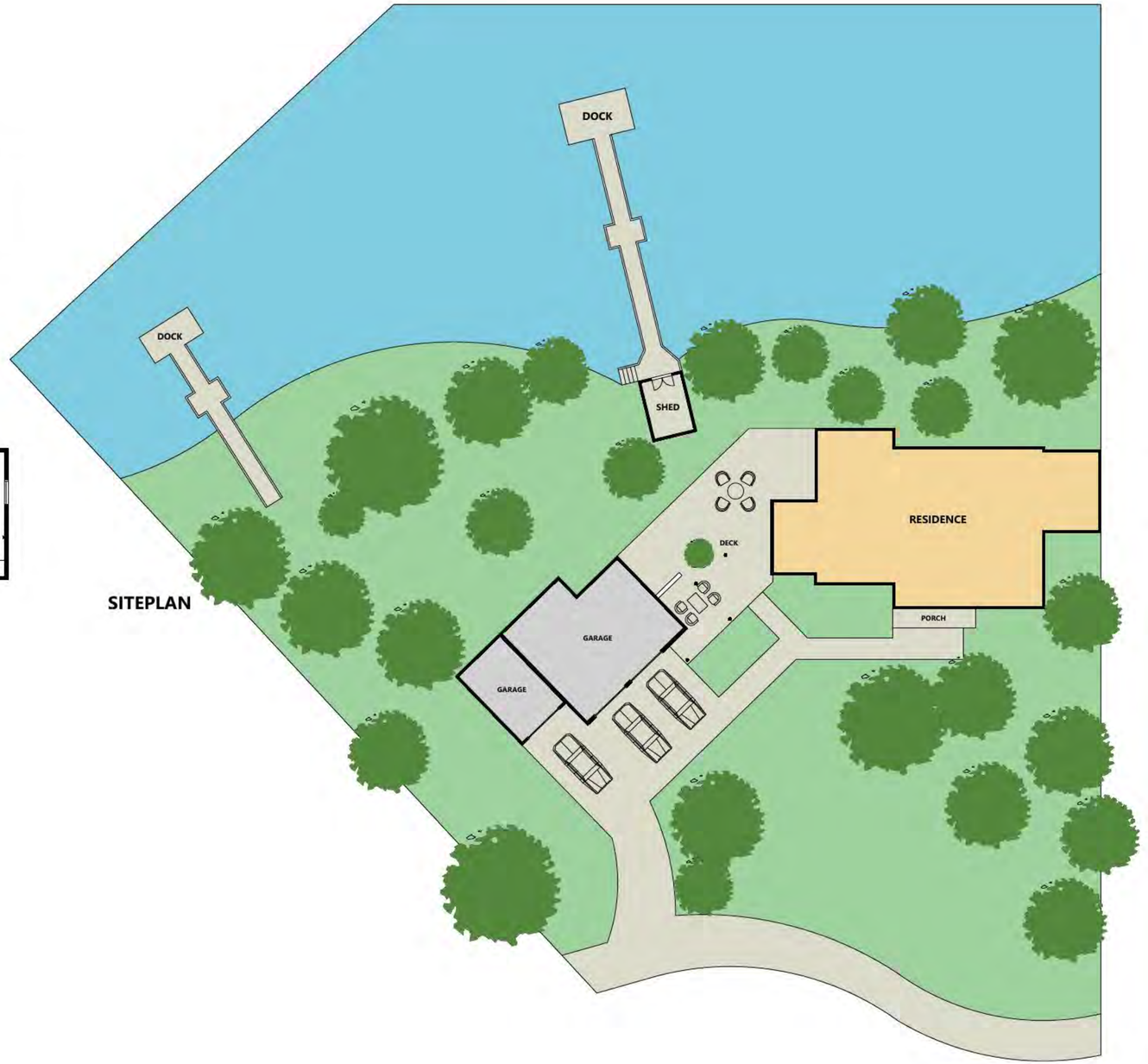
ABOVE GARAGE



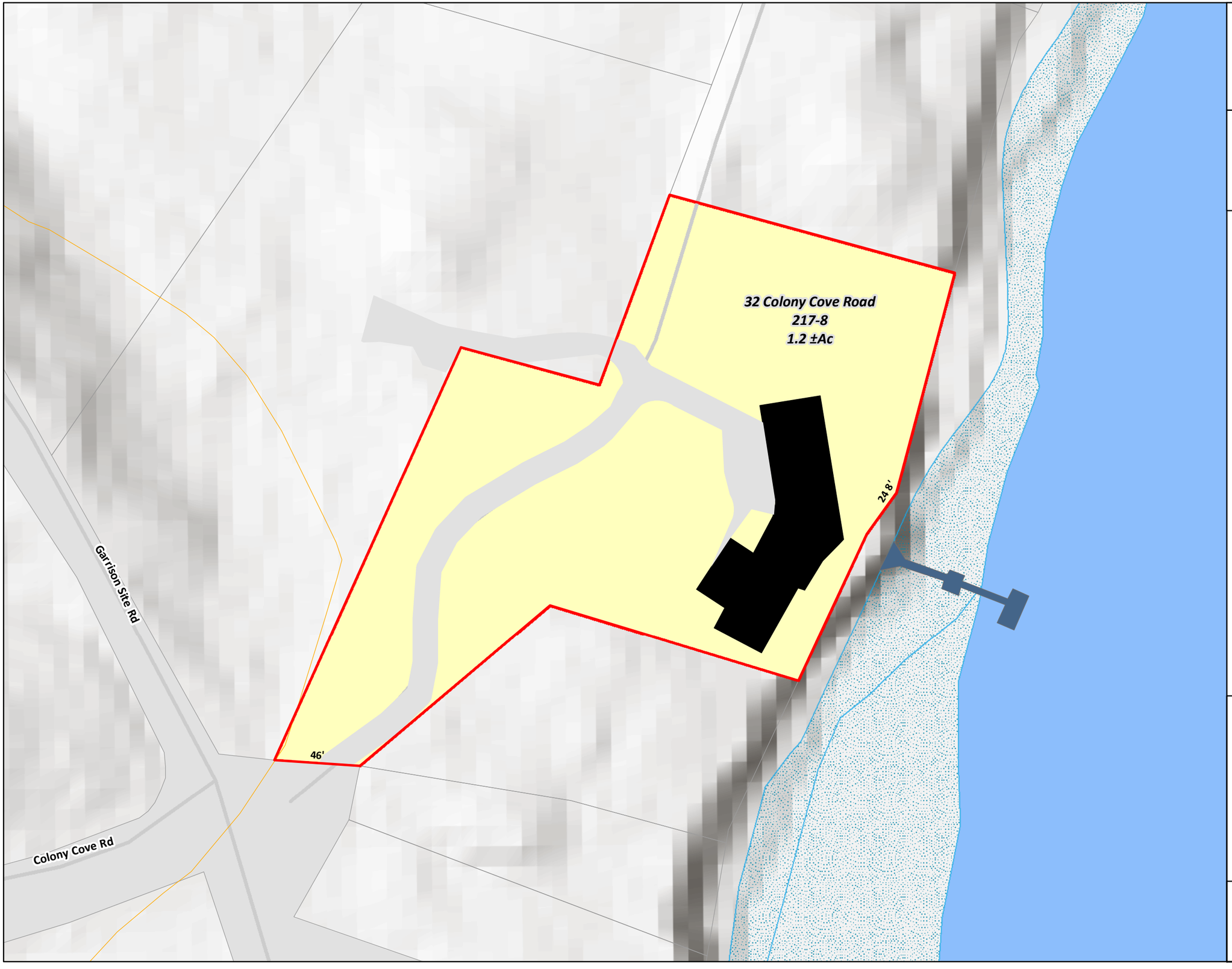
FLOOR 3

FLOOR 2

FLOOR 1



SITEPLAN



Colony Cove

Durham, NH

Base Plan

LEGEND

- Subject Property - 1.2 ±Ac
- Dock
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 05/18/22

Project Number: NH0637

0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: NH0637 base



Colony Cove

Durham, NH

Base Plan Orthophotograph

LEGEND

- Subject Property - 1.2±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Contours (ft)



Notes:
Credits: 2021 Imagery from Nearmap Imagery map service.

Date: 05/18/22

Project Number: NH0637

0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: NH0637 ortho

Colony Cove

Durham, NH

Regional Locus

LEGEND

- Subject Property - 1.2±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 05/18/22

Project Number: NH0637

0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: NH0637 regional locus