Robinwood

162 Gerry Rd, Dublin, NH | $2,995,000







For more information, please contact:

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Residential	Single Family	**162 Gerry Road**			Listed: 8/19/2022 $2,995,000
4926226	Active	**Dublin**	**NH 03444**	Unit/Lot	Closed:



Property Panorama VT URL

County NH-Cheshire
Village/Dist/Locale
Construction Status Existing
Year Built 1790
Style Cape
Color
Total Stories 1.5
Zoning Rural
Taxes TBD No
Tax - Gross Amount $18,589.00
Tax Year 2021
Tax Year Notes
Owned Land
Lot Size Acres 165.740000
Lot - Sqft 7,219,634
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms - Total 10
Bedrooms - Total 5
Baths - Total 4
Baths - Full 3
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
List $/SqFt Fin ABV Grade $981.65
SqFt-Apx Fin Above Grade 3,051
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Other
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Below Grade 1,321
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 3,051
Days On Market 0
Date Initial Showings Begin

Remarks - Public Robinwood – 165+/- acres, big views and historical importance come together in a setting with an undeniable sense of place and peace. Few people have had the chance to steward this property starting in 1790 as a sheep farm and becoming part of the Dublin art colony in the 1920's. Approached by a long, tree lined drive, the complex unfolds into open fields with 180- degree views of the Wapack Range including Pack Monadnock and Temple Mountain to the South and East. The main house is a center chimney cape with two ells and includes 5 bedrooms and 4 baths. It is full of charming spaces including two first floor bedroom suites, a living room with exposed beams, fireplace and cathedral ceiling, screened porch, dining room with fireplace, a bright eat-in kitchen with pantry and a sitting room. In 1929 the original barn was moved closer to the house and was converted into a studio by noted architect Albert Harkness. Changes included two 2-story sliding doors with 60 glass panes in each, oak floors, a huge fieldstone fireplace flanked with bookcases and small, round windows were installed under the eaves. Although not winterized, the barn was used for concerts, painting, lectures, and social events. In 1983 it was placed on the National Register of Historic Places. A large stable/dairy was added to the property as well as a 3 bedroom, 2 bath guest house. An English inspired perennial garden is anchored by a long pergola covered in wisteria, climbing hydrangea and grapevine.
Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

WaterAcc
Water Body Name
Water Body Type
Waterfront Property Rights

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Current Use Yes
Flood Zone Unknown
Seasonal No
Land Gains
Resort

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No

Kitchen	1
Dining Room	1
Great Room	1
Den	1
Primary BR Suite	1
Bedroom	1
Bedroom	2
Bedroom	2
Bedroom	2

Map 7
Block 0
Lot 53
SPAN Number
Property ID
Deed - Recorded Type Warranty
Deed - Book 3137
Deed - Page 397
Deeds - Total

School - District
School - Elementary
School - Middle/Jr
School - High

Lot Description Country Setting, Field/Pasture, Landscaped, Mountain View, Open, View, Wooded
Construction Post and Beam, Wood Frame
Foundation Stone
Exterior Clapboard, Wood
Roof Shingle - Asphalt
Appliances Cooktop - Electric, Dishwasher, Oven - Double, Refrigerator
Equipment Security System, Generator - Standby
Flooring Carpet, Hardwood
Utilities Fiber Optic Internt Avail

Cooling None
Electric 200 Amp, Circuit Breaker(s)
Heating Hot Water
Heat Fuel Oil
Sewer Private, Septic
Water Drilled Well
Water Heater Off Boiler
Features - Exterior Barn, Garden Space, Guest House, Natural Shade, Outbuilding, Patio, Porch - Screened
Features - Interior Fireplaces - 3+, Hearth, Kitchen Island, Natural Light

Basement Description Crawl Space, Partial, Sump Pump
Garage Yes
Garage Capacity 5
Garage Type Detached
Driveway Gravel

Roads Public
Road Frontage TBD
Road Frontage Length
Items Excluded

4926226

Development / Subdivision **Planned Urban Developmt** **Covenants** Unknown **Easements**		**Assessment Year** **Assessment Amount** **Tax Class** **Tax Rate**
Condo Name **Building Number** **Floor Number** **Units Per Building** **Condo Limited Common Area** **Assessments - Special**	**Condo Fees** **Fee** **Fee Frequency** **Fee 2** **Fee 2 Frequency** **Fee 3** **Fee 3 Frequency**	**Mobile Park Name** **Mobile Co-Op** **Mobile Park Approval** **Mobile Must Move** **Mobile Make** **Mobile Model Name** **Mobile Serial Number** **Mobile Anchor**
Deed 2 - Book **Deed 2 - Page** **Deed 3 - Book** **Deed 3 - Page** **Deed 4 - Book** **Deed 4 - Page** **Deed 5 - Book** **Deed 5 - Page** **Surveyed** Unknown **Surveyed By** **Plan Survey Number** **Footprint**	**Cable Company** **Electric Company** **Fuel Company** **Phone Company**	**Rented** **Rental Amount** **Residence**

Green Verification Body **Green Verification Metric** **Green Verification NewCon** **Green Verification Progrm** **Green Verification Rating** **Green Verification Status** **Green Verification URL** **Green Verification Year** **Green Verificatn Body 2** **Green Verificatn Metric 2** **Green Verificatn NewCon 2** **Green Verificatn Progrm 2** **Green Verificatn Rating 2** **Green Verificatn Status 2** **Green Verificatn URL 2** **Green Verificatn Year 2**	**Green Verificatn Body 3** **Green Verificatn Metric 3** **Green Verificatn NewCon 3** **Green Verificatn Progrm 3** **Green Verificatn Rating 3** **Green Verificatn Status 3** **Green Verificatn URL 3** **Green Verificatn Year 3**
	Auction No **Date - Auction** **Auction Time** **Auction Price Determnd By** **Auctioneer Name** **Auctioneer License Number**

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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.



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Off: 603-228-2020









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Listed By:
Kristin Claire - LandVest, Inc./New Hampshire

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The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared t assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any rea estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in thi 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:** Russell W. Robertson Trust
2. **PROPERTY LOCATION:** Gerry Road Dublin, NH Map 7 Lot 53
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 38 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: SEE ATTACHED ADDENDUM
   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
   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 UNKNOWN
   IF YES to any question, please explain in Comments below or with attachment.
   Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
   IF YES, are test results available? ☐ Yes ☐ No
   What steps were taken to remedy the problem? _____
   COMMENTS: _____

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 _____
   Tank Size _____ Gal. ☐ Unknown ☐ Other _____
   Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: _____ ☐ Location Unknown Date of Installation: _____
   Date of Last Servicing: _____ Name of Company Servicing Tank: _____
   Have you experienced any malfunctions? ☐ Yes ☐ No
   Comments: SEE ATTACHED ADDENDUM

SELLER(S) INITIALS RR / _____ BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____

IF YES, Location: _____ Size: _____ ☐ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: SEE ATTACHED ADDENDUM

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

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☐	☐	☐			☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☐	☐	☐			☐
Floors	☐	☐	☐	SEE ATTACHED ADDENDUM		☐
_____	☐	☐	☐			☐

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: _____ By: _____

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

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

Are test results available? ☐ Yes ☐ No

Comments: _____

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☐ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☑ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☑ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☑ No
Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☑ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☑ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☑ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☑ No If YES, Explain: _____

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: _____
Current Use

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☑ No ☐ Unknown
Comments: _____

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

h. How is the property zoned? Rural

i. Heating System Age: _____ Type: _____ Fuel: _____ Tank Location: _____
Owner of Tank: SEE ATTACHED ADDENDUM
Annual Fuel Consumption: Unknown Price: Unknown Gallons: Unknown
Date system was last serviced and by whom? _____
Secondary Heat Systems: SEE ATTACHED ADDENDUM
Comments: _____

j. Roof Age: _____ Type of Roof Covering: _____
Moisture or leakage: _____
Comments: SEE ATTACHED ADDENDUM

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k. Foundation/Basement: ☐ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: _____
Comments: _____

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: _____ Age: _____
Comments: _____

n. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____

o. Electrical System: # of Amps SEE ATTACHED ADDENDUM ☐ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☑ No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☑ No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☑ No If YES, please explain: _____

s. Air Conditioning: Type: N/A Age: _____ Date Last Serviced and by whom: _____
Comments: _____

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

u. Generator: Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) SEE ATTACHED ADDENDUM
Comments: _____

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

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

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.

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Gustave E Robertson	8/15/22		
SELLER	DATE	SELLER	DATE

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BUYER	DATE	BUYER	DATE

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5. WATER SUPPLY

a. Private well

b. Located in well house on north end of "Play Barn" garage. Entrance thru north garage door

It is not known who installed the well or when it was installed

c. One person with occasional guests

Well supplies main house, guest cottage, outside spigots mounted on buildings, dry hydrant at north east corner of garden area and horse barn (currently shut off)

6. SEWAGE DISPOSAL SYSTEM

a. It is unknown how old the current septic system is.

Main House - It is unknown if a septic design is available

Cottage - A design should be on file with the State of NH, and/or possibly the Town of Dublin, but seller did not retain a copy of the design. See below for additional details.

b. No recent issues with systems

c. **Main House** - It is believed to have a 1000 gallon cement tank located on the eastern side of the Main House. The tank was pumped in the summer of 2020 by Bell Septic. **No representation as to accuracy of this information is being made.**

Cottage – It is believed to have a 1000 gallon cement tank located on the western side of the Cottage and has visible risers. The tank was pumped in the summer of 2020 by Bell Septic. **No representation as to accuracy of this information is being made.**

d. **Main House** - The septic field is unknown, but believed to be in the hay field to the east of the Main house. It is believed a sketch from 1980 could show the location. **No representation as to accuracy of this information is being made.**

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Cottage - A new system using Enviro Septic leaching pipes was installed June of 2013. Septic design was prepared by JCL Septic and installed per this design. It is located across the driveway to the west of the cottage. A design should be on file with the State of NH, but seller did not retain a copy of the design.

7. INSULATION

Main House

It is not known what the type of, or level of, insulation is in the attic/cap, crawl space, exterior walls or floors.

The basement has sprayed foam insulation on the inside of the stone foundation, clearly visible when in the basement. It is believed to have been installed in late 2014.

No representation as to accuracy of above information is being made.

Cottage

It is not known what the type of, or level of, insulation is in the attic/cap, crawl space, exterior walls or floors.

There is some bat insulation under the north west portion of the home (down stairs bedroom). It is not known when or by whom it was installed.

No representation as to accuracy of above information is being made.

9. GENERAL INFORMATION

i. Heating Systems

Main House

Forced hot water of unknown age. Installed by Wilder Plumbing.
Fuel is oil with both tanks located in the basement.
The seller owns the tanks
Last serviced May of 2022 by AW Peters

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Cottage

Forced hot water of unknown age. Possibly installed by Wilder Plumbing.
Fuel is oil with both tanks located in the basement.
The seller owns the tanks
Last serviced May of 2022 by AW Peters

j. Roofs Age

Main House

Roof was installed October 2014. It is asphalt shingles

Cottage

Unknown when roof was installed. It is believed the roof has been replaced since the purchase by seller, but unknown when or by whom. It is asphalt shingles.

No representation as to accuracy of above information is being made.

Additional Buildings

The Play Barn/Garage/Carpenter's Room had a new roof installed 2008 or 2009. It is asphalt shingles.

The big barn, "Animal Barn" had a new roof installed 2014 or 2015. It is asphalt shingles.

k. Foundation/Basement

Both the Main House and Cottage have partial basements with crawl spaces. The foundation is stone.

Cottage

The unfinished/crawl space has water flowing during very wet seasons. It is controlled by a sump and has not affected the main part of the basement.

No representation as to accuracy of above information is being made

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l. Chimneys

Main House

Two separate chimneys. The one in the bedroom (eastern chimney) is not usable at this time. The main chimney has multiple flues for fireplaces and heating system. Unknown when either were last cleaned.

Cottage

Two separate chimneys. The fireplace chimney (western) has been used. The eastern chimney is for the heating. Unknown when either were last cleaned.

Play Barn/Garage/Carpenter's Room

Two separate chimneys. The chimney in the Carpenter's Room is for a wood stove and it is not usable. The chimney in the Play Barn area is for the fireplace and has been used in the past, but it is not known what condition it is in currently.

m. Plumbing

Main House

Mostly copper with some PEX used for repairs.

No representation as to accuracy of above information is being made.

Cottage

Mostly copper with some PEX used for repairs.

No representation as to accuracy of above information is being made.

n. Domestic Hot Water

The main house and the cottage both have hot water supplied by the furnace into a storage tank system. Unknow age nor gallonage, but believed to be 40 gallon systems.

No representation as to accuracy of above information is being made.

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o. Electrical system

Main House

200 amp circuit breaker system

Cottage

100 amp circuit breaker system

u. Generator

Main House

Stand alone whole house 20kw automatic generator installed in 2013 by Powers Generator. LP gas with a separate tank. Engine to generator replaced 2022 by Powers Generator. Generator is located north of the parking area and the LP tank is located east of the parking area.

Cottage

Set up for a portable generator with installed manual switching for power transfer.

v. Internet

Both houses have fiber optic to the home with up to 1 Gig symmetrical available. Broadband services provided by Fidium.

w. Other

Both houses have alarm service provided by Monandnock Security. Each house has a separate panel for entry and exit.

THIS ADDENDUM, IN ITS ENTIRITY, IS HEREBY INCORPORATED INTO THE PROPERTY DISCLOSURE FOR GERRY ROAD DUBLIN, NH MAP 7 LOT 53

SELLER(S) INITIALS _____ / _____ BUYER(S) INTIALS _____ / _____

Scanned with CamScanner

COPY

WARRANTY DEED

JAMES W. POWERS, INC., a New Hampshire corporation with a mailing address of P.O. Box 10084, Bedford, New Hampshire 03110, for consideration paid, grants to, **PRUDENCE P. ROBERTSON,** of Box 234, Gerry Road, Dublin, New Hampshire 03444, with **WARRANTY** covenants,

A certain tract or parcel of land, consisting of 15.74 acres, more or less, situate on the westerly side of Gerry Road, so-called, in the Town of **DUBLIN**, County of Cheshire, and State of New Hampshire, and depicted as **Lot 7-50F,** on a plan entitled, "Proposed Subdivision Plan of Land for James W. Powers, Inc., Dublin, NH", dated April 29, 2000, prepared by Edward C. Goodrich, Jr., L.L.S., approved by the Dublin Planning Board, and recorded in the Cheshire County Registry of Deeds in Cabinet 12, Drawer 6, Plan No. 039 (the "Plan").

SUBJECT TO such utility easements as may affect the premises.

SUBJECT TO such land use change tax as may be assessed pursuant to RSA 79-A, if and when any portion of the premises undergoes a change in use.

MEANING AND INTENDING to convey a portion of the premises conveyed to James W. Powers, Inc. by Foreclosure Deed of Bank of New Hampshire dated February 14, 2000, and recorded in the Cheshire County Registry of Deeds at Book 1741, Page 486.

SUBJECT TO the following restrictions, which shall encumber Lots 7-50A, 7-50B, 7-50C, 7-50D, 7-50E, and 7-50F on the Plan, and which shall run with the land:

A. No further subdivision of these lots.

B. No permanent mobile home dwellings.

9-11 SOUTH MAIN STREET, PO BOX 369, PLYMOUTH, NH 03264-0369

Scanned with CamScanner

C. Driveway permits must be obtained before building permits are granted.

D. Only single family homes to be constructed.

E. No lots will access to Route 101, all will be through Gerry Road.

The within conveyed Lot 7-50F is SUBJECT TO the following conditions:

Access to the premises conveyed hereby is over a portion of Gerry Road, which is not town maintained (Class VI Status). The Grantee herein, and her heirs, successors and assigns, shall be responsible for maintaining and repairing, to the extent necessary to provide access, that portion of Gerry Road, from the "turnaround area at the end of town maintenance" as shown on the Plan to the point of driveway access on Lot 7-50F.

Dated this _____ day of _____, 2000.

JAMES W. POWERS, INC.

_____

By: James W. Powers
Its Duly Authorized President

STATE OF NEW HAMPSHIRE
COUNTY OF _____ DATE: _____

Personally appeared, James W. Powers, Inc. by James W. Powers, its duly authorized President, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me,

_____

Justice of the Peace/Notary Public

Scanned with CamScanner

Return to:
RUNYON LAW OFFICE, PLLC
PO BOX 674
PETERBOROUGH NH 03458
(#653)

Doc # 2010272 11/13/2020 09:08:05 AM
Book 3137 Page 397 Page 1 of 2
Register of Deeds, Cheshire County
Anna L Tifft
LCHIP CHA97059 25.00

WARRANTY DEED

(Exempt from Transfer Tax Pursuant to RSA 78-B:2; XXII)

KNOW ALL MEN BY THESE PRESENTS:

That **RUSSELL W. ROBERTSON,** married, of 162 Gerry Road, Dublin, County of Cheshire and State of New Hampshire 03444,

for nominal consideration paid without monetary value,

grants to **RUSSELL W. ROBERTSON,** as Trustee of The Russell W. Robertson Trust Agreement dated July 25, 2012, of 162 Gerry Road, Dublin, County of Cheshire and State of New Hampshire 03444,

with **WARRANTY** covenants,

All that certain tract or parcel of land, with all the buildings and improvements thereon, situated in the Town of **DUBLIN**, County of Cheshire, State of New Hampshire, being a part of lot numbered 5 (five) in the fourth range of lots in said Dublin, bounded and described as follows:

Beginning at the northwesterly corner of said lot numbered 5 (five) in the fourth range; thence

Southerly on the West line of said lot numbered 5 (five) in the fourth range 2785 feet, more or less, to the point of intersection of said West line with the line between said lot numbered 5 (five) in the fourth range and lot numbered 5 (five) in the third range; thence

South 80½° East 2675 feet, more or less, to the southwesterly corner of the tract of land described in that certain deed from Alene F. Gerry to Mary Grasmuck Rajaniemi, dated November 28, 1960, recorded in the Cheshire County Registry of Deeds (the "Registry"), Volume 676, Page 360; thence

North 6½° East 2088 feet, more or less, to the point of intersection of said line with the line between said lot numbered 5 (five) in the fourth range and lot numbered 5 (five) in the fifth range; thence

Northeasterly 2741 feet, more or less, to the point of beginning.

Being a part of the premises conveyed to Alene F. Gerry by deed of Louis C. Gerry, dated April 27, 1932, recorded in the Registry, Volume 450, Page 585, and conveyed to Phyllis Gerry Williams by deed of Alene F. Gerry, dated April 3, 1971, recorded in the Registry, Volume 834, Page 217.

Subject to the pole rights conveyed by deed of Alene F. Gerry to the Public Service Company of New Hampshire, dated July 3, 1943, recorded in the Registry, Volume 507, Page 247.

Meaning and intending to convey the same premises conveyed to said Russell W. Robertson by deed of Phyllis Gerry Williams, dated September 28, 1984, recorded in the Registry, Volume 1074, Page 139.

The grantor and his spouse hereby release none of their rights of homestead in the premises conveyed herein.

NO TRANSFER TAX is due on this deed pursuant to NH RSA 78-B:2, XXII, as the within conveyance is to the grantor's revocable trust for estate planning purposes.

This deed has been prepared based upon information provided by the grantor. The preparer of this deed has not undertaken any independent verification of the title.

Executed this 21 day of October, 2020.

Russell W. Robertson

Russell W. Robertson

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21 day of OCTOBER, 2020, by **RUSSELL W. ROBERTSON**, known to me or satisfactorily proven.

L. PHILLIPS RUNYON III NOTARY PUBLIC NEW HAMPSHIRE

L. Phillips Runyon III

Notary Public/~~Justice of the Peace~~

(Print Name) L. PHILLIPS RUNYON III

My commission expires: 3/13/24

Runyon Law Office, PLLC, 45 Main Street, Suite 204, PO Box 674, Peterborough, NH 03458-0674

Map: 000007 **Lot: 000050** **Sub: 00000F** **Card: 1 of 1** **GERRY RD** **DUBLIN** **Printed: 08/15/2022**

OWNER INFORMATION

ROBERTSON, PRUDENCE P TRUST

ROBERTSON, PRUDENCE P TRUSTEE

162 GERRY ROAD

P.O. BOX 234

DUBLIN, NH 03444

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2020	3137	399	U V 38	1	ROBERTSON, PRUDENCE P
01/09/2001	1782	0858	U V 77	72,400	POWERS INC, JAMES

PICTURE

LISTING HISTORY

01/27/22	RWVL	
10/16/17	ADVL	
01/31/17	INSP	MARKED FOR INSPECTION
08/23/02	ETRL	
02/20/01	AMPV	

NOTES

VACANT; WOODED; 1/22; VACANT; DNV ANYTHING STARTED ON THIS LOT OR OWNERS HSE LOT, CK 23/EST NVC WITH TEMP TENTS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

Town of Dublin

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 0	$ 889
		Parcel Total:	$ 889
2021	$ 0	$ 0	$ 930
		Parcel Total:	$ 930
2022	**$ 0**	**$ 0**	**$ 780**
		Parcel Total:	**$ 780**

LAND VALUATION

LAST REVALUATION: 2019

Zone: RU RURAL **Minimum Acreage:** 4.00 **Minimum Frontage:** 250 **Site:** UND/WDS **Driveway:** UNDEVELOPED **Road:** GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD OTHER	4.000 ac	90,000	D	90	75	95	90	90 -- ROLLING	100		90	N	198	
UNMNGD OTHER	11.740 ac	x 1,500	X	94				90 -- ROLLING	100		90	N	582	
	15.740 ac												**780**	

Map: 000007 Lot: 000050 Sub: 00000F Card: 1 of 1 GERRY RD DUBLIN Printed: 08/15/2022

PICTURE

OWNER

ROBERTSON, PRUDENCE P TRUST
ROBERTSON, PRUDENCE P TRUSTEE
162 GERRY ROAD
P.O. BOX 234
DUBLIN, NH 03444

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/17/21	6-21	NEW BUILDING	15X110 & 15X50 TEMPORARY

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:
Base Type:

BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age:
Physical:
Functional:
Economic:
Temporary:

Map: 000007 Lot: 000053 Sub: 000000 Card: 2 of 2 GERRY RD DUBLIN Printed: 08/15/2022

PICTURE



OWNER

ROBERTSON, RUSSELL W TRUST
ROBERTSON, RUSSELL W TRUSTEE
162 GERRY ROAD

DUBLIN, NH 03444

TAXABLE DISTRICTS

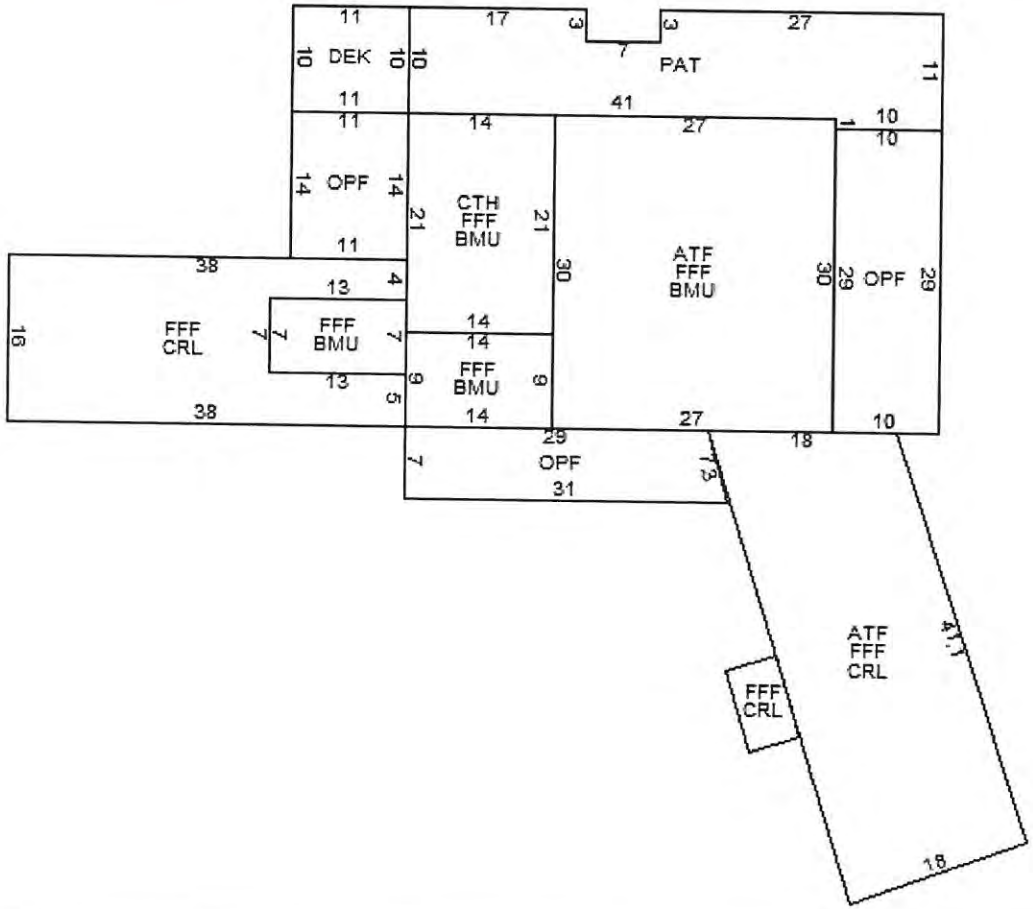
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CONVENTION**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED/DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **5** Baths: **4.0** Fixtures: **13**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9017** Base Rate: **RSA 90.00**
Bldg. Rate: **1.1837**
Sq. Foot Cost: **$ 106.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	1586	0.25	397
OPF	OPEN PORCH	654	0.25	164
CTH	CATHEDRAL	294	0.10	29
BMU	BSMNT	1321	0.15	198
PAT	PATIO	499	0.10	50
DEK	DECK/ENTRANCE	110	0.10	11
FFF	FST FLR FIN	2654	1.00	2654
CRL	CRAWL SPACE	1333	0.05	67
GLA:	**3,051**	**8,451**		**3,570**

2019 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 380,312**
Year Built: **1850**
Condition For Age: VERY GOOD **30 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **30 %**

Building Value: **$ 266,200**

Map: 000007 Lot: 000053 Sub: 000000 Card: 2 of 2 GERRY RD DUBLIN Printed: 08/15/2022

OWNER INFORMATION

ROBERTSON, RUSSELL W TRUST
ROBERTSON, RUSSELL W TRUSTEE
162 GERRY ROAD

DUBLIN, NH 03444

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

10/16/17	ADVL	
01/31/17	INSP	MARKED FOR INSPECTION
07/20/11	SGVR	
03/23/11	INSP	MARKED FOR INSPECTION
08/22/08	MGVL	
08/23/02	ETRL	
11/12/98	DWM	
06/20/91	EST	

NOTES

WHITE; 10/17 INT/EXT VG COND; P&B CONST; KIT HDWOOD/GRANITE; CORR SKETCH; 30X27 ATF=10'; 18X42 ATF=5'; YB PER OWNER; VERY WELL MAINT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500	MASTER
SHED-EQUIPMENT	312	12 x 26	111	8.00	100	2,771	ATT 26X30
STABLES	1,500	30 x 50	71	21.00	80	17,892	
BARN-1STRY/LOFT	780	26 x 30	81	22.00	80	11,120	ATT 30X50
						38,300	

MUNICIPAL SOFTWARE BY AVITAR

Town of Dublin

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	$ 266,200	$ 38,300	$ 0(c)

Parcel Total: $ 790,136

(Card Total: $ 304,500)

LAND VALUATION

LAST REVALUATION: 2019

Zone: **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type 2F RES **Neighborhood:**

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

Map: 000007 Lot: 000053 Sub: 000000 Card: 1 of 2 162 GERRY RD DUBLIN Printed: 08/15/2022

PICTURE



OWNER

ROBERTSON, RUSSELL W TRUST
ROBERTSON, RUSSELL W TRUSTEE
162 GERRY ROAD

DUBLIN, NH 03444

TAXABLE DISTRICTS

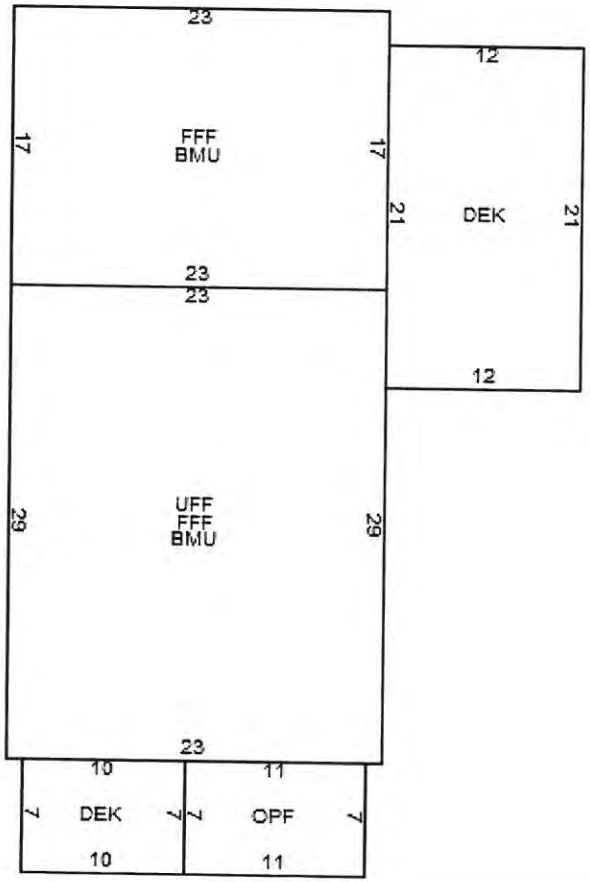
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL/PLASTERED**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0721** Base Rate: **RSA 90.00**
Bldg. Rate: **1.1788**
Sq. Foot Cost: **$ 106.10**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1058	1.00	1058
BMU	BSMNT	1058	0.15	159
UFF	UPPER FLR FIN	667	1.00	667
DEK	DECK/ENTRANCE	322	0.10	32
OPF	OPEN PORCH	77	0.25	19
GLA:	**1,725**	**3,182**		**1,935**

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		$ 205,304
Year Built:		1950
Condition For Age:	GOOD	26 %
Physical:		
Functional:	WH	1 %
Economic:		
Temporary:		
Total Depreciation:		27 %
Building Value:		$ 149,900

Map: 000007 Lot: 000053 Sub: 000000 Card: 1 of 2 162 GERRY RD DUBLIN Printed: 08/15/2022

OWNER INFORMATION

ROBERTSON, RUSSELL W TRUST
ROBERTSON, RUSSELL W TRUSTEE
162 GERRY ROAD

DUBLIN, NH 03444

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2020	3137	397	U I 38	1	ROBERTSON, DR RUSSELL
09/28/1984	1074	139	U I 99		

PICTURE



LISTING HISTORY

10/16/17	ADVM	
01/31/17	INSP	MARKED FOR INSPECTION
07/20/11	SGVR	
03/23/11	INSP	MARKED FOR INSPECTION
08/22/08	MGVL	
08/23/02	ETRL	
11/12/98	DWM	
06/20/91	EST	

NOTES

GRY;30X46 BARN P&B W/ HDWD FLRS; DNPU 10X12 STO FOR ELEC BOXES VY SHORT;WTR IN BMU SUMP PUMP; FFF/BMU 17X23 DIRT FLR; STN FNTDN;10/17 HO (MRS) DECLINED TOUR OF THIS HOME=ALL INFO @ CRD2; EXT GOOD COND; PU FPL PER HO;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY/LOFT	270	15 x 18	119	22.00	60	4,241	
GARAGE-1 STY	1,320	20 x 66	72	30.00	60	17,107	ATT 30X46
BARN-1STRY/LOFT	1,380	30 x 46	72	22.00	150	32,789	NO HEAT/ROOF LEAKS
POLE BARN	792	18 x 44	80	8.00	60	3,041	
POLE BARN	1,170	18 x 65	74	8.00	60	4,156	
SHED-WOOD	70	7 x 10	289	10.00	60	1,214	ATT 30X50
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	INSIDE 30X46 BARN
GAZEBO	91	1 x 91	236	12.00	70	1,804	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						70,400	

MUNICIPAL SOFTWARE BY AVITAR

Town of Dublin

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 416,100	$ 108,700	$ 268,112
		Parcel Total:	$ 792,912
2021	$ 416,100	$ 108,700	$ 267,987
		Parcel Total:	$ 792,787
2022	**$ 149,900**	**$ 70,400**	**$ 265,336(c)**
		Parcel Total:	**$ 790,136**

(Card Total: $ 485,636)

LAND VALUATION

LAST REVALUATION: 2019

Zone: RU RURAL **Minimum Acreage:** 4.00 **Minimum Frontage:** 250 **Site:** EXCELLENT **Driveway:** GRAVEL **Road:** GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	4.000 ac	90,000	D	90	140	95	95	100 -- LEVEL	110	112,600	0	N	112,600	2 BLDGS
2F RES	10.000 ac	x 1,500	X	63				90 -- ROLLING	100	8,500	0	N	8,500	
FARM LAND	33.000 ac	x 1,500	X	63				90 -- ROLLING	200		90	N	10,850	FIELDS
UNMNGD HARDWD	100.000 ac	x 1,500	X	63				90 -- ROLLING	100		90	N	7,925	
UNPRODUCTIVE	3.000 ac	x 1,500	X	63				90 -- ROLLING	100		90	N	61	
VIEW		MOUNTAINS, PANORAMIC, TOP50, EXTREME							100	125,400			125,400	PART BLOCKED
	150.000 ac												**265,336**	

Dublin - Tax Collector

8/16/2022

Information

Invoice Number:	2021P02011907	Bill Amount:	$11.00
Description:	Property Tax	Interest:	$0.00
Property ID:	7-50-F	Costs:	$0.00
Owner:	ROBERTSON, PRUDENCE P TRUST	Total:	$11.00
Address:	GERRY RD	Payments:	$11.00
Bill Date:	12/20/2021	Balance Due:	$0.00
Due Date:	12/20/2021		
Interest Date:	12/20/2021		
Interest Days:	0		
Last Paid:	12/6/2021		
Paid By:	3462		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/6/2021	2021	2	($11.00)
Property Tax	12/20/2021	2021	2	$11.00

Dublin - Tax Collector

8/16/2022

Information

Invoice Number:	2021P01012003	Bill Amount:	$11.00
Description:	Property Tax	Interest:	$0.00
Property ID:	7-50-F	Costs:	$0.00
Owner:	ROBERTSON, PRUDENCE P TRUST	Total:	$11.00
Address:	GERRY RD	Payments:	$11.00
Bill Date:	7/1/2021	Balance Due:	$0.00
Due Date:	7/1/2021		
Interest Date:	7/1/2021		
Interest Days:	0		
Last Paid:	6/2/2021		
Paid By:	3341		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/2/2021	2021	1	($11.00)
Property Tax	7/1/2021	2021	1	$11.00

Dublin - Tax Collector

8/16/2022

Information

Invoice Number:	2022P01012007	Bill Amount:	$9.00
Description:	Property Tax	Interest:	$0.00
Property ID:	7-50-F	Costs:	$0.00
Owner:	ROBERTSON, PRUDENCE P TRUST	Total:	$9.00
Address:	GERRY RD	Payments:	$9.00
Bill Date:	7/1/2022	Balance Due:	$0.00
Due Date:	7/1/2022		
Interest Date:	7/1/2022		
Interest Days:	0		
Last Paid:	6/8/2022		
Paid By:	3558		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/8/2022	2022	1	($9.00)
Property Tax	7/1/2022	2022	1	$9.00

Dublin - Tax Collector

7/11/2022

Information

Invoice Number:	2021P02012001	Bill Amount:	$8,808.00
Description:	Property Tax	Interest:	$0.00
Property ID:	7-53	Costs:	$0.00
Owner:	ROBERTSON, RUSSELL W TRUST	Total:	$8,808.00
Address:	162 GERRY RD	Payments:	$8,808.00
Bill Date:	12/20/2021	Balance Due:	$0.00
Due Date:	12/20/2021		
Interest Date:	12/20/2021		
Interest Days:	0		
Last Paid:	12/6/2021		
Paid By:	3461		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/6/2021	2021	2	($8,808.00)
Property Tax	12/20/2021	2021	2	$8,808.00

Dublin - Tax Collector

7/11/2022

Information

Invoice Number:	2021P01012004	Bill Amount:	$9,759.00
Description:	Property Tax	Interest:	$0.00
Property ID:	7-53	Costs:	$0.00
Owner:	ROBERTSON, RUSSELL W TRUST	Total:	$9,759.00
Address:	162 GERRY RD	Payments:	$9,759.00
Bill Date:	7/1/2021	Balance Due:	$0.00
Due Date:	7/1/2021		
Interest Date:	7/1/2021		
Interest Days:	0		
Last Paid:	6/2/2021		
Paid By:	3340		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/2/2021	2021	1	($9,759.00)
Property Tax	7/1/2021	2021	1	$9,759.00

Dublin - Tax Collector

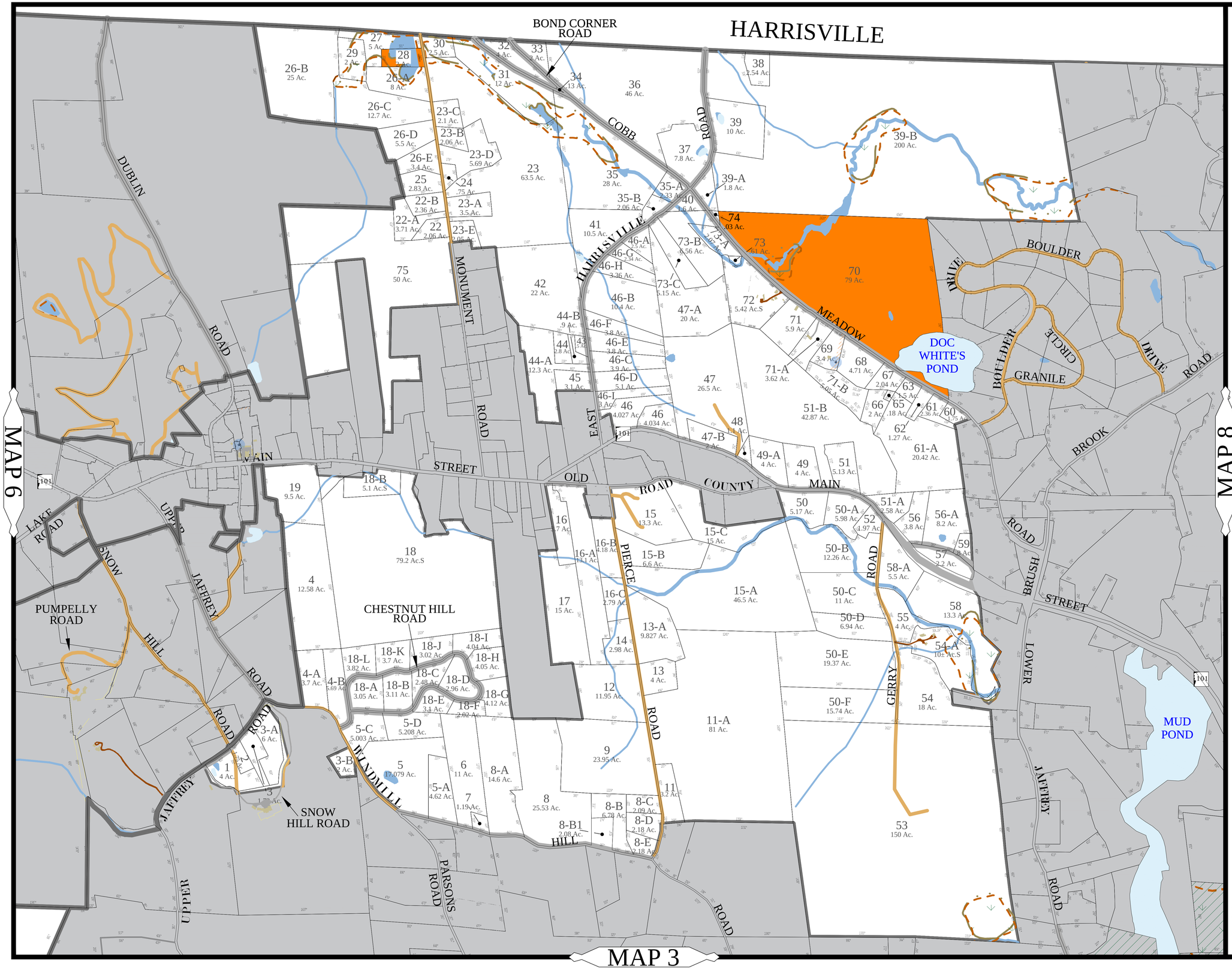
7/11/2022

Information

Invoice Number:	2022P01012101	Bill Amount:	$9,252.00
Description:	Property Tax	Interest:	$0.00
Property ID:	7-53	Costs:	$0.00
Owner:	ROBERTSON, RUSSELL W TRUST	Total:	$9,252.00
Address:	162 GERRY RD	Payments:	$9,252.00
Bill Date:	7/1/2022	Balance Due:	$0.00
Due Date:	7/1/2022		
Interest Date:	7/1/2022		
Interest Days:	0		
Last Paid:	6/8/2022		
Paid By:	3567		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/8/2022	2022	1	($9,252.00)
Property Tax	7/1/2022	2022	1	$9,252.00



Terra-Map

A Division Of

Avitar Associates of New England, Inc.

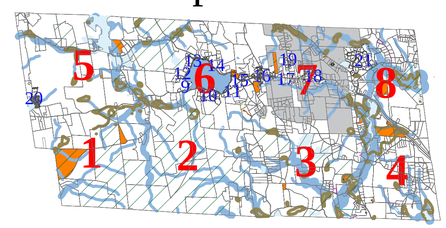
Legend

- Map Boundary
- Parcel Boundary
- Parcel Numbers 22
- Private Road
- Right-Of-Way
- Water Boundary
- Water General
- Town Designated Wetlands
- Town Conservation Land
- Town Land
- Town Road

Scale

400 0 400 800 1200 1600 2000
FEET

Map Index



20 Town of DUBLIN 1752 NEW HAMPSHIRE 18

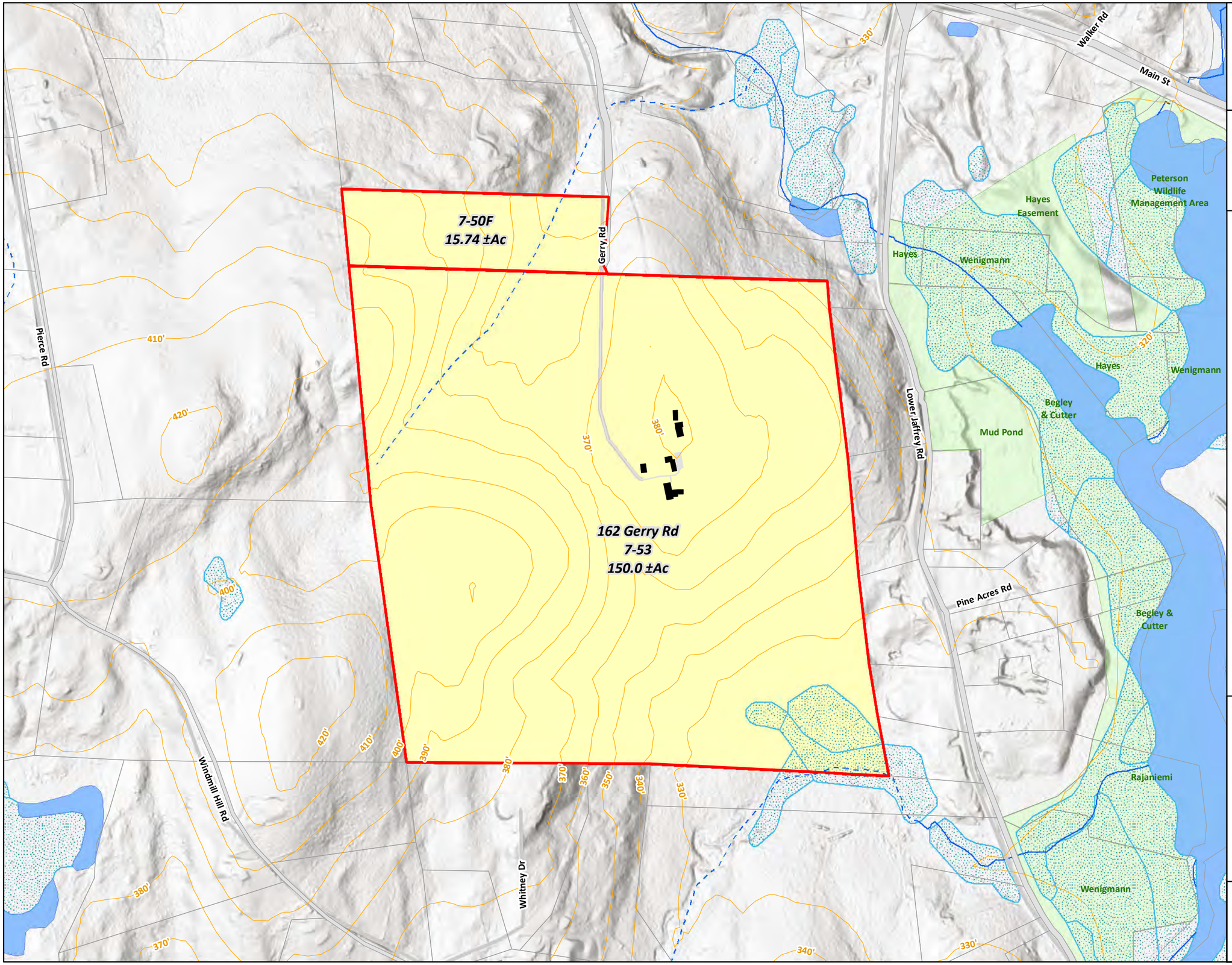
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Not to be used
for Conveyances

7

Robinwood

Dublin, NH

Base Plan



LEGEND

- Subject Property - 165.74 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 07/28/22

Project Number: NH0651

0 250 500 1,000 Feet

Scale: 1 " = 500 '

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

LandVest

Document Name: NH0651 base

Robinwood

Dublin, NH

Base Plan Orthophotograph

7-50F
15.74 ±Ac

162 Gerry Rd
7-53
150.0 ±Ac

Gerry Rd
Pierce Rd
Walker Rd
Main St
Lower Jaffrey Rd
Pine Acres Rd
Windmill Hill Rd
Whitney Dr

Peterson Wildlife Management Area
Hayes Easement
Hayes
Wenigmann
Begley & Cutter
Mud Pond
Rajaniemi

410'
420'
400'
380'
370'
390'
360'
350'
340'
330'
320'

LEGEND

- Subject Property - 165.74 ±Ac
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- Contours (ft)



Notes:
Credits: 2021 imagery from USDA, NAIP map service.

Date: 07/28/22

Project Number: NH0651

0 250 500 1,000 Feet

Scale: 1 " = 500 '

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

LandVest

Document Name: NH0651 ortho