

APPROVED BY THE HANOVER PLANNING BOARD

DATE _____

CHAIRMAN _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THAT THE DIMENSIONS AND BEARINGS SHOWN ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

MINOR SUBDIVISION PLAN
BOUNDARY SURVEY

MAP 5, LOT 138

DOUGLAS S. STORRS DECLARATION OF TRUST
AND
KAREN O. STORRS DECLARATION OF TRUST

HANOVER, GRAFTON COUNTY, NEW HAMPSHIRE
12-30-20

Revision Date	Revision Description

Scale: 1" = 100'

Dr. By: JM Ck. By: DJ
H.E.S. Job No. 2020726
Field Book No. 1327
Field Book Page No. 23
Sheet No. 1 Of 1

SCALE: 1" = 100'

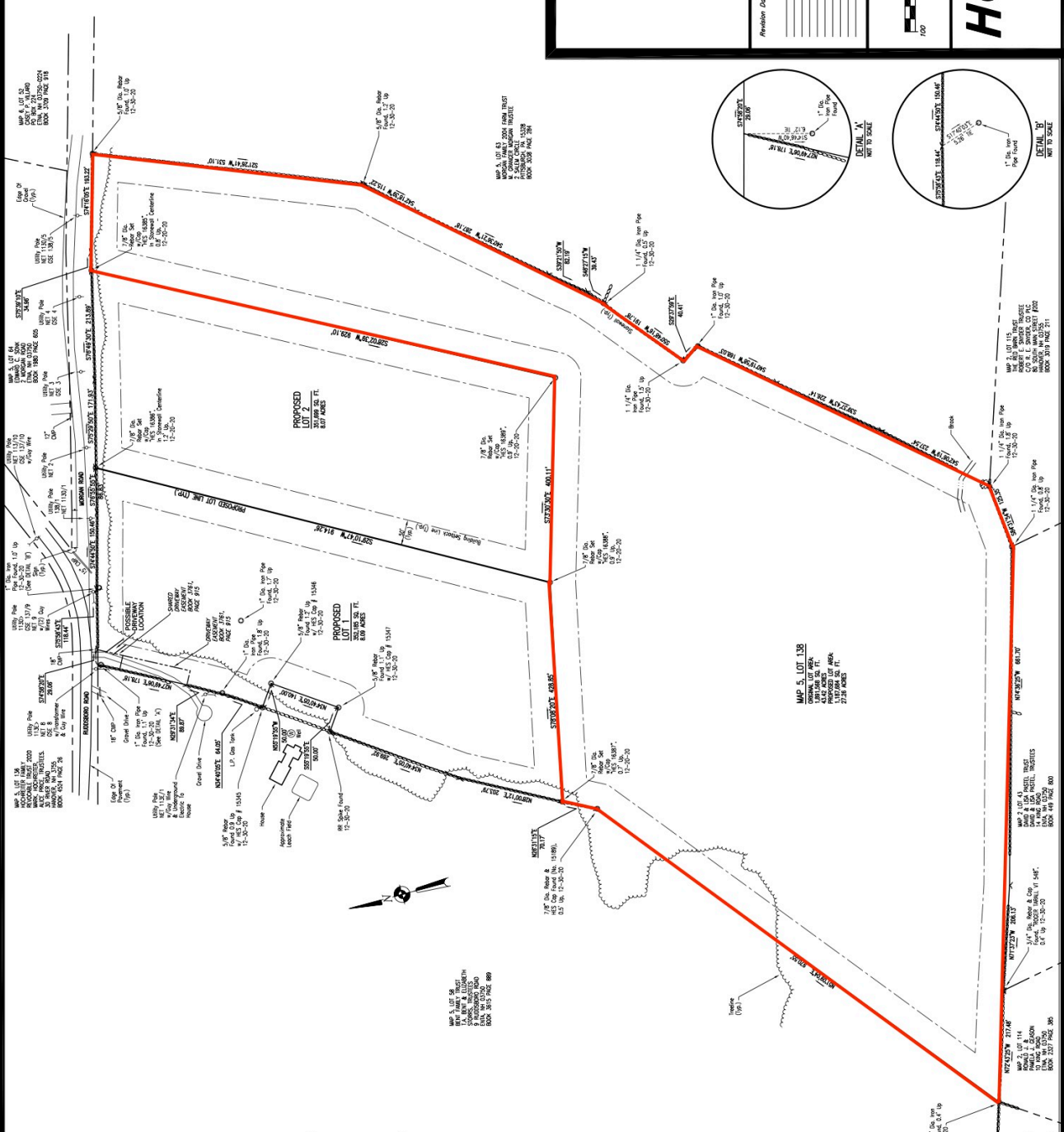
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HOLDEN ENGINEERING & SURVEYING, Inc.

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FOR USE BY COUNTY REGISTER OF DEEDS

PLAN REFERENCES:
1. RECORD OF RECORD MAP NO. 2020726, SUBDIVISION SURVEY MAP 5, LOT 138, DOUGLAS S. STORRS, KAREN O. STORRS, DECLARATION OF TRUST, HANOVER, NEW HAMPSHIRE, AT NEW STREET, REARPORT, 2020
2. RECORD OF RECORD MAP NO. 1327, SUBDIVISION SURVEY MAP 5, LOT 138, DOUGLAS S. STORRS, KAREN O. STORRS, DECLARATION OF TRUST, HANOVER, NEW HAMPSHIRE, AT NEW STREET, REARPORT, 2020
3. RECORD OF RECORD MAP NO. 1327, SUBDIVISION SURVEY MAP 5, LOT 138, DOUGLAS S. STORRS, KAREN O. STORRS, DECLARATION OF TRUST, HANOVER, NEW HAMPSHIRE, AT NEW STREET, REARPORT, 2020
4. TOTAL AREA OF PARCELS 5-138 IS 1,847,549 SQUARE FEET, OR 42.42 ACRES.
5. THE BOUNDARY OF THIS PLAN IS TO SUPERSEDE THE EXISTING 42.42 ACRE PARCELS 5-138.
6. THIS SURVEY DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA.
7. THIS SURVEY IS BASED ON STATE OF NEW HAMPSHIRE PLANE COORDINATES.
8. THIS SUBDIVISION IS NOT BEING SET AT ALL NEW LOT CORNERS IN ACCORDANCE WITH MUNICIPAL SUBDIVISION REGULATIONS.
9. NO MONUMENTS SHALL BE SET AT ALL NEW LOT CORNERS IN ACCORDANCE WITH MUNICIPAL SUBDIVISION REGULATIONS.
10. THE PLAN AND APPROVAL OF THIS PLAN AND APPROVAL OF THIS PLAN SHALL BE VALID FOR THE PURPOSES OF THE SUBDIVISION REGULATIONS ONLY.
11. THE PLAN AND APPROVAL OF THIS PLAN SHALL BE VALID FOR THE PURPOSES OF THE SUBDIVISION REGULATIONS ONLY.
12. INFORMATION IS BASED ON UNAL TYPHOGRAPHIC MAPPING, REFERENCED MAP NO. 1327.

NOTES:

1. OWNERS OF RECORD MAP NO. 2020726, SUBDIVISION SURVEY MAP 5, LOT 138, DOUGLAS S. STORRS, KAREN O. STORRS, DECLARATION OF TRUST, HANOVER, NEW HAMPSHIRE, AT NEW STREET, REARPORT, 2020
2. REFER TO THIS PARCEL AS LOT 138 ON MAP 5, AS SHOWN ON THE RECORD OF RECORD MAP NO. 1327, SUBDIVISION SURVEY MAP 5, LOT 138, DOUGLAS S. STORRS, KAREN O. STORRS, DECLARATION OF TRUST, HANOVER, NEW HAMPSHIRE, AT NEW STREET, REARPORT, 2020
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PROPERTY DISCLOSURE - LAND ONLY
 New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 RUDDSBORO ROAD, HANOVER N.H.

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? YES NO UNKNOWN
 IF YES: Are tanks currently in use? YES NO
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____
 Location: _____
 Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____
 Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN
 If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN
 Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN
 If YES, Explain: _____
 If YES, what is your source of information? _____
 b. Is this property located in a Federally Designated Flood Zone? YES NO UNKNOWN
 c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN
 If YES, Explain: _____
 d. What is your source of information? _____
 e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN
 If YES, Explain: _____
 f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN
 IF YES, Explain: CURRENT USE
 g. How is the property zoned? RR Source: _____
 h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO
 i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO
 j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO
 k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO
 l. Have you subdivided the property? YES NO UNKNOWN
 m. Are there any local permits? YES NO UNKNOWN Please explain: _____
 n. Are there attachments explaining any of the above? YES NO UNKNOWN
 o. Septic/Design plan available? YES NO UNKNOWN
 p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) YES NO If YES, please explain: _____

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

SELLER(S) INITIALS [Signature], KOS

BUYER(S) INITIALS ,

PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER KAREN O. STORRS, TRUSTEE OF THE KAREN O. STORRS DECLARATION OF TRUST

1. SELLER: DOUGLAS S. STORRS, TRUSTEE OF THE DOUGLAS S. STORRS DECLARATION OF TRUST

2. PROPERTY LOCATION: 15 RUDDSBOURD ROAD, HANOVER NH

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other
b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ What is the source of your information? _____
c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? Yes No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.
e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____
c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 500 Gal. 1,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: _____ Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____
d. LEACH FIELD: Yes No Other
IF YES: Size _____ Location: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
SOURCE OF INFORMATION: _____
COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS [Signature] BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

DOUGLAS S. STORRS, TRUSTEE
SELLER DATE 4/25/23
DOUGLAS STORRS, DECLARATION OF TRUST

KAREN S. STORRS
SELLER DATE 4/25/23
KAREN S. STORRS, DECLARATION OF TRUST

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

PLAN REFERENCES:

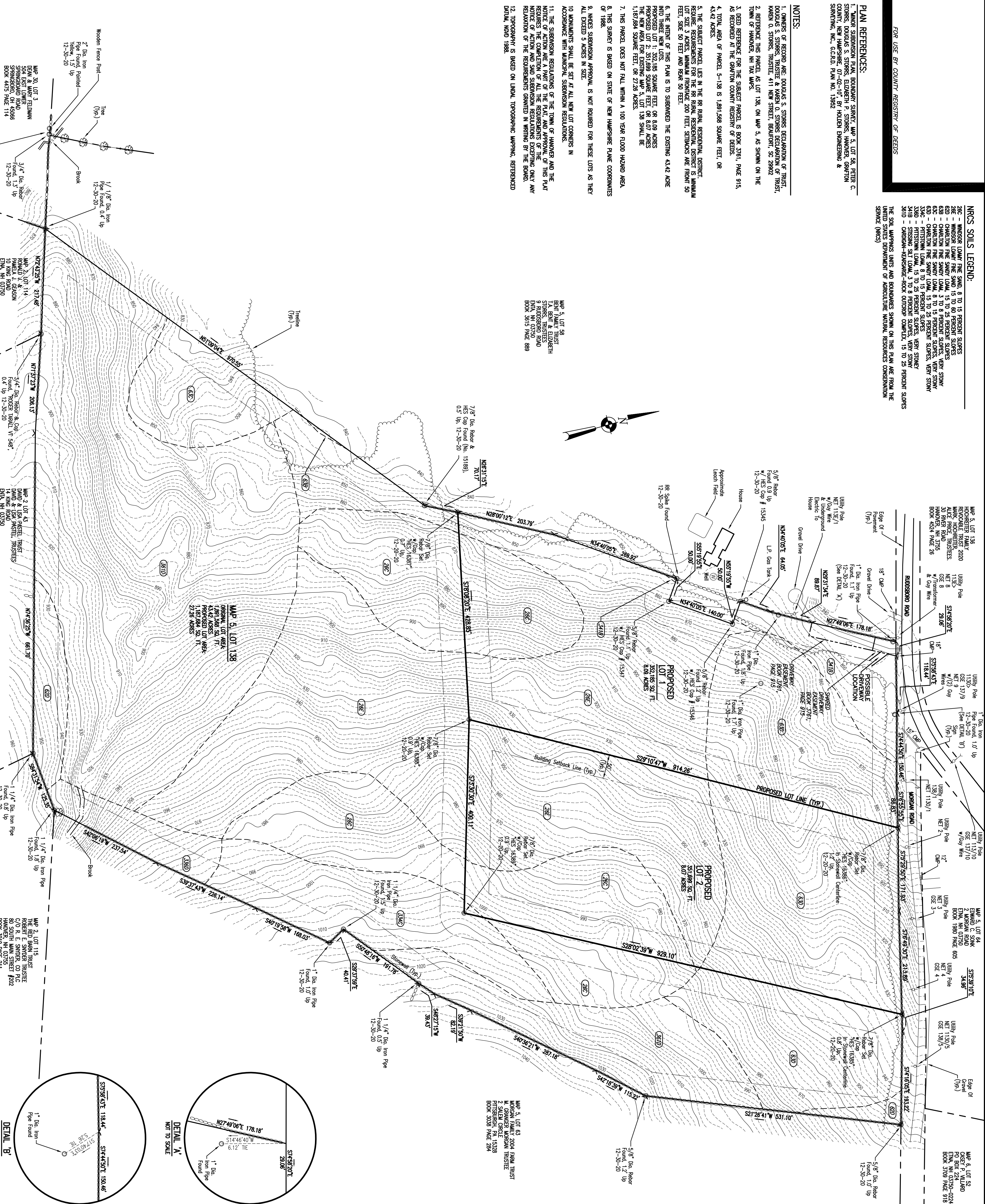
1. MINOR SUBDIVISION PLAN BOUNDARY SURVEY, MAP 5, LOT 58, PETERS C. STORRS, DOUGLAS S. STORRS, ELIZABETH P. STORRS, HANOVER GRAFTON COUNTY, NEW HAMPSHIRE, 07-02-10, BY HOLDEN ENGINEERING & SURVEYING, INC., G.C.602, PLAN NO. 13592
2. HANOVER, NH TAX MAPS
3. DEED REFERENCE FOR THE SUBJECT PARCEL IS BOOK 5764, PAGE 915.
4. TOTAL AREA OF PARCEL 5-118 IS 1,891,588 SQUARE FEET OR 43.42 ACRES.
5. THE SUBJECT PARCEL LIES IN THE RR RURAL RESIDENTIAL DISTRICT. REQUIREMENTS FOR THE RR RURAL RESIDENTIAL DISTRICT IS MINIMUM LOT SIZE 3 ACRES, MINIMUM FRONTAGE 200 FEET, SETBACKS ARE FRONT 50 FEET, SIDE 50 FEET AND REAR 50 FEET.
6. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 43.42 ACRE AND THREE NEW LOTS.
7. PROPOSED LOT 1: 352,185 SQUARE FEET OR 8.03 ACRES. PROPOSED LOT 2: 307,895 SQUARE FEET OR 7.04 ACRES. PROPOSED LOT 3: 1,230,508 SQUARE FEET OR 28.35 ACRES. THE NEW AREA FOR DISTING MAP 5, LOT 138 SHALL BE 1,891,588 SQUARE FEET OR 43.42 ACRES.
8. THIS PARCEL DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA.
9. THIS SURVEY IS BASED ON STATE OF NEW HAMPSHIRE PLANE COORDINATES OF 1988.
10. HANOVER SUBDIVISION APPROVAL IS NOT REQUIRED FOR THESE LOTS AS THEY ALL EXCEED 5 ACRES IN SIZE.
11. MONUMENTS SHALL BE SET AT ALL NEW LOT CORNERS IN ACCORDANCE WITH HANOVER SUBDIVISION REGULATIONS.
12. THE SUBDIVISION REGULATIONS OF THE TOWN OF HANOVER AND THE NOTICE OF ACTION ARE A PART OF THE PLAN, AND APPROVAL OF THIS PLAN CONSTITUTES ACCEPTANCE OF THE REGULATIONS AND THE NOTICE OF ACTION AND SO SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF THE REQUIREMENTS GRANTED IN WRITING BY THE BOARD.
13. TOPOGRAPHY IS BASED ON UNLAD TOPOGRAPHIC MAPS, REFERENCED DATUM: NAD 1983.

NOTES:

1. OWNERS OF RECORD ARE DOUGLAS S. STORRS, DECLARATION OF TRUST, DOUGLAS S. STORRS, TRUSTEE & WENDI O. STORRS, DECLARATION OF TRUST, WENDI O. STORRS, TRUSTEE, 411 NEW STREET, BEAUFORT, NH 03302
2. REFER TO THE PARCEL AS LOT 138 ON MAP 5, AS SHOWN ON THE TOWN OF HANOVER, NH TAX MAPS.
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MRSOILS LEGEND:

- 2B2 - WINDSOR LOAM FINE SAND, 0 TO 15 PERCENT SLOPES
 - 6B0 - SHALTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 - 6B3 - SHALTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
 - 6B5 - SHALTON FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, VERY STONY
 - 334C - PRISTONUM LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 - 334D - PRISTONUM LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY
 - 3B10 - CHADAM-HEGEMER-ROCK OUTCROP COMPLEX, 15 TO 25 PERCENT SLOPES
- THE SOIL WORKS UNITS AND BOUNDARIES SHOWN ON THIS PLAN ARE FROM THE SURVEY (MRS)



**MINOR SUBDIVISION PLAN
BOUNDARY SURVEY**

MAP 5, LOT 138

**DOUGLAS S. STORRS DECLARATION OF TRUST
AND
KAREN O. STORRS DECLARATION OF TRUST**

HANOVER, GRAFTON COUNTY, NEW HAMPSHIRE
12-30-20

APPROVED BY THE HANOVER PLANNING BOARD

DATE _____

CHAIRMAN _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:110,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

SCALE: 1" = 100'

Dr. By: JIM CK By: DJ
H.E.S. Job No. 20202726
Field Book No. 1327
Field Book Page No. 23
Sheet No. 1 Of 1

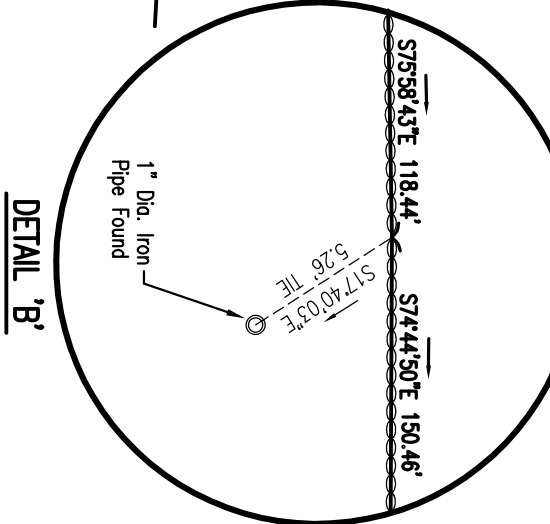
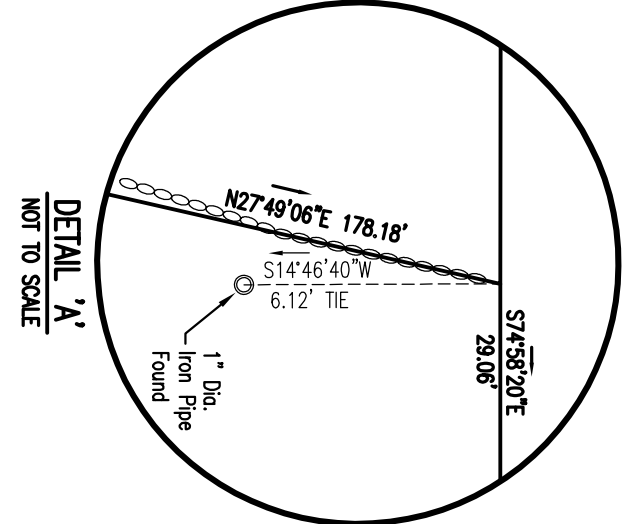
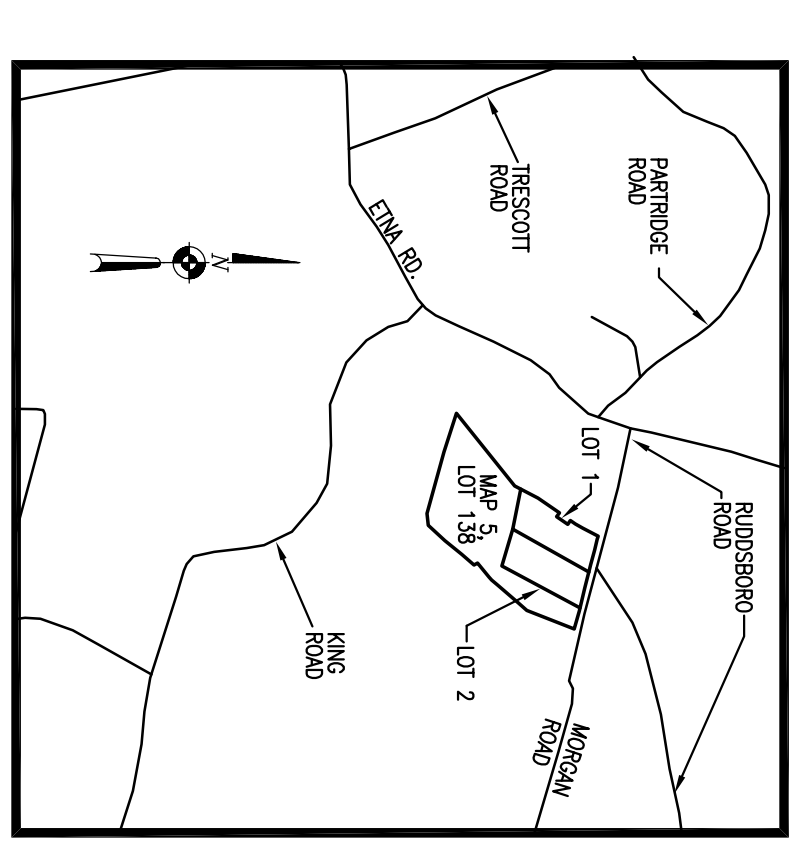
HOLDEN ENGINEERING & SURVEYING, Inc.

55 Old Smead Road - Unit #1
PO Box 489 Concord, NH 03302
(603) 225-6449

9 Constitution Drive
Bedford, NH 03110
(603) 472-2078

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WEASEL.DWG



Doc # 0018805 Dec 23, 2010 11:12 AM
 Register of Deeds, Grafton County



[Handwritten Signature]



085

WARRANTY DEED

We, PETER C. STORRS, of Cornish, in the County of Sullivan and State of New Hampshire, ELIZABETH P. STORRS, of Hanover, in the County of Grafton and State of New Hampshire, and DOUGLAS S. STORRS, of Providence, in the County of Providence and State of Rhode Island, Grantors, for consideration paid, grant to DOUGLAS S. STORRS, or his successor, as TRUSTEE OF THE DOUGLAS S. STORRS DECLARATION OF TRUST, dated December 1, 2009, as amended from time to time, and to KAREN O. STORRS, or her successor, as TRUSTEE OF THE KAREN O. STORRS DECLARATION OF TRUST, dated December 1, 2009, as amended from time to time, of Providence, County of Providence, State of Rhode Island, with a mailing address of 95 Alumni Avenue, Providence, RI 02906-2332, Grantees, with WARRANTY COVENANTS, the following:

Being a parcel or tract of land, with any improvements thereon, situated in Etna, in the Town of Hanover, County of Grafton, State of New Hampshire and more particularly described as follows:

Being Lot 1, containing 43.585 acres (1,898,568 square feet) on a plan entitled: "Minor Subdivision Plan, Boundary Survey, Map 5, Lot 58, Peter C. Storrs, Douglas S. Storrs, Elizabeth P. Storrs, 07-02-10, Revised 8/26/10, Scale: 1" = 100', HES Job No. 1020175, Holden Engineering & Surveying, Inc., Bedford, NH," to be recorded in the Grafton County Registry of Deeds. Lot 1 is shown on the Holden Plan as follows:

Beginning at iron pipe on the southerly side of Ruddsboro Road, which pipe marks the northwesterly corner of Lot 1 and the northeasterly corner of the lot shown as "Remainder 5-58" on the Holden Plan;

Thence south 74° 58' 20" east, 29.06 feet along the southerly side of Ruddsboro Road to a point;

Thence south 75° 58' 43" east, 118.44 feet along the southerly side of Ruddsboro Road and Morgan Road to an iron pipe;

Thence south 74° 44' 50" east, 150.46 feet along the southerly side of Morgan Road to a point;

Thence south 75° 58' 43" east, 258.75 feet along the southerly side of Morgan Road to a point;

Thence south 76° 39' 37" east, 248.85 feet along the southerly side of Morgan

Road to a point;

Thence south $74^{\circ} 16' 05''$ east, 193.22 feet along the southerly side of Morgan Road to rebar which rebar marks the northeasterly corner of Lot 1 and northwesterly corner of property shown on the Holden Plan of M. Granger Morgan Trustee;

Thence south $21^{\circ} 26' 41''$ west, 531.10 feet along the Morgan property to a rebar;

Thence south $42^{\circ} 18' 39''$ west, 115.22 feet along the Morgan property to a point;

Thence south $40^{\circ} 36' 21''$ west, 287.18 feet along the Morgan property to a point;

Thence south $39^{\circ} 21' 50''$ west, 82.19 feet along the Morgan property to a point;

Thence south $48^{\circ} 27' 15''$ west, 39.43 feet along the Morgan property to an iron pipe;

Thence south $50^{\circ} 48' 16''$ west, 191.78 feet along the Morgan property to an iron pipe;

Thence south $29^{\circ} 37' 59''$ east, 40.41 feet along the Morgan property to an iron pipe;

Thence south $40^{\circ} 19' 58''$ west, 168.03 feet along the Morgan property to a point;

Thence south $39^{\circ} 37' 43''$ west, 226.14 feet along the Morgan property to a point;

Thence south $42^{\circ} 06' 19''$ west, 237.54 feet along the Morgan property to an iron pipe;

Thence south $84^{\circ} 31' 54''$ west, 125.35 feet along premises shown on the Holden Plan of The Red Barn Trust to an iron pipe;

Thence north $74^{\circ} 36' 25''$ west, 661.70 feet along property shown on the Holden Plan of Brent M. Lambert to a point;

Thence north $71^{\circ} 37' 23''$ west, 206.13 feet along the Lambert property to a rebar;

Thence north $72^{\circ} 43' 25''$ west, 217.48 feet along property shown on the Holden Plan of Ronald J. and Pamela J. Geason to an iron pipe;

Thence north $51^{\circ} 09' 04''$ east, 970.55 feet along the lot shown as "Remainder 5-58" on the Holden Plan to a rebar;

Thence north $27^{\circ} 37' 25''$ east, 273.94 feet along the Remainder Lot to a point;

Thence north $34^{\circ} 40' 05''$ east, 269.92 feet along the Remainder Lot to a point;

Thence south $55^{\circ} 19' 55''$ east, 50 feet along the Remainder Lot to a point;

Thence north $34^{\circ} 40' 05''$ east, 140.00 feet along the Remainder Lot to a point;

Thence north 55° 19' 55" west, 50.00 feet along the Remainder Lot to a point;

Thence north 34° 40' 05" east, 64.05 feet along the Remainder Lot to a point;

Thence north 29° 31' 34 east, 89.87 feet along the Remainder Lot to a point;


Thence north 27° 49' 06" east, 178.18 feet along the Remainder Lot to the point of beginning.

Lot 1 is subject to a non-exclusive driveway easement shown as "Proposed Shared Driveway Easement" and "Proposed Driveway Easement" on the Holden Plan for the benefit of the Remainder Lot extending southerly from Ruddsboro Road along the westerly boundary of Lot 1. The owner of the Remainder Lot and the owner of Lot 1 shall use the driveway to access the Remainder Lot and Lot 1 from Ruddsboro Road. Until such time as the owner of Lot 1 makes use of the driveway for access to Lot 1, the owner of the Remainder Lot shall be responsible for all maintenance, upkeep, snow plowing and repair of the driveway within the easement area; at such time as the owner of Lot 1 makes use of the driveway for access to Lot 1, the owners of the two lots shall share equally in such expenses to the extent of common use of the driveway, each being responsible for expenses related to their separate sections. The owner of Lot 1 reserves the right to use the driveway easement area in any manner which does not interfere with its use for the driveway.


The premises are a portion of the same land and premises conveyed (1) by deed of Mink Meadow Farm to Robert C. Storrs, Jean H. Storrs, Peter C. Storrs, Elizabeth P. Storrs and Douglas S. Storrs by deed dated December 27, 1988, recorded at Book 1782, Page 436 of the Grafton County Registry of Deeds and (2) by deed of Jean H. Storrs to Peter C. Storrs, Elizabeth P. Storrs and Douglas S. Storrs by deed dated December 28, 1995, recorded at Book 2175, Page 799 of the Grafton County Registry of Deeds. Robert C. Storrs died December 28, 1994 and his interest in the premises was devised to Jean H. Storrs under his will; reference is made to the Grafton County Registry of Probate, Docket No. 05-0336 for the records of his estate.

Caroline E. Storrs, wife of Peter C. Storrs, and Timothy A. Bent, husband of Elizabeth P. Storrs, join in this deed to release any homestead, marital or other rights they may have in the premises.

WITNESS our hands this 8TH day of October 2010.



Peter C. Storrs



Caroline E. Storrs

State of New Hampshire
County of Sherburne, ss

October 5, 2010

Before me, the undersigned officer, personally appeared Peter C. Storrs and Caroline E. Storrs, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.

John S. Stebbins
Notary Public
State of New Hampshire
My Commission Expires 2/8/11



WITNESS our hands this 15th day of October 2010.

Elizabeth P. Storrs
Elizabeth P. Storrs

Timothy A. Bent
Timothy A. Bent

State of New Hampshire
County of Sherburne, ss

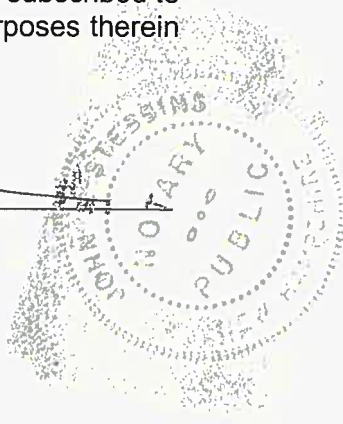
October 15, 2010

Before me, the undersigned officer, personally appeared Elizabeth P. Storrs and Timothy A. Bent, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.

John S. Stebbins
Notary Public

JOHN S. STEBBINS, Notary Public
State of New Hampshire
My Commission Expires 2/8/11



BK 3761 PG 0919

WITNESS our hands this 14TH day of OCTOBER 2010.



Douglas S. Storrs

State of MA
County of Barnstable, ss

Oct 14th, 2010

Before me, the undersigned officer, personally appeared Douglas S. Storrs, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.



Notary Public: Arthur John Ranz III

My Commission Expires: Sept. 15, 2017



Tax Collector
 PO Box 483
 Hanover, NH 03755
 (603) 640-3201

TOWN OF HANOVER
REAL ESTATE TAX BILL 2ND HALF
 Reprint

OFFICE HOURS:
 Monday thru Friday
 8:30 AM to 4:30 PM

8% INTEREST CHARGE APPLIED AFTER DUE DATE

BILL DATE: 12/2/2022
DUE DATE: 1/5/2023
BILL#: 98,033

TAX	STATE ED.	LOCAL ED.	COUNTY	TOWN	FIRE DIST.	TOTAL
RATE	1.27	9.62	1.37	4.15	1.24	17.65
AMOUNT	2.00	14.00	2.00	6.00	2.00	26.00
VALUATION				TAX CALCULATION		
	LAND VALUE		0	TOTAL TAX		26.00
	BUILDING VALUE		0	LESS:		
	CURRENT USE		1,451	TAX CREDITS		0.00
	OTHER VALUE		0	PREPAYMENTS		0.00
	GROSS VALUE		1,451	FIRST HALF BILL		13.00
	EXEMPTIONS		0	PAY THIS AMOUNT		13.00
	TAXABLE VALUE		1,451			

MAP/LOT/PLOT
 5-138-1

PROPERTY LOCATION
 15 RUDDSBORO RD

PROPERTY OWNER
 STORRS, DOUGLAS S-DECLARATION
 OF TRUST &/STORRS, K
 411 NEW ST
 BEAUFORT, SC 29902-5511

<p>AMOUNT IN ARREARS 0.00 PLUS INTEREST & COSTS</p>
--

CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT													
STORRS, DOUGLAS S-DECLARATIO STORRS, KAREN O - DELCARATION 411 NEW ST BEAUFORT SC 29902-5511										1	Level			1	Paved	3	Rural	Description	Code	Assessed	Assessed	1917 HANOVER, NH VISION									
																		CU LAND	6133	200,200	1,451										
SUPPLEMENTAL DATA										Alt Prcl ID		00005 00138 00001		PRECINC																	
										EASEMEN		232500		FIRE DIST 2																	
										PARKING		3		MRKTG DI																	
										PHOTO				TIF																	
										GIS ID		PR0463		STATE UTI																	
														Assoc Pid#																	
																Total		200,200		1,451											
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
STORRS, DOUGLAS S-DECLARATION OF T STORRS, PETER & DOUGLAS & ELIZABETH										3761	0915	12-23-2010	U	V	448,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
										2175	0799	12-28-1995	U	V	0	1A	2022	6133	1,451	2022	6133	1,499	2021	6133	1,472						
																				Total		1,451		Total		1,499		Total		1,472	
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int																		
																				APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 200,200 Special Land Value 1,451 Total Appraised Parcel Value 200,200 Valuation Method C											
Total										0.00																					
ASSESSING NEIGHBORHOOD										Nbhd		Nbhd Name		B		Tracing		Batch													
108																															
NOTES																															
SUBD FROM 5:58:2 IN 2010,PER PLAN NEW LOT 43.42 AC W/970' FRONTAGE RUDDSBORO& MORGAN RD-,3/4/21 SUBD TO 5-138-2 8.07AC &5-128-3 8.09AC,27.26AC REMAINS HERE																															
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result																
										01-11-2021	AS	04		03	Vacant Land																
										08-11-2011	MR			03	Vacant Land																
LAND LINE VALUATION SECTION																															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		REC	Location Adjustm	Adj Unit P	Land Value														
1	6133	AO UNMNGED	RR		1.000	AC 137,200.00	1.00000	0	1.00	108	0.800			0		1.000	109,760	109,800													
1	6133	AO UNMNGED	RR		2.000	AC 8,000.00	1.00000	0	1.00	108	0.800			0		1.000	6,400	12,800													
1	6133	AO UNMNGED	RR		24.260	AC 4,000.00	1.00000	0	1.00	108	0.800			0		1.000	3,200	77,600													
Total Card Land Units					27.26	AC	Parcel Total Land Area					27.26	Total Land Value					200,200													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style: Model Design/Appeal Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	99 00	Vacant Land Vacant								
CONDO DATA										
Parcel Id		C	Owne	0.0						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %			0							
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 RUDDSBORO ROAD, HANOVER N.H.

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? YES NO UNKNOWN

IF YES: Are tanks currently in use? YES NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Zone? YES NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN

IF YES, Explain: CURRENT USE

g. How is the property zoned? RR Source: _____

h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO

i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO

j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO

k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO

l. Have you subdivided the property? YES NO UNKNOWN

m. Are there any local permits? YES NO UNKNOWN

n. Are there attachments explaining any of the above? YES NO UNKNOWN Please explain: _____

o. Septic/Design plan available? YES NO UNKNOWN

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

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

SELLER(S) INITIALS

[Signature], [Signature]

BUYER(S) INITIALS

[Signature], [Signature]

PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

KAREN O. STORRS, TRUSTEE OF THE KAREN O. STORRS DECLARATION OF TRUST

1. SELLER: DOUGLAS S. STORRS, TRUSTEE OF THE DOUGLAS S. STORRS DECLARATION OF TRUST

2. PROPERTY LOCATION: 15 RUDDSBO RD, MANCHESTER NH

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)

- a. TYPE OF SYSTEM: [X] None [] Public [] Private [] Seasonal [] Unknown
[] Drilled [] Dug [] Other
b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ What is the source of your information? _____
c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? [] Yes [] No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [] No [] N/A Quantity: [] Yes [] No [] Unknown
Quality: [] Yes [] No [] Unknown
e. WATER TEST: Have you had the water tested? [] Yes [] No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? [] Yes [] No
If YES, are test results available? [] Yes [] No
What steps were taken to remedy the problem? _____
f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
Private: [] Yes [] No Unknown: [] Yes [] No
None: [X] Yes [] No Septic/Design Plan in Process? [] Yes [] No
Septic Design Available? [] Yes [] No
b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? [] Yes [] No
What steps were taken to remedy the problem? _____
c. IF PRIVATE:
TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size [] 500 Gal. [] 1,000 Gal. [] Unknown [] Other
Tank Type [] Concrete [] Metal [] Unknown [] Other
Location: _____ Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? [] Yes [] No Comments: _____
d. LEACH FIELD: [] Yes [X] No [] Other
IF YES: Size _____ Location: _____ [] Unknown
Date of installation of leach field: _____ [] Installed By: _____
Have you experienced any malfunctions? [] Yes [] No
Comments: _____
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [] No [] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown
SOURCE OF INFORMATION: _____
COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS []

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



TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

DOUGLAS S. STORRS, TRUSTEE
SELLER DATE 4/25/23
DOUGLAS STORRS, DECLARATION OF TRUST

KAREN S. STORRS
SELLER DATE 4/25/23
KAREN S. STORRS, DECLARATION OF TRUST

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

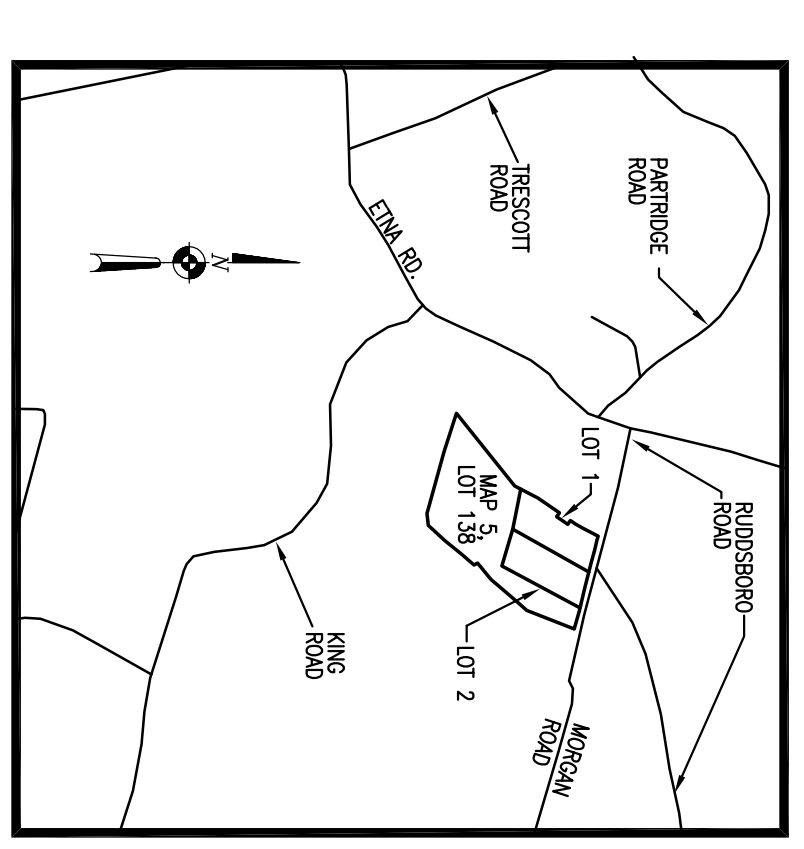
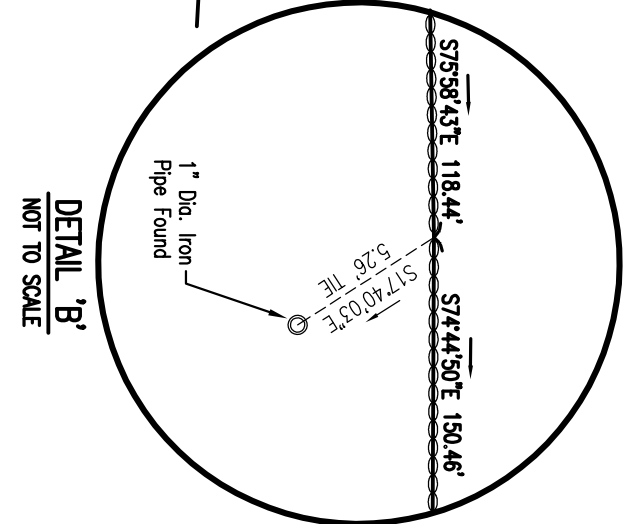
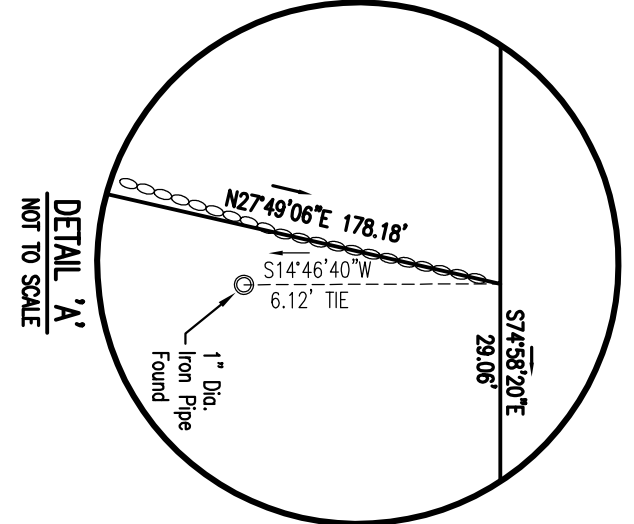
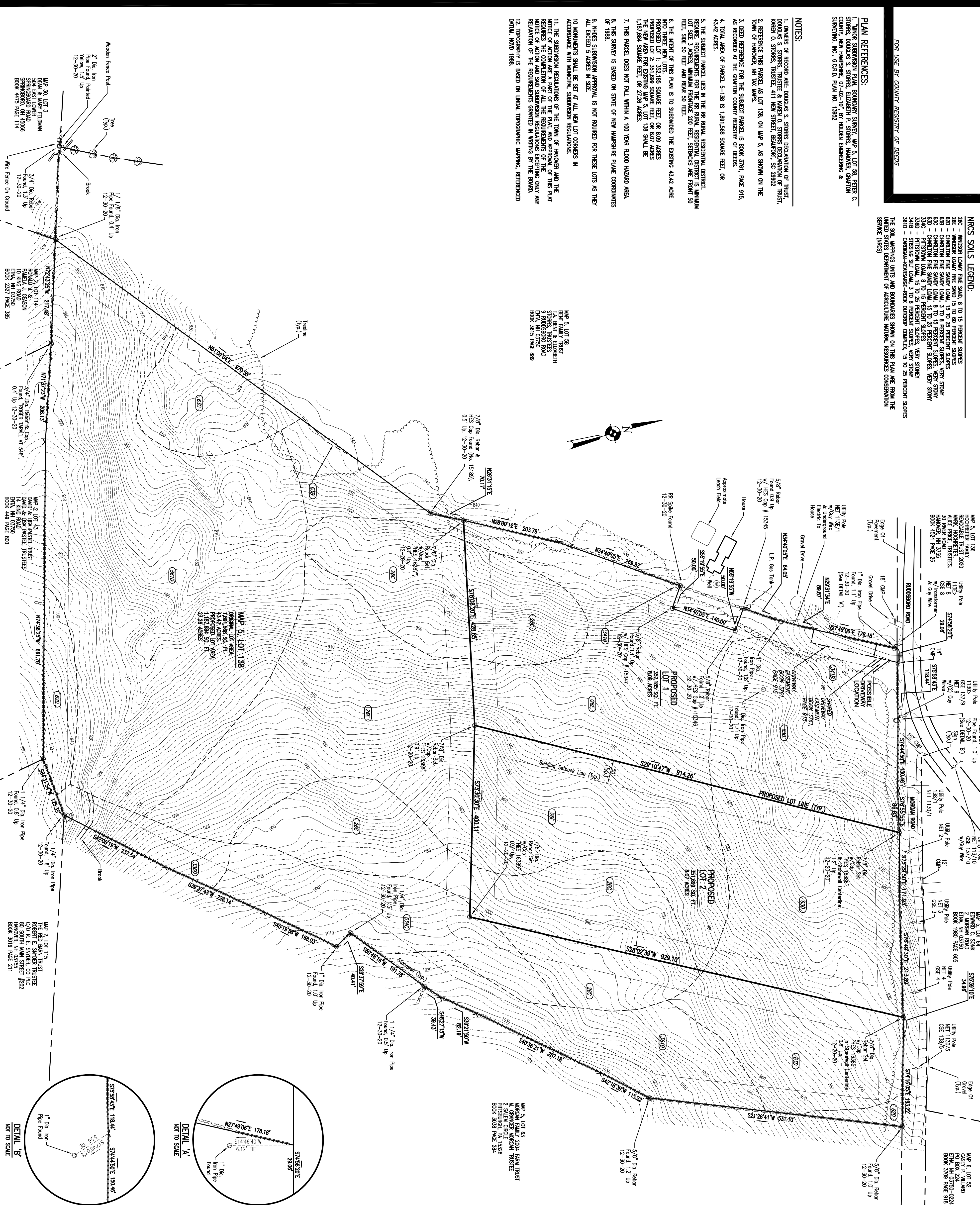
PLAN REFERENCES:
 1. MINOR SUBDIVISION PLAN BOUNDARY SURVEY, MAP 5, LOT 58, PETER C. STORRS, DOUGLAS S. STORRS, ELIZABETH P. STORRS, HANOVER GRAFTON COUNTY, NEW HAMPSHIRE, 07-02-10, BY HOLDEN ENGINEERING & SURVEYING, INC., G.C.602, PLAN NO. 13592

NOTES:

1. OWNERS OF RECORD, JAC. DOUGLAS S. STORRS, DECLARATION OF TRUST, DOUGLAS S. STORRS, TRUSTEE & WAREN O. STORRS, DECLARATION OF TRUST, WAREN O. STORRS, TRUSTEE, 411 NEW STREET, BEAUFORT, SC 29502
2. REFER TO THE PARCEL AS LOT 138, ON MAP 5, AS SHOWN ON THE PLAN OF HANOVER, NH TAX MAPS.
3. DEED REFERENCE FOR THE SUBJECT PARCEL IS BOOK 5764, PAGE 915.
4. TOTAL AREA OF PARCEL 5-138 IS 1,891,588 SQUARE FEET OR 43.42 ACRES.
5. THE SUBJECT PARCEL LIES IN THE RR RURAL RESIDENTIAL DISTRICT. REQUIREMENTS FOR THE RR RURAL RESIDENTIAL DISTRICT IS MINIMUM LOT SIZE 3 ACRES, MINIMUM FRONTAGE 200 FEET, SETBACKS ARE FRONT 50 FEET, SIDE 50 FEET AND REAR 50 FEET.
6. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 43.42 ACRE AND THREE NEW LOTS.
7. PROPOSED LOT 1: 352,185 SQUARE FEET OR 8.09 ACRES. PROPOSED LOT 2: 307,895 SQUARE FEET OR 7.07 ACRES. PROPOSED LOT 3: 231,508 SQUARE FEET OR 5.30 ACRES. THE NEW AREA FOR DISTING MAP 5, LOT 138 SHALL BE 1,187,894 SQUARE FEET OR 27.28 ACRES.
8. THIS PARCEL DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA.
9. THIS SURVEY IS BASED ON STATE OF NEW HAMPSHIRE PLANE COORDINATES OF 1988.
10. HANOVER SUBDIVISION APPROVAL IS NOT REQUIRED FOR THESE LOTS AS THEY ALL EXCEED 5 ACRES IN SIZE.
11. MONUMENTS SHALL BE SET AT ALL NEW LOT CORNERS IN ACCORDANCE WITH HANOVER SUBDIVISION REGULATIONS.
12. THE SUBDIVISION REGULATIONS OF THE TOWN OF HANOVER AND THE NOTICE OF ACTION ARE A PART OF THE PLAN, AND APPROVAL OF THIS PLAN CONSTITUTES ACCEPTANCE OF THE REGULATIONS AND THE NOTICE OF ACTION AND SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF THE REQUIREMENTS GRANTED IN WRITING BY THE BOARD.
13. TOPOGRAPHY IS BASED ON UNLAD TOPOGRAPHIC MAPS, REFERENCED DATUM: NAD 1983.

MRSOILS LEGEND:

- 2B2 - WINESS LOAM FINE SAND, 0 TO 15 PERCENT SLOPES
 - 6B2 - SHALTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 - 6B3 - SHALTON FINE SANDY LOAM, 3 TO 6 PERCENT SLOPES, VERY STONY
 - 6B4 - SHALTON FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, VERY STONY
 - 6B5 - SHALTON FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, VERY STONY
 - 334C - PRITTSVILLE LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 - 334D - PRITTSVILLE LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY
 - 3B10 - CHARDON-HEWESSEE ROCK OUTCROP COMPLEX, 15 TO 25 PERCENT SLOPES
- THE SOIL WORKS UNITS AND BOUNDARIES SHOWN ON THIS PLAN ARE FROM THE SURVEY (MRS)



APPROVED BY THE HANOVER PLANNING BOARD

DATE _____

CHAIRMAN _____

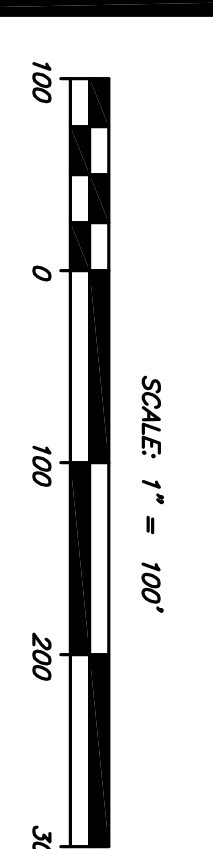
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:110,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

MINOR SUBDIVISION PLAN
 BOUNDARY SURVEY
 MAP 5, LOT 138

DOUGLAS S. STORRS DECLARATION OF TRUST
 AND
 KAREN O. STORRS DECLARATION OF TRUST

HANOVER, GRAFTON COUNTY, NEW HAMPSHIRE
 12-30-20

Revision Date	Revision Description



Scale: 1"=100'
 Dr. By: JIM CK By: DJ
 H.E.S. Job No. 2020276
 Field Book No. 1327
 Field Book Page No. 23
 Sheet No. 1 Of 1

HOLDEN ENGINEERING & SURVEYING, Inc.

55 Old Smead Road - Unit #1
 PO Box 480 Concord, NH 03302
 (603) 255-6449

9 Constitution Drive
 Bedford, NH 03110
 (603) 472-2078

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WEASEL.DWG

Doc # 0018805 Dec 23, 2010 11:12 AM
 Register of Deeds, Grafton County



[Handwritten Signature]



085

WARRANTY DEED

We, PETER C. STORRS, of Cornish, in the County of Sullivan and State of New Hampshire, ELIZABETH P. STORRS, of Hanover, in the County of Grafton and State of New Hampshire, and DOUGLAS S. STORRS, of Providence, in the County of Providence and State of Rhode Island, Grantors, for consideration paid, grant to DOUGLAS S. STORRS, or his successor, as TRUSTEE OF THE DOUGLAS S. STORRS DECLARATION OF TRUST, dated December 1, 2009, as amended from time to time, and to KAREN O. STORRS, or her successor, as TRUSTEE OF THE KAREN O. STORRS DECLARATION OF TRUST, dated December 1, 2009, as amended from time to time, of Providence, County of Providence, State of Rhode Island, with a mailing address of 95 Alumni Avenue, Providence, RI 02906-2332, Grantees, with WARRANTY COVENANTS, the following:

Being a parcel or tract of land, with any improvements thereon, situated in Etna, in the Town of Hanover, County of Grafton, State of New Hampshire and more particularly described as follows:

Being Lot 1, containing 43.585 acres (1,898,568 square feet) on a plan entitled: "Minor Subdivision Plan, Boundary Survey, Map 5, Lot 58, Peter C. Storrs, Douglas S. Storrs, Elizabeth P. Storrs, 07-02-10, Revised 8/26/10, Scale: 1" = 100', HES Job No. 1020175, Holden Engineering & Surveying, Inc., Bedford, NH," to be recorded in the Grafton County Registry of Deeds. Lot 1 is shown on the Holden Plan as follows:

Beginning at iron pipe on the southerly side of Ruddsboro Road, which pipe marks the northwesterly corner of Lot 1 and the northeasterly corner of the lot shown as "Remainder 5-58" on the Holden Plan;

Thence south 74° 58' 20" east, 29.06 feet along the southerly side of Ruddsboro Road to a point;

Thence south 75° 58' 43" east, 118.44 feet along the southerly side of Ruddsboro Road and Morgan Road to an iron pipe;

Thence south 74° 44' 50" east, 150.46 feet along the southerly side of Morgan Road to a point;

Thence south 75° 58' 43" east, 258.75 feet along the southerly side of Morgan Road to a point;

Thence south 76° 39' 37" east, 248.85 feet along the southerly side of Morgan

Road to a point;

Thence south $74^{\circ} 16' 05''$ east, 193.22 feet along the southerly side of Morgan Road to rebar which rebar marks the northeasterly corner of Lot 1 and northwesterly corner of property shown on the Holden Plan of M. Granger Morgan Trustee;

Thence south $21^{\circ} 26' 41''$ west, 531.10 feet along the Morgan property to a rebar;

Thence south $42^{\circ} 18' 39''$ west, 115.22 feet along the Morgan property to a point;

Thence south $40^{\circ} 36' 21''$ west, 287.18 feet along the Morgan property to a point;

Thence south $39^{\circ} 21' 50''$ west, 82.19 feet along the Morgan property to a point;

Thence south $48^{\circ} 27' 15''$ west, 39.43 feet along the Morgan property to an iron pipe;

Thence south $50^{\circ} 48' 16''$ west, 191.78 feet along the Morgan property to an iron pipe;

Thence south $29^{\circ} 37' 59''$ east, 40.41 feet along the Morgan property to an iron pipe;

Thence south $40^{\circ} 19' 58''$ west, 168.03 feet along the Morgan property to a point;

Thence south $39^{\circ} 37' 43''$ west, 226.14 feet along the Morgan property to a point;

Thence south $42^{\circ} 06' 19''$ west, 237.54 feet along the Morgan property to an iron pipe;

Thence south $84^{\circ} 31' 54''$ west, 125.35 feet along premises shown on the Holden Plan of The Red Barn Trust to an iron pipe;

Thence north $74^{\circ} 36' 25''$ west, 661.70 feet along property shown on the Holden Plan of Brent M. Lambert to a point;

Thence north $71^{\circ} 37' 23''$ west, 206.13 feet along the Lambert property to a rebar;

Thence north $72^{\circ} 43' 25''$ west, 217.48 feet along property shown on the Holden Plan of Ronald J. and Pamela J. Geason to an iron pipe;

Thence north $51^{\circ} 09' 04''$ east, 970.55 feet along the lot shown as "Remainder 5-58" on the Holden Plan to a rebar;

Thence north $27^{\circ} 37' 25''$ east, 273.94 feet along the Remainder Lot to a point;

Thence north $34^{\circ} 40' 05''$ east, 269.92 feet along the Remainder Lot to a point;

Thence south $55^{\circ} 19' 55''$ east, 50 feet along the Remainder Lot to a point;

Thence north $34^{\circ} 40' 05''$ east, 140.00 feet along the Remainder Lot to a point;

Thence north 55° 19' 55" west, 50.00 feet along the Remainder Lot to a point;

Thence north 34° 40' 05" east, 64.05 feet along the Remainder Lot to a point;

Thence north 29° 31' 34 east, 89.87 feet along the Remainder Lot to a point;


Thence north 27° 49' 06" east, 178.18 feet along the Remainder Lot to the point of beginning.

Lot 1 is subject to a non-exclusive driveway easement shown as "Proposed Shared Driveway Easement" and "Proposed Driveway Easement" on the Holden Plan for the benefit of the Remainder Lot extending southerly from Ruddsboro Road along the westerly boundary of Lot 1. The owner of the Remainder Lot and the owner of Lot 1 shall use the driveway to access the Remainder Lot and Lot 1 from Ruddsboro Road. Until such time as the owner of Lot 1 makes use of the driveway for access to Lot 1, the owner of the Remainder Lot shall be responsible for all maintenance, upkeep, snow plowing and repair of the driveway within the easement area; at such time as the owner of Lot 1 makes use of the driveway for access to Lot 1, the owners of the two lots shall share equally in such expenses to the extent of common use of the driveway, each being responsible for expenses related to their separate sections. The owner of Lot 1 reserves the right to use the driveway easement area in any manner which does not interfere with its use for the driveway.


The premises are a portion of the same land and premises conveyed (1) by deed of Mink Meadow Farm to Robert C. Storrs, Jean H. Storrs, Peter C. Storrs, Elizabeth P. Storrs and Douglas S. Storrs by deed dated December 27, 1988, recorded at Book 1782, Page 436 of the Grafton County Registry of Deeds and (2) by deed of Jean H. Storrs to Peter C. Storrs, Elizabeth P. Storrs and Douglas S. Storrs by deed dated December 28, 1995, recorded at Book 2175, Page 799 of the Grafton County Registry of Deeds. Robert C. Storrs died December 28, 1994 and his interest in the premises was devised to Jean H. Storrs under his will; reference is made to the Grafton County Registry of Probate, Docket No. 05-0336 for the records of his estate.

Caroline E. Storrs, wife of Peter C. Storrs, and Timothy A. Bent, husband of Elizabeth P. Storrs, join in this deed to release any homestead, marital or other rights they may have in the premises.

WITNESS our hands this 8TH day of October 2010.



Peter C. Storrs



Caroline E. Storrs

State of New Hampshire
County of Sherburne, ss

October 5, 2010

Before me, the undersigned officer, personally appeared Peter C. Storrs and Caroline E. Storrs, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.

John S. Stebbins
Notary Public
State of New Hampshire
My Commission Expires 2/8/11



WITNESS our hands this 15th day of October 2010.

Elizabeth P. Storrs
Elizabeth P. Storrs

Timothy A. Bent
Timothy A. Bent

State of New Hampshire
County of Sherburne, ss

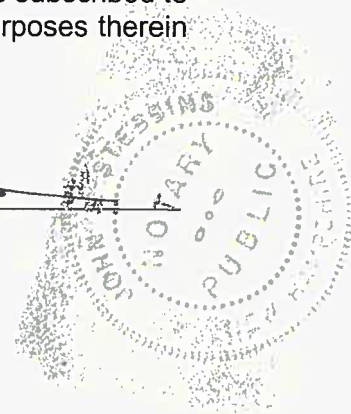
October 15, 2010

Before me, the undersigned officer, personally appeared Elizabeth P. Storrs and Timothy A. Bent, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.

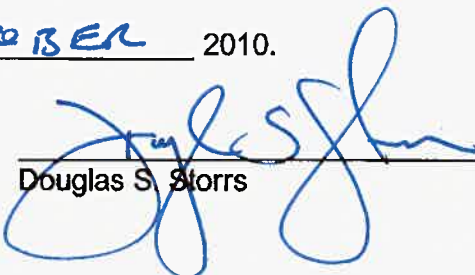
John S. Stebbins
Notary Public

JOHN S. STEBBINS, Notary Public
State of New Hampshire
My Commission Expires 2/8/11



BK 3761 PG 0919

WITNESS our hands this 14TH day of OCTOBER 2010.



Douglas S. Storrs

State of MA
County of Barnstable, ss

Oct 14th, 2010

Before me, the undersigned officer, personally appeared Douglas S. Storrs, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.



Notary Public: Arthur John Ranz III

My Commission Expires: Sept. 15, 2017



Tax Collector
 PO Box 483
 Hanover, NH 03755
 (603) 640-3201

TOWN OF HANOVER
REAL ESTATE TAX BILL 2ND HALF
 Reprint

OFFICE HOURS:
 Monday thru Friday
 8:30 AM to 4:30 PM

8% INTEREST CHARGE APPLIED AFTER DUE DATE

BILL DATE: 12/2/2022
DUE DATE: 1/5/2023
BILL#: 98,001

TAX	STATE ED.	LOCAL ED.	COUNTY	TOWN	FIRE DIST.	TOTAL
RATE	1.27	9.62	1.37	4.15	1.24	17.65
AMOUNT	1.00	5.00	1.00	2.00	1.00	10.00

MAP/LOT/PLOT
 5-138-2

PROPERTY LOCATION
 RUDDSBORO RD

PROPERTY OWNER
 STORRS, DOUGLAS S-DECLARATION
 OF TRUST &/STORRS, K
 411 NEW ST
 BEAUFORT, SC 29902-5511

<u>VALUATION</u>			<u>TAX CALCULATION</u>		
LAND VALUE	0		TOTAL TAX		10.00
BUILDING VALUE	0		LESS:		
CURRENT USE	468		TAX CREDITS		0.00
OTHER VALUE	0		PREPAYMENTS		0.00
GROSS VALUE	468		FIRST HALF BILL		3.00
EXEMPTIONS	0		PAY THIS AMOUNT		7.00
TAXABLE VALUE	468				

AMOUNT IN ARREARS
0.00
PLUS INTEREST & COSTS

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1917 HANOVER, NH							
STORRS, DOUGLAS S-DECLARATIO STORRS, KAREN O - DELCARATION 411 NEW ST BEAUFORT SC 29902-5511				1 Level		1 Paved	3 Rural	Description	Code	Assessed	Assessed			468					
				CU LAND								6133	138,800			468			
SUPPLEMENTAL DATA													VISION						
Alt Prcl ID 1 EASEMEN				PRECINC FIRE DIST 2 MRKTG DI TIF STATE UTI															
PARKING				Assoc Pid#															
PHOTO GIS ID																			
				Total				138,800		468									
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
STORRS, DOUGLAS S-DECLARATION OF T STORRS, PETER&DOUGLAS&ELIZABETH				3761 915	12-23-2010	U	V	448,000	1A	Year	Code	Assessed	Year	Code	Assessed				
				2175 799	12-28-1995	U	V	0	38	2022	6133	468	2022	6133	484	2021	6133	476	
				Total						468		Total		484		Total		476	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
				Total	0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						0			
108										Appraised Xf (B) Value (Bldg)						0			
										Appraised Ob (B) Value (Bldg)						0			
										Appraised Land Value (Bldg)						138,800			
										Special Land Value						468			
										Total Appraised Parcel Value						138,800			
										Valuation Method						C			
										Total Appraised Parcel Value						138,800			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		REC	Location Adjustm	Adj Unit P	Land Value		
1	6133	AO UNMNGED	RR		1.000	AC 137,200.00	1.00000	5	1.00	108	0.800			0		1.000	109,760	109,800	
1	6133	AO UNMNGED	RR		2.000	AC 8,000.00	1.00000	5	1.00	108	0.800					1.000	6,400	12,800	
1	6133	AO UNMNGED	RR		5.070	AC 4,000.00	1.00000	5	1.00	108	0.800					1.000	3,200	16,200	
Total Card Land Units					8.07	AC	Parcel Total Land Area					8.07	Total Land Value					138,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style: Model Design/Appeal Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	99 00	Vacant Land Vacant								
CONDO DATA										
Parcel Id			C	Owne						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New				0						
Year Built										
Effective Year Built				0						
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
Trend Factor				1						
Condition										
Condition %										
Percent Good										
RCNLD				0						
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch