

Star Johnson, REALTOR®



FOR SALE

MERIDEN MOBILE COURT
ROUTE 120, PLAINFIELD, NH

William H. "Star" Johnson, Broker
15 Buck Rd.
Hanover, New Hampshire 03755
Licensed in Vermont and New Hampshire



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INFORMATION HEREIN BELIEVED TO BE RELIABLE, BUT IT IS NOT GUARANTEED BY STAR JOHNSON, REALTOR, AND IS SUBJECT TO ERRORS, OMISSIONS PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE. STAR JOHNSON, REALTOR REPRESENTS THE SELLER IN THE MARKETING AND SALE OF THIS PROPERTY

County	NH-Sullivan	Submarket	NH-Other
Water Body Access		Project Building Name	Meriden Mobile Court
Water Body Type		ROW-Parcel Access	No
Water Body Name		ROW-Length/Width	/
Water Frontage Lngth		ROW to other Parcel	
Water Restrictions		Surveyed/By	Unknown /
Lot Desc		Area Desc	Other, Rural

FEATURES

Air Conditioning %		Sprinkler	
Railroad Avail/Provider	/	Signage	
Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total	1	Deed Book/Page	1467 / 972
Map	232	Block	0	Lot	5
SPAN #		Property ID		Plan Survey Number	
Assmt Amount/Year	\$193,200 / 2016	Assments - Special		Current Use	N
Tax Class		Tax Rate		Land Gains	

DISCLOSURES

Listing Service	Full Service	Sale Includes	Land/Building
Comp Only/Type	No /	Items Excluded	
Short Sale	No	Negotiable	
Seasonal	No	Foreclsd/BankOwnd/REO	No
Investment Info		Financing	
Covenants	Unknown	Auction Date/Time	/
Auction	No	Auctn Price Determnd By	
Auctioneer - Responsible		Auction Info	
Auctioneer License #			
Delayed Showing/Begin Date	N /		

PREPARED BY

William H Johnson - Cell: 603-381-8603
star@biggreenre.com

Big Green Real Estate - Off: 603-643-3942
15 Buck Rd.
Hanover NH 03755





Wellhouse, built 2011

Prepared by: William H Johnson Star Johnson, Realtor

Listed by: William H Johnson Star Johnson, Realtor

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1467 972

000913

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that we, Selma C. Sanborn, individually, and Richard E. Sanborn, individually and as Trustee of the Richard E. Sanborn Revocable Inter Vivos Trust u/a dated December 11, 1990, of the City of Lebanon, County of Grafton, and State of New Hampshire, for consideration paid, grant to Richard E. Sanborn, Trustee of the Richard E. Sanborn Revocable Inter Vivos Trust u/a dated December 11, 1990, whose mailing address is 17 Skylark Road, Lebanon, New Hampshire 03766, with Warranty Covenants,

A certain tract or parcel of land situated in Meriden in the Town of Plainfield, County of Sullivan, State of New Hampshire, bounded and described as follows:

Beginning at the northeast corner of land of Mary Chellis and the westerly edge of Route #120, thence in the northerly direction along the westerly edge of Route #120, a distance of two hundred seventy-five (275) feet, more or less, to other land of Marjorie B. King; thence in a straight line in the westerly direction along other land of Marjorie King to the easterly edge of the Chellis Road; thence in a southerly direction along the easterly edge of the Chellis Road a distance of two hundred seventy-five (275) feet, more or less, to a stonewall and land of Mary Chellis; thence in an easterly direction along the stonewall and land of Mary Chellis, to the westerly edge of Route #120, and the point of beginning.

Being all and the same premises conveyed to Vernon H. Benoit by Marjorie B. King by deed dated April 23, 1965, recorded in the Sullivan County Registry of Deeds, Vol. 383, Page 47.

Also a certain tract or parcel of land lying and being in said Plainfield, bounded and described as follows, to wit:

Beginning at the northeasterly corner of land of Vernon H. Benoit; thence northerly along Route #120 fifty feet, more or less, to a marker set in the ground on the westerly side of said highway at the corner of land reserved by Marjorie B. King; thence in a straight line westerly along said land reserved by the said Marjorie B. King to a marker set in the ground on the easterly side of the Chellis Road, so-called; thence southerly along said Chellis Road 50 feet, more or less, to the corner of said Vernon H. Benoit's land; thence easterly along said Benoit's land to the point of beginning.

The land conveyed contains one-fourth acre be the same more or less.

Being all and the same premises conveyed to Vernon A. Benoit by Marjorie B. King by deed dated August 24, 1967, recorded in the Sullivan County Registry of Deeds, Vol. 448, Page 421.

Excepting and reserving easement given to Vernon H. Benoit to Granite State Electric Company dated September 7, 1967, recorded in said Registry, Vol. 450, Page 411.

Meaning and intending to convey hereby all and the same premises conveyed to Richard Sanborn and Selma Sanborn by Warranty Deed of Vernon H. Benoit dated September 20, 1985 and recorded in the Sullivan County Registry of Deeds dated September 27, 1985 at Book 785, Page 466.

Reference is further made to a Warranty Deed from Richard E. Sanborn and Selma C. Sanborn to Selma C. Sanborn Revocable Inter Vivos Trust u/a dated December 11, 1990, which deed is dated June 5, 1992, and recorded in said Registry in Book 983, Page 375. This Corrective Warranty Deed is being given to correct the error in the conveyance at Book 983, Page 375, wherein the property was erroneously conveyed to the Trust instead of to the Trustee.

The property is conveyed subject to and with the benefit of all matters set forth in the foregoing deed and all other conveyances, easements, restrictive covenants, rights-of-way, mortgages, encumbrances and other matters of record which may affect the subject property.

The undersigned trustee, as trustee under the Richard E. Sanborn Trust created by Richard E. Sanborn as grantor under trust agreement dated December 11, 1990, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this 10 day of

August, 2004.

Richard E. Sanborn
Richard E. Sanborn, individually and as Trustee

Selma C. Sanborn
Selma C. Sanborn

RECEIVED
SULLIVAN COUNTY
REGISTRY OF DEEDS

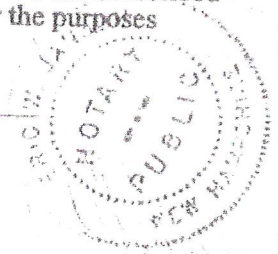
2004 AUG 19 A 9:47

STATE OF NEW HAMPSHIRE
GRAFTON, SS.

On this 10 day of Aug, 2004, before me Eric W. Janson the undersigned officer, personally appeared Richard E. Sanborn, individually and as Trustee, and Selma C. Sanborn, 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.

Before me,

Eric W. Janson
Notary Public
My commission expires: 5/9/06
Eric W. Janson



F:\WP\deeds\Sanborn Corrective\Mobile Court Corrective.wpd

SULLIVAN COUNTY RECORDS
Sharon King, REGISTER

PROPERTY DISCLOSURE

TO BE FULLY COMPLETED BY SELLER

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

Notice to SELLER(S): Complete all information and state "not applicable" or "unknown" as appropriate. If any of the information in this property disclosure form changes from the date of completion, you are to notify the Listing Broker promptly in writing.

1. SELLER: Richard E. Sanborn Revocable Inter Vivos Trust

2. PROPERTY LOCATION: Route 120 (Meriden Rd.), Plainfield, NH 03781

3. BUILDING ON PROPERTY? Yes No
Is Property Disclosure - Land Only form attached? Yes No

4. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No

5. SELLER: has has not occupied the property for last _____ years.

6. 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: At Park
Installed By: Date of Installation _____
What is the source of your information? _____

c. USE: Number of Persons currently using the system: 11
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 2013
IF Yes to any question, please explain in comment section 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: _____

7. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Private: Yes No
Community/Shared: Yes No Unknown: 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 (5)
 Tank Size 1,000 Unknown Other _____
 Tank Type: Concrete Metal Unknown Other _____
 Location: See Map Location Unknown _____
 Date of Installation: _____
 Date of Last Servicing: _____
 Name of Company Servicing Tank: Herrin Septic
 Have you experienced any malfunctions? Yes No
 Comments: _____

d. LEACH FIELD: Yes No Other _____
 IF Yes: Location: See Map Size _____
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown
 If Yes, has a site assessment been done? Yes No Unknown
 SOURCE OF INFORMATION: _____
 COMMENTS: _____

8. INSULATION

NA

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

9. 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 problems, such as leakage, etc.? Yes No
 Comments: _____

If tanks are no longer in use, have tanks been removed? Yes No Unknown
 If removed, by whom: _____; when: _____; and was there a closure report completed and on file with the State of New Hampshire? Yes No Unknown

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 flooring tiles? Yes No Unknown
If Yes, source of information? NA
COMMENTS: _____

c. RADON/AIR - Current or previously existing: NA
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: _____

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: NA
Is Lead Paint Disclosure required? Yes No;
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No
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 the following hazardous materials? NA
- Industrial, Radioactive, or Chemical Wastes Yes No Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown
- Waste Disposal Areas Yes No Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No ? Unknown
If YES: Source of information: _____
Comments: _____

10. METHAMPHETAMINE PRODUCTION NA
To the best of Seller's knowledge, has methamphetamine production occurred on this property?
 Yes No Unknown
If yes, source of information: _____
Comments: _____

11. 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: Source of information: _____

Comments: _____

- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown

If YES: Source of information: _____

Comments: _____

- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes No Unknown

If YES: Source of information: _____

Comments: _____

- d. Are you aware of any problems with other buildings on the property? Yes No Unknown

If YES: Source of information: _____

Comments: _____

- e. Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If YES: Source of information: _____

Comments: _____

- f. Is any part of this property in Current Use? Yes No Unknown

If YES: Source of information: _____

Comments: _____

- g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

- h. Has the property been surveyed? Yes No Unknown

If YES, By: _____

If YES, is survey available? Yes No Unknown

- i. How is the property zoned? RR

Source of information: _____

- j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property? Yes No.

If yes, are copies of municipal notice of decision available? Yes No

Comments: _____

k. HVAC: Heating: Type: NA Fuel _____ Age: _____
Location & Description: _____
Comments: _____
Source of Information: _____
Air Conditioning: Type: _____ Fuel _____ Age: _____
Location & Description: _____
Comments: _____
Source of Information: _____

l. ROOF Type of Roof Covering: NA
Age: _____
Moisture or Leakage: _____
Other Problems? _____
Comments: _____

m. Foundation/Basement: Full Partial Concrete Slab Other NA
Type: _____
Moisture or leakage: _____
Other Problems: _____
Comments: _____

n. Chimney(s) How Many? NA Lined? Last Cleaned: _____
Problems: _____

o. Plumbing Type: NA Age: _____
Comments: _____

p. Domestic Hot Water: Age: NA Type: _____ Gallons: _____
Comments: _____

q. Electrical System: Circuit Breakers Fuses
Amps: UNKNOWN ~~NA~~ Volts: _____
3-Phase: _____
Age: UNKNOWN
Source of Information: OWNER
Comments: Well House and lights only!

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

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

t. 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: NA

u. Other (e.g. Alarm System, Irrigation System, etc.) NA

12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? Yes No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).



SELLER **Richard E. Sanborn Revocable Inter Vivos Trust**

03/02/2016

DATE

SELLER

DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE

OWNER INFORMATION		SALES HISTORY		PICTURE	
SANBORN, RICHARD E REV INTER VIVOS TRUST 18 SKYLARK RD LEBANON, NH 03766		Date 08/10/2004	Book Page Type 1467 972 UI38	Price Grantor SANBORN, RICHARD	
LISTING HISTORY		NOTES			
08/12/13 KCHN 11/16/12 JBVL 05/10/11 GWH 09/16/08 DWHC 02/08/08 DLUM 09/17/03 THHR 06/19/02 THRM	TRAILER PARK - 9 SITES @ \$220/MO; WAS 12 4500; DNPU 3X3 TRAILER ENT=SIZE DECK NOT ATTACHED TO MHS; 2011 10X10 WELL HOUSE (SHED) ADDED - INSULATED WITH ELECTRIC HEAT; 11/12 XFOB'S MIDWAY UP HILL ON RT SIDE; DNPU 1 SHED=COND;				

EXTRA FEATURES VALUATION					MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SITES	9		100	10,000.00	100	90,000	
SHED-WOOD	100	10 x 10	220	10.00	150	3,300	YB 2010/WELL HOUSE
SHED-WOOD	120	10 x 12	193	10.00	50	1,158	
						94,500	
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2014	\$ 0	\$ 94,500	\$ 98,700				
		Parcel Total: \$	193,200				
2015	\$ 0	\$ 94,500	\$ 98,700				
		Parcel Total: \$	193,200				
2016	\$ 0	\$ 94,500	\$ 98,700				
		Parcel Total: \$	193,200				

LAND VALUATION														
Zone: RR-RURAL RES Minimum Acreage: 3.50 Minimum Frontage: 200														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	3.500 ac	66,000	G	120	95	100	95	90 -- ROLLING	150	96,500	0	N	96,500	USE/PARK
IF RES	0.400 ac	x 3,000	X	100				90 -- ROLLING	200	2,200	0	N	2,200	USE/PARK
	3.900 ac									98,700			98,700	
Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED														

OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
SANBORN, RICHARD E REV INTER VIVOS TRUST 18 SKYLARK RD LEBANON, NH 03766		District	Percentage	Model:	
PERMITS Date Permit ID Permit Type Notes				Roof:	
				Ext:	
				Int:	
				Floor:	
				Heat:	
				Bedrooms:	Baths: Fixtures:
				Extra Kitchens:	Fireplaces:
				A/C:	Generators:
				Quality:	
				Com. Wall:	
				Stories:	

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION	
Year Built:	%
Condition For Age:	
Physical:	
Functional:	
Economic:	
Temporary:	

[This area contains a grid of small diamond-shaped markers, likely representing a map or a data visualization.]	
---	--

TOWN OF PLAINFIELD
P.O. BOX 380
110 MAIN STREET
MERIDEN, NH 03770
Temp - Return Service Requested

SANBORN, RICHARD E REV INTER
VIVOS TRUST
18 SKYLARK RD
LEBANON, NH 03766

2015 PLAINFIELD PROPERTY TAX -- BILL 2 OF 2

Invoice: 2015P02015001
Billing Date: 10/16/2015
Payment Due Date: 12/01/2015
Amount Due: \$ 2,608.00

12% APR Charged After 12/01/2015

Property Owner	
Owner:	SANBORN, RICHARD E REV INTER VIVOS TRUST
Tax Rates	
County:	\$ 2.98
School:	\$ 16.07
Town:	\$ 5.70
State Education:	\$ 2.50
Assessments	
Taxable Land:	98,700
Buildings:	94,500
Total:	193,200
Total Tax Rate:	\$ 27.25
Net Value:	193,200

Property Description	
Map:	000232
Lot:	000005
Sub:	000000
Location: RTE 120 Acres: 3.900	
Summary Of Taxes	
Total Tax:	\$ 5,265.00
- First Bill:	\$ 2,657.00
- Abated/Paid:	\$ 0.00
- Veteran Credits:	\$ 0.00
Amount Due By 12/01/2015:	\$ 2,608.00

Mailed To:
SANBORN, RICHARD E REV INTER
VIVOS TRUST
18 SKYLARK RD
LEBANON, NH 03766

Remit To:
TOWN OF PLAINFIELD
P.O. BOX 380
110 MAIN STREET
MERIDEN, NH 03770
Temp - Return Service Requested

RETURN THIS PORTION WITH PAYMENT

2015 PLAINFIELD PROPERTY TAX -- BILL 2 OF 2

TOWN OF PLAINFIELD
OFFICE HOURS: M,T,TH 8-4 W 12-6 F 7AM-12

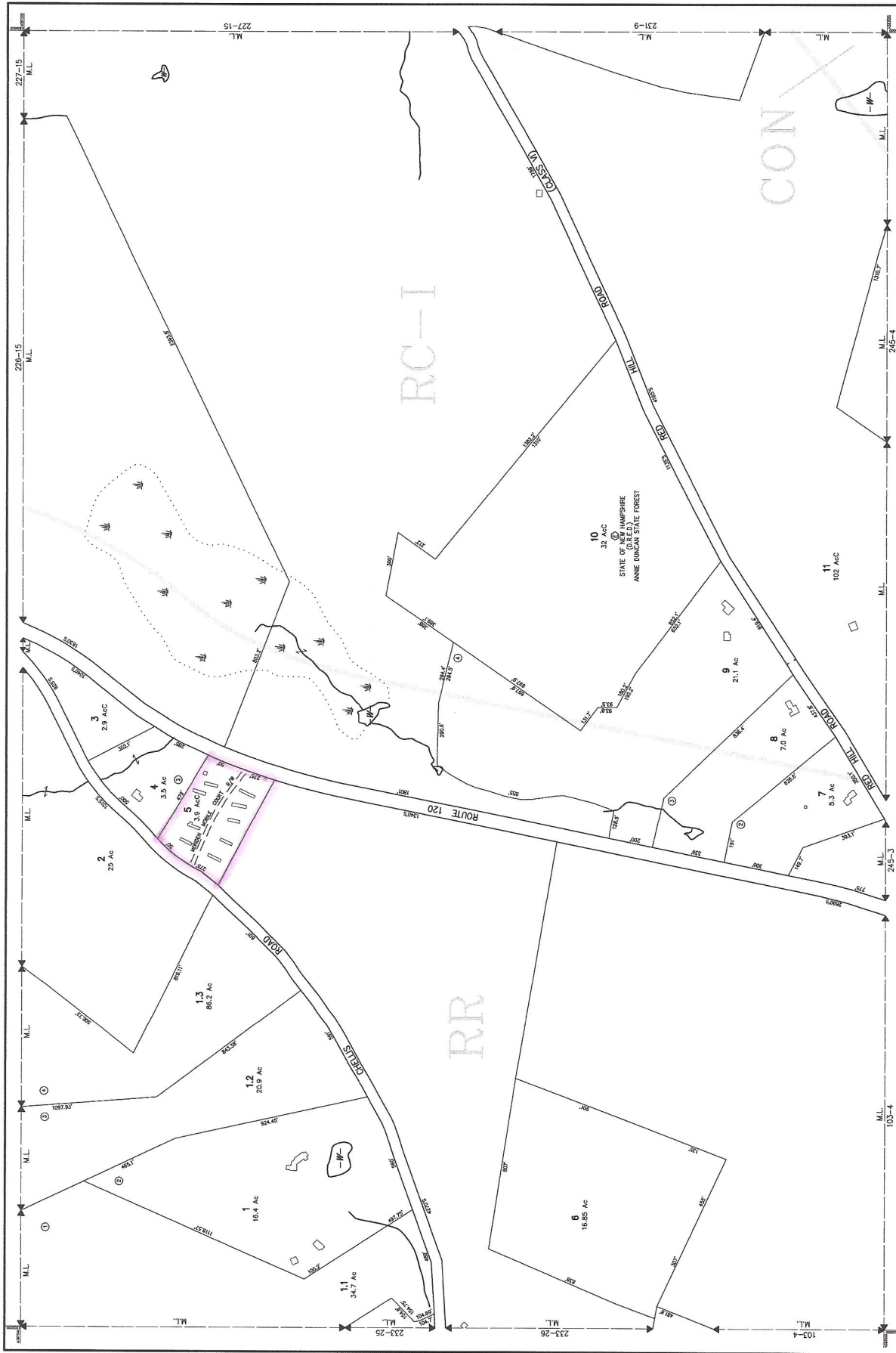
(603) 469-3201

Tax Collector: MICHELLE MARSH

Owner: SANBORN, RICHARD E REV INTER
VIVOS TRUST
Location: RTE 120
Map: 000232 Lot: 000005 Sub: 000000
Invoice: 2015P02015001

Amount Due By 12/01/2015: **\$ 2,608.00**

REMITTED AMOUNT: _____



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.
 PHOTOGRAPHY DATE: APRIL 25, 2003
 COMPLETION DATE: NOVEMBER 20, 2004

PRODUCED IN 2004 BY
CARTOGRAPHIC ASSOC. INC.
 PROFESSIONAL GIS CONSULTANTS
 11 PLAZA STREET, LITTLETON, NEW HAMPSHIRE 03045
 (603)444-8988 • 1-800-333-5046 • FAX (603)444-1088 • [WWW.CA-INC.COM](http://www.ca-inc.com)

AREA SURVEYED: 103-4
 AREA OBTAINED: 103-4
 REVISIONS: NONE
 SCALED DIMENSION: 1:200
 MATCH LINE: NONE

LEGEND
 CHARTER PROPERTY: (C)
 ZONING OF NO. (Z)
 BALANCE (B)
 RIGHT OF WAY/ACCESS: (R)
 COMMON DIMENSION: (D)
 METERS: (M)
 FEET: (F)
 MATCH LINE: (ML)
 NORTH: (N)

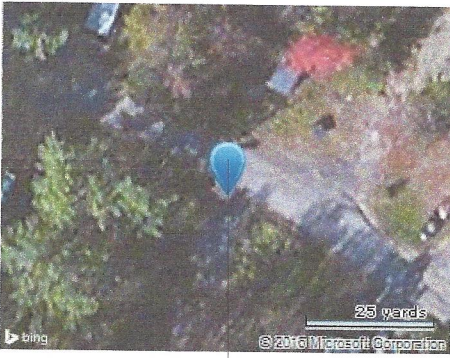
SCALE: 1" = 200'
 FEET: 0 100 200 300 400 500
 METERS: 0 50 100 150
 REVISIONS TO: 1

PROPERTY MAPS
PLAINFIELD
 NEW HAMPSHIRE

INDEX DIAGRAM
 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246
 232

MAP NO.

Route 120 (Ws), Plainfield, NH 03781, Sullivan County



N/A	N/A	169,884	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES-NEC	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Sanborn Richard E	Tax Billing City & State:	Lebanon, NH
Mailing Carrier Route:	C009	Tax Billing Zip:	03766
Tax Billing Address:	18 Skylark Rd	Tax Billing Zip + 4:	1823

Location Information

Township:	Plainfield Town	Zoning:	RR-RUR
Census Tract:	9751.00		

Tax Information

Tax ID:	PLFD-000232-000005	% Improved:	49%
Alternate Tax ID:	515818	Tax Area:	62340
Alternate Tax ID 2:	000515818		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Land	\$98,700	\$98,700	\$128,400
Assessed Value - Total	\$193,200	\$193,200	\$222,500
Assessed Value - Improved	\$94,500	\$94,500	\$94,100
YOY Assessed Change (\$)	\$0	-\$29,300	
YOY Assessed Change (%)	0%	-13.17%	

Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$2,192		
2013	\$5,313	\$3,121	142.38%
2014	\$5,313	\$0	0%

Characteristics

Land Use - State:	Residential-Other	Lot Acres:	3.9
Land Use - CoreLogic:	Residential (NEC)	Lot Sq Ft:	169,884

Estimated Value

RealAVM™ (1):	\$191,120	Confidence Score (2):	62
RealAVM™ Range:	\$133,784 - \$248,456	Forecast Standard Deviation (3):	30
Value As Of:	02/05/2016		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

Owner Name:	Sanborn Richard E
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Courtesy of William Johnson, New England Real Estate Network

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Property Detail

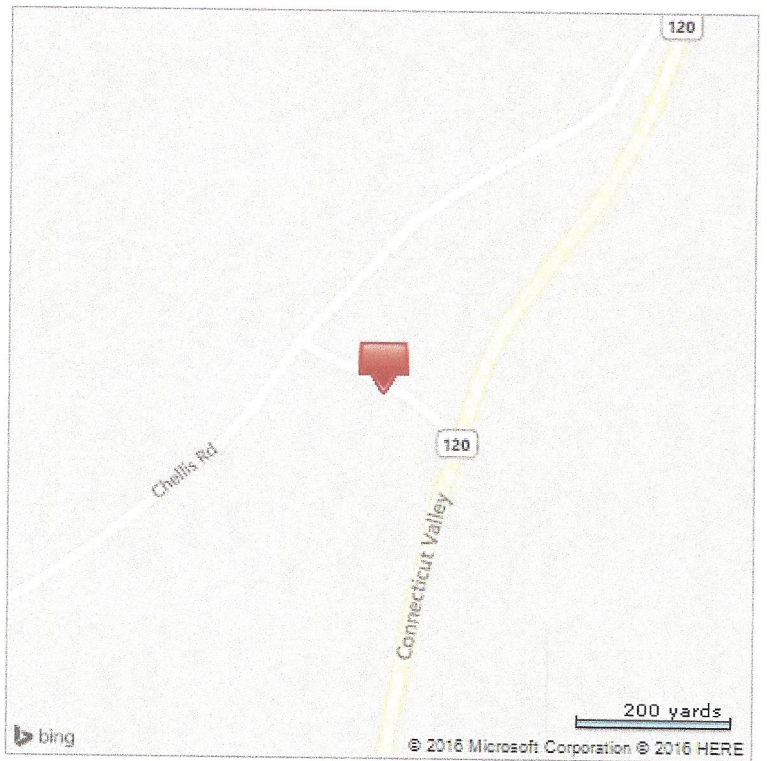
Generated on 02/12/2016

Page 1 of 2

Property Map



*Lot Dimensions are Estimated



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Property Detail

Generated on 02/12/2016
Page 2 of 2

SCHEDULE A

RURAL RESIDENTIAL (RR)

Minimum Lot Size:	3.5 Acres
Minimum Road Frontage:	200'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 20' (linear) Depth Rear: 30' (linear)
Maximum Lot Coverage:	20% Impervious Surface
Maximum Building Height:	35'

RR ZONE PROVISIONS

Special Requirements

1. Minimum lot size for projects involving multifamily dwelling: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre is required for each unit over two.
2. No building shall be located nearer than 30 ft from the edge of a public right of way
3. Lot coverage standard includes paved and unpaved parking, driveways, and turnaround areas
4. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review

Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a single family residence
4. Uses and structures accessory to a residential use

5. Public School
6. Religious Institutions
7. PRD/CD
8. Attached Accessory Dwelling Unit

Special Exceptions (Universal ordinance numbers used)

2. Public Outdoor Recreation
3. Removal of Natural Material
4. Commercial Outdoor Recreation
6. Private School and/or Day Care Center
10. Country Inn/Bed & Breakfast.
13. Professional Office or Real Estate Office
14. Public Utility and/or Wireless Communication Facility (WCF), publicly or privately owned
17. Restaurant
20. Multiple family dwelling
21. Manufactured housing park when submitted as a Planned Residential Development
22. Aircraft Take Offs and Landings
23. Wind Powered Generating Systems

24. Approved Solar Energy System
32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
33. Approved Setback Encroachment
34. Approved Cottage Business
35. Approved Business Project
36. Approved Elderly Housing Project
37. Approved Detached Accessory Dwelling Unit.
40. Box Trailer Storage Unit

ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.

Town of Plainfield
Zoning Ordinance

meeting the district requirements of this Ordinance.

LOT COVERAGE: The area of a lot occupied by the principal building or buildings and accessory buildings and impervious surfaces, and expressed as a percent of the total lot area.

LOT LINE: Property lines bounding a lot.

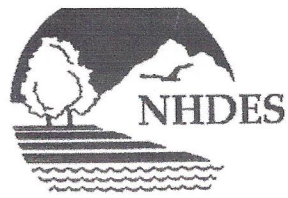
LOTLINE (Front): That boundary of a lot abutting on a street or way and ordinarily regarded as the front of a lot; but it shall not be considered as the ordinary side of a corner lot.

LOWEST FLOOR: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

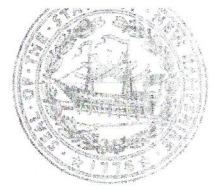
MANUFACTURED HOME means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.

MANUFACTURED HOUSING PARK: Any tract of land (a) subdivided to provide prepared locations and accommodations for manufactured housing units under single ownership, and where sites are rented or leased to tenants for the location of a manufactured housing unit or where sites together with a manufactured housing unit are rented or leased to tenants; or (b) subdivided and developed for the sale of lots for the location of manufactured housing units exclusively. Only manufactured housing units together with their accessory buildings shall be allowed within a manufactured housing park. Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MEAN SEA LEVEL: means the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a communities Flood Insurance Rate Map are referenced.



The State of New Hampshire
Department of Environmental Services



Clark B. Freise, Assistant Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 3/16/2017

APPROVAL NUMBER: eCA2017031613

I. PROPERTY INFORMATION

Address: RT 120, MERIDAN
PLAINFIELD NH 03781
Subdivision Approval No.: PRE-1967
Subdivision Name: N/A
County: SULLIVAN
Tax Map/Lot No.: 232/5
Registry Book/Page No.: 1467/972
Probate Docket No.:

II. OWNER INFORMATION

Name: MR RICHARD SANBORN
Address: 18 SKYLARK
LEBANON NH 03766

III. APPLICANT INFORMATION

Name: GUENTHER E FRANKENSTEIN
Address: 27 HILLCREST DR
LEBANON NH 03766

IV. DESIGNER INFORMATION

Name: GUENTHER E FRANKENSTEIN
Address: 27 HILLCREST DR
LEBANON NH 03766
Permit No.: 00355

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC

B. NO. OF BEDROOMS: 10

C. APPROVED FLOW: 1500 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. This approval is granted only to improve an existing situation.
3. Approval for five (2) bedroom mobile homes.
4. Cleanouts in the sewerline are required a minimum of every 100'.
5. The following waivers have been approved:
 - A. Rule: Env-Wq 1010 Section: 01 Liquid Capacity of Septic Tanks: Residential Up To 10 Bedrooms

Eric J. Thomas
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 3/16/2021, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

VII. ADDITIONAL OWNERS

MR RICHARD SANBORN
18 SKYLARK
LEBANON NH 03766

WORK NUMBER: 201605898
APPROVAL NUMBER: eCA2017031613
RECEIVED DATE: December 24, 2016
**TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTIC**

DESIGNED AND APPROVED
IN ACCORDANCE WITH THE
REGULATIONS OF THE
STATE OF NEW HAMPSHIRE
WATER DIVISION
3/16/17

ADVISE YOUR CONTRACTOR
THAT THE SEWER SYSTEM
PASS AS INDICATED ON THE
CONDITIONAL APPROVAL.

1-6
OWNER

Originally all of the
Lots on the South
Side had 750 gal. STS
Lots 1-3 Tanks were
replaced with 1000 gal
concrete Tanks with sewage
Each lot on the South Side
had 2" PVC 18" dia. manhole
for inspection. The rest of the
sewer system will be
replaced by 12" dia. PVC
located below Lot 1

The N. side of the Park
has 3 concrete 1000 gal
STS and 2 Leach Fields
The L.F. are a infiltration
system. 28 x 40's they
replaced the original
stone and gravel in
5/29/16
The N. side - 4" dia. 18"
manholes and 2" dia.
failures and 2" dia.
remain as is



Project Location
Rt 120, 2.4 Miles
N of Meriden

Owner:
Richard Sanborn
18 Skylark Dr
Lebanon, NH 03766

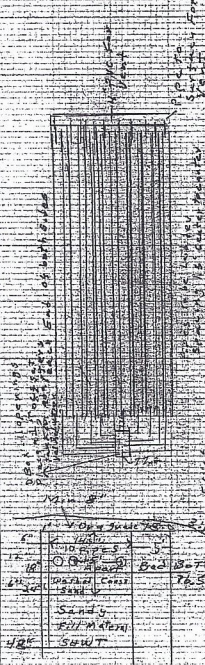
Designer:
G. Frankenstein
27 Hillcrest Dr
Lebanon, NH 03766

Lot Size
4.0 AC

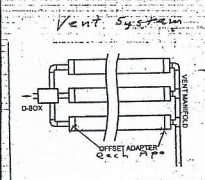
Soil Data
USDA PERRATA W-1

Tap	Soil	TS
18	18	18
10/2R 3/4	10/2R 3/4	10/2R 3/4
28	28	28
38	38	38
47	47	47
58	58	58

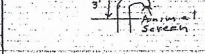
Soil Test
Permeability



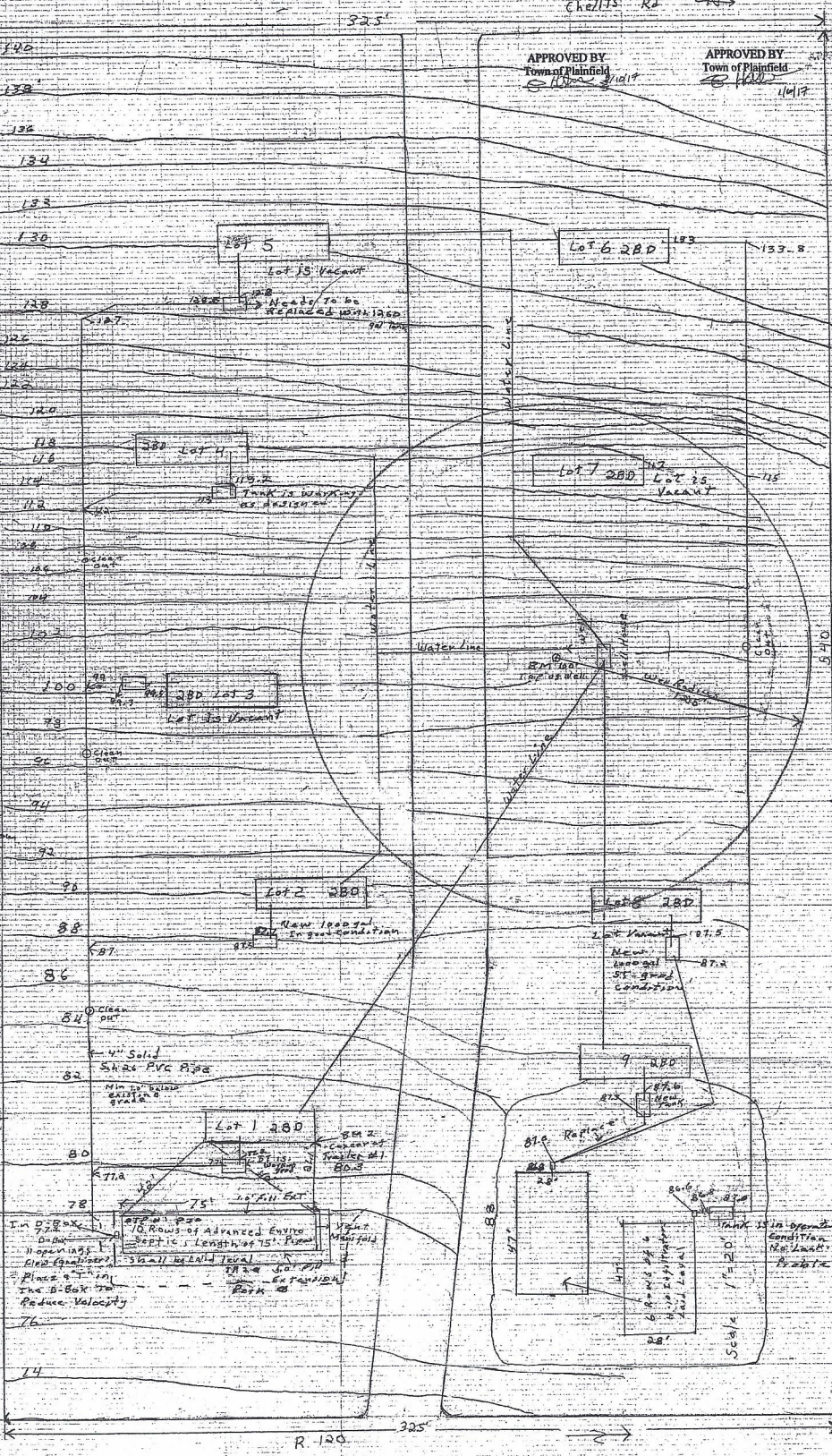
Design Intent
The Bed Bottom
is 18" below the
original grade on
the high side



The End pipe will
have 4" diameter that
will be 3.0' above
the Finish Grade



Scale 1" = 20'



APPROVED BY
Town of Plainfield
3/16/17

APPROVED BY
Town of Plainfield
3/16/17

SC-889-1-03/16/17

R. 120