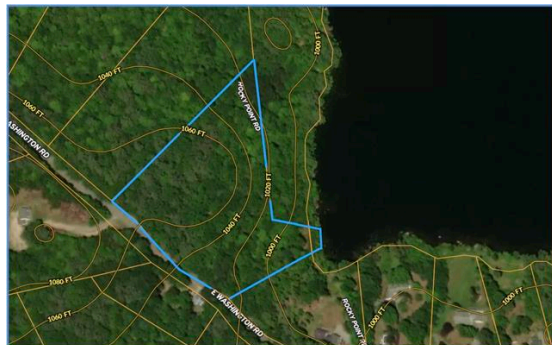


Land 4947222 **Active** **5-111 E. Washington Road Hillsborough NH 03244** **Listed: 3/31/2023** **\$185,000**
Closed:
DOM: 20



County NH-Hillsborough
VillDstLoc
Zoning Rural-Lake Lots
Lot Size Acres 5.400000
Lot - Sqft 235,224
Price Per Acre \$34,259.26
Taxes TBD No
Tax - Gross Amount \$3,467.00
Tax Year 2022
Waterfront Property Yes
Water View Yes
Water Body Access
Water Body Name Loon Pond
Water Body Type Pond
Water Frontage Length 80
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Yes

Road Frontage Yes
Road Frontage Length 700
Surveyed Yes
Surveyed By Higginson Land Services
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots 1
Total Leases
OpenSpc %
Delayed Showing No
Date - Initial Showings Begin



Unbranded Tour URL 1

Directions From Hillsborough take Center Road north, bear left onto E. Washington Road, property is on the right just past Gleason Falls Road. For GPS, 202 E. Washington Road is across the street from the parcel.

Remarks - Public If you've been looking for a special place to build your dream home, this 5.4 acre lot overlooking Loon Pond in Hillsborough will put your search to an end. There's just so much personality in this parcel: 700 ft. of frontage with level access on E. Washington Road...a large, relatively flat expanse that provides a generous building envelope (5-br septic design approved)...a bit of a vista over the pond after some tree clearing...a craggy drop-off and boulders that a 19th-century poet would have called "sublime" and the adventurous will call their playground (you even get your own little cave!)...a gentle slope down to your very own 80-feet of frontage on the pond. From your deck you can revel in the stars, or stroll to the shore and push off in your kayak and explore. Motorized watercraft are not allowed on Loon Pond, so you'll be surrounded by the peace and tranquility afforded by Mother Nature's whispers. Yes, you can keep the whole lot as your private domain, but a subdivision plan has also been prepared so you can build a wonderful home for yourself and offer a second lot to a friend (pending approval, of course). The area is dotted with historic farms and lovely homes; Fox State Forest, a 1,445-acre recreation area is just up the road; and you have easy access to Route 202 east to Concord or west to Keene. With inventory so low, why settle for a home you'll want to update--bring your dreams and plans to this lot and truly create that "forever" home for yourself!

LOT/LOCATION

Development / Subdivision **Lot Description** Level, Pond Frontage, Steep, Water View, Waterfront, Wooded

Pole Number
Permit Number
Roads Paved, Public

School - District Hillsboro/Deering SAU #34
School - Elementary Hillsboro-Deering Elementary
School - Middle/Jr Hillsboro-Deering Middle
School - High Hillsboro-Deering High School

UTILITIES

Utilities None **Fuel Company**
Water None **Electric Company**
Sewer None **Cable Company**
Electric At Street **Phone Company**

PUBLIC RECORDS

Deed - Recorded Type Warranty **Map** 5 **Tax Class**
Deeds - Total **Block** 0 **Tax Rate**
Deed - Book 9689 **Lot** 111 **Current Use** No
Deed - Page 858 **SPAN#** **Land Gains**
Plan Survey Number **Assessment Amount**
Property ID **Assessment Year**
Assessments - Special

DISCLOSURES

Fee
Fee 2
Fee 3

DISCLOSURES

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO	No	Flood Zone	Unknown
Monthly Lease Amount		Easements	Yes
		Covenants	No
		Shore Rights	Deeded
		Resort	No

Financing-Current
Financing-Possible Opt

Auction
Date - Auction
Auction Time

Items Excluded
Documents Available Deed, Property Disclosure, Septic Design, Survey, Tax Map

Auctioneer Name
Auctioneer License Number
Auction Price Determnd By



Listed by:

Greg Powers / Keller Williams Realty-Metropolitan

Lot 5-111, E. Washington Rd., Hillsborough NH. 5.4 acres, 80 ft. Frontage on Loon Pond



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



TO BE COMPLETED BY SELLER

- 1. SELLER: Bell Point, LLC
2. PROPERTY LOCATION: Lot 5-111, East Washington Road, Hillsborough NH 03244
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.

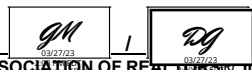
4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
b. INSTALLATION: Location: See Engineer Septic Design 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
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No
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
Comments:
b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?
c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 500 Gal. 1,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Location Unknown Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? Yes No Comments:
d. LEACH FIELD: Yes No Other
IF YES: Size Location: Unknown
Date of installation of leach field: Installed By:
Have you experienced any malfunctions? Yes No
Comments:
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
SOURCE OF INFORMATION:
f. COMMENTS:

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

SELLER(S) INITIALS



BUYER(S) INITIALS



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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Lot 5-111, East Washington Road, Hillsborough NH 03244

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 [x] UNKNOWN

IF YES: Are tanks currently in use? [] YES [x] 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 [x] UNKNOWN

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

Comments: _____

8. GENERAL INFORMATION

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

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? [] YES [x] 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 [x] 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 [x] 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 [x] UNKNOWN

If YES, Explain: _____

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

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

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

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

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

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [x] YES [] NO [] UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? [x] YES [] NO [] UNKNOWN

o. Septic/Design plan available? [x] YES [] NO [] UNKNOWN

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

9. ADDITIONAL INFORMATION:

Empty rectangular box for additional information.

10. 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

Handwritten initials GM and DG with digital signatures and timestamps.

BUYER(S) INITIALS

Empty rectangular boxes for buyer 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.

Gramoz Mema
dotloop verified
03/27/23 2:08 PM EDT
89BH-6YXB-QLMP-GFM8
SELLER DATE

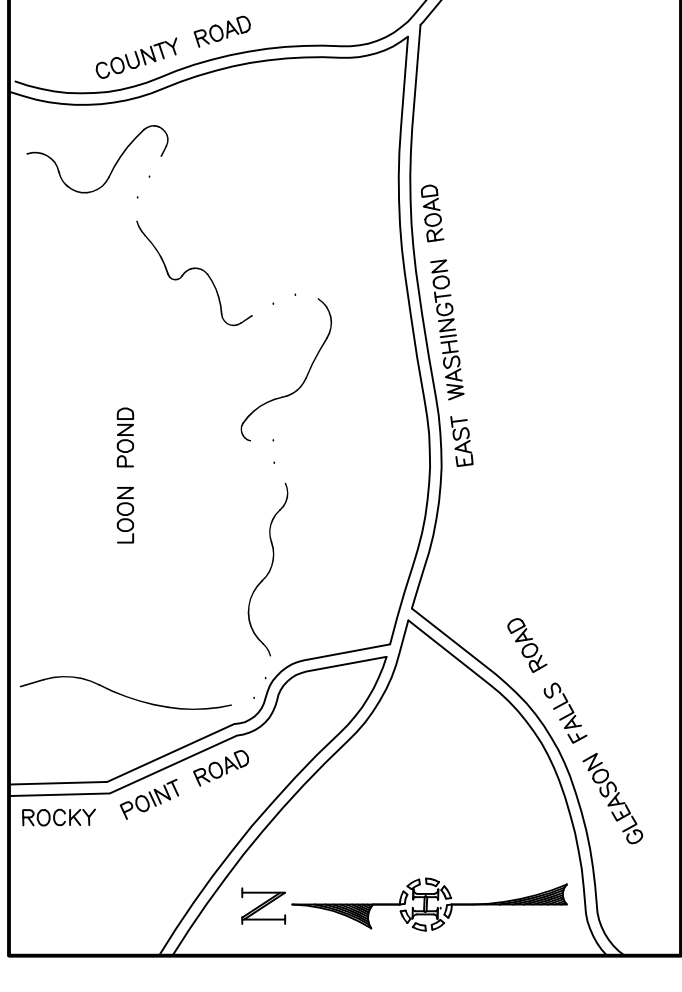
Daniel Gorman
dotloop verified
03/27/23 2:59 PM EDT
KY8P-3B15-WAQZ-WXK7
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

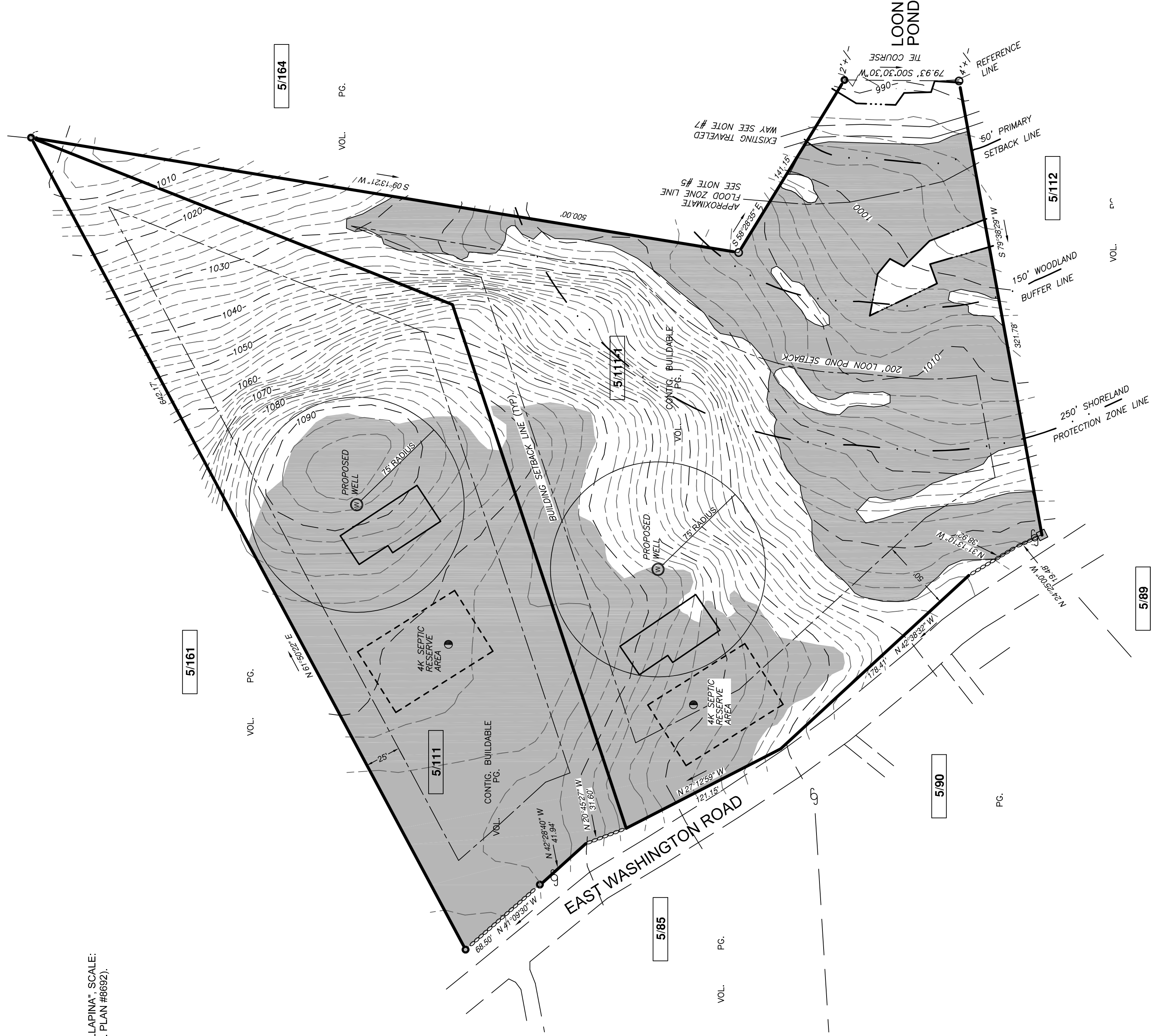
BUYER DATE

LOCUS MAP
NOT TO SCALE



REFERENCE PLANS:

"PLAN OF LAND - IN - HILLSBOROUGH, NH - OWNED BY: - MARIO DELLAPINA". SCALE: 1"=50' DATED SEPTEMBER 23, 1975 BY DONALD R. MELLEN (H.C.R.D. PLAN #8692).



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 5 LOT 111 INTO TWO LOTS.
2. THE OWNER OF RECORD OF TAX MAP 5 LOT 111 IS PIERRE A CHABOT 232 BEAR HILL ROAD HILLSBOROUGH, NH 03244 (SEE H.C.R.D. BK.9480 PG.2884 DATED 6/24/21).
3. TAX MAP 5 LOT 111 LIES WITHIN THE RURAL-LAKE LOTS ZONE. MINIMUM LOT SIZE IS 1.0 ACRES WITH 100' OF ROAD FRONTAGE. BUILDING SETBACKS ARE 75 FEET FRONT (LAKE SIDE), 25 FEET SIDE AND 50 FEET REAR. THERE IS ALSO A 200 FOOT SETBACK FROM LOON POND FOR BOTH BUILDING AND SEPTIC SYSTEMS.
4. THE TOTAL AREA OF TAX MAP 5 LOT 111 IS 25.3+- ACRES.
5. A PORTION OF TAX MAP 5 LOT 111 LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM MAP #3301100039D EFFECTIVE DATE SEPTEMBER 25, 2009. APPROXIMATE FLOOD ZONE LINE IS DEPICTED HEREON PER GRAPHICAL REPRESENTATION DEPICTED ON FIRM MAP #3301100039D EFFECTIVE DATE SEPTEMBER 25, 2009.
6. NEW HAMPSHIRE INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM APPROVAL NUMBER FOR PROPOSED LOT 5/111-1 IS PENDING.
7. TAX MAP 5 LOT 111 IS SUBJECT TO A RIGHT OF WAY "AS NOW EXERCISED OVER SAID PREMISES, TO THE TAYLOR COTTAGE, SO CALLED".

WETLANDS CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT IN SEPTEMBER OF 2021 BY TIMOTHY FERWERDA OF FERWERDA MAPPING LLC.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

SUBDIVISION PLAN
PREPARED FOR:

BELL POINT LLC
EAST WASHINGTON ROAD
TAX MAP 5 LOT 111

HILLSBOROUGH, NEW HAMPSHIRE

APPROVED AS A SUBDIVISION UNDER THE PROVISIONS OF
RSA 674:37
HILLSBOROUGH PLANNING BOARD

OWNERS' SIGNATURE

- SOILS LEGEND:**
- 79C - PERU FINE SANDY LOAM
 - 79B - PERU FINE SANDY LOAM
 - 77C - MARLOW FINE SANDY LOAM
 - 559B - SKERRY FINE SANDY LOAM

BELL POINT LLC

DATE

IN ACCORDANCE WITH THE VOTE OF THE BOARD

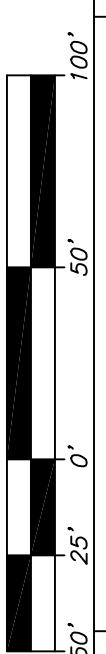
DATED _____

CHAIRMAN

LEGEND:

- EXISTING PAVEMENT
- EXISTING GRAVEL
- EDGE OF WETLANDS
- LOT LINE
- TREE LINE
- STONE WALL
- BUILDING SETBACK LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- APPROXIMATE FLOOD ZONE LINE
- WELL
- TEST PIT / PERCOLATION TEST LOCATION
- ELECTRIC UTILITY POLE
- DRILL HOLE SET
- PIPE FOUND
- GRANITE BOUND FOUND

SCALE: 1"=50'

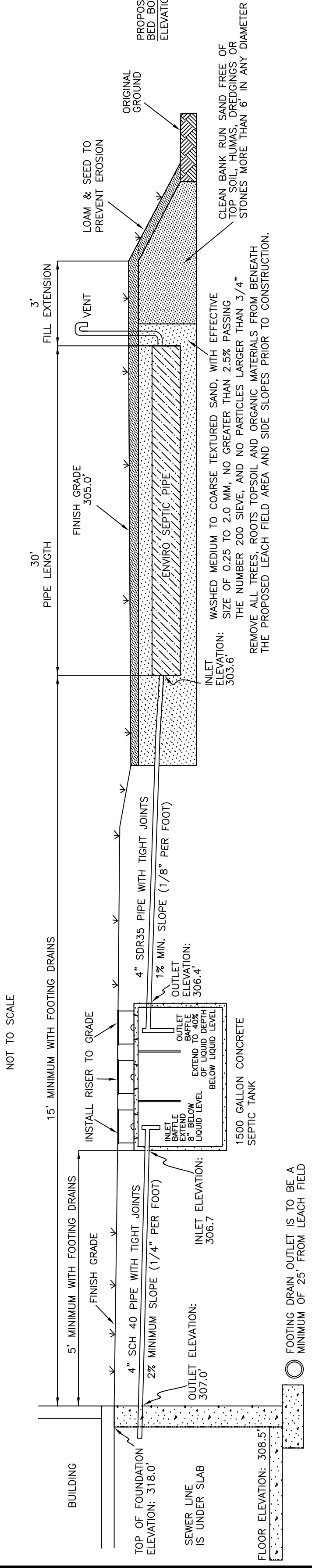


REV	DATE	DESCRIPTION	BY

MARCH 23, 2023

HIGGINSON
LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGNERS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-660-6412 | NOTE BOOK #21 | JOB #1265

SEPTIC SYSTEM PROFILE
NOT TO SCALE



MAINTENANCE NOTES:

1. THIS SEPTIC SYSTEM IS NOT DESIGNED TO BE DRIVEN OVER.
2. PUMP SEPTIC TANK WHEN THICKNESS OF SLUDGE AND SURFACE SOLID EQUAL 1/3 OF THE TANK DEPTH, OR AT A MINIMUM OF EVERY THREE YEARS, VERIFY BAFFLE INTEGRITY AT THAT TIME.
3. REFER TO NH D.E.S. CODE OF ADMINISTRATIVE RULES CHAPTER ENR-WQ 1000, ENVIRO SEPTIC DESIGN MANUAL OR CONTACT DESIGNER FOR SEPTIC SYSTEM RELATED INQUIRIES.

TEST PIT INFORMATION:

DATE OF TEST PIT: 3/1/23

DEPTH	COLOR	TEXTURE	STRUCTURE	NOTES
4"	10YR SANDY 3/3 LOAM	GRANULAR FRIABLE		
24"	10YR SANDY 5/8 LOAM	GRANULAR FRIABLE		
48"	5Y SANDY 5/3 LOAM	MASSIVE FIRM		

ALL UNSUITABLE MATERIALS MUST BE REMOVED FROM BENEATH THE LEACHFIELD

SEASONAL HIGH WATER TABLE: 24"

ROOTS EXTEND TO: 24"

WATER INFILTRATION OBSERVED AT: -

LEDGE OBSERVED AT: -

HARD PAN OBSERVED AT: 24"

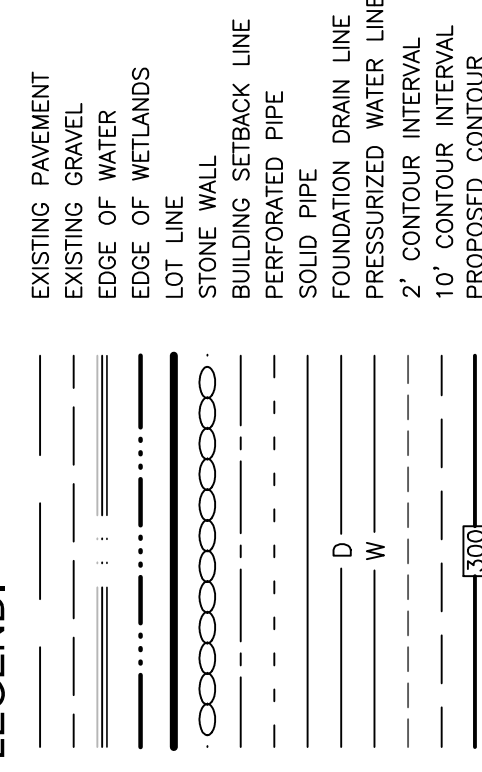
PERCOLATION TEST INFORMATION:

DATE OF TEST: 3/1/23

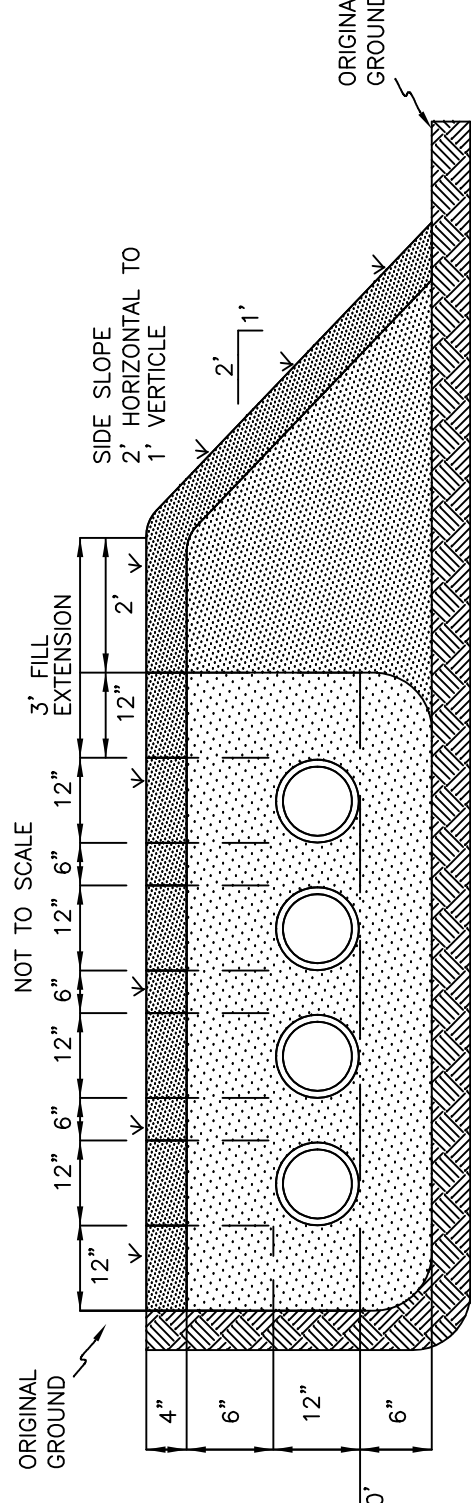
DEPTH TEST WAS CONDUCTED: 10"

PERCOLATION RATE: 10 MINUTES PER INCH

LEGEND:



TYPICAL LEACH FIELD CROSS SECTION
NOT TO SCALE



DESIGN CRITERIA: 5 BEDROOMS AT 10 MIN. INCH REQUIRES 360' L.F.

PROPOSED ARE 12 ROWS OF ENVIRO SEPTIC PIPE 30' LONG TOTALING 360' L.F.

DESIGN INTENT: DUE TO SHWT AT 24" BED BOTTOM SHALL BE AT 303.0'.

BED BOTTOM ELEVATION IS APPROXIMATELY 0.5' ABOVE HIGHEST ORIGINAL

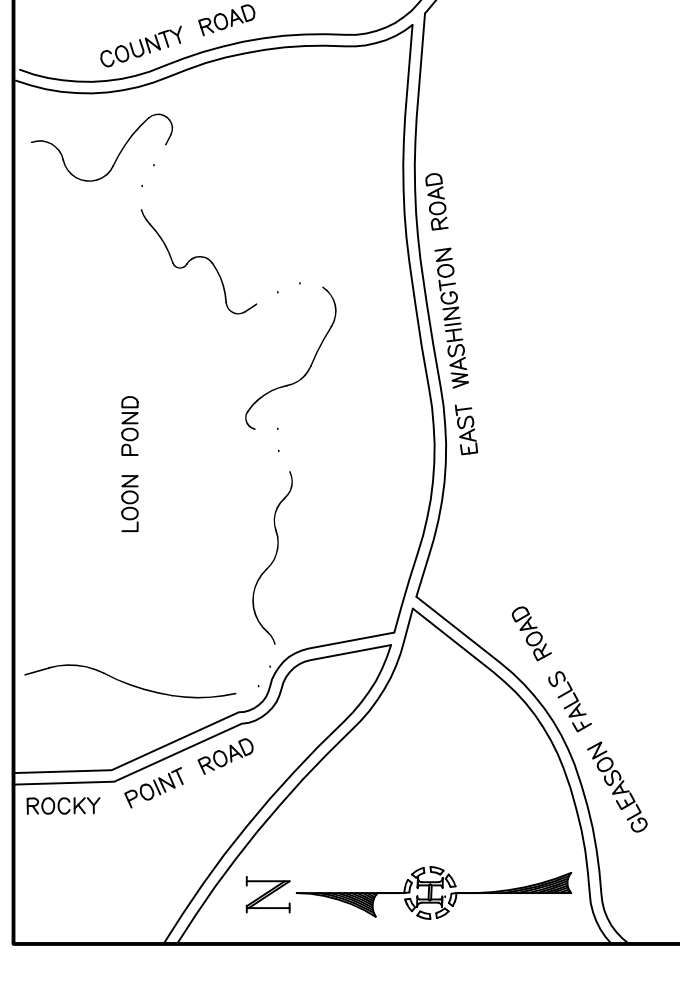
GROUND WITHIN THE PROPOSED LEACH FIELD AREA.

SOIL TYPE: 77C

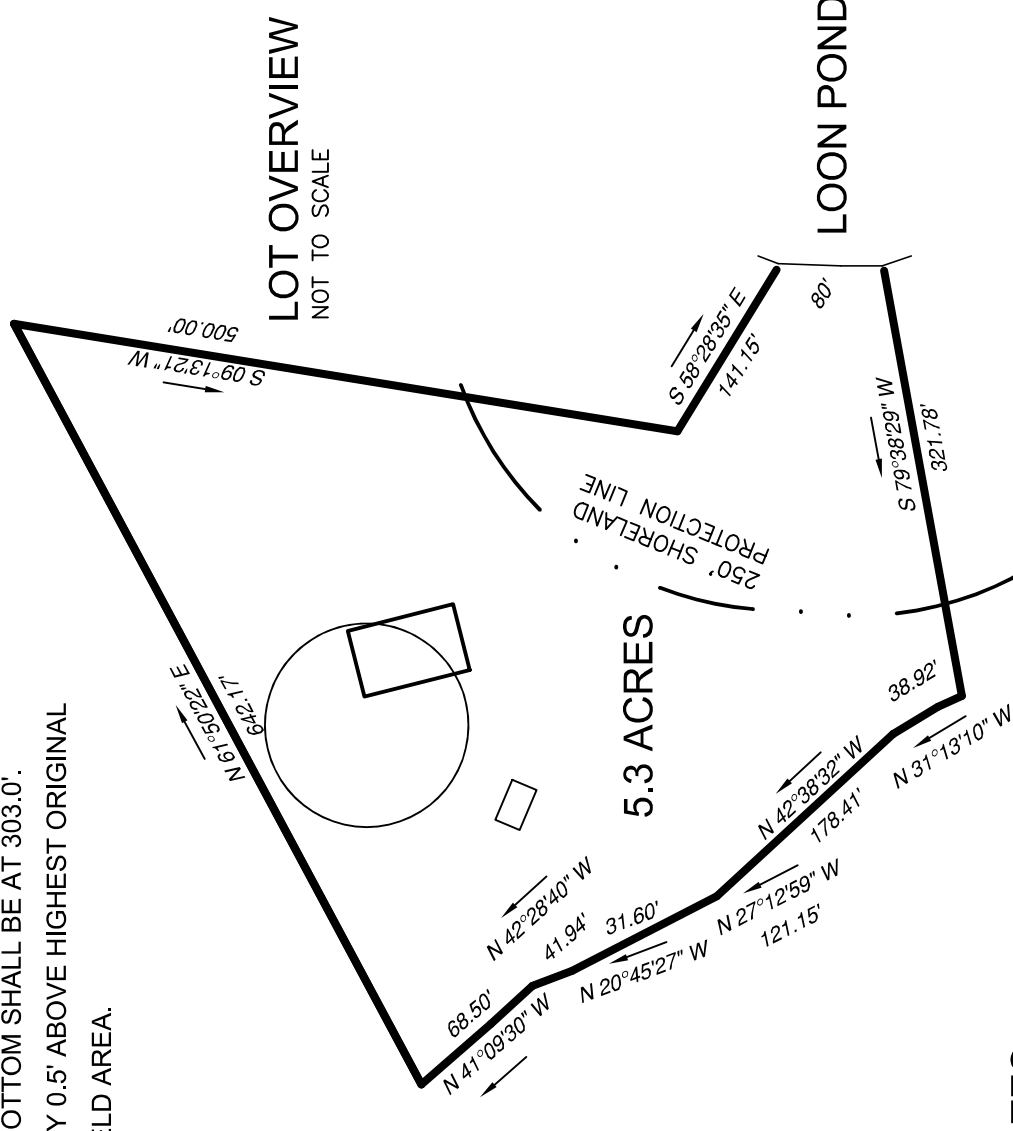
SUBDIVISION APPROVAL# OVER 6 ACRES

PRIOR CONSTRUCTION APPROVAL#

LOCUS MAP
NOT TO SCALE



LOT OVERVIEW
NOT TO SCALE



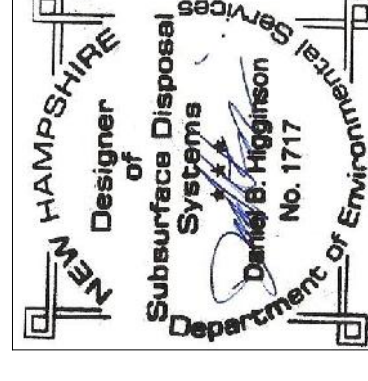
NOTES:

1. THERE ARE NO VERY POORLY DRAINED WETLANDS WITHIN 75' OR POORLY DRAINED WETLANDS WITHIN 50' OF THE PROPOSED SEPTIC SYSTEM. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1.
2. CONCRETE PRODUCTS SPECIFIED ON THIS PLAN ARE AVAILABLE AT CENTRAL NH CONCRETE, BRADFORD ROAD, HENNIKER, NH 02876. CONCRETE SPECIFIED ON THIS PLAN AVAILABLE AT HENNIKER CRUSHED STONE 44 BRADFORD ROAD, HENNIKER, NH 02876.
3. ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER TIGHT FLEXIBLE JOINT CONNECTOR AS PER ENR-WQ 1010.08(a)(1&2).
4. VERTICAL DATUM (ELEVATIONS) ARE ASSUMED.
5. THIS SEPTIC SYSTEM DESIGN DOES NOT ACCOMMODATE FOR DISCHARGE FROM A WATER PURIFICATION SYSTEM, USE OF AN IN-SINK GARBAGE DISPOSAL OR SEWAGE EJECTOR PUMP.
6. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN. PRIOR TO EXCAVATION A SITE INVESTIGATION BY DIG SAFE SHALL BE CONDUCTED. THE PHONE NUMBER FOR DIG SAFE IS 811.
7. THIS PLAN WAS PREPARED FOR THE INSTALLATION OF THE PROPOSED SEPTIC SYSTEM DEPICTED HEREON. THIS PLAN IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN SEPTIC SYSTEM INSTALLATION. LOT LINES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.
8. NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN PLAN INFORMATION AND EXISTING SITE CONDITIONS, OR IF CHANGES OR SUBSTITUTIONS BECOME DESIRED.
9. INSTALLER SHALL COMPLY WITH ALL RULES SPECIFIED IN ENR-WQ 1000 DURING INSTALLATION OF THE PROPOSED SEPTIC SYSTEM.
10. THERE ARE NO KNOWN BURIAL GROUNDS WITHIN 100' OF THE PROPOSED LEACH FIELD.

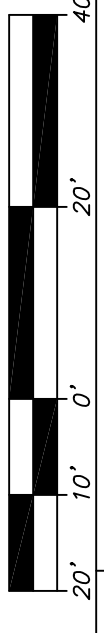
PROPOSED SEPTIC SYSTEM DESIGN
PREPARED FOR:

BELL POINT LLC
EAST WASHINGTON ROAD
TAX MAP 5 LOT 111

HILLSBOROUGH, NEW HAMPSHIRE



SCALE: 1"=20'



REV.	DATE	DESCRIPTION

MARCH 26, 2023

HIGGINSON
LAND SERVICES

LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD, HENNIKER, NH 03242
TEL: 603-660-6412 | NOTE BOOK #21 | JOB # 1265

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

Date: 3/30/2023
#cA2023033011



February 22, 2023

Hillsborough, NH

1 inch = 188 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



LOON POND IS A DRINKING WATER SUPPLY
PLEASE HELP US PROTECT THIS RESOURCE BY FOLLOWING
THESE RULES AND REGULATIONS

PERMITTED ACTIVITIES

- Canoes, kayaks, rowboats, electric-powered boats, sun/sailfish
- Fishing, wildlife watching

PROHIBITED ACTIVITIES

- Motorboats, inflatable watercraft, wet-sailor type boats, jet skis, sailboards, stand-up paddleboards
- Operation of any motorized vehicle on the water or ice of Loon Pond
- Swimming, water skiing, any water-contact activities.
- Camping, overnight mooring
- Cutting and taking ice, ice fishing
- Horse riding or leading within 50ft of the shoreline
- Pets off-leash within 50ft of the shoreline, pets are not allowed in the water of Loon Pond
- Disposal or dumping of garbage, animal or human waste
- Possession of any hazardous chemical or waste within 150ft of the shoreline
- Any feeding of wildlife, including waterfowl
- Alcohol or drug use

*To read the Loon Pond Ordinance in its entirety follow this link:

https://www.town.hillsborough.nh.us/sites/g/files/vyhlf4521/f/file/file/chapter_160_-_loon_pond.pdf

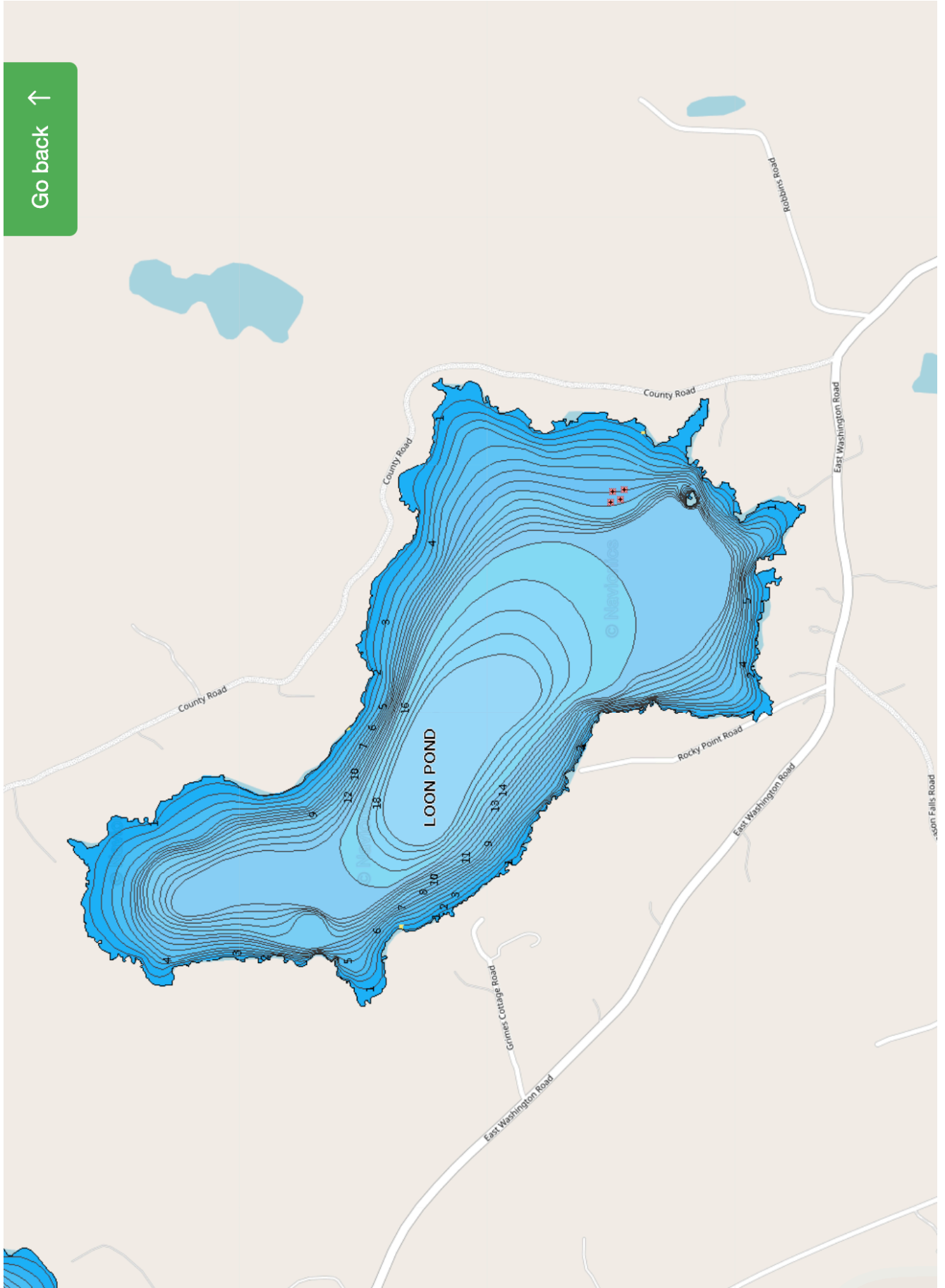
HOURS OF USE: 6:00am- 9:00pm

With your help we can preserve this valuable resource for future generations!

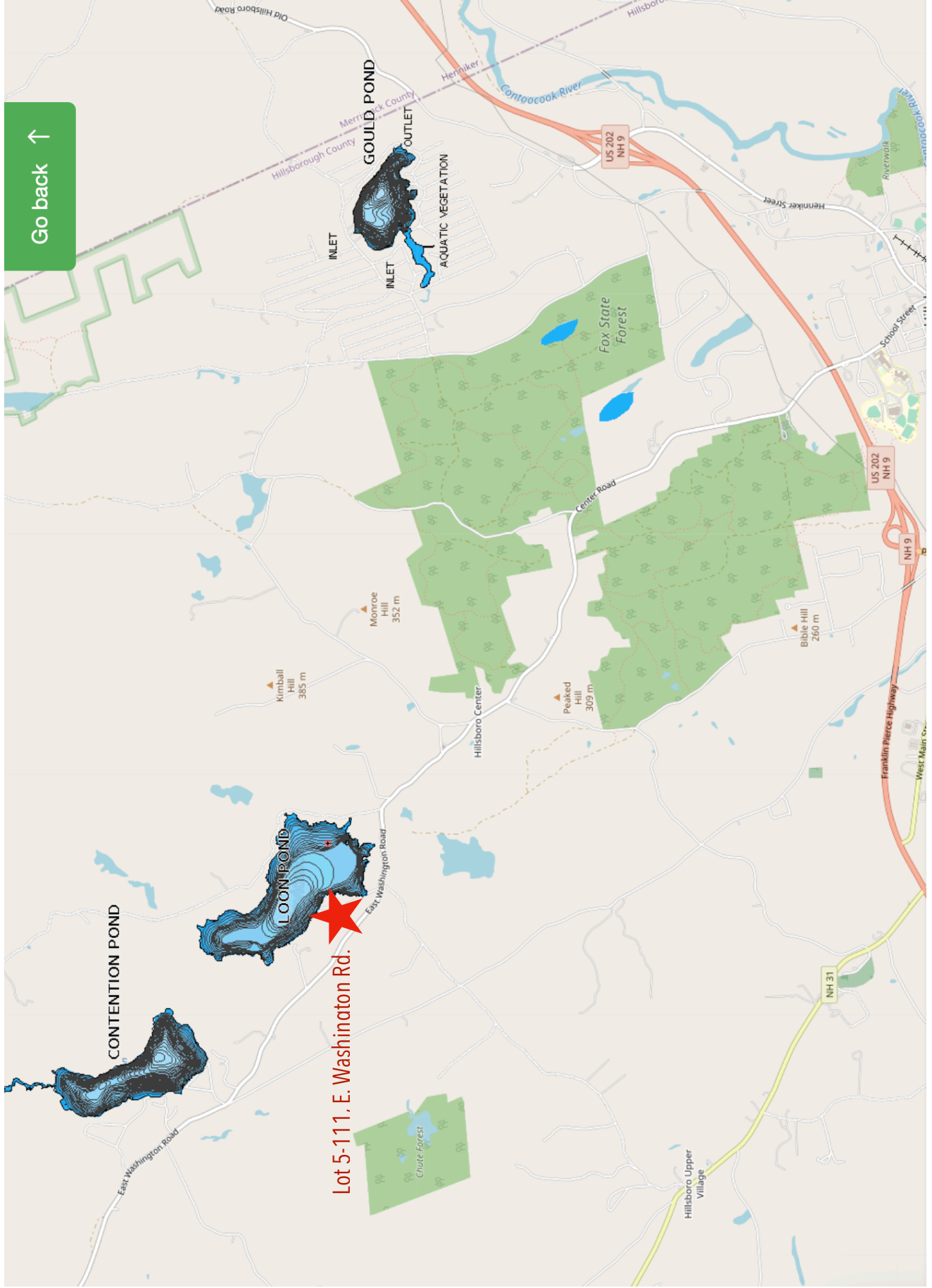
HILLSBOROUGH WATER DEPARTMENT: 603-464-7982

HILLSBOROUGH POLICE DEPARTMENT: 603-464-5512

Bathymetric Map of Loon Pond



Other nearby natural areas



Recording requested by:
Simple Title Closing and Escrow, PLLC

After Recording Return To:
Bell Point LLC
1535 Main Street
Glastonbury, CT 06033

E- Doc # 230008126
Book 9689 Page 858

03/21/2023 01:25:22 PM
Page 1 of 2

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA702072 25.00
TRANS TAXHI152089 450.00

Transfer Tax \$ 450.00

File Number: 2023-98

WARRANTY DEED

Mario Dellapina, of 166-25 Powells Cove Boulevard, Queens, NY 11357, for consideration paid, grant to Bell Point LLC, a Connecticut Limited Liability Company, of 1535 Main Street, Glastonbury, CT 06033, with WARRANTY COVENANTS:

A certain tract or parcel of land situate in Hillsborough, County of Hillsborough and State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron stake by a marked oak tree on the east side of the highway leading from Hillsboro Center to East Washington (same being about one hundred fifty feet north of old landmark called Baby Rock) and the southwest corner of land of Howard H. Proctor; thence running east by land of said Proctor seven hundred feet (700) more or less, to land of Fred Bailey and iron stake; thence south by said Bailey land five hundred feet (500), more or less, to an iron stake, same being the southwest corner of said Bailey land; thence east by said Bailey land one hundred thirty feet (130), more or less, to the shore of Loon Lake; thence south by lake shore eighty feet (80), more or less, to an iron stake in a tree stump, being the northwest corner of land of Allison and Tribbett (formerly of Hooper); thence south by said Allison and Tribbett land two hundred fifty feet (250) more or less, to an iron stake at the highway; thence north by said highway five hundred feet (500), more or less, to the place of beginning.

Reserving unto the said grantor his heirs and assigns and those claiming by, from or through said grantor; his heirs and assigns, a right of way as now exercised over said premises, said right of way being an old road leading from the East Washington highway, so-called, to the Taylor cottage, so-called.

Grantor's title recorded on June 16, 1970 in the Hillsborough County Registry of Deeds at Book 2081, Page 464.

Under the pains and penalties of perjury, I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth, and state that there are no other persons or person entitled to any homestead rights.

In Witness Whereof I, the said, **Mario Dellapina**, hereunto set my hands and seals this

17 day of March, 2023.

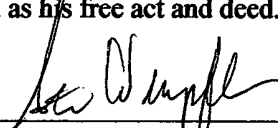


Mario Dellapina

STATE OF New York

COUNTY OF Queen

On this 17th day of March, 2023 before me, the undersigned notary public, personally appeared **Mario Dellapina** proved to me through satisfactory evidence of identification, which were Driver's License / State ID / Passport / Other Government Issued ID / Other _____, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed.



Signature of notarial officer

Title and Rank

My commission expires:

STEVEN WIMPFHEIMER
NOTARY PUBLIC, STATE OF NEW YORK
No.02W19700320
Qualified in Queens County
Term Expires Dec. 31, 2026