

Lot 3 Kimpton Brook Road

Wilmot, NH


KIMPTON BROOK ROAD, WILMOT, NH

6.18 ACRES

Just Listed

Great building options on this beautiful 6.18 acre lot with amazing views to Mount Kearsarge. Build your primary home for full-time living, or build a nice vacation home where you can enjoy all the seasons of New England. Located 15 minutes from the center of New London where you will find local shops, restaurants, bakeries and more. Just 15 minutes to Ragged Mountain Resort and 30 minutes to Mount Sunapee Resort. Lebanon and Hanover are just 30 minutes away. Plenty of local golfing, skiing, hiking, biking, fishing, kayaking, and so much more for all your year-round activities.

-Sale is contingent upon buyer accepting Clarke and Company Site Work

 \$185,000

Acres: 6.18

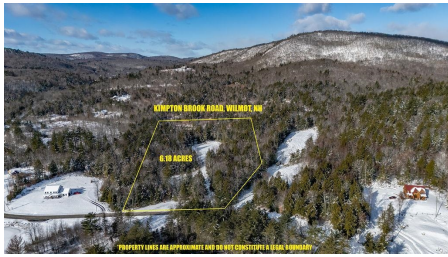
Taxes: TBD

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

kw LAKES &
MOUNTAINS
KELLERWILLIAMS. REALTY



County NH-Merrimack
Village/Dist/Locale
Zoning RESRES
Taxes TBD Unknown
Tax Annual Amount
Tax Year
Tax Year Notes
Tax Class
Tax Rate
Assessment Year
Assessment Amount
Lot Size Acres 6.18
Lot - Sqft 269,201
Common Land Acres
Price Per Acre \$29,935.28
Total Lots
Estimated Open Space %
Date - Initial Showings Begin

Road Frontage Yes
Road Frontage Type Gravel
Road Frontage Length 200
Permit Number
Pole Number

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
Waterfront Property Rights
WaterRestr
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Foreclosed/Bank-Owned/REO No
Days On Market 0
Current Use No
Land Gains
Resort No

Remarks - Public Great building options on this beautiful 6.18 acre lot with amazing views to Mount Kearsarge. Build your primary home for full-time living, or build a nice vacation home where you can enjoy all the seasons of New England. Located 15 minutes from the center of New London where you will find local shops, restaurants, bakeries and more. Just 15 minutes to Ragged Mountain Resort and 30 minutes to Mount Sunapee Resort. Lebanon and Hanover are just 30 minutes away. Plenty of local golfing, skiing, hiking, biking, fishing, kayaking, and so much more for all your year-round activities. - Sale is contingent upon buyer accepting Clarke and Company Site Work proposal.

Directions Take Route 11 to Route 4A, head towards Wilmot Center. Turn left onto Bunker Hill Road. Turn left onto NH-4A W then turn right onto Kimpton Brook Road.

Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Map 007
Block 029
Lot 003
SPAN Number
Property ID
Dev/Subd
PlanUrbDev

DeedRecTy Warranty
DeedBook 2035
DeedPage 1666
TotDeeds
Covenants Yes
Easements

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS
Surveyed Yes
Surveyed By
Plan Survey Number

Lot Features Level, Mountain View, Pond, View, Wooded
Utilities None
Electric None
Water Source None
Sewer None
Cable Company
Electric Company
Fuel Company
Internet Service Provider
Phone Company

Items Excluded
Auction
Date - Auction
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



O'Halloran Group
listings@ohgrp.com



KW Coastal and Lakes & Mountains
Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

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



TO BE COMPLETED BY SELLER

1. SELLER: Kenneth Clarke
2. PROPERTY LOCATION: Lot 3 Kimpton Brook Road, Wilmot, NH 03287
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
- 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 Krc _____

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Lot 3 Kimpton Brook Road, Wilmot, NH 03287

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: 1/8 Yearly Turn Common Land will be Dispersed

If YES, what is your source of information? Equity all lot owners

b. Is this property located in a Federally Designated Flood Hazard 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: Deed Restriction & Covenance

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: KRC

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: _____

g. How is the property zoned? Residential 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. ADDITIONAL INFORMATION:

[Empty 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 KRC | _____

BUYER(S) INITIALS _____ | _____

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

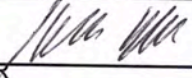


TO BE COMPLETED BY SELLER

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.


SELLER _____ DATE 12-4-2024

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 _____

Kimpton Woods Site work Proposal
Clarke & Company
Earthwork Contractors, LLC

Site work included as follows:

- Tree clearing to include driveway, location of house limited to a twenty-five foot perimeter surrounding the house
- Grubb and stump cleared areas
- Construct driveway with blue stone finish
- Excavate and backfill for new foundation with drains to daylight
- Under slab prep with stone and piping and radon vents
- Stone lined drip edge
- Excavate and backfill for water line (E/B only)
- Excavate and backfill for underground power (E/B only)
- Design and install state approved septic system
- Machine graded topsoil on all disturbed areas
- Clarke and Company to pay for the septic design. Buyer/owner to pay for the state fee

Excluded from the quote:

- Permits or fees
- Drilling and or blasting of ledge or boulders
- Concrete foundations
- Well
- Landscaping – seeding, plantings, walkways, patios, etc.

All work to start when:

- Building and driveway permit is received

Lot 3 – 6.81 acres

\$90,000 – Price good through 12/4/25

Work must be complete 1 year after closing date

We hereby propose to furnish material and labor-complete in accordance with above specifications for the sum of: \$90,000

Clarke & Company Signature



Buyer/owner signature

Buyer/owner signature

Date of Acceptance

Excluded from the quote:

- Permits or fees
- Drilling and or blasting of ledge or boulders
- Concrete foundations
- Well
- Landscaping – seeding, plantings, walkways, patios, etc.

All work to start when:

- Building and driveway permit is received

Warranty Deed

475.00

KNOW ALL PERSONS BY THESE PRESENTS, that we, JOSEPH SZILAGYI and MARY T. SZILAGYI, husband and wife, of Wilmot, County of Merrimack, and State of New Hampshire, (mailing address: RR Box 171A, Danbury, New Hampshire 03230), for consideration paid, grant to KENNETH R. CLARKE and CELESTE CLARKE, husband and wife, of Wilmot, County of Merrimack, and State of New Hampshire, (mailing address: Pinnacle Road, Wilmot, New Hampshire 03287), with WARRANTY COVENANTS,

A certain tract or parcel of land with any buildings and improvements thereon situated in Wilmot, Merrimack County, New Hampshire bounded and described as follows, to wit:

Lot 2 and Tract I as shown on a plan entitled "Annexation and Subdivision Plan Prepared for Joseph & Mary Szilagyi, Land Located in Wilmot, N.H., May 1989", prepared by Kearwood, Inc., as approved by the Wilmot Planning Board on June 9, 1989 and recorded as Plan #11095 in the Merrimack County Registry of Deeds. Said premises are described more particularly as follows:

BEGINNING on the north side of Route 4A so-called, at the easterly line of land now or formerly of Edward Weaver;

Thence N 42° 59' 47" E 108.55 feet more or less to a point along said land of Weaver;

Thence N 47° 18' 44" E 29.75 feet more or less across Kimpton Brook, so-called, to an iron rod;


Thence N 28° 29' 25" E 20.00 feet more or less, to a point;

Thence N 32° 27' 49" E 62.22 feet more or less to an iron rod;

Thence S 59° 17' 20" E 45.42 feet more or less, to an iron rod;

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

***** THOUSAND 4 HUNDRED AND 75 DOLLARS

MO. DAY YR.	223378	AMOUNT
09/30/1996		\$ *****475.00

VOID IF ALTERED

Thence N 46° 16' 47" E 284.37 feet more or less along land now or formerly of Richard & Deborah Grace to an iron pipe;

Thence N 46° 13' 37" E 197.29 feet more or less along said land of Grace to an iron bolt;

Thence N 45° 10' 35" E 164.18 feet more or less along said land of Grace to an iron bolt;

Thence N 45° 41' 37" E 275.54 feet more or less along said land of Grace to an iron bolt;

Thence N 45° 53' 20" E 425.77 feet more or less along said land of Grace to an iron pipe;

Thence S 51° 20' 03" E 488.21 feet more or less along land now or formerly of S. Vaidya & N. Patel to an iron bolt;

Thence S 52° 10' 56" E 286.14 feet more or less along said land to a point;

Thence S 51° 27' 41" E 879.95 feet more or less to an iron pipe;

Thence S 45° 40' 58" W 540.78 feet more or less to an iron rod along land now or formerly of Kenneth R. Clarke;

Thence S 45° 38' 59" W 152.43 feet more or less along said land of Clarke to an iron rod;

Thence S 45° 18' 17" W 840.05 feet more or less along land now or formerly of Constance Forsham to the center line of Kimpton Brook so called;

Thence northerly along said center line 1,190 feet more or less to an iron bolt;

Thence S 07° 45' 51" E 31.57 feet more or less to an iron rod;

Thence northerly along said Route 4A to a point (tie of N 40° 42' 12" W 920.60 feet);

Thence N 51° 13' 49" W 154.49 feet more or less to the point of beginning.

Containing 58.15 acres more or less.

Conveying also full water rights to the use of a well as set out in the deed of Richard H. Webb to Joseph Szilagyi and Mary Szilagyi dated July 13, 1978 and recorded in Book 1760, Page 913 of the Merrimack County Registry of Deeds.

MEANING AND INTENDING to describe and convey the same premises conveyed to Joseph Szilagyi and Mary T. Szilagyi (referred to erroneously as Joseph Szilgyi and Mary Szilgyi) by Richard H. Webb by Warranty Deed dated July 13, 1978, recorded at Book 1760, Page 913 in the Merrimack County Registry of Deeds and a portion of the premises conveyed to Mary T. and/or Joseph Szilagyi by the Warranty Deed of Diana M. Maloney dated June 30, 1966, recorded in Book 986, Page 469 of the Merrimack County Registry of Deeds. That portion of the within conveyed premises being Tract I on said Plan #11095, the premises conveyed by the Warranty Deed of Richard H. Webb to Joseph Szilagyi and Mary T. Szilagyi dated July 13, 1978 and recorded at Book 1760, Page 913 in the Merrimack County Registry of Deeds, is conveyed to the extent applicable, subject to covenants, conditions and restrictions set forth in said deed recorded at Book 1760, Page 913 in the Merrimack County Registry of Deeds.

This is not homestead property.

Dated this 25th day of SEPTEMBER 1996.

✓ Joseph Szilagyi By Mary Szilagyi ^{By P.O.A.}
JOSEPH SZILAGYI, by MARY T. SZILAGYI by
Power of Attorney to be recorded on near or
even date herewith

✓ Mary T. Szilagyi
MARY T. SZILAGYI

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 25th day of SEPTEMBER, 1996
personally appeared MARY T. SZILAGYI, individually and

JOSEPH SZILAGYI by MARY T. SZILAGYI by Power of Attorney, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the within as her voluntary act(s) and deed(s).

James A. Rubin
~~Justice of the Peace~~ Notary Public
My Commission Expires: 3/25/97
(Seal)

MCRD



MERRIMACK COUNTY RECORDS

Kathi L. Quay, Register

CHIARELLA LAW OFFICE, P.C.
P.O. BOX 310
SPRINGFIELD, NH 03284

**DECLARATION OF RESTRICTIVE COVENANTS FOR
KIMPTON WOODS, WILMOT, NEW HAMPSHIRE**

This Declaration of Restrictive Covenants for Kimpton Wood, Wilmot, New Hampshire, is made this 20th day of April, 2021, by Kenneth R. Clarke (the "Developer");

These Restrictive Covenants shall apply and be applicable to all Lots shown on the plan entitled "KIMPTON WOODS" SUBDIVISION & ANNEXATION PLAN FOR KENNETH R. CLARKE ROUTE 4A & KIMPTON BROOK ROAD", dated January 12, 2017 for premises located in Wilmot, N.H. and recorded in the Merrimack County Registry of Deeds as Plan 201700002346 (the "Plan") and all of the Common Area and roadway shown on said Plan.

WHEREAS, Developer intends to develop and improve said above-referenced tract of land and complete the improvements shown on said Plan; and

WHEREAS, Developer intends to offer for sale Lots 1 through 8 with interests in the common lands, roads and turnaround area shown on the said Plan; and

WHEREAS, Developer is desirous of subjecting all of said tract of land and the Lots shown on the Plan to certain covenants, agreements, easements, restrictions, conditions and charges, as hereinafter set out herein; and

WHEREAS, Developer intends to ensure that the development remains an attractive subdivision and to prevent nuisances, to preserve the peaceful country atmosphere of the subdivision, and to maintain the desired tone of the Subdivision including the investment and resale values of the Lots located therein, the following restrictive covenants are declared:

1. The term "Developer" in these Covenants shall mean and refer to Kenneth R. Clarke, his successors and assigns. The term "premises" as used herein shall mean all of that area described on the Plan.

2. The premises shall be used for all and any uses as provided by the Town of Wilmot Zoning Ordinance. Leasing of individual units for private residential use on the premises shall be permitted. Any lease shall include a provision that the lease is subject to these Restrictive Covenants. This provision does not preclude a home occupation or business, if allowed by the Town of Wilmot Zoning Ordinance, as amended (hereinafter "Town of Wilmot Zoning Ordinance.").

3. There shall be no further subdivision of a lot, although minor lot line adjustments not creating new lots are allowed.

4. No house trailers, mobile homes or manufactured housing and like structures shall be permitted on any Lots. Also, no structures, unless permitted by the Town of Wilmot Zoning Ordinance, of any kind shall be erected, placed or permitted to be maintained on any of the premises conveyed. However, modular housing shall be allowed if allowed by the Town of Wilmot Zoning Ordinance.

5. Except during construction upon any Lot, no trash containers or dumpsters shall be maintained in view of the roadway running through the Subdivision.

6. In order to maintain consistent and attractive housing in the subdivision, Developer, as long as he owns a Lot in the said Subdivision, retains the right to approve the exterior plans for the architectural design and character, the exterior color, and the siting of any structure that is erected on the premises conveyed, prior to its construction. Said approvals shall be in writing and not unreasonably withheld.

7. When construction of any structure on any Lot has been commenced or when work, remodeling or alterations on any such structure has been commenced, the work must be prosecuted diligently and the exterior of any such dwelling or other structure to be erected, placed or maintained on the premises conveyed shall be fully completed within one year from the commencement of such construction (absent extenuating circumstances), or such shorter period as required by the Town of Wilmot Zoning Ordinance.

- (a) Construction on any Lot shall be undertaken only when there is a valid and open building permit issued by the Town of Wilmot for that Lot.
- (b) Construction materials and equipment may be located only on the Lot where construction is occurring.

8. Developer reserves the right to himself and his successors and assigns, to construct, reconstruct, pave and maintain the road and turn-around area, as well as maintain the fire pond on the common land, and to plow and remove snow and ice from the road and turnaround area, and to install, maintain, repair and replace under, over and upon the Lots, the road and turnaround circle and structures of the Subdivision the following: electric, telephone and other communication wires and poles; drainage pipes, catch basins, surface drains and culverts; and such other facilities, installations, appurtenances and things as the Developer and his successors and assigns may deem necessary and convenient. Included in this reservation is the reserved easement to the Developer, his successors and assigns, to drain areas and flow waters of the Subdivision to maintain the integrity of Kimpton Brook Road as shown on the Plan. Also included in this reservation is the right to grant to telephone, communications, electric, gas, water and other public and private utility companies and to such other persons and corporations as the Developer, his successors and assigns may determine, the right of installation, maintenance, repair and replacement. In any event, the Developer, his successors and assigns, reserve the right in the future to convey any easements, roads, ways, obligations and maintenance thereof to the Town of Wilmot. Until the Town of Wilmot takes over the plowing and maintenance and Kimpton Brook Road, the Developer, for himself, will continue to plow and maintain the said road.

9. The lot entitled "Proposed Common Area" on said Plan, shall be kept as open area by all lot owners and the 8 lots owners shall assume maintenance of the lot and fire pond, as required by the Town of Wilmot and/or its Planning Board, unless the Developer, his heirs, successors and assigns conveys such obligations and/or title to the lot to the Town of Wilmot, which rights he reserves.

10. Developer has established in the Subdivision a general Plan for the improvement and development of the premises, and declares that all the Lots and Common Area are subject to the foregoing covenants and restrictions. These covenants and restrictions are for the benefit of each and every Owner of lots in the Subdivision, and any holder of a mortgage or other interest therein, and are construed and intended to be restrictive covenants running with the title to each Lot, the roadway or right-of-way and the Common Areas.

Signed this 20th day of April, 2021.

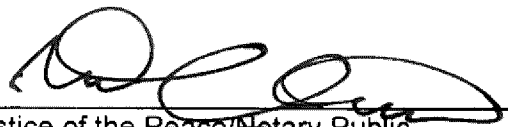


Kenneth R. Clarke

STATE OF NEW HAMPSHIRE

COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 20th day of April, 2021 by Kenneth R. Clarke, for the purposes expressed herein.



Justice of the Peace/Notary Public

My commission expires: 8/24/2024

Michael Chiarella

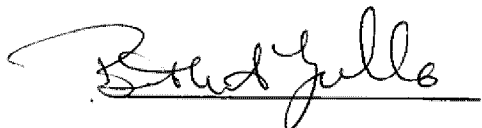
**JOINDER AND AGREEMENT
OF MORTGAGEE**

Now comes **BAR HARBOR BANK & TRUST, formerly Lake Sunapee Bank, fsb**, of Newport, New Hampshire, holder of mortgages from Kenneth R. Clarke to Lake Sunapee Bank, fsb, dated July 27, 2011 and recorded in Book 3266, Page 328 of the Merrimack County Registry of Deeds, dated November 14, 2012 and recorded in Book 3350, Page 1123 of the Merrimack County Registry of Deeds, and from Kenneth R. Clarke to Bar Harbor Bank & Trust dated April 18, 2017 and recorded in Book 3552, Page 2199 of the Merrimack County Registry of Deeds, covering premises situate in Wilmot, Merrimack County, New Hampshire, and hereby joins for the purpose of assenting to the Declaration of Restrictive Covenants for Kimpton Woods, Wilmot, New Hampshire, by Kenneth R. Clarke, dated and recorded even or near even herewith in the Merrimack County Registry of Deeds, however, that, until separately released by appropriate instruments hereafter, the land mortgaged, and any appurtenances thereto, shall remain subject to the lien of the aforesaid mortgage(s) and security interest pursuant to the terms set forth in said mortgage.

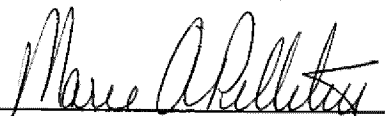
In all other respects, the mortgage shall remain in full force and effect.

In Witness thereof, Bar Harbor Bank & Trust, has caused its name to be subscribed this 20 day of April, 2021.

Witness:



Bar Harbor Bank & Trust

By: 

Printed name: Marie A. Pelletier

Duly authorized officer

GENERAL NOTES

1. Project Name: "Subdivision of Lots 1 through 17 on Kimpton Brook Road, Br. 2250 79 1666
2. Project Surveyed by: "Carter and Company, LLC", the surveyor, from the original plat of the Kimpton Brook Road, Br. 2250 79 1666, dated 08/11/2010, as shown on the attached plat.
3. Zone: District 1, Zone 1, as shown on the attached plat.
4. All "20' Right of Way" lines shown on this subdivision plat are 41/82/2025.
5. "Right of Way" lines are shown on this plat for the purpose of showing the location of the "Right of Way" lines.
6. "Right of Way" lines are shown on this plat for the purpose of showing the location of the "Right of Way" lines.
7. "Right of Way" lines are shown on this plat for the purpose of showing the location of the "Right of Way" lines.
8. "Right of Way" lines are shown on this plat for the purpose of showing the location of the "Right of Way" lines.
9. All lots in this subdivision are subject to the same conditions and covenants as the lots in the Kimpton Brook Road, Br. 2250 79 1666, as shown on the attached plat.
10. All lots in this subdivision are subject to the same conditions and covenants as the lots in the Kimpton Brook Road, Br. 2250 79 1666, as shown on the attached plat.

Lot	Area (Ac.)	Proposed	Revised
1	2.15	2.15	2.15
2	2.15	2.15	2.15
3	2.15	2.15	2.15
4	2.15	2.15	2.15
5	2.15	2.15	2.15
6	2.15	2.15	2.15
7	2.15	2.15	2.15
8	2.15	2.15	2.15
9	2.15	2.15	2.15
10	2.15	2.15	2.15
11	2.15	2.15	2.15
12	2.15	2.15	2.15
13	2.15	2.15	2.15
14	2.15	2.15	2.15
15	2.15	2.15	2.15
16	2.15	2.15	2.15
17	2.15	2.15	2.15

TOWN OF WILMOT PLANNING BOARD

Application Date: _____

Meeting Date: _____

Signature of the Board: _____

Signature of the Applicant: _____

THANK YOU

JAMES B. MORGAN REVOCABLE TRUST
 TAX MAP 7 LOT 69
 BR. 1426 PG. 2874
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182
 PLAN 4852C PG. 1182

CLARENCE GOVE III
 TAX MAP 7 LOT 30
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

HOWARD F. & KATHERIN L. NEUBERGER
 TAX MAP 7 LOT 28-5
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

MARK R. KOZIKOWSKI TRUST OF 2016
 TAX MAP 7 LOT 28-6
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

ROBERT & WENDY MILLER
 TAX MAP 7 LOT 28-7
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

GLEN A. & DARLENE A. HOYT
 TAX MAP 7 LOT 28-8
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

DEBRA A. MARSHALL & CHARLES H. FREDBERG
 TAX MAP 7 LOT 28-9
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

BERNARD I. AVISHAI & SIDA EZRAHI
 TAX MAP 7 LOT 29-1
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

RAYMOND R. & JOANNE T. FRANKLIN
 TAX MAP 15 LOT 43
 BR. 1733 PG. 278
 PLAN 5117 PG. 133A

RICHARD L. & DEBORAH LYNN SPACE
 TAX MAP 7 LOT 28
 BR. 1426 PG. 2874
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

THE PINNACLE ROAD NOMINEE TRUST
 TAX MAP 7 LOT 17
 BR. 1528 PG. 244
 PLAN 4852C PG. 1182

LOT 4
 8.71 AC.

LOT 3
 6.18 AC.

LOT 2
 3.75 AC.

LOT 1
 2.15 AC.

LOT 6
 6.81 AC.

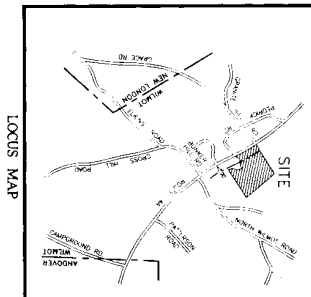
LOT 7
 20.69 AC.

ELIZABETH FORSHAW TRUST OF 2013
 TAX MAP 15 LOT 46
 BR. 1478 PG. 237
 PLAN 4709
 PLAN 4709

KENNETH R. CLARKE
 TAX MAP 15 LOT 52
 BR. 1933 PG. 236
 PLAN 5201 PG. 228

"KIMPTON WOODS" SUBDIVISION & ANNEXATION PLAN FOR KENNETH R. CLARKE ROUTE 4A & KIMPTON BROOK ROAD WILMOT, N.H. MERIDIAN CO. JANUARY 12, 2017

SCALE 1 INCH = 100 FEET



Lot	Area (Ac.)	Proposed	Revised
1	2.15	2.15	2.15
2	2.15	2.15	2.15
3	2.15	2.15	2.15
4	2.15	2.15	2.15
5	2.15	2.15	2.15
6	2.15	2.15	2.15
7	2.15	2.15	2.15
8	2.15	2.15	2.15
9	2.15	2.15	2.15
10	2.15	2.15	2.15
11	2.15	2.15	2.15
12	2.15	2.15	2.15
13	2.15	2.15	2.15
14	2.15	2.15	2.15
15	2.15	2.15	2.15
16	2.15	2.15	2.15
17	2.15	2.15	2.15

TABULAR LIST

0.05 AC. TO BE TAKEN FROM TAX MAP 7 LOT 28-6 AND ADDED TO TAX MAP 7 LOT 28-5 REVISION AS SHOWN ON THIS PLAT SHALL BE PERSONAL PART OF TAX MAP 7 LOT 28-5

THE PINNACLE ROAD NOMINEE TRUST
 TAX MAP 7 LOT 17
 BR. 2400 PG. 1834
 PLAN 41556B
 PLAN 41556B

