211 Springfield Road

Newport, NH

Just Listed

This beautiful 3-bedroom, 2.5-bath, ranch-style home provides comfortable and spacious first-floor living. Built just four years ago, the property comes with 16.34 acres of land. Expect to be greeted by the front porch as you walk in the front door. Pass through the foyer's archway into a wide-open living room/kitchen space. On one end of the home there are two guest bedrooms with a 3/4 bathroom and at the other you will find a large primary suite with ensuite bath and walk-in closet. There is also a seperate laundry room, half bathroom and entrance into the attached garage. Off the living room is a deck with ample space for hosting and relaxing in the yard with views to Mount Sunapee Resort. The property has a large, detached garage and shed toward the rear of the home. Located just a short drive to Claremont and the center of Newport for all your amenities, shopping and dining and just 5 minutes to Lake Sunapee and Mount Sunapee Resort! Close to the Sugar River Rail Trail for hiking, snowmobiling and biking, nearby local golf courses and fishing spots for all your year-round activities. 30 minutes to the Upper Valley and Dartmouth Health and 1.5 hours to Boston.

$649,900

Bedrooms: 3	Year Built: 2021
Bathrooms 2.5	Taxes: $11,448
Acres: 16.34	Sq. Ft.: 2,094

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 AND MOUNTAINS
KELLERWILLIAMS. REALTY

Residential	Single Family	**211 Springfield Road**			Listed: 1/17/2025	$649,900
5027013	Active	**Newport**	**NH 03773**	Unit/Lot	Closed:	

Unbranded Tour URL 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2021
Architectural Style Ranch
Color
Total Stories 1
Zoning R40 R
Taxes TBD No
Tax Annual Amount $11,448.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 16.34
Lot - Sqft 711,770
Common Land Acres
Garage Yes
Basement No
Basement Access Type

Date - Initial Showings Begin

Rooms - Total 9
Bedrooms - Total 3
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,094
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 2,094
Footprint
Road Frontage Yes
Road Frontage Type Dirt, Gravel
Road Frontage Length 222

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort

Remarks - Public This beautiful 3-bedroom, 2.5-bath, ranch-style home provides comfortable and spacious first-floor living. Built just four years ago, the property comes with 16.34 acres of land. Expect to be greeted by the front porch as you walk in the front door. Pass through the foyer's archway into a wide-open living room/kitchen space. On one end of the home there are two guest bedrooms with a 3/4 bathroom and at the other you will find a large primary suite with ensuite bath and walk-in closet. There is also a seperate laundry room, half bathroom and entrance into the attached garage. Off the living room is a deck with ample space for hosting and relaxing in the yard with views to Mount Sunapee Resort. The property has a large, detached garage and shed toward the rear of the home. Located just a short drive to Claremont and the center of Newport for all your amenities, shopping and dining and just 5 minutes to Lake Sunapee and Mount Sunapee Resort! Close to the Sugar River Rail Trail for hiking, snowmobiling and biking, nearby local golf courses and fishing spots for all your year-round activities. 30 minutes to the Upper Valley and Dartmouth Health and 1.5 hours to Boston.
Directions Heading to Newport take Route 11/Route 103/Sunapee Street to Springfield Road. Property will be on the right.

Bedroom with	1	14'8" x 18'9"
Living Room	1	21'9" x 13'3"
Kitchen	1	12'3" x 13'9"
Bedroom	1	11'11" x 13'6"
Dining Room	1	8'4" x 13'9"
Bedroom	1	11'1" x 10'8"
Utility Room	1	11'1" x 5'4"
Foyer	1	5'10" x 9'11"
Laundry Room	1	9'1" x 5'3"

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer
Features - Exterior Building, Deck, Shed, Storage
Features - Interior Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor
Flooring Vinyl Plank
Heating Propane, Hot Water, Mini Split
Cooling Mini Split
Water Source Drilled Well
Sewer Private

Map 216
Block 017
Lot 000
SPAN Number
Property ID
PlanUrbDev

Lot Features Mountain View
Construction Materials Vinyl Siding
Foundation Slab - Concrete
Roof Shingle - Asphalt
Driveway Dirt, Gravel
Electric 150 Amp, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company Eastern
Cable Company Comcast
Internet Service Provider Comcast

DeedRecTy Warranty
DeedBooK 2087
DeedPage 545
TotDeeds
Covenants No
Seasonal No

SchDistrct Newport Sch Dst SAU #58
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

Utilities Cable - Available, Gas - LP/Bottle
Items Excluded

Fees - Condo - Mobile

Condo Fees
Fee
Fee Frequency
AssnFee2
AsnFee2Frq
AssnFee3
AsnFee3Frq

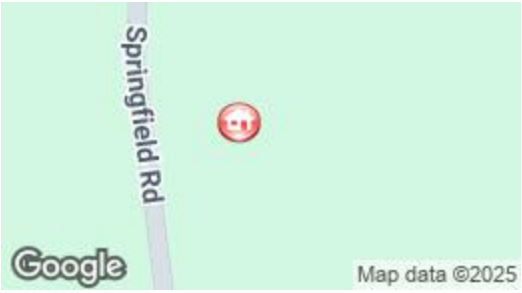
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group

listings@ohgrp.com

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



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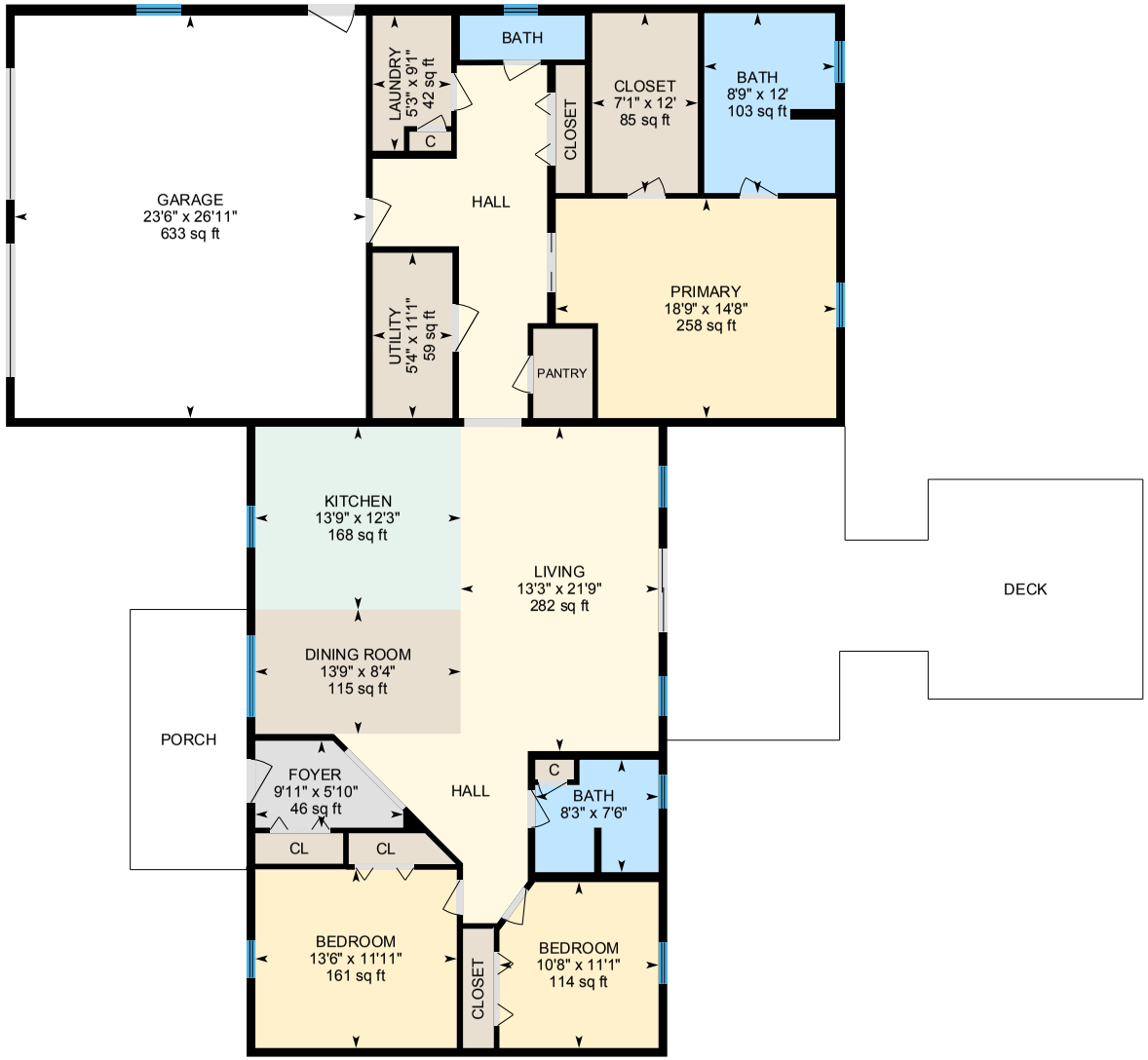
Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

211 Springfield Rd, Newport, NH

Main Floor Finished Area 2094.40 sq ft
Unfinished Area 672.65 sq ft



0 6 12 ft

PREPARED: 2024/08/06

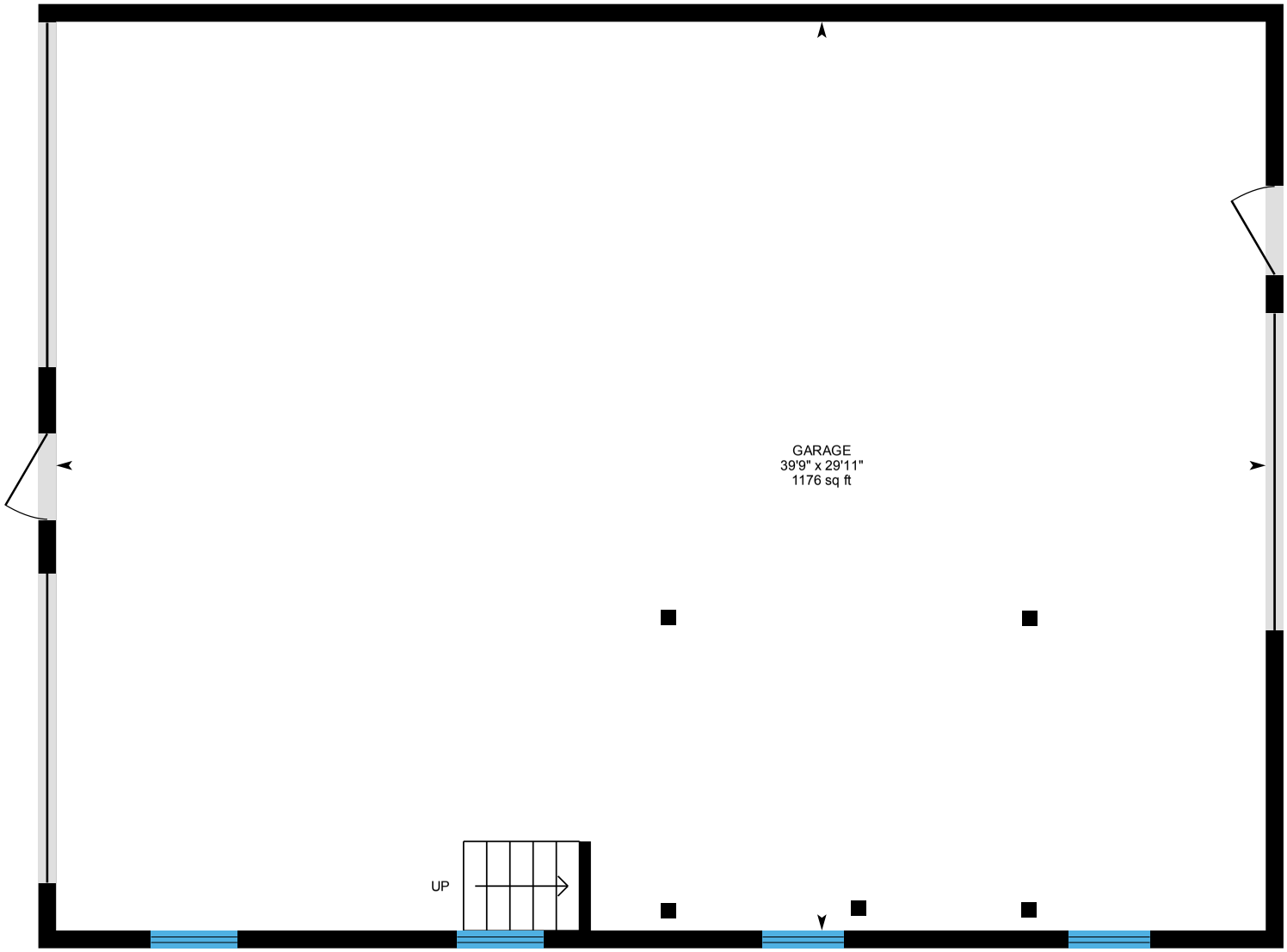
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

211 Springfield Rd, Newport, NH

Garage Detached Unfinished Area 1271.32 sq ft



0 3 6 ft

PREPARED: 2024/08/06

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE 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 FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM 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 FIRM PROMPTLY IN WRITING.

1. **SELLER:** Sonia Musbek and Alan Musbek
2. **PROPERTY LOCATION:** 211 Springfield Road, Newport, NH 03773
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 2+ years.
5. **WATER SUPPLY**

   Please answer all questions regardless of type of water supply.

   a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
   ☒ Drilled ☐ Dug ☐ Other

   b. INSTALLATION: Location: by garage
   Installed By: Bob Lucas Date of Installation: 2021
   What is the source of your information?

   c. USE: Number of persons currently using the system: 2
   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 2024
   IF YES to any question, please explain in Comments below or with attachment.
   Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
   IF YES, are test results available? ☐ Yes ☒ No
   What steps were taken to remedy the problem?

   COMMENTS:
   Bob Lusus tested the water and said it was fine

6. **SEWAGE DISPOSAL SYSTEM**

   a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
   Private: ☒ Yes ☐ No ☐ Unknown
   Septic Design Available: ☒ Yes ☐ No

   b. IF PUBLIC OR COMMUNITY/SHARED
   Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
   What steps were taken to remedy the problem?

   c. IF PRIVATE:

   TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
   Tank Size 1250 Gal. ☐ Unknown ☐ Other:
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:
   Location: side of deck Location Unknown ☐ Date of Installation: 2020
   Date of Last Servicing: None Name of Company Servicing Tank:
   Have you experienced any malfunctions? ☐ Yes ☒ No
   Comments:

SELLER(S) INITIALS SM / AM

BUYER(S) INITIALS ____ / ____

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PROPERTY LOCATION: 211 Springfield Road, Newport, NH 03773

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other:
IF YES, Location: behind deck Size: Unknown:
Date of installation of leach field: 2020 Installed By: OWNER / contractor
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
Source of Information:
Comments:
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☒	☐	☐	blown		☐
Crawl Space	☐	☒	☐	—		☐
Exterior Walls	☒	☐	☐	fiberglass		☐
Floors	☒	☐	☐	foam		☐
	☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - **Current or previously existing**:
Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown IF YES: Are tanks currently in use? ☐ Yes ☐ No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s):
Location:
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
Comments:
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments:

b. ASBESTOS - **Current or previously existing:**
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other ☐ Yes ☐ No ☐ Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? ☒ Yes ☐ No ☐ Unknown
If YES: Date: 2021 By: contractor
Results: Past If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☒ No
Comments:

SELLER(S) INITIALS AM / AM

BUYER(S) INITIALS ____ / ____

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

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

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

9. GENERAL INFORMATION

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

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

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

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No
If YES, Explain: _____

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

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

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

h. How is the property zoned? res

i. Street (check one): ☒ Public ☐ Private ☐ Association
If private, is there a written road maintenance agreement? ☐ Yes ☐ No
Additional Information: _____

j. Heating System Age: 2021 Type: FHW Fuel: Propane Tank Location: side of garage
Owner of Tank: Eastern
Annual Fuel Consumption: _____ Price: _____ Gallons: 853
Date system was last serviced and by whom? 2024
Secondary Heat Systems: mini-split
Comments: _____

SELLER(S) INITIALS AM / SM

BUYER(S) INITIALS ____ / ____

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k. Roof Age: 2021 Type of Roof Covering: shingle
Moisture or leakage: NO
Comments:

l. Foundation/Basement: ☐ Full ☐ Partial ☐ Other: slab Type: Concrete
Moisture or leakage: NO
Comments:

m. Chimney(s) How Many? -0- Lined? Last Cleaned: Problems?
Comments:

n. Plumbing Type: copper + pex Age: 2021
Comments:

o. Domestic Hot Water: Age: 2021 Type: off boiler Gallons:

p. Electrical System: # of Amps 150 Circuit Breakers ☒ Fuses ☐
Comments:
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement:
Comments:

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☒ Yes ☐ No
If Yes, please explain: Pond out back

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

s. 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:

t. Air Conditioning: Type: mini Age: 2021 Date Last Serviced and by whom: 2024
Comments:

u. Pool: Age : Heated: ☐ Yes ☐ No Type: Last Date of Service:
By Whom:

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

w. Internet: Type Currently Used at Property: xfinity

x. Other (e.g. Alarm System, Irrigation System, etc.) xfinity
Comments:

NOTICE 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 AND DEPOSIT RECEIPT. 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 AM / SM

BUYER(S) INITIALS ____ / ____

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS

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

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

Alan Musbek 7/17/2024	Ria C. Musbek 7/17/2024
SELLER DATE	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

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Doc # 1905611 11/01/2019 01:05:06 PM
Book 2087 Page 545 Page 1 of 3
Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA056165 25.00
TRANS TAX SU016719 938.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Joshuah R. Howe, Single, of 20 Cold Pond Road, Unity, NH 03603, for consideration paid grants to Alan F. Musbek and Sonia Bernacki, of 10 Carriage Drive, Naugatuck, CT 06770, as joint tenants with rights of survivorship, **WARRANTY COVENANTS:**

Two certain tracts or parcels of land, with any improvements thereon, situated in Newport, County of Sullivan and State of New Hampshire, being Lot 2 and Lot 3 as shown on a certain Plan of Lots entitled "Sudivision Plan of 'Ethan Smith Farms' Owned by Robert Snow and George M. Rose - Springfield Road - Newport, New Hampshire", dated November 20, 1987, prepared by Wayne C. McCutcheon, L.L.S., recorded in Planfile 2, Pocket 13, Folder 3, Number 17 of the Sullivan County Registry of Deeds, said tracts or parcels being more particularly bounded and described as follows:

Tract 1: A certain tract or parcel of land, with any improvements thereon, being Lot 2 on the above-referenced Plan, bounded and described as follows:

Beginning at an iron pin set in a stone wall on the Easterly edge of the right-of-way for Old Springfield Road, so-called, said point of beginning being the Southwesterly corner of Lot 1 as shown on said Plan, and being the Northwesterly corner of the premises described herein; thence South 88° 44' East one thousand six hundred eighty-one and seven tenths (1681.7) feet along said Lot 1 to an iron pin set on the Sunapee-Newport Town Line at land of Michael S. Colby; thence South 0° 45' 30" West 200 hundred and no tenths (200.0) feet along said Town Line and against said Colby land to an iron pin at Lot 3 as shown on said Plan; thence North 88° 00' 30" West one thousand six hundred seventy-seven and two tenths (1677.2) feet along said Lot 3 to an iron pin set in a stone wall on the Easterly edge of the right-of-way for said Old Springfield Road; thence Northerly along the Easterly edge of the right-of-way for said Old Springfield Road for a distance of two hundred eight (208) feet, more or less, to the point of beginning (the closure line for this last stated course being North 0° 28' West 208.1 feet); containing 7.9 acres, more or less.

Tract 2: A certain tract or parcel of land, with any improvements thereon, being Lot 3 on the above-referenced Plan, bounded and described as follows:

Beginning at an iron pin set in a stone wall on the Easterly edge of the right-of-way for Old Springfield Road, so-called, said point of beginning being the Southwesterly corner of Lot 2 as shown on said Plan, and being the Northwesterly corner of the premises described herein; thence South 88° 00' 30" East one thousand six hundred seventy seven and two tenths (1,677.2) feet along said Lot 2 to an iron pin set on the Sunapee-Newport Town Line at land of Michael S. Colby; thence South 0° 45' 30" West two hundred thirty-nine and nine tenths (239.9) feet along said Town Line and against said Colby land to an iron pin at Lot 4 as shown on said Plan; thence North 87° 36' West one thousand one hundred seventy-seven and four tenths (1177.4) feet to an iron pin; thence North 88° 05' West two hundred sixty-one and seven tenths (261.7) feet to an iron pin set near the Southerly end of a stone wall; thence South 87° 47' 30" West two hundred eleven and three tenths (211.3) feet to an iron pin set in a stone wall on the Easterly edge of the right-of-way for said Old Springfield Road, the previous three courses having been against said Lot 4; thence Northerly along a stone wall and along the Easterly edge of the right-of-way for said Old Springfield Road for a distance of two hundred twenty-two (222) feet, more or less, to the point of beginning (the closure line for this last-stated course being North 6° 27' West 220.5 feet); containing 8.5 acres, more or less.

Granting also to the within grantee, his heirs, successors or assigns, the right to pass and repass on foot or horseback over and across a right-of-way designated on said Plan as "Cross Country Ski and Bridle Path Easement", said easement crossing Lots 2 through 12 on the Ethan Smith Farms Subdivision, the right and easement conveyed hereby to be used in common with others.

EXCEPTING AND RESERVING, however, for the benefit of Robert Snow and George M. Rose, their heirs and assigns and others to whom they may convey like rights, the right to pass and repass on foot or horseback over and across a right-of-way designated on said Plan as "Cross Country Ski and Bridle Path Easement", the approximate location of said right-of-way being as shown on said Plan. The said Robert Snow and George M. Rose specifically reserve the right to convey rights to the use of said easement to other Lot owners in the "Ethan Smith Farms Subdivision".

The within conveyance is made subject to and with the benefits of the provisions of a Declaration of Protective Covenants for Ethan Smith Farm, recorded March 28, 1988 in Volume 843, Page 706 of the Sullivan County Registry of Deeds, and to a Supplementary Declaration of Protective Covenants for Ethan Smith Farms, dated September 23, 1988, recorded in Volume 863, Page 694 of said Registry. The provisions of such Declaration and Supplementary Declaration shall run with the land conveyed herein and shall be binding upon the within grantee, his heirs, successors and assigns.

Meaning and intending to describe and convey all and the same premises conveyed to Joshuah R. Howe by warranty deed dated October 20, 2018 and recorded in the Sullivan County Registry of Deeds in Book 2054 and Page 133.

These are not homestead premises.

Executed this 1st day of November, 2019.

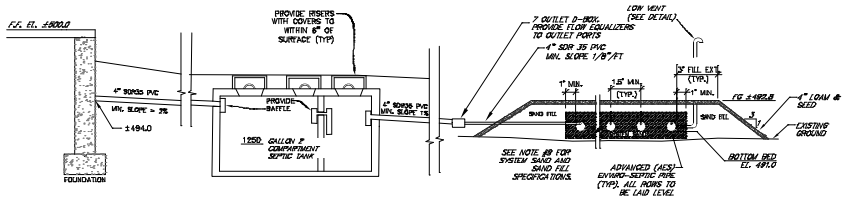
Joshuah R. Howe

State of New Hampshire
County of Sullivan

Then personally appeared before me on this 1st day of November, the said Joshuah R. Howe and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: 5-1-2024

CRAIG LANZIM
Comm. Exp. May 1, 2024
NOTARY
PUBLIC
NEW HAMPSHIRE

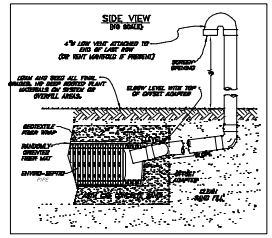


SECTION THRU SYSTEM
NOT TO SCALE

KEY INVERT ELEVATIONS
INV. IN SEPTIC TANK 492.75
INV. OUT SEPTIC TANK 492.5

INV. IN D-BOX 491.9
INV. OUT D-BOX 491.8
INV. ENVIRO-SEPTIC PIPE 491.6

BOTTOM BED 491.0
BOTTOM SAND 490.5



TEST PIT #21
DATE: 5-18-21

8"	TOPSOIL STRIPPED OFF
12"	OLIVE BROWN (2.5Y 4/3) LOAMY SAND, GRANULAR TRIABLE.
24"	OLIVE BROWN (2.5Y 4/3) LOAMY FINE SAND GRANULAR, TRIABLE
33"/37"	VERY DARK GRAYISH BROWN (10YR 3/2) GRAVELLY LOAMY SAND BLOCKY, FIRM, VERY BOULDERY BELOW 34"
42"	DARK GRAYISH BROWN (10YR 4/2) GRAVELLY LOAMY SAND, STRONG BLOCKY, VERY FIRM, FEW FAINT MOTTLES BELOW 42"

BOTTOM OF HOLE 38"

NO LEDGE PRESENT TO DEPTH EXAMINED AT 24"
NO SEEPS TO DEPTH
NO ROOTS

PERCOLATION TEST
DATE: 5-18-21
DEPTH: 20 in.
RATE: 12 min/in (ESTIMATED)

DESIGN DATA
USE: 3 BEDROOM HOUSE
DESIGN SEWAGE LOADING: 450 gpd
LENGTH OF ADVANCED (AES) ENVIRO-SEPTIC PIPE REQUIRED = 210 L.F.
LENGTH OF ADVANCED (AES) ENVIRO-SEPTIC PIPE PROVIDED = 210 L.F.
(7 ROWS @ 30')

DESIGN INTENT
THE THE BOTTOM OF THE EFFLUENT DISPOSAL AREA SHALL BE CONSTRUCTED AT 491.0 ELEVATION. THERE ARE APPROX. AT EXISTING GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL AREA.

SOIL DATA
SOIL TYPE: WHO MONADNOCK-LYMAN ROCK OUTCROP COMPLEX, 15% TO 35% SLOPES
COUNTY: SULLIVAN
SOILS REFERENCED: NRCS WEBSITE

SEPTIC TANK
MATERIAL: 1250 GALLON, 2 COMPARTMENT CONCRETE SEPTIC TANK MANUFACTURED BY L. E. WEED & SONS, NEWPORT, NH OR EQUAL.

DISTRIBUTION BOX
PROVIDE A 7 OUTLET DISTRIBUTION BOX. FLOW EQUALIZERS TO BE PLACED IN D-BOX.

PIPE TO SEPTIC TANK CONNECTIONS
ALL CONNECTIONS BETWEEN SEPTIC TANK AND PIPES LEADING TO AND EXITING FROM SEPTIC TANKS SHALL BE SEALED WITH A WATERTIGHT FLEXIBLE JOINT CONNECTOR THAT WILL ACCOMODATE NORMAL MOVEMENT OF THE TANK WITHOUT LEAKING OR BREAKING, SUCH AS, BITUMINOUS OR BUTYL GASKET OR SEALANT.

LEACH FIELD
ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM IS APPROVED BY NHDES AS AN ITA IN ACCORDANCE WITH PART ENV-WS 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ENVIRO-SEPTIC TREATMENT SYSTEM NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL, MOST RECENT EDITION.

NOTES:
1. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ENVIRO-SEPTIC TREATMENT SYSTEM NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. ROUTE 117 – PO BOX 617 SUGAR HILL, NH 03585 – PHONE 1-800-473-5298 – WWW.PRESBYENVIRONMENTAL.COM

2. ANY DISCREPANCIES OR UNUSUAL CONDITIONS SHOULD BE REPORTED TO THE DESIGNER BEFORE CONTINUING WITH THE INSTALLATION.

3. INSTALLER TO READ AND THOROUGHLY UNDERSTAND THE ENVIRO-SEPTIC LEACHING SYSTEM DESIGN & INSTALLATION HANDBOOK FOR THE STATE OF NEW HAMPSHIRE.

4. STRIP TOPSOIL AND REMOVE ANY SURFACE BOULDERS AND TREES ON AREAS WHERE SYSTEM AND FILL SLOPES ARE TO BE PLACED.

5. NO DEBRIS, STUMPS OR BRUSH IS PERMISSIBLE UNDER THE BED OR THE SLOPES AREAS.

6. TOPSOIL, SEED & MULCH OVER LEACH BED AND FILL AREAS WITH GRASS OR OTHER SUITABLE GROUND COVER.

7. ALL ENVIRO-SEPTIC PIPES TO BE LAID LEVEL.

8. IF SYSTEM FAILS IT MAY BE REBUILT IN THE SAME LOCATION

9. ALL CONFIGURATIONS OF ENVIRO-SEPTIC REQUIRE A MINIMUM OF 6" OF MEDIUM TO COARSE SAND WITH AN EFFECTIVE PARTICLE SIZE OF 0.25 TO 2 MM, WITH NO GREATER THAN 2% PASSING A #200 SIEVE AND NO PARTICLES LARGER THAN 3/4" AROUND THE CIRCUMFERENCE OF THE ENVIRO-SEPTIC PIPE. ALL OTHER FILL MATERIAL REQUIRED TO RAISE ENVIRO-SEPTIC PIPE ABOVE THE SEASONAL HIGH WATER TABLE, IMPERVIOUS SUBSTRATUM OR TO PROVIDE THE REQUIRED SAND AREA FOR A GIVEN SYSTEM CONFIGURATION SHALL BE CLEAN BANK RUN SAND, FREE FROM TOPSOIL, HUMUS, DREDGING, DEBRIS, OR STONES LARGER THAN 6" IN DIAMETER.

10. INSTALLER ADVISED TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.

11. DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.

12. NO DRAINS, HOT TUBS, SAUNAS, ETC., SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.

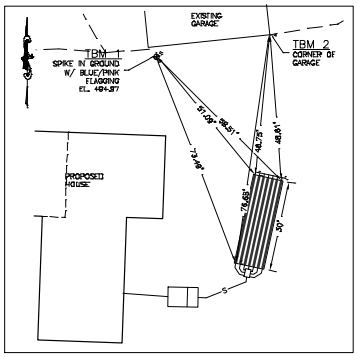
13. SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH ENV-WS 1000. "APPROVAL FOR CONSTRUCTION" IS VALID FOR 4 YEARS FROM DATE OF ISSUE.

14. GARBAGE DISPOSALS SHOULD NEVER BE USED WITH THIS SYSTEM.

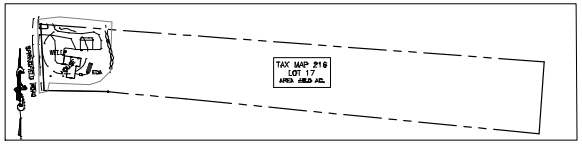
15 BOUNDARY LINES AS SHOWN ON THIS PLAN ARE BASED ON LOT #3 ON PLAN ENTITLED "SUBDIVISION PLAN OF LAND ETHAN SMITH FARMS", PREPARED BY WAYNE McCUTCHEON, LLS, DATED NOV. 20, 1987,RECORDED IN S.C.R.D. PF2 P13 F3 #17.

16 UNLESS SPECIFICALLY INDICATED, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM.

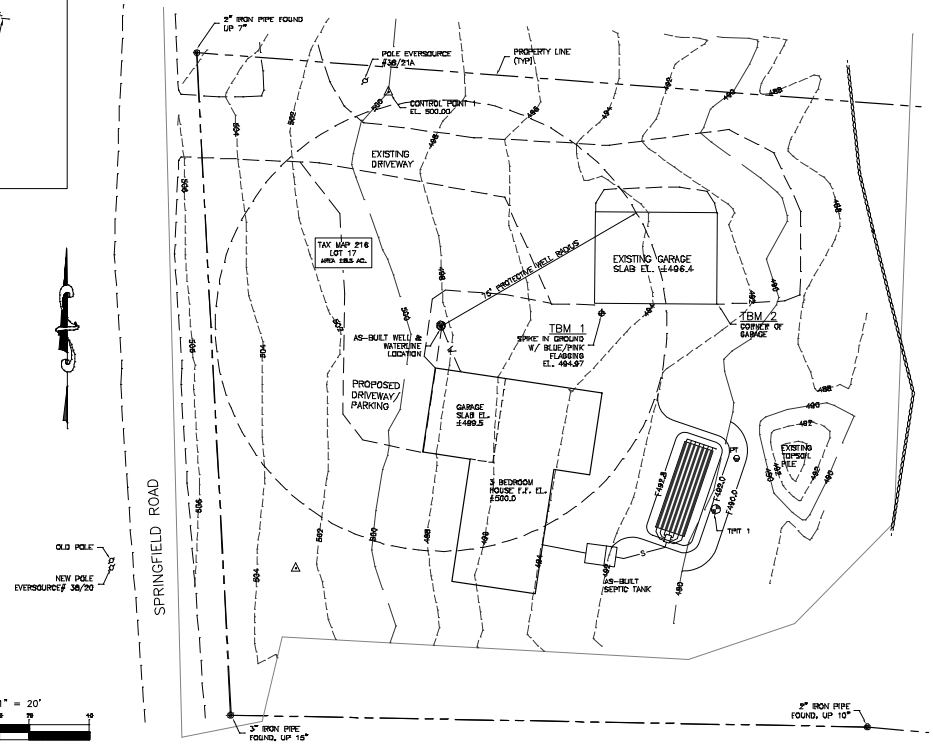
17. ELEVATIONS ON THIS PLAN ARE ASSUMED AND BASED ON AN ELEVATON OF 500.00 AT CONTROL POINT 1



TIE POINTS PLAN
SCALE: 1"=20'



PLOT PLAN
SCALE: 1"=200'



SCALE: 1" = 20'
GRAPHIC SCALE

DIRECTIONS TO SITE:
FROM THE INTERSECTION OF ROUTES 103 & 10 IN NEWPORT AT STOPLIGHT, FOLLOW ROUTE 103 & 10 NORTH EIRLY APPROX. 0.1 MI AND TURN RIGHT ONTO ROUTE 103 (SUNAPEE ST.) FOLLOW ROUTE 103 APPROX. 1.3 MI AND TURN LEFT ONTO SPRINGFIELD ROAD. FOLLOW SPRINGFIELD ROAD APPROX. 1 MILE. LOT IS ON THE RIGHT JUST PAST POLE #EVERSOURCE 38/20.

12-4-21	AS-BUILT HOUSE, WELL & SEPTIC TANK LOC.
DATE	REVISION

NEW HAMPSHIRE Designer of Subsurface Disposal Systems
Douglas A. Gerbsch
No. 1753

TAX MAP 216 LOT 17
211 SPRINGFIELD ROAD
NEWPORT, NH

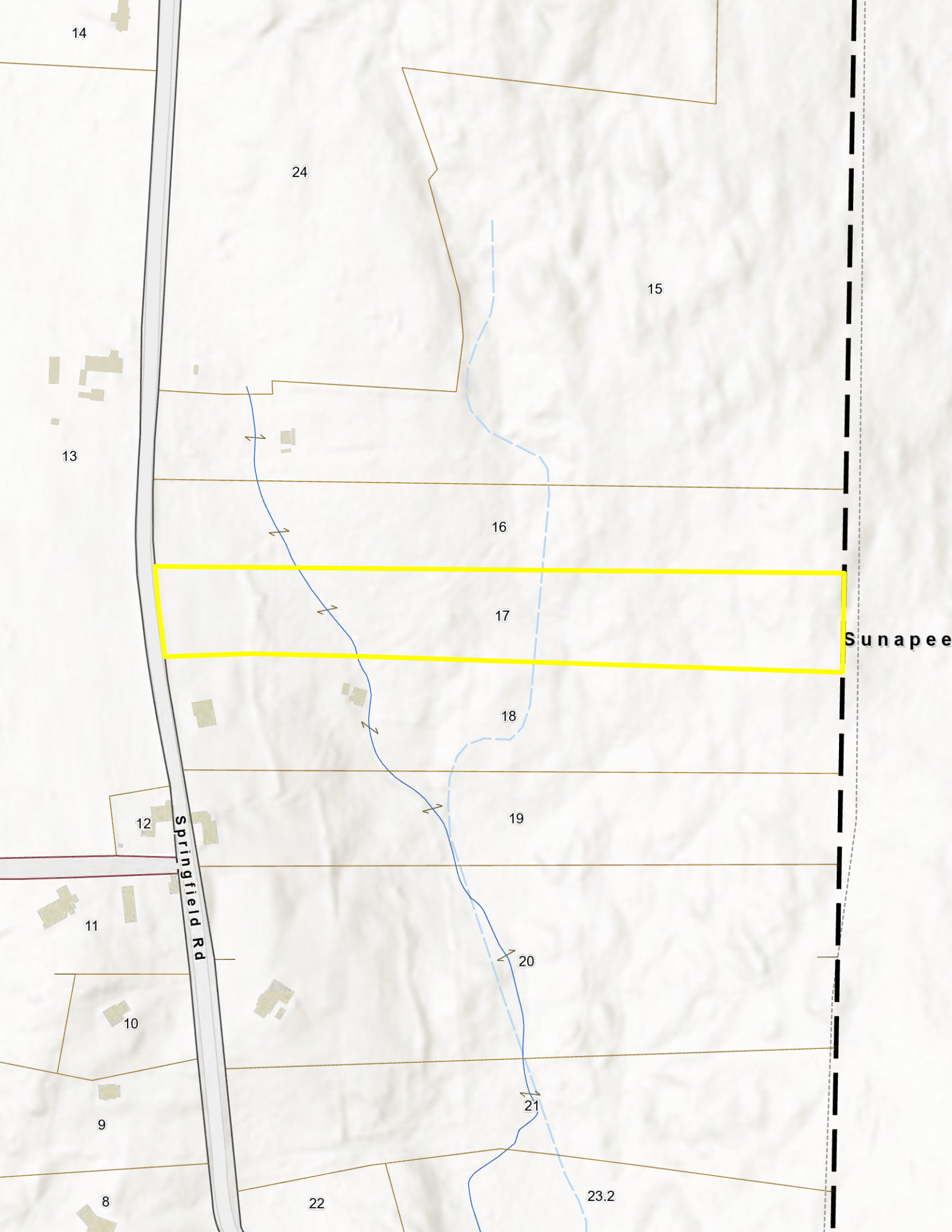
SEPTIC
SYSTEM
DESIGN

PREPARED FOR: ALAN MUSBEK & SONIA BERNACKI
10 CARRIAGE DRIVE
NAUGATUCK, CT. 06770

SCALE: 1" = 20'	DATE: 07-05-2021	PROJ. NO. 2021-131	SHEET 1 of 1

GREENLINE PROPERTY SERVICES, LLC
54 NORTH ROAD SUNAPEE, NH
greenline@myfairpoint.net
603-304-8338

AMENDED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 3/16/2022
#eCA2021080526-A


14
24
15
13
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17
Sunapee
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12
19
Springfield Rd
11
20
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9
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23.2