

Lot 46 Brook View Road

Newport, NH

1.46 ACRES

Just Listed

If you have been looking for that nice level land lot to build your home, this great 1.46 +/- acre lot in Newport could be it! Just minutes from the Newport Golf Course and from downtown Newport where you will find local dining, shopping, healthcare and amenities. Only 15 minutes to Mount Sunapee Resort and Lake Sunapee for summer and winter activities. For those who love the outdoors, you are close to the Sugar River Rail Trail for hiking, biking & snowmobile trails, beaches, lakes, fishing spots and other local golf courses. Just 45 minutes to Keene for more dining and shopping options, and to the Upper Valley for Dartmouth Health, theater, and more. For more entertainment options you are 1.5 hours to Boston. See what the living in the Sunapee Region is all about!



\$70,000

Acres: 1.46

Taxes: \$635



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

ohgrp.com

kw LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY

Land 5070956 Active **Lot 46 Brook View Road** Newport NH 03773 Unit/Lot Listed: 12/1/2025 \$70,000 Closed:



County NH-Sullivan
Village/Dist/Locale
Zoning Residential
Taxes TBD No
Tax Annual Amount \$635.00
Tax Year 2025
Tax Year Notes
Tax Class
Tax Rate
Assessment Year
Assessment Amount
Lot Size Acres 1.46
Lot Size Square Feet 63,598
Common Land Acres
Price Per Acre \$47,945.21
Total Lots
Estimated Open Space %

Initial Showings Begin Date

Road Frontage Yes
Road Frontage Type Paved
Road Frontage Length 547
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 Unknown
Foreclosed/Bank-Owned/REO No
Days On Market 0
Current Use No
Land Gains
Resort No



Public Remarks Great 1.46 +/- acres in Newport. If you have been looking for that nice level land lot to build your home, this could be it! Just minutes from the Newport Golf Course and from downtown Newport where you will find local dining, shopping, healthcare and amenities. Only 15 minutes to Mount Sunapee Resort and Lake Sunapee for summer and winter activities. For those who love the outdoors, you are close to the Sugar River Rail Trail for hiking, biking & snowmobile trails, beaches, lakes, fishing spots and other local golf courses. Just 45 minutes to Keene for more dining and shopping options, and to the Upper Valley for Dartmouth Health, theater, and more. For more entertainment options you are 1.5 hours to Boston. See what living in the Sunapee Region is all about!
Directions From Unity Road, turn onto Brook View Road. Go towards the end of the road, the land is situated where the road turns circular.

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

Map 121
Block 000
Lot 022
SPAN Number
Property ID
Dev/Subd
PlanUrbDev

DeedRecTy Warranty
DeedBook 2194
DeedPage 59
TotDeeds
Covenants Yes
Easements

SchDistrict Newport Town School District
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School
Surveyed Unknown
Surveyed By
Plan Survey Number

Lot Features Near Country Club, Near Golf Course, Country Setting, Level, Wooded
Utilities None
Electric None
Water Source None
Sewer None
Cable Company
Electric Company
Fuel Company
Internet Service Provider
Phone Company

Documents Available Covenants, Deed, Property Disclosure, Tax Map
Exclusions
Right of First Refusal
Auction
Auction Date
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



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



TO BE COMPLETED BY SELLER

1. **SELLER:** Charles M. McLeman, IV and Bethany McLeman
2. **PROPERTY LOCATION:** Lot 22 Brook View Road, Newport, NH 03773

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 Development is set up for public water
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: Development is not set up for public sewer
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

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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 [x] 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 [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 [] NO [x] 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? [x] YES [] NO [] UNKNOWN

If YES, Explain: Warranty covenants

d. What is your source of information? Warranty Deed

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

If YES, Explain: _____

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

If YES, Explain: _____

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

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

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

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

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

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

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

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

o. Septic/Design plan available? [] YES [x] 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:

United Construction developed this subdivision. Boundary pins are visible on the lot, but survey and testing results are unknown.

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 [Signature] / [Signature]

BUYER(S) INITIALS [] / []

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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.

Charles M. McLeman, IV
dotloop verified
11/19/25 10:36 PM EST
4VDU-EZKD-7HJR-O2C0
SELLER DATE

Bethany McLeman
dotloop verified
11/19/25 10:35 PM EST
XM70-A0HY-W1HJ-7RRO
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

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA071937 25.00
TRANS TAX SU020624 648.00

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 627
NEWPORT, NEW HAMPSHIRE 03773-0627

648.00 JT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **United Construction Corporation** a corporation duly organized and existing under the laws of the State of New Hampshire, whose present mailing address is Post Office Box 48, Newport, New Hampshire 03773, **for consideration paid**, grants to **Charles M. McLeman, IV and Bethany McLeman**, husband and wife, of 74 Alexander Avenue, Newport, New Hampshire 03773 as **Joint Tenants with Rights of Survivorship**

With Warranty Covenants:

A certain tract of land situated in Newport in the County of Sullivan and State of New Hampshire, and being more particularly bounded and described as follows:

Lot 46 as shown on a certain plot or plan of land entitled "Subdivision Sugar Brook Subdivision Phase 3, Newport, NH" dated March 1, 2005, Scale 1" = 80' by Clifford P. Richer, LLS and approved by the Newport Planning Board on January 11, 2005. Said plan was recorded at Pocket 9, Folder 4, Number 49 of Planfile 4 (Page 7) of the Sullivan County Registry of Deeds on April 28, 2005.

Said Lot 46 is said to contain 1.46 acres, more or less.

These premises are subject to a Permanent Slope Easement as shown on said Plan.

Also meaning and intending to convey a 1/63rd interest in a roadway to be used in common with others legally entitled thereto and being the roadways as shown on a plan entitled "Tax Map 70- Lot 97, Unity Road, Newport New Hampshire, Sugar Brook Subdivision, formerly known as Unity Road Subdivision, Phase 1" as prepared by CLD Consulting Engineers and being recorded at Pocket 8, Folder 4, Number 42 of Planfile 4, those roadways shown on the aforesaid plan for Phase II and any roadways shown on a Plan recorded at Pocket 4, Folder 4, Number 42 et. seq. of Planfile 4 of the Sullivan County Registry of Deeds with respect to Phase III of the Sugar Brook Subdivision.

Also conveying a 1/63rd interest in any common areas which may be shown on subdivision plans for Phase 1, Phase 2 and Phase 3 of the Sugar Brook Subdivision.

The premises are subject to a Declaration of Covenants, Conditions & Restrictions for Sugar Brook Development dated by United Construction Corporation as Declarant April 16, 2004 and recorded at Volume 1440, Page 635 of the Sullivan County Registry of Deeds, and Amendment to Declaration of Covenants Conditions and Restrictions for Sugar Brook Development recorded November 3, 2004 at Volume 1482, Page 360 of the Sullivan County Registry of Deeds.

Said Roadway is subject to a Declaration of Private Roadway and Common Area Agreement dated April 16, 2004 by United Construction Corporation as Declarant and recorded at Volume 1440, Page 631 of the Sullivan County Registry of Deeds.

These premises are subject to an Easement granted to Verizon New England, Inc. by United Construction Corporation dated September 23, 2004 and recorded at Volume 1484, Page 129 of the Sullivan County Registry of Deeds.

These premises are subject to an Easement granted to Public Service Company of New Hampshire by United Construction Corporation dated September 7, 2004 and recorded at Volume 1475, Page 14 of the Sullivan County Registry of Deeds.

These premises are subject to an Easement granted to Verizon New England, Inc. by United Construction Corp. a/k/a United Construction Corporation dated September 1, 2005 and recorded at Volume 1542 Page 361 of the Sullivan County Registry of Deeds.

Reference is further made to a Corrective Easement granted to Verizon New England, Inc. (formerly known as New England Telephone and Telegraph, Inc.) and Public Service Company of New Hampshire dated May 11, 2007 and recorded at Volume 1642 Page 549 of the Sullivan County Registry of Deeds.

Meaning and intending to convey a portion of those premises conveyed by LA Whipple, Inc. to United Construction Corporation by deed dated October 1, 1982 and recorded at Volume 713, Page 417 of the Sullivan County Registry of Deeds and property conveyed by Bernard E. Root and Nancy Root to United Construction Corp. a/k/a United Construction Corporation dated June 22, 1962 and recorded at Volume 434, Page 48 of the Sullivan County Registry of Deeds.

Dated this 2nd day of May, 2022

United Construction Corporation

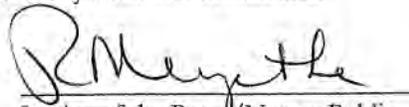


By: Christine W. Martell
Corporate Controller

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

On this the 2nd day of May, 2022, before me, the undersigned officer, personally appeared Christine W. Martell and that she, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Corporate Controller.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Justice of the Peace/Notary Public

My Commission Expires: 08-26-2025



SUGAR BROOK SUBDIVISION PLAT

PHASE 3

ALL LOTS WITHIN THE SUBDIVISION HAVE BEEN LAID OUT ACCORDING TO ZONING AND SUBDIVISION REGULATIONS FROM THE TOWN OF NEWPORT, NH.

ALL LOTS SHALL BE SERVICED BY MUNICIPAL WATER SUPPLIES. A NEW WATER SYSTEM SHALL BE CONSTRUCTED THROUGH THE SUBDIVISION TO ACHIEVE SUCH. EACH LOT SHALL BE PROVIDED WITH ON-SITE SEPTIC SERVICES.

THE PHASE 3 PORTION OF THIS SUBDIVISION IS OVERLAPPED BY TWO ZONING DISTRICTS: RURAL DISTRICT (R) AND SINGLE FAMILY RESIDENTIAL DISTRICT (R-1).

SETBACKS SHALL BE ADHERE TO IN ACCORDANCE WITH THE ZONING REGULATIONS FOR RESPECTIVE ZONES AS FOLLOWS:

- ZONE R:** FRONT YARD = MIN. 50'
 REAR YARD = MIN. 25'
 SIDE YARD = MIN. 10'
 TOTAL WIDTH = 25'
- ZONE R-1:** FRONT YARD = MIN. 25'
 REAR YARD = MIN. 25'
 SIDE YARD = MIN. 10'
 TOTAL WIDTH = 15% OF THE WIDTH OF THE LOT

NOTES:
 THE SUBDIVISION REGULATIONS OF THE TOWN OF NEWPORT ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION REQUIREMENTS GRANTED IN WRITING BY THE BOARD.
 PERMANENT SURVEY MONUMENTS SHALL BE SET IN PLACE PER TOWN OF NEWPORT SUBDIVISION REGULATIONS.
 THIS PROJECT LIES WITHIN THE FEMA FLOODPLAIN BOUNDARY AS SHOWN.

ALL PHASE 3 LOTS ARE SUBJECT TO A DECLARATION OF PRIVATE ROADWAY AGREEMENT TO BE RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS. IF THE PRIVATE ROADS SHOWN ON THIS PLAN OR SUBDIVISION OR ANY PART OR PARTS THEREOF ARE TO BE ACCEPTED BY THE TOWN BY THE OWNERS OF THE PROPERTY ON SUCH ROAD, SUCH PRIVATE ROAD OR ROADS OR PART THEREOF, SHALL FIRST BE IMPROVED AT THE SOLE COST OF THE AFFECTED LOT OWNERS OR OWNER SO AS TO COMPLY WITH THE SPECIFICATIONS AS CONTAINED IN THE STANDARDS OF THESE SUBDIVISION CONTROL REGULATIONS OF THE TOWN OF NEWPORT.
 ALL ADJUTING PROPERTY LINES SHOWN ARE APPROXIMATE, BASED ON TAX MAPS AND SHOWN ONLY FOR REFERENCE.

OWNER OF RECORD: UNITED CONSTRUCTION
 P.O. BOX 48
 NEWPORT, NH 03773

JOB NO. 02-0413 DATE: MAR. 01, 2005 SCALE: 1" = 60'
 DWS: **SP6**

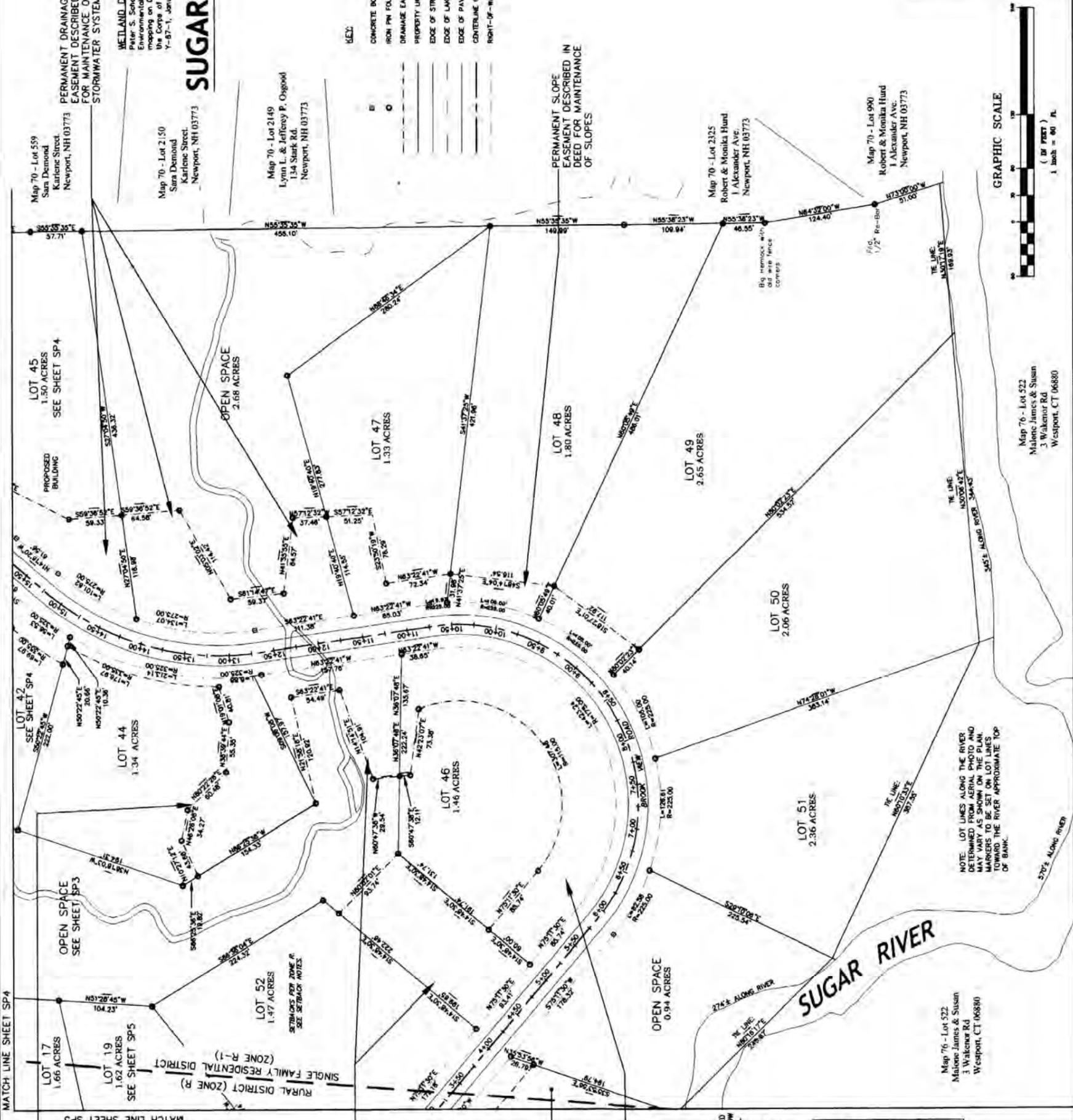
CONELTAS ENGINEERS INC.
 250 Route 6 South
 Norwich, VT 05605
 (802) 442-1104 FAX (802) 444-1108
 WWW.CONELTAS.COM VERMONT
 DL Consulting Engineers, Inc.

SURVEYOR: RICHIE, L.L.S.
 124 FORD STREET
 NEWPORT, NH 03773

PERMANENT DRAINAGE EASEMENT DESCRIBED IN DEED FOR MAINTENANCE OF STORMWATER SYSTEM

WETLAND DELINEATION:
 Peter S. Schauer, Certified Wetland Scientist #48, of Schauer Environmental Consultants, L.L.C. of Box, NH, performed the wetland mapping on December 16, 2002 according to the Technical criteria of the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1, January 1987).

- KEY:**
- CONCRETE BOUND FOUND/SET
 - IRON PIN FOUND/SET
 - DRAINAGE EASEMENT
 - PROPERTY LINE
 - EDGE OF STREAM/RIVER
 - EDGE OF LAKE
 - EDGE OF PAVEMENT
 - CENTRELINE OF ROAD
 - RIGHT-OF-WAY



PERMANENT DRAINAGE EASEMENT DESCRIBED IN DEED FOR MAINTENANCE OF STORMWATER SYSTEM

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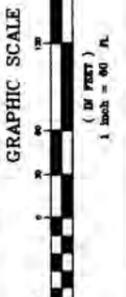
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NOTE: LOT LINES ALONG THE RIVER DETERMINED FROM AERIAL PHOTO AND MAY VARY AS SHOWN ON THE PLAN. MARKERS TO BE SET ON LOT LINES TO WITHIN THE RIVER APPROXIMATE TOP OF BANK.

Map 76 - Lot 522
 Malone James & Susan
 3 Wilkner Rd
 Westport, CT 06880

Map 70 - Lot 2150
 Sara Desmond
 Karlene Street
 Newport, NH 03773

Map 70 - Lot 2149
 Lynn L. & Jeffrey P. Osgood
 134 Stark Rd.
 Newport, NH 03773

Map 70 - Lot 2325
 Robert & Monika Hurd
 1 Alexander Ave.
 Newport, NH 03773

Map 70 - Lot 990
 Robert & Monika Hurd
 1 Alexander Ave.
 Newport, NH 03773

Map 70 - Lot 559
 Sara Desmond
 Karlene Street
 Newport, NH 03773

Map 76 - Lot 522
 Malone James & Susan
 3 Wilkner Rd
 Westport, CT 06880

Map 76 - Lot 522
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Map 76 - Lot 522
 Malone James & Susan
 3 Wilkner Rd
 Westport, CT 06880

Map 76 - Lot 522
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Map 76 - Lot 522
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Map 76 - Lot 522
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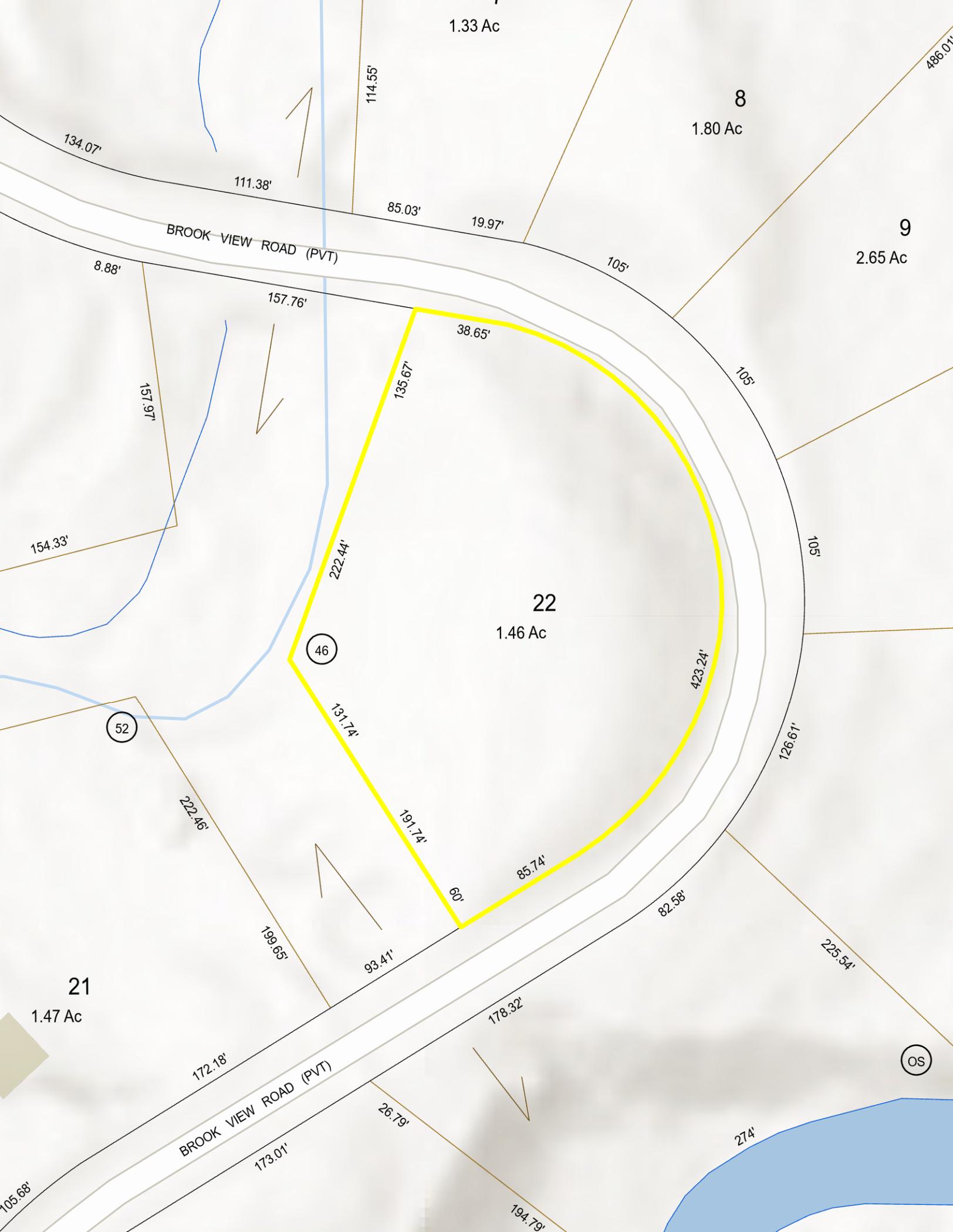
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Map 76 - Lot 522
 Malone James & Susan
 3 Wilkner Rd



1.33 Ac

8
1.80 Ac

9
2.65 Ac

22
1.46 Ac

21
1.47 Ac

BROOK VIEW ROAD (PVT)

BROOK VIEW ROAD (PVT)

46

52

OS

134.07'

111.38'

114.55'

85.03'

19.97'

8.88'

105'

157.76'

38.65'

105'

157.97'

135.67'

105'

154.33'

222.44'

423.24'

131.74'

126.67'

222.46'

191.74'

60'

85.74'

82.58'

199.65'

93.41'

225.54'

172.18'

178.32'

1.47 Ac

26.79'

274'

173.01'

194.79'

105.68'

486.01'