

17 Hummock Lane, Grantham

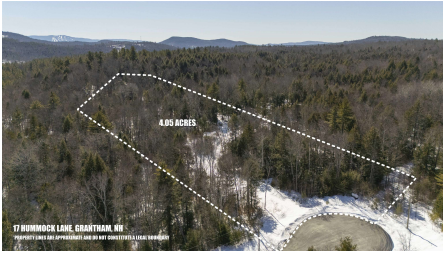
Offered at \$90,000

About This Property

Privately set at the end of a cul-de-sac in Grantham, this 4.05 acre parcel is part of the Juniper Hill association. The lot is partially cleared and includes house plans and an updated septic survey for a 4-bedroom home, making it ready for your next build. Conveniently located near I-89, the property offers an easy commute, under 30 minutes to Dartmouth Health and the Upper Valley, close to New London for shopping and dining, and under two hours to Boston. Enjoy the best of New Hampshire's outdoor lifestyle with nearby hiking trails, local golf courses, skiing at Ragged Mountain or Mount Sunapee Resort, and boating on Lake Sunapee. This property combines privacy, accessibility, and recreation, an ideal setting for your future home in the Sunapee Region.

Acres: 4.05 | Property Taxes: \$1,453

Land 5080542 Active **17 Hummock Lane** Grantham NH 03753 Unit/Lot Listed: 3/24/2026 \$90,000 Closed:



County NH-Sullivan
 Village/Dist/Locale
 Zoning RR1
 Taxes TBD No
 Tax Annual Amount \$1,453.00
 Tax Year 2025
 Tax Year Notes
 Tax Class
 Tax Rate
 Assessment Year
 Assessment Amount
 Lot Size Acres 4.05
 Lot Size Square Feet 176,418
 Common Land Acres
 Price Per Acre \$22,222.22
 Total Lots
 Estimated Open Space %
 Activation Date

Road Frontage Yes
 Road Frontage Type Cul-de-Sac,
 Paved
 Road Frontage Length 174
 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

Public Remarks Privately set at the end of a cul-de-sac in Grantham, this 4.05 acre parcel is part of the Juniper Hill association. The lot is partially cleared and includes house plans and an updated septic survey for a 4-bedroom home, making it ready for your next build. Conveniently located near I-89, the property offers an easy commute, under 30 minutes to Dartmouth Health and the Upper Valley, close to New London for shopping and dining, and under two hours to Boston. Enjoy the best of New Hampshire's outdoor lifestyle with nearby hiking trails, local golf courses, skiing at Ragged Mountain or Mount Sunapee Resort, and boating on Lake Sunapee. This property combines privacy, accessibility, and recreation, an ideal setting for your future home in the Sunapee Region.
Directions From NH Route 10, turn onto Cote Road, then turn onto to Shedd Road, then Hummock Lane. Property will be before Cradle Hill Lane at the cul-de-sac.

Fee \$2,000.00
 Fee Frequency Yearly
 Fee Includes Plowing
 Fee 2
 Fee 2 Frequency
 Fee 3
 Fee 3 Frequency

Map 241
 Block 007
 Lot 013
 SPAN Number
 Property ID
 Dev/Subd
 PlanUrbDev

DeedRecTy Warranty
 DeedBook 2159
 DeedPage 0539
 TotDeeds
 Covenants Yes
 Easements Yes

SchDistrict Grantham Sch District SAU # 75
 SchElem Grantham Village School
 SchMiddle Lebanon Middle School
 SchHigh Lebanon High School
 Surveyed Yes
 Surveyed By
 Plan Survey Number

Lot Features Country Setting, Level, Wooded
Utilities None
Electric None
Water Source None
Sewer None, Septic Design Available
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

Documents Available Deed, Property Disclosure, Septic Design, 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:** Elisabeth L. Bailey and Timothy A. Bailey
- 2. **PROPERTY LOCATION:** 17 Hummock Lane, Grantham, NH 03753
- 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

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PROPERTY LOCATION: 17 Hummock Lane, Grantham, NH 03753

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

If YES, Explain: Juniper Hills Association

If YES, what is your source of information? Juniper Hills Association

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? [x] YES [] NO [] UNKNOWN

If YES, Explain: easement to adjacent lots

d. What is your source of information? property 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? [x] YES [] NO [] UNKNOWN If YES, is the survey available? [x] 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? [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? [] YES [] NO [x] 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 [Signature: ELB] / [Signature: TRB]
03/06/26 8:01 PM EST / 03/05/26 10:45 AM EST

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.

Elisabeth L. Bailey
dotloop verified
03/06/26 8:01 PM EST
7DAV-HHX0-ILIF-RYIH
SELLER DATE

Timothy A. Bailey
dotloop verified
03/05/26 10:45 AM EST
MS7U-Q0I2-F3VB-QSVX
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

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Elisabeth L. Bailey and Timothy A. Bailey
17 Hummock Lane, Grantham, NH 03753
- 2. Association Name (if applicable): Juniper Hills Association
- 3. Property Manager/Agent: Jillian Servant Phone: (bstnsoxgirl@yahoo.com)

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: na
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: na
na
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. MASTER INSURANCE POLICY

- a. Name of Company: unknown
- b. Name of Agent: unknown Phone: na

6. FINANCIAL

- a. Monthly maintenance fee(s): \$tbd
- b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
- c. Are there any additional fees? If so, please specify: see additional comments
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: see additional comments

Additional Comments: Juniper Hills Association has just been created. Board approved association fee of \$2000 annually. Due 11/1 and 5/1. See Bylaws document, Covenant and Restrictions document, and first meeting notes.

7. 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.

Elisabeth L. Bailey
SELLER DATE

Timothy A. Bailey
SELLER DATE

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BUYER DATE

BUYER DATE

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA066833 25.00
TRANS TAX SU019387 900.00

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

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, of Newport, New Hampshire, **for consideration paid**, grants to **Elisabeth L. Bailey and Timothy A. Bailey**, of P.O. Box 1739, Grantham, New Hampshire 03753 as **Joint Tenants with Rights of Survivorship**

With **Warranty Covenants**:

A certain tract or parcel of land, with any improvements thereon, situate in Grantham in the County of Sullivan and State of New Hampshire, and being more particularly bounded and described as follows:

Lot 17 as shown on a certain Plan of Lots entitled "Phase 1- Subdivision Plan for Juniper Hill-Shedd Road, Grantham, Sullivan County, New Hampshire", dated March 16, 2006, last revised May 27, 2008 and prepared by Pathways Consulting, L.L.C, approved by the Grantham Planning Board on August 7, 2008 and recorded at Drawer 2, Number 13 of the Sullivan County Registry of Deeds.

Lot 17 may be more particularly bounded and described as follows: Beginning at a capped magnetic nail set in a rock at the northwesterly corner of the lot being conveyed; thence S 21° 01' 50" E a distance of 50.05 feet to a capped rebar set up 4"; thence continuing S 21° 01' 50" E a distance of 744.09 feet to a capped rebar set up 6"; thence S 73° 37' 40" E a distance of 89.08 feet to an iron pipe; thence N 32° 56' 10" E a distance of 197.95 feet to a capped rebar set up 6"; thence N21° 01' 50" W a distance of 691.89 feet along Lot 16 as shown on said Plan to a capped rebar set flush on the southerly side of Hummock Lane as shown on said Plan; thence continuing along Hummock Lane in a westerly direction to a capped rebar set flush (C34 on said Plan) and continuing along Hummock lane in an arc to a capped rebar set flush (C33 on said Plan); thence S 66° 27' 30" W a distance of 22.12 feet along Lot 13 as shown on said Plan to a capped rebar set up 6"; thence S 68° 27' 30" W a distance of 80.97 feet to the point of beginning.

Granting also to the within grantees, their heirs, successors and assigns as an appurtenance to the said Lot 17, the perpetual right and easement to pass and repass with men, teams and vehicles over and upon the roadways shown and identified on the above-referenced subdivision Plan and further granting to the within grantees, their heirs, successors and assigns the right and easement to install, use and maintain utilities within, on, over or under said roadways and to further utilize said roadways for all purposes normally associated with the use of such roadways into subdivision, such rights and easements to be exercised in common with others legally entitled thereto.

Lot 17 is conveyed with the express condition that there shall be no further alteration of wetlands for lot development, driveways, culverts or septic setback.

The within conveyance is subject to any applicable public utility easement rights of record.

The within conveyance is specifically made subject to the provisions of a Declaration of Covenants and Restrictions by Juniper Hill Association, Inc, which declaration is dated June 18, 2007 and is recorded at Volume 1645, Page 509 of the Sullivan County Registry of Deeds.

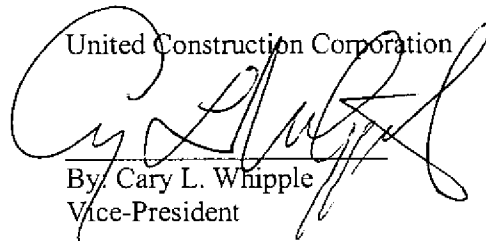
The within conveyance is further made subject to a Declaration of Private Roadway Agreement dated May 13, 2010 and recorded at Volume 1769, Page 911 of the Sullivan County Registry of Deeds.

The within conveyance is further made subject to a 50-foot right-of-way for future road extension for the passage of persons, teams and vehicles as shown on said Plan

Said Lot 17 is said to contain 4.05 acres, more or less.

Meaning and intending to convey a portion of those premises conveyed to United Construction Corporation by Warranty Deed of Wien Family Holdings Limited Partnership dated July 14, 2005 and recorded at Volume 1527, Page 150 of the Sullivan County Registry of Deeds.

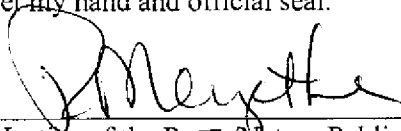
Dated this 16 day of July, 2021

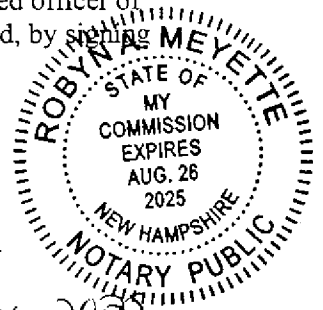
United Construction Corporation

By Cary L. Whipple
Vice-President

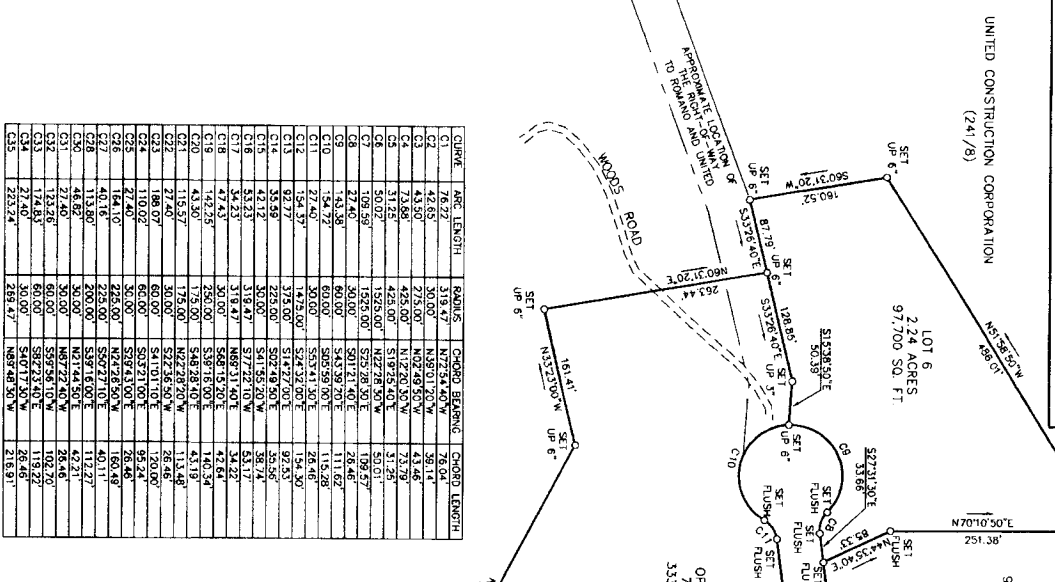
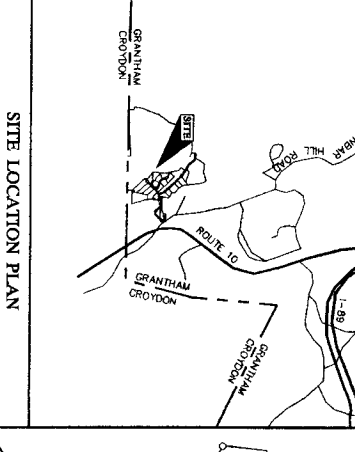
**STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN**

On this the 16th day of July, 2021, before me, the undersigned officer, personally appeared Cary L. Whipple and that he, as such, being authorized so to do as the duly authorized officer of the corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

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


Justice of the Peace/Notary Public
My Commission Expires: 08-26-2025





CHAIN	BEARING	DISTANCE	AREA	PERCENTAGE
C1	N 76.27° E	318.45	0.0000	0.00%
C2	N 80.00° W	300.00	0.0000	0.00%
C3	N 82.00° W	275.00	0.0000	0.00%
C4	N 84.00° W	250.00	0.0000	0.00%
C5	N 86.00° W	225.00	0.0000	0.00%
C6	N 88.00° W	200.00	0.0000	0.00%
C7	N 90.00° W	175.00	0.0000	0.00%
C8	N 92.00° W	150.00	0.0000	0.00%
C9	N 94.00° W	125.00	0.0000	0.00%
C10	N 96.00° W	100.00	0.0000	0.00%
C11	N 98.00° W	75.00	0.0000	0.00%
C12	N 100.00° W	50.00	0.0000	0.00%
C13	N 102.00° W	25.00	0.0000	0.00%
C14	N 104.00° W	0.00	0.0000	0.00%
C15	N 106.00° W	0.00	0.0000	0.00%
C16	N 108.00° W	0.00	0.0000	0.00%
C17	N 110.00° W	0.00	0.0000	0.00%
C18	N 112.00° W	0.00	0.0000	0.00%
C19	N 114.00° W	0.00	0.0000	0.00%
C20	N 116.00° W	0.00	0.0000	0.00%
C21	N 118.00° W	0.00	0.0000	0.00%
C22	N 120.00° W	0.00	0.0000	0.00%
C23	N 122.00° W	0.00	0.0000	0.00%
C24	N 124.00° W	0.00	0.0000	0.00%
C25	N 126.00° W	0.00	0.0000	0.00%
C26	N 128.00° W	0.00	0.0000	0.00%
C27	N 130.00° W	0.00	0.0000	0.00%
C28	N 132.00° W	0.00	0.0000	0.00%
C29	N 134.00° W	0.00	0.0000	0.00%
C30	N 136.00° W	0.00	0.0000	0.00%
C31	N 138.00° W	0.00	0.0000	0.00%
C32	N 140.00° W	0.00	0.0000	0.00%
C33	N 142.00° W	0.00	0.0000	0.00%
C34	N 144.00° W	0.00	0.0000	0.00%
C35	N 146.00° W	0.00	0.0000	0.00%
C36	N 148.00° W	0.00	0.0000	0.00%
C37	N 150.00° W	0.00	0.0000	0.00%
C38	N 152.00° W	0.00	0.0000	0.00%
C39	N 154.00° W	0.00	0.0000	0.00%
C40	N 156.00° W	0.00	0.0000	0.00%
C41	N 158.00° W	0.00	0.0000	0.00%
C42	N 160.00° W	0.00	0.0000	0.00%
C43	N 162.00° W	0.00	0.0000	0.00%
C44	N 164.00° W	0.00	0.0000	0.00%
C45	N 166.00° W	0.00	0.0000	0.00%
C46	N 168.00° W	0.00	0.0000	0.00%
C47	N 170.00° W	0.00	0.0000	0.00%
C48	N 172.00° W	0.00	0.0000	0.00%
C49	N 174.00° W	0.00	0.0000	0.00%
C50	N 176.00° W	0.00	0.0000	0.00%
C51	N 178.00° W	0.00	0.0000	0.00%
C52	N 180.00° W	0.00	0.0000	0.00%
C53	N 182.00° W	0.00	0.0000	0.00%
C54	N 184.00° W	0.00	0.0000	0.00%
C55	N 186.00° W	0.00	0.0000	0.00%
C56	N 188.00° W	0.00	0.0000	0.00%
C57	N 190.00° W	0.00	0.0000	0.00%
C58	N 192.00° W	0.00	0.0000	0.00%
C59	N 194.00° W	0.00	0.0000	0.00%
C60	N 196.00° W	0.00	0.0000	0.00%
C61	N 198.00° W	0.00	0.0000	0.00%
C62	N 200.00° W	0.00	0.0000	0.00%
C63	N 202.00° W	0.00	0.0000	0.00%
C64	N 204.00° W	0.00	0.0000	0.00%
C65	N 206.00° W	0.00	0.0000	0.00%
C66	N 208.00° W	0.00	0.0000	0.00%
C67	N 210.00° W	0.00	0.0000	0.00%
C68	N 212.00° W	0.00	0.0000	0.00%
C69	N 214.00° W	0.00	0.0000	0.00%
C70	N 216.00° W	0.00	0.0000	0.00%
C71	N 218.00° W	0.00	0.0000	0.00%
C72	N 220.00° W	0.00	0.0000	0.00%
C73	N 222.00° W	0.00	0.0000	0.00%
C74	N 224.00° W	0.00	0.0000	0.00%
C75	N 226.00° W	0.00	0.0000	0.00%
C76	N 228.00° W	0.00	0.0000	0.00%
C77	N 230.00° W	0.00	0.0000	0.00%
C78	N 232.00° W	0.00	0.0000	0.00%
C79	N 234.00° W	0.00	0.0000	0.00%
C80	N 236.00° W	0.00	0.0000	0.00%
C81	N 238.00° W	0.00	0.0000	0.00%
C82	N 240.00° W	0.00	0.0000	0.00%
C83	N 242.00° W	0.00	0.0000	0.00%
C84	N 244.00° W	0.00	0.0000	0.00%
C85	N 246.00° W	0.00	0.0000	0.00%
C86	N 248.00° W	0.00	0.0000	0.00%
C87	N 250.00° W	0.00	0.0000	0.00%
C88	N 252.00° W	0.00	0.0000	0.00%
C89	N 254.00° W	0.00	0.0000	0.00%
C90	N 256.00° W	0.00	0.0000	0.00%
C91	N 258.00° W	0.00	0.0000	0.00%
C92	N 260.00° W	0.00	0.0000	0.00%
C93	N 262.00° W	0.00	0.0000	0.00%
C94	N 264.00° W	0.00	0.0000	0.00%
C95	N 266.00° W	0.00	0.0000	0.00%
C96	N 268.00° W	0.00	0.0000	0.00%
C97	N 270.00° W	0.00	0.0000	0.00%
C98	N 272.00° W	0.00	0.0000	0.00%
C99	N 274.00° W	0.00	0.0000	0.00%
C100	N 276.00° W	0.00	0.0000	0.00%

LEGEND:

- 5/8" SET CAPPED REBAR
- PATHWAYS
- NH 618 - VI 5377
- EXISTING IRON PIPE OR REBAR
- COMPUTED POINT
- BOUNDARY LINE
- BLAZE
- FENCE
- STONE WALL
- EDGE OF TRAVELWAY
- EDGE OF BROOK
- DEED REFERENCE
- TAX MAP/LOT NUMBER
- UTILITY POLE

GRANTHAM PLANNING BOARD

DATE APPROVED: *[Signature]*

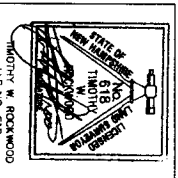
CHAIR: *[Signature]*

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT THE SUBDIVISION REQUIRMENTS OF THE TOWN OF GRANTHAM ARE A PART OF THIS PLAN AND THAT THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS SUBDIVISION MAP ACT AND ALL MODIFICATIONS MADE IN WRITING BY THE GRANTHAM PLANNING BOARD AND ATTACHED HERETO.

*APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT DOES NOT CONSTITUTE THE CREATION OF A SEPARATE PARCEL OF LAND. IT SIMPLY ADJUSTS THE PHYSICAL LOCATION OF THE BOUNDARY OF THE ADJOINING PARCELS AND/OR DEVELOPMENT OF THE PARCELS MUST BE APPROVED BY THE TOWN OF GRANTHAM PLANNING BOARD.

RECORD OWNER: UNITED CONSTRUCTION CORPORATION
 250 NORTH MAIN STREET
 NEWPORT, NEW HAMPSHIRE 03773

DEED REFERENCES: MAP 241, LOTS 8 & 9
 BOOK 1478, PAGE 544
 BOOK 1527, PAGE 190
 PLAN NOTES 1A, 1B, AND 1C

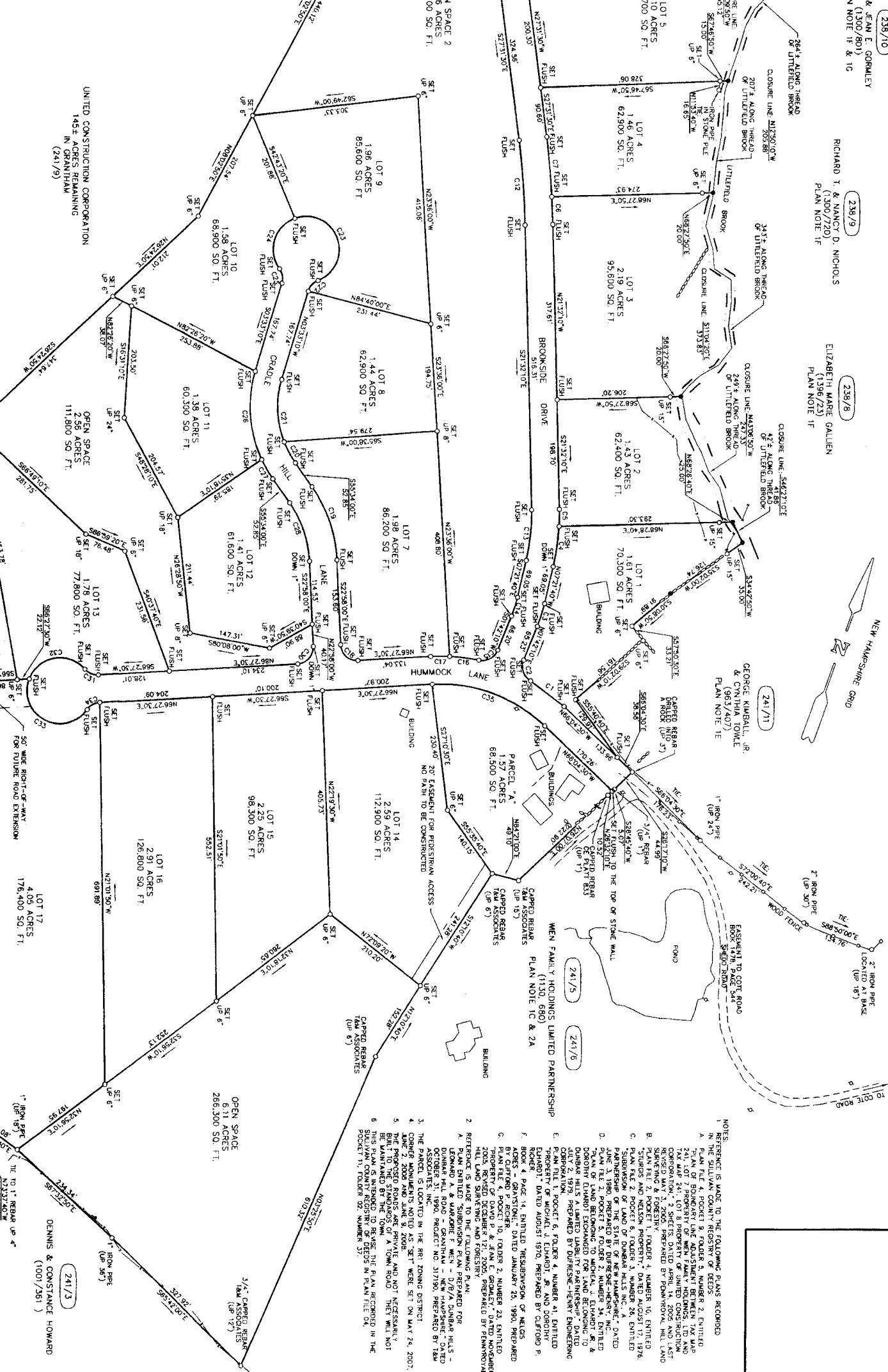


DATE	REVISION	BY
03/27/08	REVISED LOTS 7, 11, 12, GRADE HILL LANE, OPEN SPACE AND CORNER MONUMENTS DATA, NOTE 6	TMR
05/07/07	LOTS 7, 8, & 10	TMR
05/07/07	LOTS 7, 8, 9, 10, 11, 12, 13	TMR

PHASE 1 SUBDIVISION PLAN FOR JUNIPER HILL

SHELD ROAD, GRANTHAM, SULLIVAN COUNTY, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC
 3 SCHOOLHOUSE LANE, HANOVER, NEW HAMPSHIRE
 (P.O. BOX 600, ETNA, NEW HAMPSHIRE 03750)
 (603) 643-3511



NOTES:

- REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED IN THE SULLIVAN COUNTY REGISTER OF DEEDS:
 - PLAN FILE 4, PACKET 9, FOLDER 5, NUMBER 2, ENTITLED "PLAN OF BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 241 AND 241.1, LOT 8, PROPERTY OF UNITED CONSTRUCTION CORPORATION," 2 SHEETS DATED APRIL 14, 2005 AND LAST SHEETING & FORESTRY PREPARED BY POWHORN, HILL LAND SURVEYING & FORESTRY, DATED AUGUST 17, 1976.
 - PLAN FILE 2, PACKET 1, FOLDER 4, NUMBER 10, ENTITLED "SUBDIVISION OF LAND OF NEW HAMPSHIRE," DATED JUNE 3, 1980, PREPARED BY DENNIS & HOWARD, INC., 100 DENNIS & HOWARD DRIVE, DUNBAR, NH 03828.
 - PLAN FILE 1, PACKET 6, FOLDER 4, NUMBER 41, ENTITLED "PLAN FILE 1, PACKET 6, FOLDER 4, NUMBER 41, ENTITLED 'EARTHQUAKE' DATED AUGUST 1970, PREPARED BY CAROL P. ROOKER."
 - BOOK 4, PAGE 14, ENTITLED "RESUBDIVISION OF NELSONS FARM, SULLIVAN COUNTY, NEW HAMPSHIRE," DATED FEBRUARY 23, 1990, PREPARED BY CAROL P. ROOKER.
 - PROPERTY OF DAVID P. & JEAN E. GOMBLEY, DATED NOVEMBER 11, 1990, PROJECT NO. 31790, PREPARED BY TMR.
 - THIS PLAN IS INTENDED TO REVERSE THE PLAN RECORDED IN THE PACKET 11, FOLDER 32, NUMBER 55.
- REFERENCE IS MADE TO THE FOLLOWING PLAN:
 - PLAN ENTITLED "SUBDIVISION PLAN PREPARED FOR DUNBAR HILL ROAD, GRANTHAM - 278/4 DUNBAR HILLS ROAD, SULLIVAN COUNTY, NEW HAMPSHIRE," DATED OCTOBER 31, 1990, PROJECT NO. 31790, PREPARED BY TMR.
 - THE ASSOCIATES, INC. IN THE BIR, ZONING DISTRICT.
 - CORNER MONUMENTS NOTED AS "SET" WERE SET ON MAY 24, 2007.
 - JUNE 2, 2008 AND JUNE 9, 2008.
 - THE PROPOSED BOUNDARY LINE ADJUSTMENT WILL NOT BE MAINTAINED BY THE TOWN OF GRANTHAM.
 - THIS PLAN IS INTENDED TO REVERSE THE PLAN RECORDED IN THE PACKET 11, FOLDER 32, NUMBER 55.



