

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



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: Stacy H Smith Trustee of the Stacy H Smith Revocable Trust of 2006

2. PROPERTY LOCATION: 25 Runaway Road, Newfields, NH 03856

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐ Yes ☒ No

4. SELLER: ☒ has ☐ has not occupied the property for 21 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: Just beyond driveway - well head visable
 Installed By: Clearwater Artesian Well Company Date of Installation: 10/18/2001
 What is the source of your information? NHDES One Stop database

c. USE: Number of persons currently using the system: 4 people when house was occupied
 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 July 2023
 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: Tested high for chloride and sodium due to the water softener.

New well pump installed in August 2026 by Epping Well & Pump. Irrigation filtration system installed in 2025. Well drilling report attached.

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 1500 Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: Front yard ☐ Location Unknown. Date of Installation: 2001
 Date of Last Servicing: May 2024 Name of Company Servicing Tank: E&E Septic 603-659-8150
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: * Seller will pump tank prior to closing.

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front yard Size: 4-Bedroom ☐ Unknown
 Date of installation of leach field: 5/30/2012 Installed By: Dan Marston
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Operational Permit: CA2012108453

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☒ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: N/A - exempt from the regulation per septic designer, Adam Fogg

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☒	☐	☐			☒
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐			☒
	Floors	☒	☐	☐			☒
		☐	☐	☐			☐

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)? propane
 Age of tank(s): unknown Size of tank(s): 500
 Location: underground
 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: _____ 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: Active Radon Mitigation system is fan replaced by Radon Clear in 2025.

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: April 2023

By: Seacoast Analytical Services

Results: 780

If applicable, what remedial steps were taken? N/A

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: Mortgage, restrictive covenants, drainage easement

What is your source of information? Recorded documents

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: Abuts Piscassic River, rear of property is classified as wetlands

d. Are you aware of any problems with other buildings on the property?

☒ Yes ☐ No If YES, Explain: Barn is located within the area classified as wetlands.

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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☒ Yes ☐ No ☐ Unknown Comments: Only rear portion adjacent to the river; house is not in the Flood Zone

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? Residential-Agricultural

i. Heating System Age: 2023* Type: Lennox FHA Fuel: Propane Tank Location: _____

Owner of Tank: Proulx Oil and Propane

Annual Fuel Consumption: Prior 12 months Price: \$2.583 Gallons: 1,381.6

Date system was last serviced and by whom? Serviced annually by Service Experts

Secondary Heat Systems: Radiant floor heating in Primary Bathroom

Comments: *Installed by Strogen's Service Experts including air handlers in attic and basement.

j. Roof Age: 2022 Type of Roof Covering: Architectural Asphalt installed by Greater Boston Roofing Company.

Moisture or leakage: None

Comments: New gutters also installed after roof replacement. Cleaned and inspected 2026 by NH Gutter Pros.

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SJS
09/16/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☒ Type: Walkout
 Moisture or leakage: None
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: January 2026 Problems? *
 Comments: *there is a brick visible from the primary bathroom that has a crack
- m. Plumbing** Type: Copper supplies and pvc drains Age: Bathrooms updating in 2018
 Comments: Primary Bath renovated in 2018 (Solstice Designs/Osprey Builders).
- n. Domestic Hot Water** Age: 2014 Type: Tankless (propane) Gallons: On demand
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☒ Yes ☐ No
 If Yes, please explain: The barn in the woods was erected without a permit - see attached letter from Town. See 10.b
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- r. 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: _____
- s. Air Conditioning** Type: Central Age: 2023 Date Last Serviced and by whom: Annually / Service Experts
 Comments: Lennox system installed by Service Experts
- t. Pool** Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: Automatic standby installed in 2009 - selected circuits. Serviced annually by Generator Connection.
- v. Internet** Type Currently Used at Property: Comcast
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Irrigation System, Alarm System*, Invisible Fence*
 Comments: *not in use

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.

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 354PM EDT
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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

Other Noted Improvements:
2024: Beverage cooler. The range, microwave, dishwasher, refrigerator, dryer have been updated, but don't recall exact years. Washing machine is original.
2008: 3-Season porch with enclosed storage garage below and new deck and stairway to backyard (Osprey Builders).
2016: Driveway regrading/repaving (Precision Paving)
2020: Sundance Optima Hot Tub and patio. Serviced by Great Bay Spa & Sauna.
20???: Outdoor shower (Osprey Builders).
2022: House exterior trim/rot repairs and repainted (Blue Chip Painting).
2023: Driveway repairs and expansion (One Way Paving).
2026: Garage doors and motors replaced (Overhead Door Co. of Portsmouth).
2026: Window repairs and servicing (Window Doctor of NH).
2026: Deck posts upgraded to 6"x6" and mechanical fasteners installed. (Bay Head Builders)
2026: Interior main level, upper hallway and mudroom walls and family room cathedral ceiling repainted.
2026: Hardwood floors throughout main level refinished (Jamie Fraser Flooring).

Professionally landscaped yard by Rye Beach Landscaping and Rock Crest Gardens.

The outbuilding in the woods was built in 2015 and we also constructed small wooden trail crossings and a small wooden footbridge over the river. The building is noted on the tax card as a shed. We were unaware that permits were needed to add these structures or that the area of the shed is a designated wetland. The structures are being removed.

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).

Stacy H Smith Trustee of the Stacy H Smith Revocable Trust of 2006
dotloop verified
09/16/26 3:54 PM EDT
J14E-JLH1-LZKK-UGIA
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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09/16/26 3:54 PM EDT
dotloop verified

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UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone 800-662-7764

Average Annual Consumption _____

Check all that are electric: ☐ Heat ☐ Hot Water ☐ Stove ☒ Dryer ☐ Range ☒ Oven

Oil Company _____ Phone _____

Average Annual Consumption _____ Tank Size _____

Check all that are Oil: ☐ Heat ☐ Hot Water Tank Location _____

Gas/Propane Company Proulx Oil & Propane Phone (603) 659-7011

Average Annual Consumption _____ Tank Size _____

Check all Tank Location _____

that are Gas: ☒ Heat ☒ Hot Water ☐ Stove ☐ Dryer ☐ Range ☐ Oven ☒ Fixed Generator
☒ Cooktop

Septic Company Epping & Exeter Septic Phone (603) 659-8150

Location Side yard Tank Size 1500

Well Company Epping Well & Pump Phone (603) 679-5299

Location Base of driveway GPM 10.5 (2001 per NHDES)

Cable/Internet Company Comcast Xfinity Phone 855-870-1311

Telephone Company Consolidated Phone 844-968-7224

Is your home serviced by Town / Community Water? Average Bill _____

Is your home serviced by Town / Community Sewer? Average Bill _____

*If no, please describe your lot with your property and indicate location of septic/well in relation to the house.

The well head is located at the base of the driveway, with the access point clearly visible. Leach field is in the front yard, with access to the left of the walkway prior to approaching the front steps of the porch.

Seller

Stacy H Smith Trustee of the Stacy H Smith Revocable Trust of 2006
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09/16/26 3:54 PM EDT
R7JU-NTE4-JEXE-0YCY

Buyer

Seller

Buyer

• Please leave all manuals and warranties for the new home owners. Thank you!

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
Refrigerator	☒	☐			☐	☐	
Range	☒	☐			☐	☐	
Microwave	☒	☐			☐	☐	
Beverage Cooler	☒	☐	2024		☐	☐	
Dryer	☒	☐			☐	☐	
Washing Machine	☒	☐	2005?		☐	☐	
	☐	☐			☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

Other Information

If curbside pick-up,-What day is trash removal day? Mondays, Recycling (no glass) every other

Does the town maintain/plow the road? Yes

Do you have smoke alarms?Yes Battery or hard-wired? Battery

Do you have carbon monoxide detectors? Yes Plug-in or hard-wired? Plug in

School Information

	School	Pick Up Time	Bus Stop Location
Elementary	Newfields Elementary		
Middle	SAU16 Coop-Stratham		
High School	SAU16 Coop-Exeter High		

Seller

Stacy H Smith Trustee of the Stacy H Smith
Revocable Trust of 2006
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JUV3-9NWE-74LN-NFNE

Seller

Buyer

Buyer

Print Now

General

Notes: 1/00 CREATE LOT PER SB-DIV-RW 4/01 NOH EST 75% RW CHECK 2002 FIN,WD,PAVING RC 3/02 100% CHECK FOR
DECK, NEW KRETECH 2003 INTERIOR IS ESTO, 1/05 OCCPD BUT NO ANSWER-ALL-BW. NOH P/U SP, BMF@ 80% CK 09
FRR...P/U SPF FRR 10/08 11/12 P/U PATIO, EPF, DECK BJL 5/15 ADD SHED PER INVENTORY RW 1/20 HOTBUB =P/P,

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$724,000	\$5,300	\$295,600	Cost Valuation	\$1,024,900
2024	\$724,000	\$5,300	\$295,600	Cost Valuation	\$1,024,900
2023	\$724,000	\$5,300	\$295,600	Cost Valuation	\$1,024,900
2022	\$473,000	\$3,700	\$235,100	Cost Valuation	\$711,800
2021	\$473,000	\$3,700	\$235,100	Cost Valuation	\$711,800
2020	\$473,000	\$3,700	\$235,100	Cost Valuation	\$711,800
2019	\$473,000	\$3,700	\$235,100	Cost Valuation	\$711,800
2018	\$473,000	\$3,700	\$235,100	Cost Valuation	\$711,800
2017	\$354,600	\$3,700	\$231,700	Cost Valuation	\$590,000
2016	\$354,600	\$3,700	\$231,700	Cost Valuation	\$590,000
2015	\$354,600	\$3,700	\$231,700	Cost Valuation	\$590,000
2014	\$354,600	\$2,000	\$231,700	Cost Valuation	\$588,300
2013	\$354,600	\$2,000	\$231,700	Cost Valuation	\$588,300
2012	\$360,000	\$2,000	\$257,700	Cost Valuation	\$619,700
2011	\$360,000	\$2,000	\$257,700	Cost Valuation	\$619,700
2010	\$360,000	\$2,000	\$257,700	Cost Valuation	\$619,700
2009	\$360,000	\$2,000	\$257,700	Cost Valuation	\$619,700
2008	\$360,000	\$2,000	\$257,700	Cost Valuation	\$619,700
2007	\$390,800	\$2,000	\$172,800	Cost Valuation	\$565,600
2006	\$390,800	\$2,000	\$172,800	Cost Valuation	\$565,600

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
10/10/2018	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SMITH, STACY H.	5953	0368
09/30/2016	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SMITH, STACY H.	5757	2605
08/09/2007	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SMITH, JESSE & STACY	4831	2097
06/10/2005	IMPROVED	YES	\$635,000	MATTHEW JEWETT	4494	1693
01/14/2002	IMPROVED	YES	\$558,100	NEWFIELDS LAND DEVELOP	3707	2668

Land

Size:	2.760 Ac.	Site:	GOOD
Zone:	02 - RA - RESID/AGRICUL	Driveway:	PAVED
Neighborhood:	AVERAGE +20	Road:	PAVED
Land Use:	1F RES	Taxable Value:	\$295,600

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	240,000	H	120	100	100	100	100	MODERATE	100	288,000	0	N	288,000
1F RES	0.760 AC	10,000	X	100	0	0	0	100	100	7,600	0	N	7,600	

Building

2.00 STORY FRAME COLONIAL Built In 2000						
Roof:	GABLE HIP	Bedrooms:	4	Quality:	EXC+10	
	ASPHALT	Bathrooms:	3.5	Size Adj.	0.8758	
Exterior:	CLAP BOARD	Fixtures:	0	Base Rate:	166,00	
		Extra Kitchens:	0	Building Rate:	1.2612	
Interior:	DRYWALL	Fireplaces:	0			
		Generators:	0	Sq. Foot Cost:	209.35	
Flooring:	HARDWOOD	AC:	YES	Effective Area:	3,975	
			100%	Gross Living Area:	2,968	
Heat:	GAS					
	FA DUCTED			Cost New:	\$832,166	
Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD						
13%	0%	0%	0%	0%	13%	\$724,000

Features

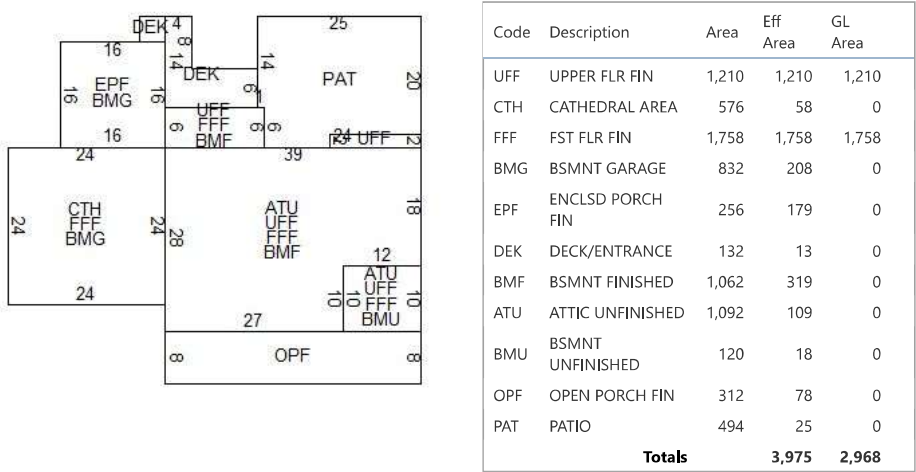
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-1	1		100	3000.00	100	\$3,000	
SHED-WOOD	216	12 x 18	134	8.00	100	\$2,316	
Total:						\$5,300	

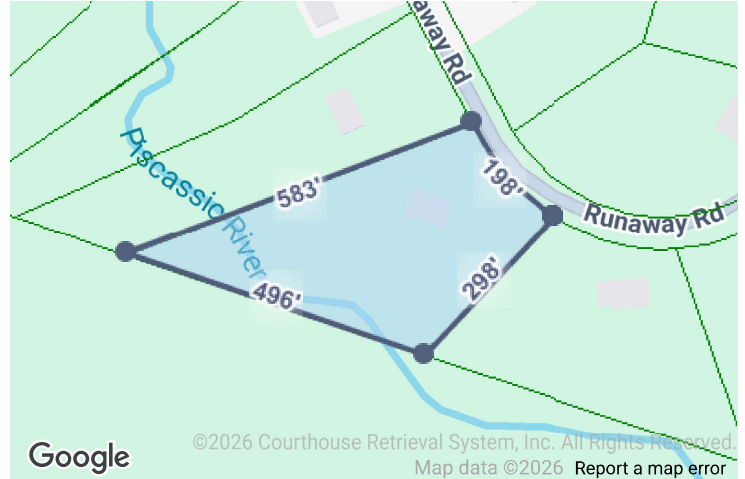
Photo





Sketch





LOCATION

Property Address 25 Runaway Rd
Newfields, NH 03856-8120

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID NFIE M:00210 L:000033 S:000006

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/BIK 675.05/1

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Colonial

Square Feet 3975

CURRENT OWNER

Name Stacy H Smith Ret

Mailing Address 25 Runaway Rd
Newfields, NH 03856-8120

SCHOOL ZONE INFORMATION

Newfields Elementary School 1.7 mi
Elementary: K to 5 Distance

Cooperative Middle School 5.3 mi
Middle: 6 to 8 Distance

Exeter High School 1.6 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 07/31/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/10/2018		Stacy H Msith Ret & Smith Stacy H	Smith Stacy H & Smith Jesse	Warranty Deed		5953/368 18041492
9/30/2016		Smith Stacy H & Smith Jesse	Stacy H Smith Ret Of 2 & Smith Stacy H	Warranty Deed		5757/2605 43990
6/10/2005	\$635,000	Smith Jesse B & Smith Stacy H	Jewett Matthew S & Jewett Jacquelyn N	Deed		4494/1693
1/14/2002	\$558,100	Jewett Matthew S & Jewett Jacquelyn N	Newfield Land Dev Corp	Warranty Deed		3707/2668

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$295,600.00		\$295,600.00		\$295,600.00
Assessed Improvements	\$729,300.00		\$729,300.00		\$729,300.00
Total Assessment	\$1,024,900.00		\$1,024,900.00		\$1,024,900.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$17,372.00
2024			\$16,491.00
2023			\$16,183.00

2022	\$14,919.00
2021	\$14,627.00
2020	\$15,119.00
2019	\$14,656.00
2018	\$14,129.00
2017	\$14,125.00
2016	\$13,700.00
2015	\$13,588.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/30/2016	\$334,400	Smith Jesse Smith Stacy H And Smith Stacy	Fairway Ind Mortgage	5757/2607 000000043991
09/30/2016	\$334,400	Smith Jesse Smith Stacy H And Smith Stacy	Fairway Independent Mortgage	5757/2607 43991
09/30/2016	\$334,400	Smith Jesse Smith Stacy H	Fairway Ind Mortgage	5757/2607 43991
11/29/2011	\$409,950	Smith Stacy H	Suntrust Bank	5265/2771
11/29/2011	\$50,050	Smith Stacy H	Suntrust Bank	5265/2791
11/29/2011	\$409,950	Stacy H Smith Ret	Suntrust Bank	05265/2771
11/29/2011	\$50,050	Stacy H Smith Ret	Suntrust Bank	05265/2791
02/27/2009	\$539,100	Stacy H Smith Ret Smith Stacy H	Optima Bank And Trust	04985/1131
02/27/2009	\$539,100	Smith Stacy H Smith Stacy H And Smith Stacy	Optima Bank And Trust	4985/1131
06/10/2005	\$508,000	Smith Smith Stacy H	Peoples Mortgage	04494/1695 000000039440
06/10/2005	\$508,000	Smith Jesse B Smith Stacy H	Peoples Mortgage	4494/1695
06/10/2005	\$95,250	Smith Smith Stacy H	Peoples Mortgage	04494/1711 000000039441
06/10/2005	\$508,000	Smith Jesse B Smith Stacy H And Smith Stacy	Peoples Mortgage	4494/1695 000000039440
06/10/2005	\$95,250	Smith Jesse B Smith Stacy H And Smith Stacy	Peoples Mortgage	4494/1711 000000039441
06/10/2005	\$95,250	Smith Jesse B Smith Stacy H	Peoples Mortgage	4494/1711 39441

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Colonial	Condition	Good	Units	
Year Built	2000	Effective Year		Stories	2
BRs	4	Baths	3 F 1 H	Rooms	

Total Sq. Ft. 3,975

Building Square Feet (Living Space)	Building Square Feet (Other)
1st Floor 1758	Basement 1182
	Attic 1092
	Gross Area 7844
	Basement Unfinished 120

- CONSTRUCTION

Quality	Roof Framing	Gable
Shape	Roof Cover Deck	Asphalt
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Interior Finish	
Floor System	Air Conditioning	Yes

Exterior Wall	Wood Siding	Heat Type	Forced Air Unit
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Bldg			
Wood Deck			
Underground/Basement			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	/33	Lot Square Feet	120,226
Latitude/Longitude	43.032723°/-70.978250°	Acreage	2.76

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RA- R	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	/33	District/Ward	

Description

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

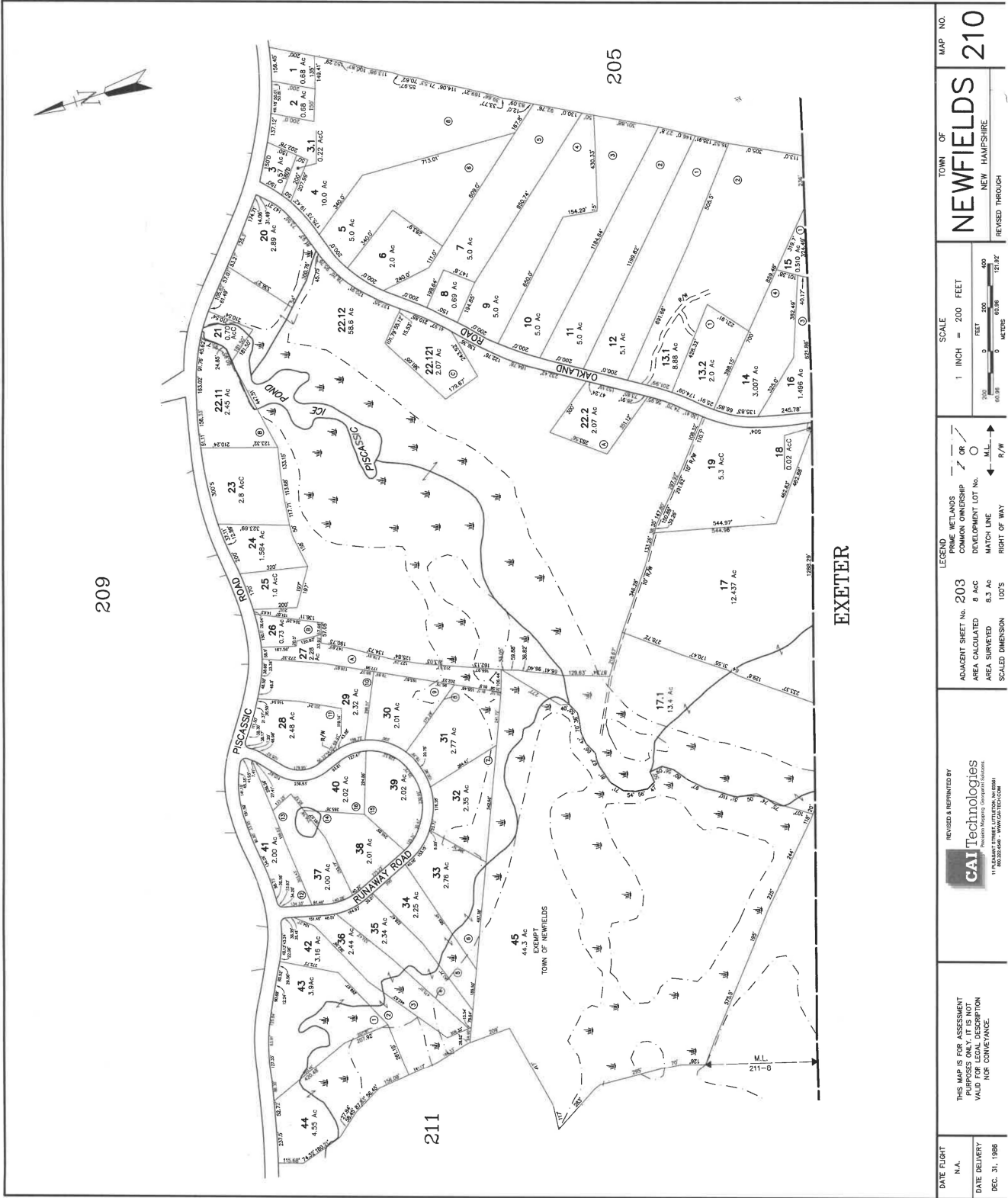
Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Fidium Fiber	FIBER	No	2000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Starlink	MOBILE WIRELESS	No	280 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	33015C0236F	01/29/2021
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33015C0236F	01/29/2021

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
188373	Sold	05/09/2006	02/14/2005	\$649,900	06/10/2005	\$635,000				
173378	Expired	07/01/2006	10/08/2004	\$689,900						



DATE TIGHT N.A.	THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR CONVEYANCE.	REVISOR & REPRINTED BY CAI Technologies Presents Mapping Computer Solutions 111 Main Street, Suite 100, Exeter, NH 03824 TEL: 603/853-1111 FAX: 603/853-1112	ADJACENT SHEET No. 203 AREA CALCULATED 8 AC AREA SURVEYED 8.3 AC SOLID DIMENSION 100'S	LEGEND NETLANDS COMMON OWNERSHIP DEVELOPMENT LOT No. MATCH LINE RIGHT OF WAY	SCALE 1 INCH = 200 FEET 0 100 200 300 400 500 0 60 120 180 240 FEET METERS	TOWN OF NEWFIELDS NEW HAMPSHIRE REVISED THROUGH	MAP NO. 210
--------------------	---	---	---	---	--	---	-----------------------

PLAN REFERENCES

1. "SUBDIVISION TO BE KNOWN AS, 'TREDLAND ESTATES,' OWNED BY DANIEL W. & ANNE D. JAMES, DAVIS AND STATUED IN PETER & NEWFELDS, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC., DATED JANUARY 16, 1981. R.C.D.#-10185.
2. "STANDARD PROPERTY SURVEY (S) OF LAND FOR RENE WHEAT PREPARED BY JONES & BEACH ENGINEERS, INC. DATED 3/17/97 PLAN #0-25542.
3. "SUBDIVISION PLAN FOR LOUIS O. WARREN, NEWFELDS, NEW HAMPSHIRE, PREPARED BY FRANK WALKER, CIVIL ENGINEER, DATED AUGUST 21, 1972. SCALE = "80". R.C.D.#-10818.

ADDITIONAL BUYERS
DANIEL S. DAVIS
565 MAIN STREET
P.O. BOX 300
NEWFELS, N.H. 03856-0300
TAX MAP 210 LOT 30

EXETER BUYERS
ROBERT WHEELER, INC.
BY BEECH HILL ROAD
EXETER, N.H. 03833
TAX MAP 5 LOT 2
BK. 2272 PG. 1577

EXETER BUYERS
DANIEL S. DAVIS
50 OAKLANDS ROAD
EXETER, N.H. 03833-4505
TAX MAP 7 LOT 1
BK. 2672 PG. 2942

NOTES

- THE INTENT OF THIS DOCUMENT IS TO CONSOLIDATE TWO (2) PARCELS INTO ONE PARCEL AND RESUBDIVIDE THE 1 LOT INTO 18 LOTS. THE TOTAL AREA OF THE PARCELS TO BE CONSOLIDATED IS 2.561 ACRES (18 RESIDENTIAL LOTS AND 1 LARGE CONCRETE LOT). THE TOTAL AREA TO BE SUBDIVIDED IS 4,660.320 S.F. OR 107 AC±. THE PROJECT WILL BE SUBMITTED FOR SUBDIVISION APPROVAL #SA1999001570 SITE SPECIFIC APPROVAL #SPS-5424 AND A FINAL MAP #200-1267-000. THE PROJECT WILL BE SUBMITTED FOR A N.E.C.O.T. PERMIT #06-327-168
- DRIVEWAY FROM LOTS 21.0111 AND 12 WILL BE ACCESSED OFF RANNEY ROAD.
- GRANITE BOUND.
- BOUNDARIES WILL BE PLACED AT ALL PC'S & PT'S AND BOUNDARIES WILL BE PLACED AT ALL OTHER CORNERS.
- NO PERMANENT SURVEILLANCE OR FIGURES ARE ALLOWED.

ROBERT WEBB REALTY NC.
87 BEEC- HILL ROAD
EXETER, N.H. 03833-4505
TAX MAP 211 LOT 8
BK. 2951 PG. 1877

TO CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, COMPLETED WITH A THEODOLITE AND ELECTRONIC DISTANCE METER, THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION, THE ACCURACY OF THE CLOSED TRAVERSE EXCEEDS THE PRECISION OF 1:15,000.

ZONING—RESIDENTIAL/AGRICULTURE
MINIMUM LOT AREA = 87,120 S.F.
MAX. HEIGHT = 35'
MINIMUM FRONTAGE = 200'
MINIMUM FRONT SETBACK = 25'
MINIMUM REAR SETBACK = 20'
MINIMUM SIDE SETBACK = 20'
MAX. COVERAGE 94%

PISCASSIC ROAD
NEWFIELDS, N.H.

**FOR
RIVERS BEACH SUBDIVISION
CONSOLIDATION AND SUBDIVISION PLAN**

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE

SCALE :	DATE :	FILE :	REV.	SHEET NO.
1"=100'	5/28/99	#99034		1 OF 9
		/EAIZONE DWG		

NO	DATE	SRF	REVISION	REVIEW	FILE
3	9/17/99		ADDED NOTE & GENERAL REVISION		SRF
2	8/30/99		REVISED PER REVIEW		SRF
1	8/5/99		REVISED FOR REVIEW		SRF
0	5/28/99		ISSUED FOR REVIEW		SRF

GRAPHIC STATE

Sheet 1 of 3

D-27624

APPROVED - NEWFIELDS, NEW HAMPSHIRE
PLANNING BOARD

R. M. Taylor - Chairman

DATE: 11/23/89

PLAN REFERENCES

[illegible]

NOTES

1. SEE SHEET A1 FOR BOUNDARY INFORMATION FOR SUBDIVISION.

2. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING REQUIRED UNDER THESE REGULATIONS, IN ACCORDANCE WITH SECTION 2.0.6.030 OF THE BOARD'S REGULATIONS.

SUBMITTERS LIST

[illegible]

APPROVED - NEWFIELDS, NEW HAMPSHIRE

PLANNING BOARD
By Walter R. Chermans
DATE: 1/18/97

APPROVED BY THE EXETER PLANNING BOARD

Joseph
CHAIRMAN

OWNERS OF RECORD

NEWFIELDS REALTY TRUST
JOSEPH FALZONE, TRUSTEE
73 HARBOR STREET
MANCHESTER BY THE SEA, MA, 01944
TAX MAP 210 LOT 18
BK. 3392 LOT 0883

PISCASSIC ROAD (ROUTE 87)
NEWFIELDS, N.H. 03856

LOT LINE ADJUSTMENT PLAN
FOR
RIVERS REACH SUBDIVISION

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
STRATHAM, N.H. 03885
PHONE 772-4748 FAX 772-0227

SCALE: 1" = 200'	DATE: 5/28/89	FILE: 50SKA - FAZLONE	REV.: 4
DRAWING NO. A3			SHEET NO. 3 OF 11

NO.	DATE	REVISION	SHEET
4	9/17/99	REVISED ABOUT FACE NUMBER	SHEET
3	9/16/99	REVISED PROPERTY	SHEET
2	8/30/99	REVISED SUBDIVISION	SHEET
1	8/5/99	GENERAL REVISIONS	SHEET
	6/29/99	ISSUED FOR REVIEW	SHEET
		REVISION	SHEET

CLOSURE
A TRVERSE WITH A CLOSURE GREATER THAN 1 : 300, WAS CONDUCTED
USING THE MEAN AND COMPASS SURVEY METHOD. (STANDARD PROPERTY
DEFINITION 5. F) A SEAN, NOT TO BE USED FOR PURPOSES OF FUTURE
DEVELOPMENT OR SUBDIVISION.

D-27624

Sheet 3 of 3

OVERALL PL

SCALE 1 = 550 ±



LCHIP	ROA426557	25.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

We, Stacy H. Smith and Jesse Smith, of 25 Runaway Road, Newfields, County of Rockingham, New Hampshire, for consideration paid

Grant to Stacy H. Smith, Trustee of THE STACY H. SMITH REVOCABLE TRUST OF 2006, A New Hampshire trust created u/d/t dated September 21, 2006, WITH A MAILING ADDRESS OF 25 Runaway Road, Newfields, County of Rockingham, New Hampshire

With WARRANTY COVENANTS, the following described premises:

That certain parcel of land with the buildings thereon situated on Runaway Road, Newfields, Rockingham County, New Hampshire and being shown as lot 6 on plan of land entitled "Consolidation and Subdivision Plan for Rivers Reach Subdivision", drawn by Jones & Beach Engineers, Inc., 85 Portsmouth Avenue, Stratham, NH 03885, Scale 1" - 100', Date: 5/28/99, revised through 9/17/99, sheets 1 through 3, recorded with the Rockingham County Registry of Deeds as Plan Number D-27624.

Said Lot is conveyed subject to and with the benefit of easement and restrictions of record insofar as the same are in force and applicable. Said Lot 6 is conveyed subject to the grading and drainage easement as shown on Plan Number D-27624.

This lot is conveyed subject to and with the benefit of a certain Declaration of Common Scheme Restrictions recorded with said Deeds in Book 3459, Page 1087 and an easement to enter upon the property hereby conveyed as described in paragraph 13 of the Common Scheme Restrictions.

There is conveyed herewith an undivided 1/16th interest in and to a Recreation Easement in, over, under and to that portion of Lot 12 on the plan depicted as "Recreation Area" as shown on Sheet 2. This easement is for passive (non-motorized) recreational purposes and for access to and egress from the recreation area to Piscassic Road and Runaway Road. This easement interest shall be appurtenant to and run with the title to the land hereby conveyed and shall be held in common with all the other owners of lots shown on the plan.

This conveyance is made subject to the conditions and restrictions that there shall be no further alteration of wetlands on this property for lot development, culverts crossings or septic setback.

PROPERTY: 25 Runaway Road, Newfields, Rockingham County, New Hampshire

This conveyance is made with the right and easement to pass and repass and use Runaway Road for all purposes for which roads are commonly used in the Town of Newfields.

This conveyance is subject to a certain Grant of Easements recorded at Book 3425, Page 2160.

****RETT Tax Exempt. This is a non-contractual transfer between the Grantor and their Trust.****

For Title Reference, please see Book 5757, Page 2605

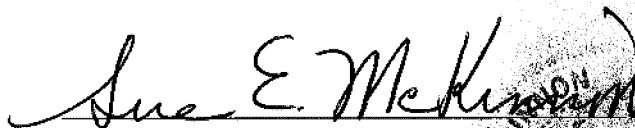
WITNESS my hand and seal this 18th day of SEPTEMBER, 2018


STACY H. SMITH

STATE OF NEW HAMPSHIRE

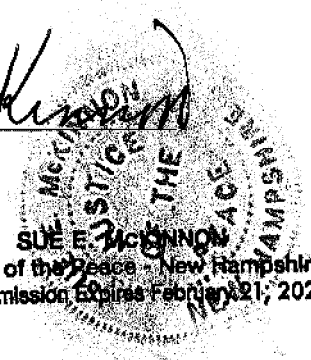
Rochester County, ss.

On this 18th day of September, 2018, before me, the undersigned notary public, personally appeared Stacy H. Smith proved to me through satisfactory evidence of identification, which was NH DL 075H871131, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public: Sue E. McKinnon

My Commission Expires: 02/21/2023


SUE E. MCKINNON
Justice of the Peace - New Hampshire
My Commission Expires February 21, 2023

WITNESS my hand and seal this 18th day of September, 2018

Jesse Smith
JESSE SMITH

STATE OF NEW HAMPSHIRE

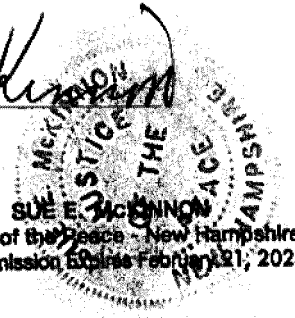
Rochingham County, ss.

On this 18th day of September, 2018, before me, the undersigned notary public, personally appeared Jesse Smith proved to me through satisfactory evidence of identification, which was NHDL 10SHJ72191, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Sue E McKinnon

Notary Public: Sue E. McKinnon

My Commission Expires: 02/21/2023


SUE E. MCKINNON
Justice of the Peace - New Hampshire
My Commission Expires February 21, 2023

DECLARATION OF COMMON SCHEME RESTRICTIONS

Rivers Reach Subdivision
Runaway Road and Piscassic Road
Newfields, New Hampshire

WHEREAS, Joseph Falzone, Trustee of Newfields Realty Trust, a under a Declaration of Trust dated May 19, 1999 and recorded at the Rockingham County Registry of Deeds at Book 3392, Page 878 the ("Trust") is the owner of that certain real property located in Newfields, Rockingham County, New Hampshire, shown as lots 1 through 16 (individually, a "Lot," and collectively, the "Lots") inclusive on a plan (the "Plan") entitled "Consolidation and Subdivision Plan for Rivers Reach Subdivision", drawn by Jones & Beach Engineers, Inc., 85 Portsmouth Avenue, Stratham, N.H. 03885, Scale 1"=100', Date: 5/28/99, Revised through 9/17/99, sheets 1 through 3, recorded with the Rockingham County Registry of Deeds as Plan Number D-27624;

and

WHEREAS, the Trust desires to provide for the preservation of the values and amenities of the Subdivision and, to this end, desires to subject the Lots and any further subdivision of said Lots, to the covenants and restrictions hereinafter set forth, each and all of which is and are for the benefit of the Subdivision and each Lot owner thereof.

NOW THEREFORE, the Trust declares for itself and its successors and assigns that the Lots and any subdivision of the Lots, are and shall be held, transferred, sold, conveyed, inherited and occupied subject to and with the benefit of the covenants and restrictions hereinafter set forth, which covenants and restrictions shall run with the Lots in perpetuity.

DEFINITIONS

The following words shall have the following meaning:

Trust shall mean Newfields Realty Trust u/d/t dated May 19, 1999 and recorded at Book 3392, Page 878 of the Rockingham County Registry of Deeds.

0011712

2000 MAR -8 PM 3:06

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Subdivision shall mean lots 1-16 as shown on the “Plan”.

COVENANTS AND RESTRICTION APPLICABLE TO ALL LOTS

1. Use: Each lot shall be limited to the construction and use of said Lot for a single family dwelling (which shall include a garage) only. In-law family apartments will be allowed under the following conditions:

Accessory Family Apartments

- a. Purpose and Intent: It is the specific intent of this section to allow accessory apartments, including kitchens, within single family properties in this district in accordance and compliance with the Town of Newfields local bylaws for the purpose of meeting the special housing needs of grandparents, parents, brothers and sisters, children and their respective spouses of families of owner-occupants of properties. Specific standards are set forth below for such accessory apartment uses.
- b. Owner Occupancy Required: The Owner(s) of the single family lot upon which the accessory apartment is located shall occupy at least one (1) of the dwelling units on the premises.
- c. Apartment size: The maximum floor size for an accessory apartment within a principle dwelling building shall not exceed twenty-five percent (25%) of the habitable area of the dwelling in which it is located.
- d. Code compliance: The accessory apartment must be determined to comply with current safety, health and construction requirements before occupancy and at every change in occupancy.
- e. Preservation of single family characteristics: The accessory apartment shall not change the single family characteristics of the dwelling except for the provisions of an additional access or egress.
- f. There shall be no more than one (1) accessory apartment for a total of two (2) dwelling units permitted per lot.

g. All permits and approvals required by the Town of Newfields shall be obtained prior to the commencement of construction.

2. Approval of Site Plans: Prior to the commencement of construction of any structure or the commencement of any site improvements on a Lot, site plans showing topography, lot clearing, house location, driveway location and other appurtenances shall be submitted to the Trust for approval, which approval shall be at the sole and absolute discretion of the Trust. The Trust shall approve the proposed planting and/or removal of all trees and shrubs incidental to the development of a Lot, plans for which shall also be submitted to and approved in writing by the Trust prior to the commencement of any such work. This provision does not apply to the existing structure on Lot 2.

3. Architectural Building Plan Showing Floor Plans: Prior to the commencement of construction of any structure or the commencement of any site improvements on a Lot, architectural building plans showing front, side and rear elevations with the specifications and floor plan layouts shall be submitted to the Trust for approval, which approval shall be at the sole and absolute discretion of the Trust. The Trust may reject any architectural plans which it believes in its sole discretion is not in keeping with the styles within the Subdivision and the surrounding area. All plans submitted pursuant to Sections 2 and 3 above shall be deemed approved if at the end of the twelve month period following commencement of construction, no suit has been brought to enforce compliance herewith, with notice thereof having been filed with the Rockingham County Registry of Deeds. . This provision does not apply to the existing structure on Lot 2.

4. Completion of Work: All work on a Lot, including landscaping, shall be completed within twelve (12) months from the commencement of construction (inclusive of site improvements) on any such Lot. The Owner of each Lot prior to the commencement of construction must post a \$500.00 cash deposit with the Trust to insure that a 10' long paved apron is installed at the entrance point to each driveway to control dirt from getting onto the roads. Installation of the apron must be completed prior to the commencement of construction. The deposit will be refunded to the lot owner after the Trust has inspected the pavement apron installation and given written approval to the Lot owner.

5. Miscellaneous Restrictions: With regard to any Lot located within the Subdivision, the following shall apply:

A. No business, trade or profession shall be conducted on or from any Lot. However, an office may be maintained in the dwelling located on a Lot if such office use is limited to the Lot owner's personal use or for home business office uses which do not require patronage at the home by non-residents of the house. No patronage or business shall be allowed to be conducted from any such office.

B. No horses or barnyard animals shall be stabled or maintained on any Lot. This restriction does not, however, apply to dogs, cats, birds or household pets which are reasonable in number, and which do not cause a nuisance to the neighborhood.

C. There shall be no clotheslines, poles, and/or amateur radio antennas located on the lot. Any outside television antennae and/or satellite dishes not larger than 18" shall be located on or near the dwelling in such a way that they are not visible from any public street. No satellite dishes over 18" are allowed. Fences can only be erected after the Trust has given written approval to the type of fence and location shown on a plan submitted by the lot owners, which approval may be granted as the Trust's sole option and discretion. Examples of fence types which are likely to be allowed include black or green chain link and ornamental wood fencing. Certain low-profile wood ornamental fences located in the front of homes may be allowed upon application to the Trustee.

D. No trailers, campers, mobile homes, boats or other recreational vehicles, non-operative or unregistered automobiles, trucks, machinery, supplies, materials or equipment or any kind shall be stored on a Lot, unless placed wholly within the dwelling or garage.

E. Utility service connections to any building erected on any Lot shall be located and maintained underground.

F. No exterior of any dwelling, structure or any other improvement on a Lot shall consist of vinyl masonite or aluminum siding. Only brick, stone, cedar, clapboard or cedar shingle is permitted. Additionally, prior to the commencement of any work involving a proposed brick and/or stone veneer exterior to any dwelling, structure or any other

improvement on a Lot, such proposed exterior shall be submitted to the Trust for approval, which approval shall be at the sole and absolute discretion of the Trust.

G. Roof shingles shall be of "architectural 90" asphalt or equal.

H. Prior to the commencement of any painting to the exterior of any dwelling, structure or any other improvement on a Lot, the proposed color shall be submitted to the Trust for approval, which approval shall be at the sole and absolute discretion of the Trust.

I. All chimney exteriors shall be masonry. All dwellings shall have an exterior chimney.

J. Prefabricated or factory built homes are prohibited.

K. No lot may be further subdivided provided, however, the Trust may adjust lot lines provided no further lots on which a house may be erected are created.

L. The Trust will supply a choice of 3 or more mail boxes with wood or granite posts installed, which each lot owner must select from and purchase.

M. Roof mounted skylights are allowed only when facing the rear property line and mounted on the rear section of the roof. Skylights are not allowed facing the street front property line. Any other location in which a skylight is proposed must first be submitted in writing to the Trust for approval, which approval shall be at the sole and absolute discretion of the Trust.

N. Above ground swimming pools are not allowed. In ground swimming pools are allowed provided that they are located behind the rear building line and are approved by the Trust, which approval shall be in the sole discretion of the Trust. It is the Trust's intention to allow in-ground swimming pools of an architectural design and nature which enhance and do not detract from or interfere with abutter's view of the surrounding landscapes.

6. Garages: Except to the extent otherwise set forth in this Paragraph, the Dwelling on each Lot shall have an attached garage, with a minimum capacity adequate to accommodate two cars and a maximum capacity adequate to accommodate no more than four cars. Garages may be placed under a dwelling upon the condition that there is buildable living area above the garage.

7. Tree cutting: The cutting of vegetation, including without limitation, trees, shall be restricted as follows:

A. The clear cutting of trees and vegetation is allowed within 75 feet for and around any dwelling located on a Lot and any structure incidental thereto and it is allowed to the extent necessary to install a subsurface sanitary sewerage disposal system and for the construction of driveways.

B. If the removal of storm damaged, diseased, unsafe and dead trees results in the creation of a cleared opening which exceeds any of the minimum percentages or limits for clearing set forth in this Declaration, the opening shall be promptly replanted with comparable native species unless existing new tree growth is present.

C. Except to the extent necessary for the construction of any driveways, the installation of a septic system, and related landscaping, no clear cutting of any trees or vegetation shall be allowed within 25 feet of a side boundary line of any Lot and shall in all other regards comply with the terms and provisions of this Declaration.

D. The following maintenance will be allowed on all Lots:

- (1) the pruning of tree branches located on the bottom 1/3 of a tree; and
- (2) the pruning of dead branches without restriction.

8. Dwelling Size: Any dwelling having not more than one story of finished living area shall contain not less than 2,000 square feet of permanently enclosed ground coverage area, dedicated as habitable areas, exclusive of porches, breezeways or attached garages. Any dwelling having more than one story of finished living area shall contain not less than 2,500

square feet of permanently enclosed ground coverage area, dedicated as habitable areas, exclusive of porches, breezeways or attached garages.

9. Signs: No signs of any kind shall be placed or maintained on any lot except for signs advertising the premises as being for sale or for rent in which case such sign shall conform precisely to the then current zoning ordinances for such signs. Excluded from the provision of this section are marketing, development, and financing signs which the Trust may place on the property during development.

10. Except as are set forth on the approved subdivision plan or as subsequently required by the Town of Newfields or the State of New Hampshire, there shall be no on or above ground easement or rights of way granted in or over the premises comprising the lots subject to these covenants. Each lot owner shall use and maintain his or her lot in conformance with the zoning ordinances and/or by-laws for the Town of Newfields, failing which, the Trust or any other lot owner within the subdivision shall have the right to have such zoning ordinance or by-law specifically enforced.

11. Enforcement of Covenants: These covenants are enforceable by the Trust or by any owner of any Lot located within the Subdivision. Failure to enforce the within Covenants shall in no way be deemed as a waiver by any benefited party to enforce the rights included herewith at a subsequent time.

12. Modification or Termination of Restriction: For so long as the Trust owns at least one Lot, the Trust reserves the right to unilaterally, and without the consent of any owner of any other Lot located within Subdivision, modify, amend, change or terminate any or all of the restrictions and covenants as herein contained; provided, however, that any such modification, amendment, change or termination shall not apply to any Lots located within the Subdivision which have previously been conveyed, nor shall any such modifications, amendments or changes be less restrictive than the restrictions and covenants contained herein, except that the Trust is authorized to grant special waivers of selected terms hereof at its discretion.

13. Easement to Enter upon Lots: The Trust and its agents, servants, employees, successors and assigns shall have the right and easement at any time, before and after conveyance of any or all of said Lots, during normal working hours, to enter upon all or any portions of said Lots for the purposes

of maintaining or improving the ways, together with the right and easement to grade such Lots in accordance with any requirements imposed by the Town of Newfields or any agency, board, commission or other division of the Town of Newfields, relating to the same. All of the foregoing shall be accomplished without the Trust being guilty of trespass or in any way being answerable for damages. The Trust and its agents, servants, employees, successors and assigns shall have the right and easement at any time, before or after conveyance of any or all of said Lots, during normal working hours, to enter upon all or any portion of said Lots for the purpose of inspection of any Lot for compliance with the provisions of this Declaration of Common Scheme Restrictions. These rights shall terminate eight (8) years from the date of filing this instrument with said Deeds.

14. Indemnification: Any person who violates or otherwise fails to comply with the covenants and restrictions set forth in this Declaration shall be liable to the person who seeks enforcement of the covenants and restrictions for all losses, costs and expenses (including attorney's fees) incurred by the party entitled to indemnification in connection with the enforcement of these restrictions.

Invalidation of any one of these provisions by judgment or court order, shall in no way affect any of the other provisions which shall remain in full force and effect.

15. Liability of the Trust. Neither the Trust nor the Trustee(s) shall be liable to any party for any decision it may make in approving or not approving plans submitted pursuant to this Declaration or for enforcing or not enforcing non compliance with the terms of this Declaration. In the event that any suit is brought against the Trustee in violation of this paragraph, the Trust shall be entitled to its attorney fees and costs incurred in defending said action, from the party bringing the action.

EXECUTED under seal this 6th day of March, 2000.

Newfields Realty Trust I



 Joseph Falzone, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

March 6, 2000

Then personally appeared Joseph Falzone, Trustee of Newfields Realty Trust and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of Newfields Realty Trust.

Kathryn M. Morin

KATHRYN M. MORIN

Notary Public

My commission Expires: 7/28/00

F:\NEW-DOCS\Newfields\Rivers Reach\Dec. of Common Scheme Restrict..doc



GRANT OF EASEMENTS

Joseph Falzone, Trustee of Newfields Realty Trust, under Declaration of Trust dated May 20, 1999 and recorded with the Rockingham County Registry of Deeds at Book 3392, Page 878, of 73 Harbor Street, Manchester by The Sea, Massachusetts, for consideration paid grants to

Town of Newfields, New Hampshire having an address of 65 Main Street, P.O. Box 300, Newfields, New Hampshire 03856

In Newfields, NH

with warranty covenants

the perpetual rights and easements along, upon, above, under and across the following described parcels of land for the following purposes:

SLOPE AND GRADING EASEMENTS:

the right and easements to construct and maintain slopes and grading serving Runaway Road, including any necessary landscaping and other improvements related thereto, as the Grantee may from time to time deem necessary and the right and easement to cut and trim trees, bush, overhanging branches and other obstructions to the extent that the Grantee deems necessary; and the right to enter said parcels for access thereto for all the above purposes.

SLOPE/GRADING EASEMENT AREAS/LEGAL DESCRIPTIONS:

Those certain slope easements along Runaway Road, as shown on Plan of land entitled "Drainage & Grading Easement Plan for Rivers Reach Subdivision", Drawing No. A-2, Sheet 2 of 11, dated 5/28/99, revised through 9/17/99; Scale 1"=100"; drawn by Jones & Beach Engineers, Inc., and recorded with the Rockingham County Registry of Deeds herewith, which easements are more particularly described as follows:

1. Slope and Grading Easement located on Lot 11, beginning at a point on the westerly sideline of said Lot 11 and Runaway Road, abutting a drainage easement as shown on said plan, thence running

North 69° 39' 13" East, a distance of 8 feet, thence

Along a curve having a radius of 142.00 feet a distance of 107.81 feet, thence running;

North 26° 46' 10" East, a distance of 87.88 feet to a point, thence turning and running;

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

0077994

Nov 5 11 07 AM '99

North $63^{\circ} 13' 50''$ West, a distance of 8 feet to Runaway Road, thence running in a generally southwesterly and southerly direction along the bound of Runaway Road to the point of beginning.

2. Slope and Grading Easements located on Lots 9 & 10 beginning at a point on Runaway Road, at the Lot 11/Lot 10 lot corner, thence running in a generally

Southerly and southwesterly direction along Runaway Road, to the Lot 8/Lot 9 lot corner, thence turning and running

Along the Lot 8/Lot 9 lot line in a generally southeasterly direction 12.71 feet, thence turning and running;

North $20^{\circ} 58' 51''$ East, a distance of 41.54 feet, thence;

Along a curve having a radius of 282.50 feet a distance of 104.73 feet, thence running;

North $34^{\circ} 25' 45''$ East, a distance of 26.05 feet, thence

Along a curve having a radius of 297.00 feet, a distance of 35.60 feet to the Lot 9/Lot 10 lot line, thence turning and running

Along the Lot 9/Lot 10 lot line in a generally northwesterly direction 4.09 feet, thence running;

Along a curve having a radius of 293.00 feet a distance of 67.47 feet to a point, thence turning and running;

South $68^{\circ} 16' 31''$ West, a distance of 5.00 feet, thence continuing

Along a curve having a radius of 288.00 feet, a distance of 39.70 feet to a point on the Lot 9/Lot 10 lot line, thence;

Running along the Lot 10/Lot 11 lot line in a generally Northerly direction to the point of beginning.

3. Slope and Grading Easements on Lots 6, 7, and 8 beginning at a point on the northeasterly lot line of Lot 6 on Runaway Road, thence running

South $31^{\circ} 07' 04''$ East, a distance of 10.24 feet to a point, thence;

Along a curve having a radius of 280.00 feet, a distance of 17.65 feet to a point, thence;

South $11^{\circ} 49' 25''$ West, a distance of 22.56 feet to a point, thence;

Along a curve having a radius of 302.00 feet, a distance of 66.56 feet, thence;

South 70° 58' 15" East, a distance of 19.83 feet, thence;

North 12° 28' 07" East, a distance of 23.72 feet, thence;

Along a curve having a radius of 306.00 feet, a distance of 23.72 feet, thence;

South 66° 00' 04" East, a distance of 26.82 feet, thence;

Along a curve having a radius of 314.00 feet, a distance of 40.36 feet, thence

North 65° 50' 30" East, a distance of 24.64 feet, thence;

Along a curve having a radius of 306.00 feet a distance of 79.99 feet and a distance of 100.62 feet, thence;

South 76° 55' 49" East, a distance of 15.26 feet, thence;

North 61° 47' 27" East, a distance of 44.65 feet, thence

North 19° 56' 16" East, a distance of 57.16 feet to the Lot 8/Lot 9 lot line, thence;

Running in a generally northerly direction to Runaway Road, 12.71 feet, thence running;

Along the curve of Runaway Road to the point of beginning.

4. Slope and Grading Easements on Lots 2, 3, and 4 beginning at a point on the northerly lot line of lot 2 along Piscassic Road, thence running;

South 45° 57' 55" East, a distance of 18.97 feet, thence;

North 85° 31' 59" East, a distance of 49.30 feet, thence;

North 02° 54' 26" West, a distance of 8.47 feet, thence;

North 83° 15' 39" East, a distance of 46.62 feet, thence;

Along a curve having a radius of 20.00 feet, a distance of 30.68 feet, thence;

South 08° 50' 45" East, a distance of 45.83 feet, and continuing along the same bearing 141.06 feet, thence;

Along a curve having a radius of 330.00 feet, a distance of 53.30 feet and a distance of 97.27 feet, thence;

South 34° 59' 23" East, a distance of 49.81 feet, thence;

South 55° 33' 39" East, a distance of 52.62 feet to a point on the easterly lot line of Lot 4 and Runaway Road, thence turning and running in a generally northerly direction along Runaway Road to the point where it intersects with Piscassic Road, thence turning and running along the southerly sideline of Piscassic Road, to the point of beginning.

5. Slope and Grading Easements located on Lots 15 and Lots 16 beginning at a point on the easterly sideline of Lot 16 and Runaway Road, thence running;

South 33° 41' 33" West, a distance of 8.33 feet to a point, thence turning and running;

Along a curve having a radius of 219.00 feet, a distance of 104.93 feet, thence;

South 01° 14' 18" East, a distance of 57.87 feet to a point, thence turning and running;

South 76° 17' 10" East, a distance of 6.74 feet, to Runaway Road, thence turning and running in a generally northerly direction along Runaway Road, to the point of beginning.

6. Slope and Grading Easements located on Lot 15 beginning at a point on the southerly sideline of Lot 15 on Runaway Road, thence running;

North 18° 53' 40" West, a distance of 15.01 feet to a point, thence turning and running;

Along a curve having a radius of 235.00 feet, a distance of 112.39 feet to a point, thence;

North 78° 22' 58" West, a distance of 52.07 feet to a point, thence turning and running;

South 11° 37' 02" West, a distance of 16.00 feet to Runaway Road, thence running in a generally southeasterly direction along Runaway Road, to the point of beginning.

7. Slope and Grading Easements located on Lot 14, beginning at a point at the northwesterly corner of Lot 14 and Runaway Road, thence along the Lot 13/lot 14 lot line 5.04 feet to a point, thence turning and running;

Along a curve having a radius of 270.00 feet, a distance of 38.96 feet to a point, thence continuing;

South 46° 28' 26" East, a distance of 122.70 feet, to a point, thence turning and running;

South 53° 40' 09" West, a distance approximately 5 feet to Runaway Road, thence turning and running in a generally northwesterly direction along Runaway Road, to the point of beginning.

8. Slope and Grading Easements located on Lots 12 and 13, beginning at a point on the westerly sideline of Lot 13 on Runaway Road, thence running;

North 82° 51' 55" East, a distance of 5.00 feet, thence turning and running;

North 08° 50' 45" West, a distance of 40.00 feet to a point, thence continuing;

Along the same bearing 132.61 feet to a point, thence turning and running;

South 81° 09' 15" West, a distance of 5.00 feet to Runaway Road, thence turning and running in a generally southwesterly direction along Runaway Road to the point of beginning.

DRAINAGE EASEMENTS:

the right and easements to locate, relocate, erect, construct, reconstruct, install, lay, dig up, operate, maintain, patrol, inspect, repair, replace, alter, change the location of, extend or remove one or more pipes for the drainage of surface water and all necessary and proper conduits, conductors, pipes, foundations, fittings, and fixtures and other apparatus, equipment and fixtures deemed necessary for the purposes specified above, as the Grantee may from time to time desire along, upon, under and across said strip, to cut and trim trees, brush, overhanging branches and other obstructions to the extent that the Grantee deems necessary to clear and keep clear and operate safely the said pipes; and the right to install in said strip temporary line or lines wherever in the judgment of the Grantee it is required for the emergency maintenance of service, provided that in each instance the making of repairs or improvements shall be completed and the temporary line or lines removed as soon as practical; and the right to enter said parcels of land for access thereto for all the above purposes.

DRAINAGE EASEMENT/LEGAL DESCRIPTIONS:

Drainage Easement located on Lot 11 beginning at the Lot 10/Lot 11 lot line on the easterly side of Runaway Road, thence

Running generally southeasterly 8.60 feet; thence turning and running

North 41° 57' 57" West a distance of 39.50 feet; thence turning and running

North 60° 58' 34" East a distance of 24.42 feet; thence turning and running

North 22° 49' 16" West a distance of 77.72 feet; thence turning and running

South 69° 39' 13" West a distance of approximately 40' to Runaway Road; thence turning and running

In a generally southerly direction along Runaway Road to the point of beginning.

2. Drainage Easement located on Lot 8 and 9 beginning at a point on the northerly lot line of Lot 8 on Runaway Road and running in a generally southerly direction approximately 5 feet; thence turning and running

South 76° 55' 49" East 15.26 feet to a point; thence turning and running

North 61° 47' 27" East a distance of 44.65 feet; thence

North 19° 56' 16" East a distance of 57.16 feet; thence

North 20° 58' 51" East a distance of 41.54 feet; thence

Along a curve having a radius of 282.50 feet to a point; thence turning and running approximately 5 feet to Runaway Road; thence turning and running in a generally southwesterly direction along Runaway Road to the point of beginning.

3. Drainage Easement located on Lot 6 included within the bounds of the Slope and Grading Easement on Lot 6 previously described. Said Drainage Easement is over, under, across and through that portion of the easement area denoted as Drainage Easement as shown on the Plan.

4. Drainage Easement located on Lots 5 and 6 at the Lot 5-6 lot line where it meets Runaway Road. Beginning at a point on the easterly edge of Lot 6 and Runaway Road; thence

South 50° 43' 28" West 8.06 feet to a point; thence turning and running

North $46^{\circ} 28' 26''$ West a distance of 20.16 feet to a point; thence turning and running

North $50^{\circ} 43' 28''$ East a distance of 8.06 feet to a point on Runaway Road; thence turning and running

South $46^{\circ} 28' 26''$ East a distance of 20.16 feet to the point of beginning.

5. Drainage Easement located on Lot 5. Beginning at a point on the easterly sideline of Lot 5 at Runaway Road; thence running

South $43^{\circ} 31' 34''$ West a distance of 10.00 feet; thence turning and running

South $46^{\circ} 28' 26''$ East a distance of 10.00 feet; thence turning and running

North $43^{\circ} 31' 34''$ East a distance of 10.00 feet; thence turning and running

North $46^{\circ} 28' 26''$ West 10.00 feet to the point of beginning.

6. Drainage Easement located on Lot 14 and 15. Beginning at a point on the westerly sideline of Lot 14 at Runaway Road; thence running

North $53^{\circ} 40' 09''$ East a distance of approximately 33.23 feet to a point; thence turning and running

North $85^{\circ} 40' 21''$ East 9.80 feet; thence turning and running

South $28^{\circ} 27' 02''$ East 17.81 feet; thence turning and running

South $82^{\circ} 27' 24''$ East 122.79 feet; thence turning and running

South $19^{\circ} 52' 57''$ West a distance of 36.84 feet to a point; thence turning and running

North $76^{\circ} 54' 36''$ West 47.13 feet to a point; thence turning and running

South $42^{\circ} 34' 13''$ West 41.40 feet; thence turning and running

South $43^{\circ} 56' 01''$ East 49.31 feet; thence turning and running

Along the Lot 14, Lot 15 lot line 26.38 feet; thence

Along a curve having a radius of 198.80 feet a distance of 75.62 feet to a point; thence turning and running

South 02° 08' 12" East a distance of 28.49 feet to Runaway Road; thence turning and running in a generally northerly direction along Runaway Road to the point of beginning.

7. Drainage Easement located on Lot 15. Beginning at a point on the southerly sideline of Lot 15 at Runaway Road; thence running

North 55° 02' 36" West 136.28 feet to a point; thence turning and running

North 41° 04' 52" East 51.92 feet; thence turning and running

South 34° 20' 44" East 92.88 feet; thence turning and running

South 64° 28' 06" East 42.70 feet; thence turning and running

North 55° 45' 55" East 18.23 feet; thence turning and running

South 74° 53' 57" East 7.18 feet to Runaway Road; thence running in a generally westerly direction along Runaway Road to the point of beginning.

8. Drainage Easement located on Lot 16. Beginning at a point on the easterly sideline of Lot 16 at Runaway Road; thence running

North 67° 42' 27" West 17.06 feet; thence running

South 32° 58' 18" West 76.02 feet; thence

South 38° 38' 21" East 76.24 feet; thence

South 15° 24' 31" West 38.29 feet; thence

South 61° 09' 48" East 78.06 feet; thence

North 31° 02' 37" East 20.01 feet; thence

Along the curve of Runaway Road in a generally northerly direction to the point of beginning.

The property herein described is a portion of the property conveyed to the Grantor by Deed of Jean Price Norman, Trustee of Jean Price Norman Trust recorded at Book 3392, Page 883 and Deed of Estate of John Della Jacova recorded with the Rockingham County Registry of Deeds on September 17, 1999 at Book 3424, Page 562.

By the execution hereof, the undersigned hereby certifies that the Newfields Realty Trust is in full force and effect without unrecorded amendment and that the Trustee has received the direction and authorization of 100% of the beneficiaries to make this conveyance on the terms and conditions herein stated.

Signed as a sealed instrument this 2 day of November, 1999.

NEWFIELDS REALTY TRUST

By: Joseph Falzone
Joseph Falzone, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

Date: November 2, 1999

Then personally appeared the above named Joseph Falzone, Trustee of Newfields Realty Trust, acknowledged the foregoing to be his free act and deed, and the free act and deed of the Trust, before me,

Michael J. Johnson
Notary Public
My Commission Expires: 12/31/2006



F:\NEW-DOCS\NEWFIELDS\RIVERS REACH\GRANTS OF EASEMENTS.DOC

APPROVAL FOR CONSTRUCTION

CA2012108453

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

CA2012108453

APPROVAL NO.

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER: **JESSE/STACY SMITH**
25 RUNAWAY RD
NEWFIELDS NH 03856-

Map No./Lot No.: **210 / 33-6**
Subd. Appvl. No.: **1999001570**
Subd. Name: **RIVERS REACH**
County: **ROCKINGHAM**
Registry Book No.: **4831**
Registry Page No.: **2095**
Probate Docket No.: **N**
(If Applicable)

COPY SENT TO: **BOARD OF SELECTMEN**
65 MAIN STREET
NEWFIELDS NH 03856

Type of System: **4 BR**
600 GPD
NEWFIELDS

Town/City Location: **25 RUNAWAY ROAD**

BY APPLICANT: PERMIT NO. **01377**

ADAM R FOGG
149 MILL RD
DURHAM NH 03824

Street Location:

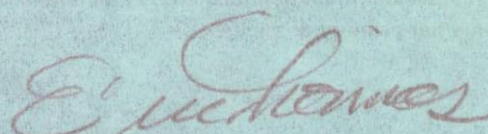
Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

**ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BELOW CONDITIONS**

1. THIS APPROVAL IS VALID FOR 90 DAYS FROM DATE OF SAID APPROVAL, PER ENV-WQ 1003.22.

05/01/2012


ERIC J THOMAS

Approved this date: _____
Date amended: _____

By: _____
N.H. Department of Environmental Services Staff

Amended by: _____ (OVER)

REVISED 8/01

201201330

NHDES, SSB FILE

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

THIS APPROVAL DOES NOT SUPERSEDE ANY EQUIVALENT OR MORE
STRINGENT LOCAL ORDINANCES OR REGULATIONS, STATE
STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

**IN THE EVENT OF SYSTEM FAILURE, IT SHALL BE THE
RESPONSIBILITY OF THE OWNER TO CORRECT
ANY SUCH FAILURE.**

NO LIABILITY IS INCURRED BY THE STATE by reason of any approval of subdivision plans or any approval to construct or use a sewage or waste disposal system. Approval by the Department of Environmental Services of sewage and waste disposal systems and subdivisions is based on plans and specifications supplied by the applicant.

NO GUARANTEE IS INTENDED OR IMPLIED BY REASON OF
ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION

The system must be constructed in strict accordance
with the approved plans and specifications.

The installed system must be left uncovered and cannot be used
after construction until it is inspected and
finally approved by an authorized agent
of the Department. This is to make
certain the system is built
according to the approved
plans and specifications.

CONTACT THIS OFFICE: 271-3501, REGIONAL OFFICE, OR OUR
AUTHORIZED LOCAL AGENT, WHEN READY FOR INSPECTION.

**This system must be installed by an installer holding a valid permit, except an owner may install the system
for his/her primary domicile.**

Env-Ws 1004.09 EXCEPT AS PROVIDED IN Env-Ws 1003.19, ALL CONSTRUCTION APPROVALS ISSUED
BY THE DEPARTMENT SHALL EXPIRE 4 YEARS FROM THE DATE OF ISSUE, UNLESS AN OPERATIONAL
APPROVAL HAS BEEN GRANTED OR IS IMMINENT FOR SUBJECT CONSTRUCTION.

Env-Ws 1003.19 Replacement of Failed Systems. All applications submitted for the purpose of correcting a failed system shall be accompanied by a written statement from the Town Health Officer confirming that the existing system is in fact in failure. Construction approvals granted for replacement of a failed system shall be valid for a period of 90 days. Failure to complete construction within the 90 day approval period shall result in the invalidation of the approval.

APPROVAL FOR OPERATION

CA2012108453

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

CA2012108453

APPROVAL NO.

AMENDED DUE TO:

OWNER:

JESSE/STACY SMITH
25 RUNAWAY RD
NEWFIELDS NH 03856-

Map No./Lot No.:

210/33-6

1999001570

Subd. Appvl. No.:

RIVERS REACH

Subd. Name:

ROCKINGHAM

County:

4831

Registry Book No.:

2095

Registry Page No.:

Probate Docket No.:
(If Applicable)

N

Type of System:

4 BR

600 GPD

NEWFIELDS

Town/City Location:

25 RUNAWAY ROAD

Street Location:

COPY SENT TO:

BOARD OF SELECTMEN
65 MAIN STREET
NEWFIELDS NH 03856

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.

(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

Installer

DAN MARSTON

Permit No.

3476

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date)

5/30/12

Before Covering And Is Hereby Approved For Use.

Date Approved:

5/30/12

By:

Jay Boon

Authorized Agent Of N.H. Department of
Environmental Services

(OVER)

REVISED 8/01

20120108453

NHDES, SSB FILE

GOLD = Owner's

YELLOW = Town's

BLUE = NHDES, SSB file

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

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STRINGENT LOCAL ORDINANCES OR REGULATIONS, STATE
STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

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RESPONSIBILITY OF THE OWNER TO CORRECT
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NO LIABILITY IS INCURRED BY THE STATE by reason of any approval of subdivision plans or any approval to construct or use a sewage or waste disposal system. Approval by the Department of Environmental Services of sewage and waste disposal systems and subdivisions is based on plans and specifications supplied by the applicant.

NO GUARANTEE IS INTENDED OR IMPLIED BY REASON OF
ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.

EST

COMPLETE

MAY - 1 2012

SEP
Application Receipt Checklist

File #: 201201330

Present (?): If any of these items are **not present**, complete the Applicant Return Letter and return the application.

- | | | |
|----------------------------------|---|---|
| ☒ | N | Completed Check or Voucher Number |
| ☒ | N | N/A If check, legal line of check completed ("three hundred dollars and no cents") |
| ☒ | N | N/A If check, check is signed |
| ☒ | N | N/A If check, check dated on or before date of application stamp. |
| ☒ | N | Base fee (\$300) |
| ☒ | N | Application Form (w/ Owner's Signature) |
| ☒ | N | Tax Map / Lot number (on Application Form) |
| ☒ | N | Two (2) or more complete sets of plans stamped by Designer (no Designer stamp required if designed by the owner for his/her own personal domicile) |
| ☒ | N | Municipal approval stamp, if any of the local-approval towns found on the 1/20/11 "Communities That Require Local Approval Prior to RSA 485-A:32, I & II" list: |

Present (?): If any of these items is **present**, follow the instruction.

- | | | |
|----------------------------------|----------------------------------|--|
| Y | ☒ | Is there an expedite request (Policy #201) with this application? If the request says "Policy 201", bring a copy of the request to the Commissioner's Office Admin Person. |
| Y | ☒ | Is there a letter from the town, from the designer or from the applicant to expedite the permitting of this system? If so, circle Y and assign as a normal application. |
| ☒ | N | Is it a failed system? If yes, stamp "failed" on the application and assign to Eric Thomas. |
| Y | ☒ | Is there a waiver associated with this application? If yes, stamp "waiver" on the application and assign as a normal application. |

02/01/2011

() Data Input

() Expedite

Construction Approval No. _____

CONSTRUCTION APPROVAL CHECKLIST

TOWN: Newfield
SUBDIVISION NAME: Smith
Owner: _____
SIZE: 4 (BR) FLOW: 600 (GPD)
DESCRIPTION/TYPE OF SYSTEM: _____

Work No. _____

SUBDIVISION APPROVAL NO: 1999001570
LOT NUMBER/UNIT NUMBER: _____

- ☒ TYPE
- ☐ 1. Single Family Residence (4-bedroom max.)
 - ☐ 2. Apartment
 - ☐ 3. Condominium
 - ☐ 4. Manufactured Housing Park
 - ☐ 5. Camping/Tenting
 - ☐ 6. Commercial
 - ☐ 7. Industrial
 - ☐ 8. Public Food Handling
 - ☐ 9. Duplex
 - ☐ 10. Other

- ☒ DESIGN
- ☐ n. In-ground
 - ☐ o. Above-ground/Mounded
 - ☐ p. Ledge Lot
 - ☐ q. Chambers
 - ☐ r. Pressure Distribution
 - ☐ s. Dry Well
 - ☐ t. Trenches
 - ☐ u. Modified Dry Well
 - ☐ v. Holding Tank
 - ☐ z. Other

Waiver Granted (yes/no): _____

Previous Construction Approval # 2000022814 Status: 1. New 4. Revised
2. Replacement 5. Other
3. Amended

RETURN DATE:

BY: _____

RETURN REASON:

RESUBMITTAL DATE:

APPLICATION DATE: _____

SITE INSPECTION DATE: _____

PROJECT COORDINATOR: _____

APPROVALS REQUIRED: D&F _____ 485-A:17 _____ WS _____ (UIC)GMP _____ Other _____

SOILS GROUP: _____ TYPE: _____ LOT SIZE: _____

PERC. RATE: _____ AMEND: _____ APPROVAL DATE: 5-1-12

CONDITIONS: 1

APPROVED BY: E. Hermes

(LIMIT-2 CONDITIONS - 62 CHARACTERS EACH)

(OVER)



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND RESOURCES MANAGEMENT
SUBSURFACE SYSTEMS BUREAU

29 Hazen Drive P.O. Box 95

Concord, NH 03302-0095

phone: (603) 271-3501 fax: (603) 271-6683 website: <http://des.nh.gov/organization/divisions/water/ssb/index.htm>



APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) APPROVAL

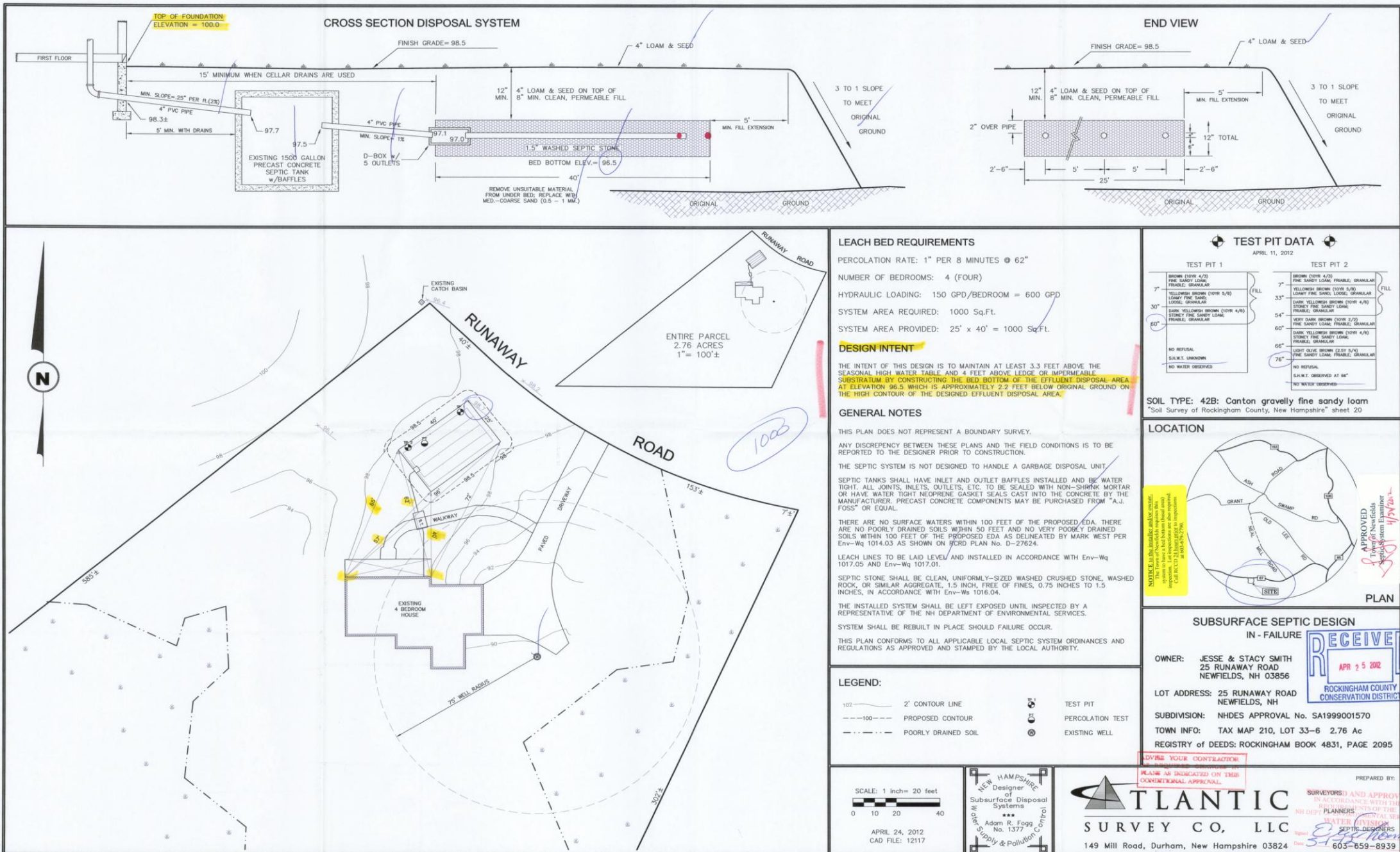
Fee \$300 per System

DES Use:	COMPLETE Administrative Use Only MAY - 1 2012	Administrative Use Only MAY - 1 2012	Administrative Use Only MAY - 1 2012	Work Number: 201201330 Check No. 26586 Amount: 300.00 Initials: (JR)
1. INDICATE TYPE OF SYSTEM				
☐ New System	☐ Existing State Approved System (with Revision)	☒ Replacement System **SEE SECTION 12	If Replacement, is this system FAILED? ☒ YES ☐ NO	☐ Waivers Requested
For a Replacement System, provide previous Construction Approval #CA2000022814 Operational Approval date 9 / 23 / 2003				
2. SPECIAL TYPES OF SYSTEMS				
☐ YES ☒ NO Are you submitting Revised Plans?		If YES provide previous Construction Approval #		
☐ YES Is this application for a collection system? (phased build out) ☒ NO		If YES provide previous Construction Approval # AND Operational Approval date / /		
☒ YES ☐ NO Is City / Town prior approval required in accordance with RSA 482-A:32, II? Date approved 4 / 30 / 2012				
3. SUBDIVISION STATUS				
SUBDIVISION NAME: RIVERS REACH		OR N/A BECAUSE: ☐ pre-1967; ☐ >= 5 acres; ☐ Env-Wq 1004.05; ☐ RSA 485-A:2, XIII		
STATE SUBDIVISION APPROVAL # SA1999001570				
4. PROJECT LOCATION ADDRESS				
25 RUNAWAY ROAD				TOWN/CITY NEWFIELDS
COUNTY	Book	Page	Probate #	TAX MAP(S)
ROCKINGHAM	4831	2095		210
				BLOCK(S)
				33-6
				LOT(S)
				UNIT(S)
5. APPLICANT NAME (Last, First, Initial)				
ATLANTIC SURVEY CO, LLC		PHONE 603-659-8939		EMAIL OR FAX atlanticsurvey@comcast.net
DESIGNER NAME ADAM R. FOGG ☐ Same as applicant		NH Designer Permit # 1377 Home Owner Design ☐		
MAILING ADDRESS		TOWN/CITY		STATE ZIP CODE
149 MILL ROAD		DURHAM		NH 03824
6. PROPERTY OWNER NAME (Last, First, Initial)				
SMITH, JESSE & STACY		PHONE 659-8150		EMAIL OR FAX
MAILING ADDRESS		TOWN/CITY		STATE ZIP CODE
25 RUNAWAY ROAD		NEWFIELDS		NH 03856
7. SIGNATURES (A NHDES PERMITTED DESIGNER MUST SIGN AS OR ON BEHALF OF APPLICANT)				
APPLICANT SIGNATURE¹ DATE: 4 / 24 / 2012		PROPERTY OWNER SIGNATURE² DATE: 4 / 25 / 12		
				

8.	TYPE OF DEVELOPMENT				
☒ Single Family	☐ Condominium	☐ Camping/ Tenting	☐ Industrial	☐ Public Food Establishment	
☐ Apartment	☐ Manufactured Housing Park	☐ Commercial	☐ Duplex	☐ Other:	
9.	DESIGN FLOW CALCULATIONS				
☒ Residential: Number of Bedrooms: 4		Total Flow: 600 GPD			
☐ Commercial: Total Flow: GPD					
10.	TYPE OF DESIGN				
☒ Gravity	☐ Above ground	Effluent Disposal Area Type (ie: stone & pipe): ☐ Pre Treatment Pre treatment Type:			
☐ Holding tank	☒ In Ground				
☐ Pump	☐ At Grade				
☐ The 50 % Rule is being used in accordance with Env-Wq 1014.06					
11.	WATER SUPPLY (Indicate the type of water supply that services the lot – check all that apply)				
☐ Municipal (a) Name of System:		☒ Well On Lot:			
☐ Public Water System (a) Name:		Well radius on lot?			
Type of public water system: ☐ Community ☐ Transient non-community ☐ Non-transient non-community		☒ Yes			
☐ Other:		☐ No (Provide Recorded Well Release)			
		☐ Well Off Lot (Provide Deeded Easement)			
12.	REPLACEMENT AND/OR FAILED SYSTEMS ONLY				
(a) Reason for Failure ☐ Age; ☐ Excessive Load; ☐ Inappropriate Load; ☐ Other (specify): SOIL					
(b) TYPE OF SYSTEM (OLD SYSTEM) BEING REPLACED					
☒ Gravity	☐ Above Ground / Mounded	Effluent Disposal Area Type:			
☐ Pump	☒ In Ground	☐ Pre Treatment Pre treatment Type:			
☐ Holding Tank	☐ At Grade	☐ Unknown / Other:			
Age of Existing System: 9 years		Existing Septic Tank Size: 1500 gallons Type:			
Number of Existing Structures Currently Served: 1		Total Flow (all bedrooms): 600 GPD			
Number of bedrooms: 4		Number of Current Occupants: 2			
Household Appliances that Discharge to Septic System: (check all that apply)					
☐ Garbage Grinder/Disposal	☒ Washing Machine	☐ Water Chlorinator	☒ Dish washer		
☐ Jacuzzi/Hot Tub	☐ Water Softener	☐ Solids Pump Unit before Tank	☐ Other:		
13.	OTHER NHDES APPROVALS / PERMITS REQUIRED TO CONSTRUCT THIS SYSTEM (Check all that apply)				
☐ Alteration of Terrain Permit #		☐ SSB Subdivision Approval Permit #			
☐ Pending		☐ Pending			
☐ Water Supply Approval Permit #		☐ Wetlands Bureau Approval Permit #			
☐ Pending		☐ Pending			
☐ UIC Registration					
☐ This project is located in the Protected Shoreland		Name of Waterbody:			
☐ Shoreland Permit #		Type of Waterbody ☐ Lake; ☐ River /Stream; ☐ Tidal			
☐ Pending ☐ N/A exempt					

¹ The following signatory certification applies to the Applicant: The Applicant certifies that s/he is a permitted designer in good standing or the owner of said property, and that the information submitted accurately represents the existing site conditions as of the date of application. The Applicant further agrees and understands that if any information submitted in this application which is material to the department's approval of the application is false or misleading, the approval as well as the designer's permit, if applicable, shall be subject to suspension or revocation. The applicant herewith certifies, where applicable, that the approved off-site, municipal or community water supply is available at the lot line.

² The following signatory certification applies to the Property Owner: I/We certify that I am/we are the present owner(s) of the property referenced in this application and that I/we have seen the plans and I/we hereby confirm that the plans are in accordance with my/our needs and desires. I/We fully understand that should this plan be approved, no waivers to the construction approval will be allowed and that any change(s) will require a new submission, review and approval.



Water - Subsurface Onestop - Application Detail

Sunday, Sep. 13, 2026

[Return to Query](#)[Return to Results](#)

Work Number:	201201330
Status:	APPROVED FOR OPERATION
Application Type:	CONSTRUCTION
Approval Number:	CA2012108453
Owner Name:	JESSE & STACY SMITH TOWN OF NEWFIELDS
Site Street Address:	25 RUNAWAY ROAD NEWFIELDS
County:	ROCKINGHAM
Book / Page:	4831 / 2095
Map / Lot:	210 / 33-6, 210 / 45
Subdivision Name:	RIVERS REACH
Subdivision Approval Number:	1999001570
Designer:	ADAM FOGG DOVER, NH
Surveyor:	
Installer:	DANIEL MARSTON EPPING, NH
Approval Date:	5/1/2012
Operation Date:	5/30/2012
Do Not Backfill Date:	
Bedrooms:	4
Flow:	600
Approval Conditions	1. THIS APPROVAL IS VALID FOR 90 DAYS FROM DATE OF SAID APPROVAL, PER ENV-WQ 1003.22.
NHDES Reviewer:	Contact NHDES at 603-271-3501

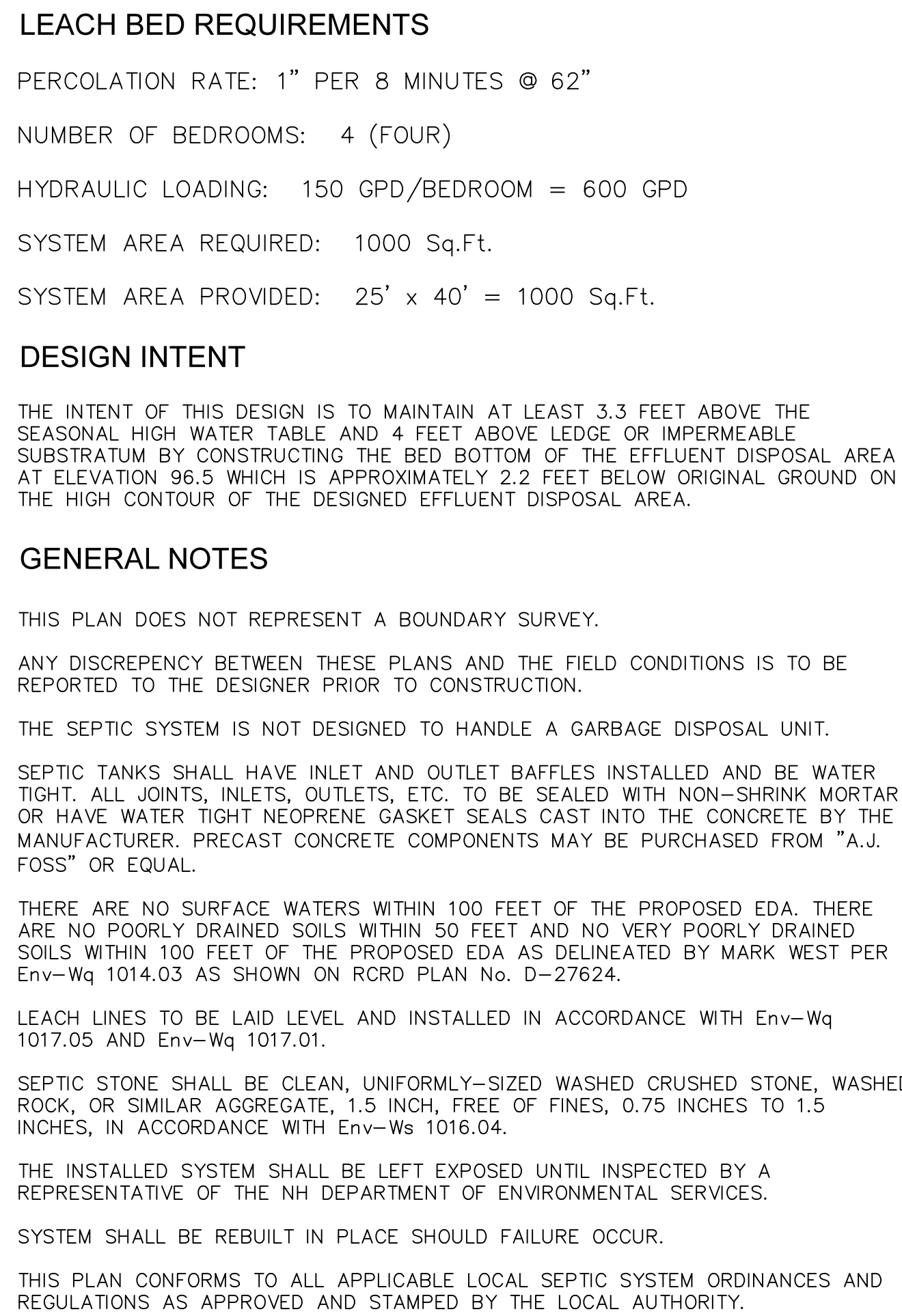
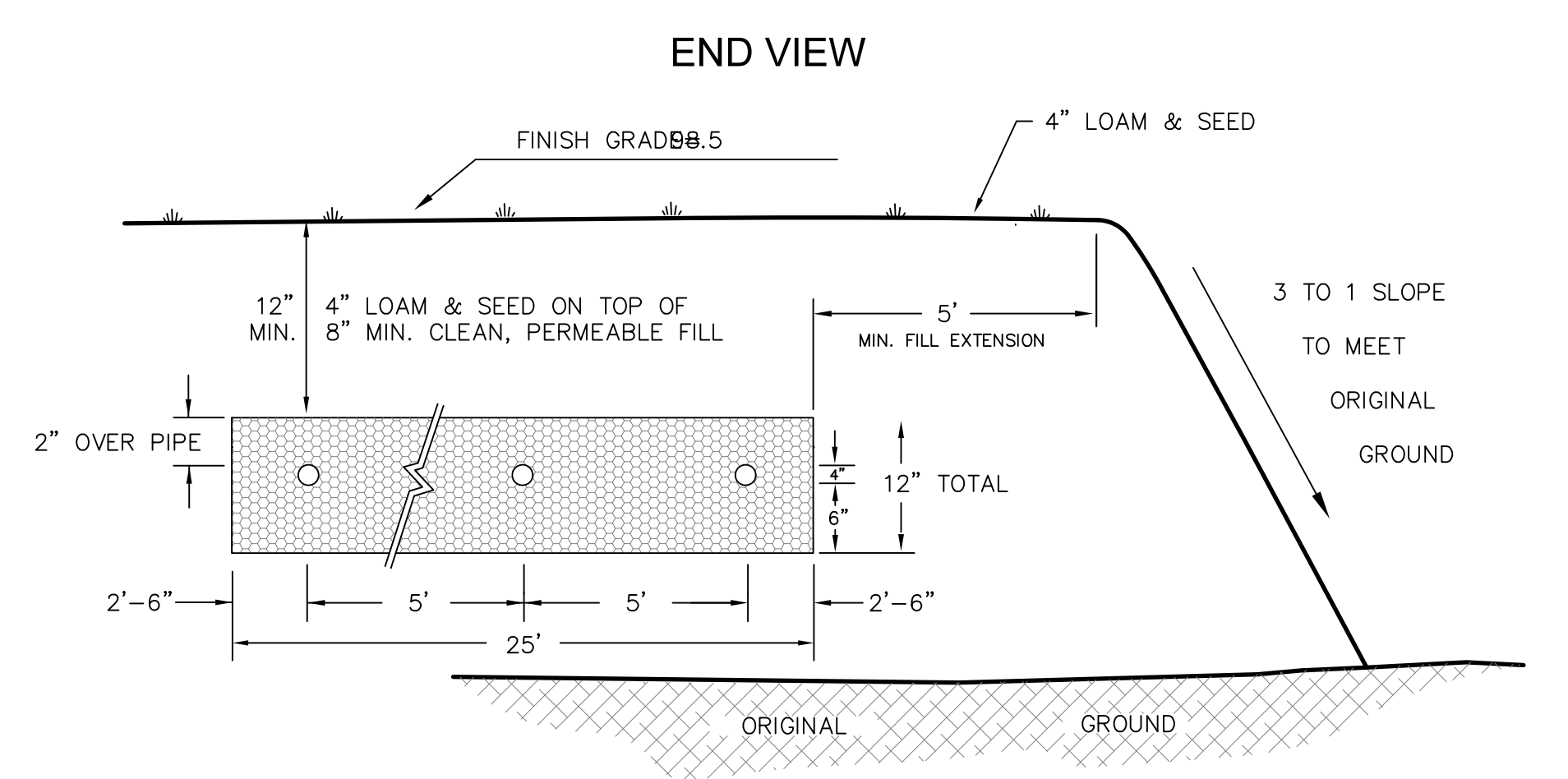
Application Documents:

If you are in need of accommodation with any of these files, please contact the NHDES reviewer listed above.**OneStop is currently experiencing a 2-3 day delay in uploading daily information to project files. If you push the "Select" button for a file that was uploaded today it may not be available to download for a couple of days. We appreciate your patience while we work to correct this issue.**

	Title	Date	Document Type	Size
Select	ISDS CONSTRUCTION APPROVAL	01-MAY-12	ISDS CONSTRUCTION APPROVAL	4.55

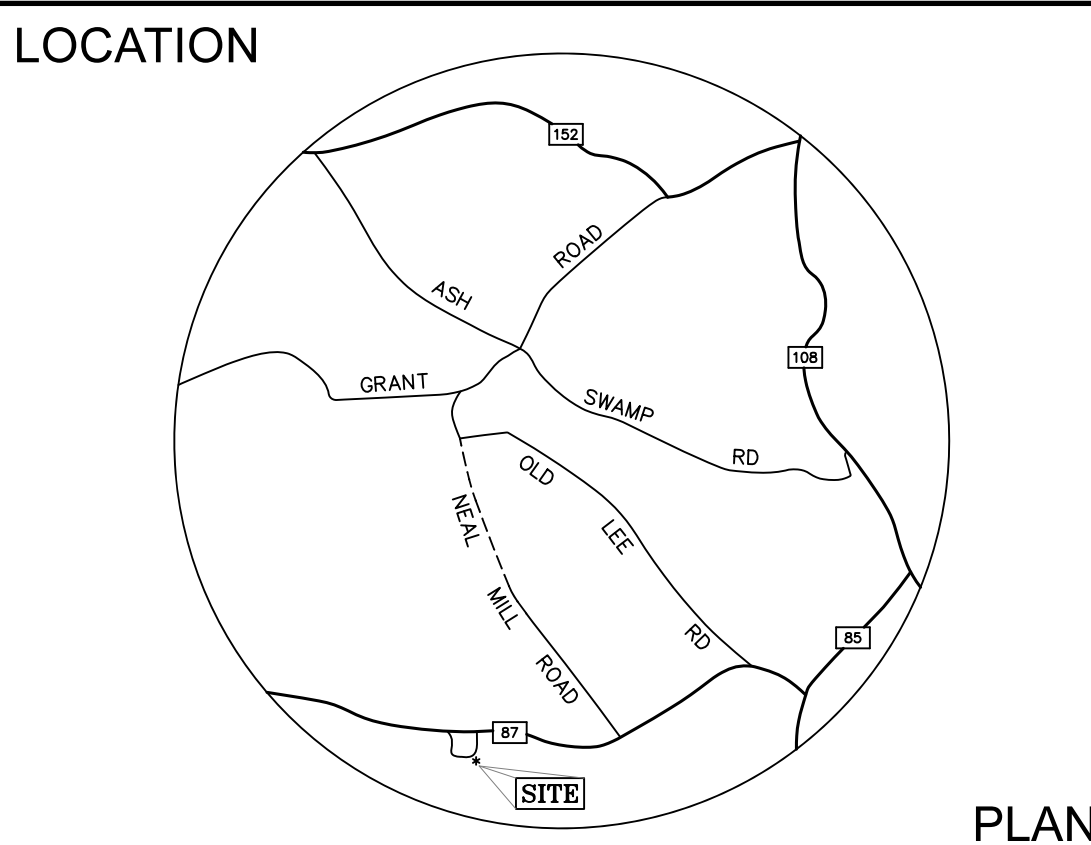
Total Documents Returned: 1

You will need a PDF reader in order to view any documents. You can download a free reader from [Adobe](#).



TEST PIT 1		TEST PIT 2	
7"	BROWN (10YR 4/3) FINE SANDY LOAM; FRIBLE; GRANULAR	7"	BROWN (10YR 4/3) FINE SANDY LOAM; FRIBLE; GRANULAR
30"	YELLOWISH BROWN (10YR 5/8) LOAMY FINE SAND; LOOSE; GRANULAR	33"	YELLOWISH BROWN (10YR 5/8) LOAMY FINE SAND; LOOSE; GRANULAR
60"	DARK YELLOWISH BROWN (10YR 4/6) STONEY FINE SANDY LOAM; FRIBLE; GRANULAR	54"	DARK YELLOWISH BROWN (10YR 4/6) STONEY FINE SANDY LOAM; FRIBLE; GRANULAR
		60"	VERY DARK BROWN (10YR 2/2) FINE SANDY LOAM; FRIBLE; GRANULAR
		66"	DARK YELLOWISH BROWN (10YR 4/6) STONEY FINE SANDY LOAM; FRIBLE; GRANULAR
		76"	LIGHT OLIVE BROWN (2.5Y 5/4) FINE SANDY LOAM; FRIBLE; GRANULAR
	NO REFUSAL S.H.W.T. UNKNOWN NO WATER OBSERVED		NO REFUSAL S.H.W.T. OBSERVED AT 66" NO WATER OBSERVED AT 76"

SOIL TYPE: 42B: Canton gravelly fine sandy loam
"Soil Survey of Rockingham County, New Hampshire" sheet 20



SUBSURFACE SEPTIC DESIGN
IN - FAILURE

OWNER: JESSE & STACY SMITH
25 RUNAWAY ROAD
NEWFIELDS, NH 03856

LOT ADDRESS: 25 RUNAWAY ROAD
NEWFIELDS, NH

SUBDIVISION: NHDES APPROVAL No. SA1999001570

TOWN INFO: TAX MAP 210, LOT 33-6 2.76 Ac

REGISTRY of DEEDS: ROCKINGHAM BOOK 4831, PAGE 2095

