



*The Land Specialists*

218 South Main Street Suite #1, Laconia, N.H. 03246  
(603) 524-1234 FAX (603) 528-3600 E-MAIL wmlc@metrocast.net

### LISTING INFORMATION SHEET



Lot 2



Lot 3

**LOCATION:** *Hurricane Road, Belmont*

<b>LOTS AVAILABLE:</b>	<b>ACREAGE:</b>	<b>ROAD FRONTAGE:</b>	<b>PRICE:</b>
#2	3.01	180.01'	\$59,900
#3	3.02	180.01'	\$54,900

**DIRECTIONS:** FROM RT. 3: At traffic light just north of Winnisquam Bridge, turn onto Union Road and follow for approximately 2 ½ miles to left on Hurricane Road, lots are approximately 1 mile on right. FROM RT. 106: At traffic light at intersection of Rts. 106 & 140, turn onto Rt. 140 west toward Belmont. At stop sign, go straight onto Church Street, which becomes Hurricane Road. Lots are approximately 2 miles from Rt. 106 on left.

**DESCRIPTION:** Centrally located 3 acre building lots with 180' of frontage on a paved town road, only 2 miles from Route 106, 3 ½ miles from Route 3, and 1 ½ miles from Belmont High School. Lots are surveyed, soil tested for septic systems, and have driveway permits. The driveway on Lot 3 has already been roughed in to a potential building site. Two test pits were dug on Lot 3, one at the front of the lot and another at the end of the driveway (which is not shown on the plan). The lots have rolling terrain that slopes gently up from the road, and are dry land with the exception of a small wetland area at the rear line of Lot 2. Electric service was recently installed along this section of Hurricane Road, and telephone and cable will be installed when customer requests service. Lot lines are flagged in pink and green, test pits in orange and blue, and the driveway entrance on Lot 2 with light green flagging. Sale of Lot 3 is subject to a five day right of first refusal.

**FEATURES:** Wooded Field Timbered  
%Dry: Lot 2: 90% Lot 3: 100% %Wet: Lot 2: 10% Lot 3: 0%  
Level Rolling Slopes uphill Slopes downhill

**ROAD FRONTAGE:** Town maintained State maintained Not maintained  
Classification: 5 Paved Gravel

**UTILITIES:** Electric Telephone Cable TV Gas Water Sewer  
Septic system required Soil tested Septic design: Current Expired  
# bedrooms: By: Gove Environmental Services Dated: 8/16/06  
& Charlie W. Noddin & 1/29/07

**IMPROVEMENTS:** Cleared house site Driveway  
Other: Lots have driveway permits, Lot 3 has driveway roughed in.

**AMENITIES:** Lake frontage Pond frontage River frontage Brook/stream frontage  
Waterbody name:  
Deeded private beach rights Town beach rights Public beach  
On: Lake Winnisquam Distance: 4 1/2 miles  
Mountain view Water view Exposure: east

**LOCATION:** Near major highway: 2 miles from Route 106, 3 1/2 miles from Route 3.  
Near recreational facilities:

**SCHOOLS:** Shaker Regional: Belmont Elementary, Middle & High.

**DEED RESTRICTIONS:** none

**EASEMENTS:** none

**ZONING:** Rural  
Residential Mobile home allowed Duplex allowed Multifamily allowed  
Woodlot/camper only Commercial

**TAXES:** Lots 2 and 3: \$1,189.28 each Year: 2010 Tax rate: \$19.69  
Map/lot#: 231-14-2 & 3  
In Current Use: Estimated penalty to take out: , paid by:

**FINANCING AVAILABLE:**

Bank: % down: 20% Rate: approx. 6% Term: 20 years  
Estimated payment: Lot 2: \$343.31 Lot 3: \$314.66  
Seller:  Not available  Available: Downpayment: Rate:  
Term: Payment:

**DEED REFERENCE:** County: Belknap Book: 2326 Page: 445 Date: 8/8/06

Grantor: Persons Grantee: Blue Sky Enterprises, Inc.

Warranty Quitclaim

**PLAN REFERENCE:** County: Belknap Book/drawer: L58 Page: 76 & 77

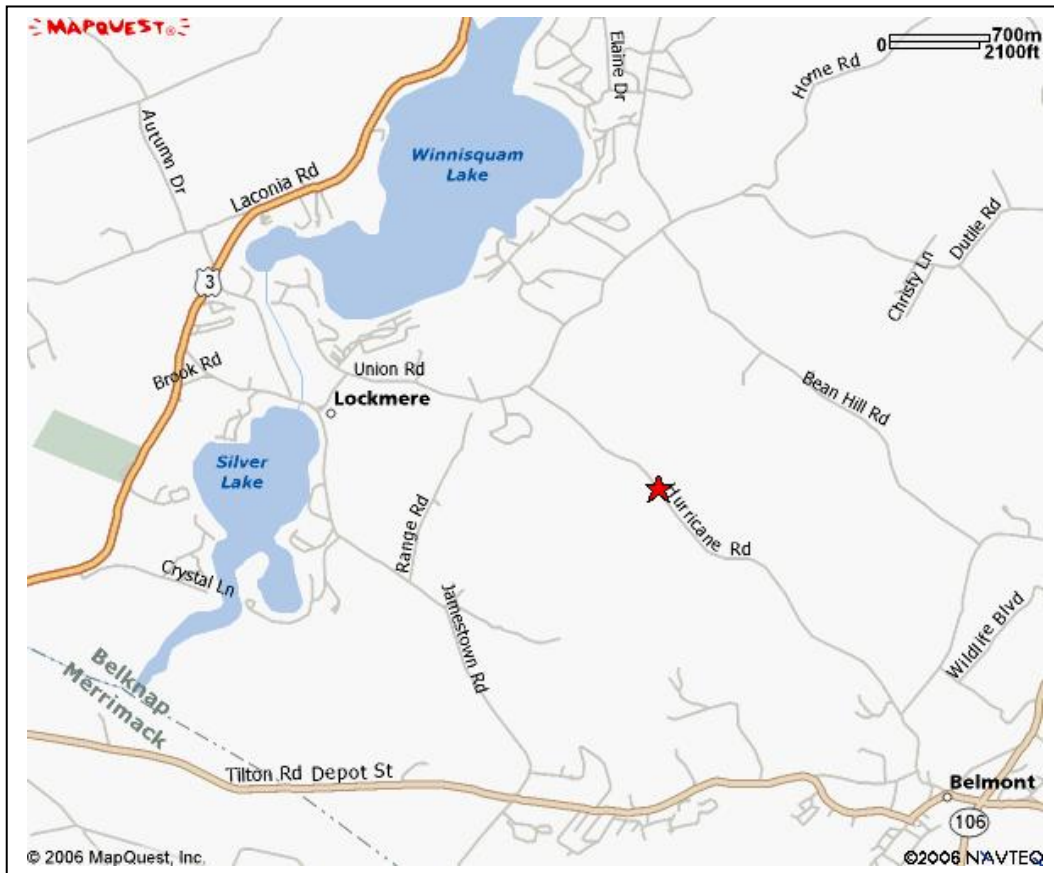
Title: Subdivision Plan for Blue Sky Enterprises, Inc., Hurricane Road, Belmont, Belknap  
County, New Hampshire

By: Harold E. Johnson, Inc. Date: 10/10/06

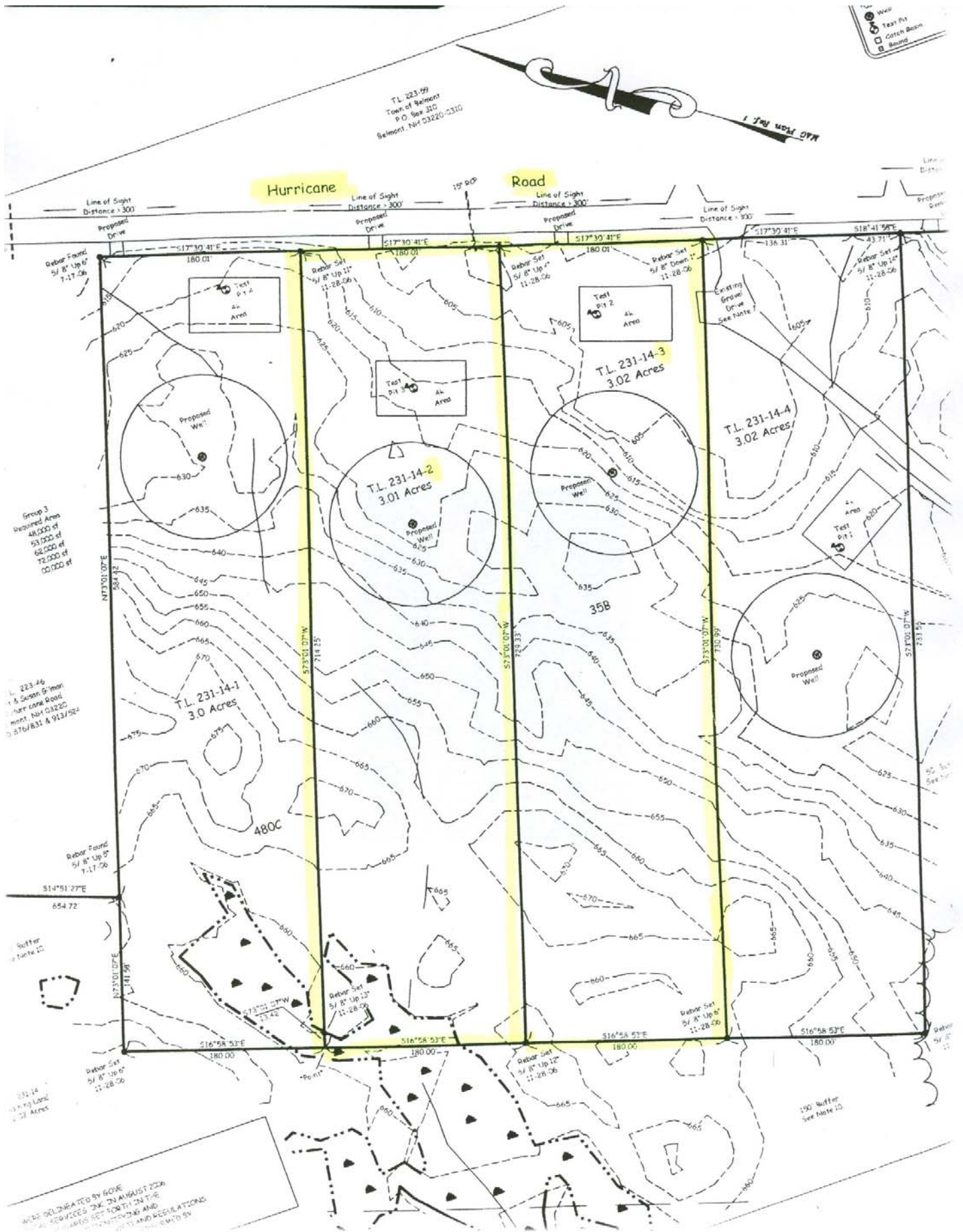
**SUBJECT TO ERRORS & OMISSIONS. THIS LISTING DOES NOT CONSTITUTE A GUARANTEE OF THE FACTS STATED THEREON.**

**THIS PROPERTY IS OWNED BY BLUE SKY ENTERPRISES, INC. DBA WHITE MOUNTAIN LAND COMPANY. KAREN FELTHAM, PRESIDENT OF BLUE SKY ENTERPRISES, HOLDS A BROKER'S LICENSE, & REPRESENTS THE SELLER, NOT THE BUYER.**

**LOCATION MAP:**



TL 223-99  
Town of Belmont  
P.O. Box 310  
Belmont, NH 03220-0310



Group 3  
Required Area  
41,000 sf  
53,000 sf  
62,000 sf  
72,000 sf  
80,000 sf

L. 223-46  
1/4 Season Gravel  
over concrete road  
mont. NH 03220  
S 876/831 & 913/952

Rebar Found  
5/8" Up 5'  
7-17-06

N17°01'07"E  
524.72

S73°01'07"W  
714.25

S73°01'07"W  
728.33

S73°01'07"W  
730.99

S73°01'07"W  
731.41

S14°51'27"E  
654.72

S16°58'53"E  
180.00

S16°58'53"E  
180.00

S16°58'53"E  
180.00

S16°58'53"E  
180.00

S16°58'53"E  
180.00

WERE DELINEATED BY GOMV  
SURVEY SERVICES INC. IN AUGUST 2008.  
ALL SHADINGS ARE FOR THE  
PURPOSES OF ZONING AND  
REGULATIONS  
ONLY AND SHALL BE  
REMOVED BY  
GOMV SURVEY SERVICES INC.

150' Buffer  
see Note 10

TEST PIT LOG

LOCATION: Hurricane Rd. - Belmont  
 DATE: 8/16/06 EVALUATOR: G. Rosenberg  
 WITNESSED BY: \_\_\_\_\_  
 GES Project # \_\_\_\_\_

Test Pit # <u>3 of 4</u>	Lot # <u>2</u>	ESHWT <u>28"</u>	WSPCD Group <u>3</u>	Terminated @ <u>82"</u>
Refusal? Y/N <u>N</u>	Observed H2O @ <u>"None</u>	Roots To: <u>42"</u>	SCS/HIS Soil Type: <u>Hanniker</u>	

Depth "	Color	Texture	Structure	Consistence	Mottles quantity/contrast
<u>0-6</u>	<u>10YR 7/2</u>	<u>sl</u>	<u>gr</u>	<u>fr</u>	
<u>6-18</u>	<u>7.5YR 4/6</u>	<u>sl</u>	<u>gr</u>	<u>fr</u>	
<u>18-28</u>	<u>7.5YR 5/8</u>	<u>cs</u>	<u>SS</u>	<u>lo</u>	
<u>28-45</u>	<u>10YR 5/4</u>	<u>grls</u>	<u>om</u>	<u>fr</u>	<u>c/d 2.5Y 6/2</u>
<u>45-82 +</u>	<u>10YR 5/4</u>	<u>grls</u>	<u>pl</u>	<u>fi</u>	<u>c/p 7.5YR 5/8</u> <u>c/d 2.5Y 6/2</u>
<u>Note: 18-28" layer - outwash layer within till</u>					

TEST PIT LOG

LOCATION: Hurricane Rd. - Belmont  
 DATE: 8/16/06 EVALUATOR: G. Rosenberg  
 WITNESSED BY: \_\_\_\_\_  
 GES Project # \_\_\_\_\_

Test Pit # 1 of 4	Lot # 4	ESHWT 44"	WSPCD Group 1	Terminated @ 84"
Refusal? Y/N N	Observed H2O @ None	Roots To: 50"	SCS/HIS Soil Type: Champlain	old soil survey - Hinckley

Depth "	Color	Texture	Structure	Consistence	Mottles quantity/contrast
0-12	10YR 5/6	grkos	om	vfr	
12-30	7.5YR 5/6	vgrcos	sg	lo	
30-44	7.5YR 5/8	cos	sg	lo	
44-84+	7.5YR 5/3	vgrsl	om	fr	c/d 7.5YR 5/6

Notes: ① - some stones in soil  
 ② @ 32" - thin iron layer - 5YR 5/6 - relic - not evidence of H2O table  
 ③ top soil (surface layer) removed  
 ④ glacial outwash over glacial till @ 44"

Test Pit # 2 of 4	Lot # 3	ESHWT 20"	WSPCD Group 3	Terminated @ 78"
Refusal? Y/N N	Observed H2O @ None	Roots To: 37"	SCS/HIS Soil Type: Croghan	

Depth "	Color	Texture	Structure	Consistence	Mottles quantity/contrast
0-3	10YR 5/3	lcos	om	fr	
3-11	7.5YR 6/3 7.5YR 5/8	cs	sg	lo	
11-20	7.5YR 5/6 10YR 5/4	grcos	sg	lo	
20-37	10YR 5/6	s	sg	lo	@ 28" c/d - 7.5YR 5/8 c/d 2.5Y 6/3
37-78+	10YR 5/3	grls	om	fr	c/d 7.5YR 5/6

Notes: glacial outwash over till @ 37"



# TEST PIT INFORMATION



INSPECTED BY  
SEPTIC DESIGNER

1-29-2007

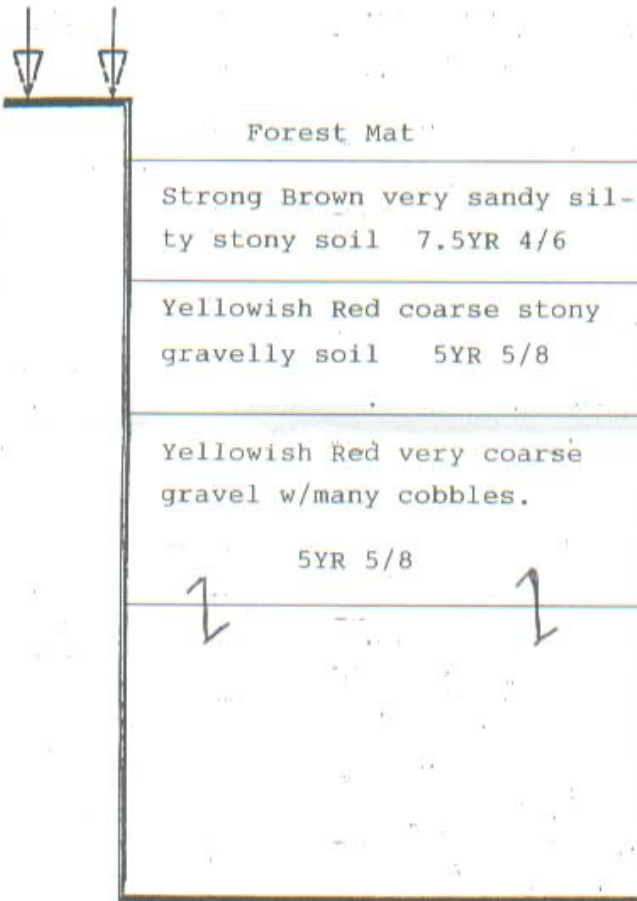
**CHARLIE W. NODDIN**

Septic Designs  
by Chuck Noddin  
3 Summer Street  
Belmont, NH 03220-5240

TEL: 524-5570

*Charlie W. Noddin, Jr.*

**NAME:** Blue Sky Enterprises **No:** TBA "Hinckley"  
**Test Pit:** #A **Lot No:** #3 **Soil Type:** "HSC"  
**COUNTY:** Belknap Page 44



0.5'  
"Perc" Test  
Date 1-29-07  
1.0' Depth 40"  
Rate 2 MIN./IN  
3.0'  
7.0'  
S.H.W.T. 7.0'+  
Mottling -----  
Root Level 3-3.5'  
Obs. Water None  
Ledge None to 7.0'