



Letter of Transmittal

To: Planning Department
2 High Street
Sanbornville, NH 03872
603-934-2341

Date: February 15, 2023
File No.: 100666.000

Attention: Tom Dube – Planning Board Chair

Re: Province Lake Road Solar – Site Plan Application
Tax Map 92 Lot 34

We are sending you the following via: ☐ Next Day Service ☐ U.S. Mail
☐ Second Day Service ☒ Hand Delivery
☐ Certified Mail ☐ Other:

No.	Copies	Date	Description
1	1	02/15/2024	Check #74690
2	1	02/15/2024	Project Narrative
3	1	02/15/2024	Application Checklist
4	1	02/15/2024	Application Form
5	4	02/15/2024	Location Plan
6	1	02/15/2024	Abutters Labels
7	1	02/15/2024	Deeds and Property Restrictions
8	1	02/15/2024	Property Photos
9	1	02/15/2024	11" x 17" Reduced Project Plan Set
10	4	02/15/2024	24" x 36" Project Plan Set

These are transmitted: ☐ For your use ☒ For review and comment
☐ As requested ☐ Other:

Signed:


Chris Nadeau, P.E.



February 15, 2024
File No. 100666.000

Town of Wakefield – Planning Board
2 High Street
Sanbornville, NH 03872
(603) 522-6205

Re: Project Narrative for Site Plan Application
Province Lake Road Solar, LLC.
Tax Map 92, Lot 34
Province Lake Rd. and Perkins Hill Rd.
Wakefield, NH 03872

On behalf of Savannah Woods LLC (Owner) and Province Lake Road Solar, LLC (Applicant), Nobis Group (Nobis) is submitting this project narrative to the Town of Wakefield Planning Board (PB) along with the site plan application and conditional use permit application for the proposed Province Lake Road Solar development. The proposed project is located between Province Lake Road and Perkins Hill Road, Tax Map 92, Lot 34 (Site). Please also refer to the attached Site Plan drawings for additional information.

The Applicant, Province Lake Road Solar, LLC, (Parent Company Luminia) has successfully permitted and constructed several similar solar arrays across the state which has increased renewable energy sources within those municipalities.

BACKGROUND AND SITE CHARACTER

The Site is bound to the North by Province Lake Rd., to the west by Perkins Hill Road and to the south and east by residential properties. The Site consists of an undeveloped, wooded parcel encompassing 6,258,222 SF (143.7 acres). The terrain generally slopes from the site boundaries to the top of a hill in the center of the Site. There are delineated wetlands that bound the project area to the north and south. These wetlands will not be impacted by the proposed project.



culvert outlets and have emergency spillways. The basin analyses contained in our stormwater report are being finalized and the report will be submitted under separate cover.

The proposed project is anticipated to start construction in the Fall of 2024 or during the first quarter of 2025. Construction should be complete within five months, weather depending.

We trust this project narrative meets the requirements of the Town of Wakefield and we look forward to meeting with Board members. Please feel free to contact me with any questions or if you need additional documentation.

Sincerely,

NOBIS GROUP®

Chris Nadeau, PE
Director of Commercial Services
cnadeau@nobis-group.com
(617) 710-9449 (mobile)

**TOWN OF WAKEFIELD
PLANNING BOARD
Major Site Plan Review Application Checklist**

This Checklist must be completed by the Applicant and submitted with the Site Plan Review Application. Please use this checklist in combination with the Site Plan Review Regulations as a guide to prepare your Application.

Owner or Project Name: Province Lake Road Solar Tax Map No. 92 Lot No. 34

Site Plan Review Type: (check one): ☒ Major ☐ Minor

Site Plan Review Status: ☒ New ☐ Amendment to a Previously Approved Plan – Reference: _____

Checklist Prepared for Applicant by: Nobis Group Date: 1/15/24

Checklist Reviewed for Planning Board by: _____ Date: _____

Please check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken.

SA – Submitted By Applicant

C – Item Complete Planning Board (PB)

NA – Not Applicable

WA – Waiver Action by Planning Board

RW – Requests Waiver (Applicant)

Recommendation:

Additional review prior to Planning Board action by: ☐ PB ☐ TRC ☐ Planner ☐ Civil Engineer ☐ Other

Application Complete ☐ Yes ☐ No ☐ Conditional

X

APPLICATION FEE: \$450 PLUS ANY OTHER APPLICABLE FEES

Section	SITE PLAN REVIEW APPLICATION INFORMATION REQUIREMENTS	Applicant Checklist			PB Checklist	
		SA	NA	RW	C	WA
2.03 B	Submission Requirements-General					
1	Application Form	X				
2	Deed	X				
3	Current Deed Restrictions	X				
4	Proposed Deed Restrictions	X				
5	Abutters List, Labels	X				
6	Fees	X				
7	Site Plan Information:					
a	Project's start date	X				
b	Project's anticipated completion date	X				
c	Proposed extension or connection of public infrastructure	X				
d	Estimated costs for above		X			
e	Proposed water supply source	X				
f	Proposed sewage disposal method	X				
g	Proposed solid waste disposal method	X				
h	Proposed stormwater management plan	X				
i	Proposed dedications to the Town		X			
j	Proposed restrictive covenants or easements		X			
k	Proposed homeowners' association or other management organization agreements		X			
l	Type of water supply system		X			
m	Letter from Sanbornville Water Precinct for precinct water		X			
n	Type of sewage disposal method		X			
o	Letter from Town of Wakefield Board of Selectmen for Town sewage disposal system		X			
p	Off-site septage disposal – State approval of hauler		X			
q	Construction cost estimate	X				
r	Proposed performance agreement					

**TOWN OF WAKEFIELD
PLANNING BOARD
Major Site Plan Review Application Checklist**

Section	SITE PLAN REVIEW APPLICATION INFORMATION REQUIREMENTS	Applicant Checklist			PB Checklist	
		SA	NA	RW	C	WA
s	Description of waterfront access		X			
t	Photographs	X				
8	Completed checklist	X				
2.04 B	Addl. Submission Requirements – Major Site Plan Review					
1	NH-DES – Alteration of Terrain					
2	NH-DES – for a central or shared water supply system		X			
3	NH-DES – for a central or shared subsurface sewage disposal		X			
4	NH-DES or US Army Corps of Engineers – Dredge and Fill Permit		X			
5	NH-DOT driveway or access permit		X			
6	NPDES permit (Natl. Pollutant Discharge Elimination System) for stormwater discharges					
7	EPA Stormwater Pollution Protection Plan					
8	Erosion Control Plan	X				
9	Phasing Plan	X				
10	Performance Guarantee Site Restoration/ Construction Cost Estimate					
11	Impact Assessment					
12	Impact Fee					
13	Off-Site Improvements fee					
14	Monument installation certification					
15	Easement Documents					
16	Homeowner Association or other management association documents					
17	Other plans or information as required by Planning Board					
4.00	PLANS AND FORMAT STANDARDS	X				
4.01	Size	X				
4.02	Material and Number of Copies	X				
4.03	Basic Information	X				
A	Title Block	X				
B	Scale	X				
C	North Arrow	X				
D	Dates	X				
4.04	Certifications-Boundary Survey Plans	X				
4.05	Certifications-Engineering Plans	X				
4.06	Approval Sheets	X				
A	Signature Block	X				
B	Note: Title and Date	X				
C	Location Map	X				
D	Notes indicating:					
1	Existing/proposed easements of record, covenants and deed restrictions	X				
2	Zoning district/Overlay district	X				
3	Area of each lot	X				
4	Length of road frontage for each lot	X				
5	List of waivers and substitutions granted		X			
6	Any regulation not waived		X			
7	Development restrictions/limitations/performance agreements or requirements					
8	Permits approved by State and other agencies					
9	Conditions of approval					

**TOWN OF WAKEFIELD
PLANNING BOARD
Major Site Plan Review Application Checklist**

Section	SITE PLAN REVIEW APPLICATION INFORMATION REQUIREMENTS	Applicant Checklist			PB Checklist	
		SA	NA	RW	C	WA
4.07	Match Lines		X			
4.08	Plan Scale	X				
4.09	Area of Coverage	X				
4.10	SURVEY, SITE AND PLAN INFORMATION					
A	Boundary Survey Plan	X				
B	Vicinity Map	X				
C	Existing Conditions Map	X				
D	Site Plan /Plat – Sheets with proposed conditions to be recorded	X				
E	Site Plan – Sheets with proposed conditions not to be recorded	X				
1	Topographic Plan	X				
2	Building Site Plan		X			
3	Land Use Plan	X				
4	Transportation Plan		X			
5	Water Management/ Drainage Plan	X				
6	Erosion Control Plan	X				
7	Water Supply Plan		X			
8	Fire Protection Water Supply Plan		X			
9	Sewage Disposal Plan		X			
10	Solid/ Hazardous Waste Management Plan		X			
11	Utilities and Lighting Plan		X			
12	Building Exterior Plan		X			
13	Landscaping Plan		X			
14	Streetscape Plan		X			
15	Open Space and Recreation Plan		X			
16	Natural and Historic Feature Plan		X			
F	Streetscape		X			
G	Site Impact Assessment Form		X			
H	Performance Guarantee					
I	Homeowners and/ or Business Association Documents		X			
J	Dedicated Lands		X			
K	Construction Budget					
L	Technical Review Reports					
M	Completed Project Plan on CD					



TOWN OF WAKEFIELD PLANNING BOARD

2 High Street, Sanbornville, NH 03872
Phone: (603)522-6205 Ext. 309
Fax: (603)522-2295

(For Office Use Only)

Date Rec'd: _____ By: _____
Tax Map: _____ Lot: _____

FEES:

Application Fee: \$ _____
Public Notice: \$125 per submission
Abutters: _____ @ \$* each _____
*per current U.S. Postal Service rates
Recording fee: _____ Other: _____
Total received: _____ cash ☐ check# _____

SITE PLAN REVIEW APPLICATION

Major Site Plan Review: X Minor Site Plan Review:

§200 APPLICABILITY OF SITE PLAN REVIEW: Except as exempted by §201.3, the Site Plan Review Regulations apply to any building, construction or remodeling activity that develops, changes or expands a non-residential, multi-family residential or home occupation use of land or any other change or expansion of non-residential or multi-family use. Included are enlargement of structures and/or expansion of uses; conversion of structures and/or sites to new uses; a change in use or intensification of use of a structure or site; and conversion of buildings and sites to a condominium form of ownership.

To determine if the proposed changes are to be a "Major" or "Minor" site Plan Review, please refer to the Site Plan Regulations.

Tax Map: 92 Lot(s): 34 Zoning District: Residential III Overlay

Property Address: Province Lake Rd

Name of Applicant/Agent: Applicant: Province Lake Road Solar, LLC/ Agent: Nobis Group

Address: 18 Chenell Drive, Concord, NH 03301

Telephone: 603-513-1018 E-mail: gseibert@nobis-group.com Fax:

Name of Property Owner: Savannah Wood LLC

Address: PO Box 1340, Grantham, NH 03753

Telephone: 401-744-1165 E-mail: robert.benson361@gmail.com Fax:

Project Description: The project consists of an approximately 3 MW AC solar array on an undeveloped property located between Province Lake Road and Perkins Hill Road. Construction will include solar arrays, utility interconnection equipment, access road, fencing and stormwater management areas.

Dimensions and Square Footage of Proposed Building(s): N/A

BUSINESS INFORMATION:

Name of Business: Province Lake Solar LLC.

Type of Business: Solar Developer

Number of Employees: n/a

Off street parking available: Yes / ☒ No

Parking Capacity: n/a

Size of Parking Area: n/a square feet

Hours of Operation: n/a

Deliveries: Yes / ☒ No If yes, explain: _____

Solid Waste Disposal: Yes / ☒ No If yes, explain: _____

Noise Generated: ☒ Yes / No If yes, explain: Minor noise will be generated by the onsite transformer. The transformer is specified as producing 58 decibels.

Other information: _____

The proposed business will be operated within the above parameters.

Certification and Agreement: To the best of my knowledge, all information submitted on this Application is true and correct. All proposed development will be in conformance with the information contained on the Application, and in the approved plan as well as the provisions of Town Ordinances and Regulations.

The owner/agent by filing an application, hereby gives permission for the Code Enforcement Officer or other Planning Board designee to enter the property which is the subject of the application with twenty-four (24) hours' notice for the purpose of inspection as may be appropriate.

Applicant/Agent Signature: Garrett Seibert Date: 02/15/2023

Applicant/Agent Signature: _____ Date: _____

Owner Signature: Robt Benin for Savannahwood Date: 2/14/24

Owner Signature: _____ Date: _____

SIGNATURE PAGE MUST BE ORIGINALLY SIGNED, OR APPLICATION WILL NOT BE PROCESSED.

CERTIFIED LIST OF ABUTTERS

According to RSA 672:3 "Abutter" is defined as "Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local Land Use Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local Land Use Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII.

The following information must be completed by the applicant in order to begin the subdivision/site plan review/lot line adjustment application process. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions, (if a regional notice is required), associations, and etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Wakefield Assessor's Office. Attach additional copies of this form if necessary. Include four (4) sets of mailing labels for each person listed below.

Map/Lot	Name of Property Owner	Mailing Address of Property Owner
80/77	Barbara Novak	2250 Province Lake Road - East Wakefield, NH 03830
80/76	Steven P. & Paula Doyle	PO Box 536 - East Wakefield, NH 03830
80/75	Kim R. & Helen A. Veno	PO Box 536 - Sanbornville, NH 03872
80/74	Ryan A. Bosch	64 Concord Lane - East Wakefield, NH 03830
93/1	Maureen A. McCarthy	86 Concord Lane - East Wakefield, NH 03830
93/2	Shawn P. & Bree M. Smith	12 Liberty Avenue - Biddeford, ME 04005
93/4	Ruth P. & Raymond P. Boyd	1451 Main Street - Reading, MA 01867
93/5	Barbara J. & Stephen J. Hartman	161 Winthrop Street - Brockton, MA 02301
93/6	John & Kristin Foristall	28 Summer Avenue - Reading, MA 01867
93/7	Vallee Family Revocable Trust	PO Box 441 - East Wakefield, NH 03830
93/8	Kristina Fish	38 Suzanne Drive Portsmouth, NH 03801
93/9	Francis Revocable Trust	380 Francis Road - East Wakefield, NH 03830
96/9	Dean & Mary Ann Thurston	PO Box 491 - East Wakefield, NH 03830
96/7	Seth R. Garland	57 Francis Road - East Wakefield, NH 03830
96/5	Neil K. & Lynn M. Davis	321 Perkins Hill Road - East Wakefield, NH 03830
92/38	Moreschi Family Irrevocable Trust	169 Perkins Hill Road - East Wakefield, NH 03830
92/37	Lake Ivanhoe Inn & Campground	631 Action Ridge Road - East Wakefield, NH 03830
92/36	Gail M. Tououse	2084 Province Lake Road - East Wakefield, NH 03830
92/35	Liam Joseph Benton	2110 Province Lake Road - East Wakefield, NH 03830
92/23	Gregory & Cheryl Cuoco	40 Ledgeview Way Apt 1420 - Wrentham, MA 02093
92/24	Michelle J. Langley	2083 Province Lake Road - East Wakefield, NH 03830
92/25	Michael B. & Larissa A. Mulkern	2093 Province Lake Road - East Wakefield, NH 03830
92/26 & 92/27	James S. Blackwood	2111 Province Lake Road - East Wakefield, NH 03830
92/28	Patricia Castillo	PO Box 67421 - Chestnut Hill, MA 02467

Name of Person Preparing List Garrett Seibert

Date Prepared 2/13/24

Preparer's Signature *Garrett Seibert*

Date 2/13/24

CERTIFIED LIST OF ABUTTERS

According to RSA 672:3 "Abutter" is defined as "Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local Land Use Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local Land Use Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B::3, XXIII.

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Map/Lot	Name of Property Owner	Mailing Address of Property Owner
92/29	Ryan Gray	67 Thorn Hill Road - East Wakefield, NH 03830
92/30	PC Development Realty Trust	2 Ross Lane - Middleton, MA 01949
92/31	Peresada Rovoc Living Trust	4 Thorn Hill Road - East Wakefield, NH 03830
92/32	Culleton Family Trust	PO Box 83 - East Wakefield, NH 03830
92/33	Thomas J. & Amanda K. Smith	2227 Province Lake Road - East Wakefield, NH 03830
81/26	Scott E. & Sirena M. Melton	24 Partridge Way - North Easton, MA 02356
97/06	Beverly A. Harrington	306 Perkins Hill Road - East Wakefield, NH 03830
97/08	John E. & Dorothy Lynn Shull	178 Perkins Hill Road - East Wakefield, NH 03830
92/39	Richard L. & Bonnie Twombly	160 Perkins Hill Road - East Wakefield, NH 03830
92/40.4	Michael J. & Paula C. Cain	140 Perkins Hill Road - East Wakefield, NH 03830
92/40.3	Traci Blaisdell	124 Perkins Hill Road - East Wakefield, NH 03830
92/40.2	McKay Family Trust	84 Perkins Hill Road - East Wakefield, NH 03830
92/40.1	James J. & Lorri Arias	72 Perkins Hill Road - East Wakefield, NH 03830
92/40	William & Pamela Flynn	20 Perkins Hill Road - East Wakefield, NH 03830
92/11	Sharon J. Pierce	1991 Province Lake Road - East Wakefield, NH 03830
92/12	Robert L. Bill	2035 Province Lake Road - East Wakefield, NH 03830
80/1	Michael Connor	PO Box 9 - East Wakefield, NH 03830
	Nobis Group (Engineer/Agent)	18 Chenell Drive - Concord, NH 03809
	Doucet Survey (Surveyor)	102 Kent Place - Newmarket, NH 03857
	Stoney Ridge Environmental (Soil Surveyor)	223 Prospect Mountain Road - Alton, NH
	Province Lake Road Solar LLC. (Applicant)	4445 Eastgate Mall Road, Suite 200 - San Diego, CA 92121
	Savannahwood LLC (Owner)	P.O. Box 1340 - Grantham, NH 03753

Name of Person Preparing List Garrett Seibert

Date Prepared 2/13/24

Preparer's Signature *Garrett Seibert*

Date 2/13/24

Lisa Scott



WARRANTY DEED
Statutory Form

Know All Persons By These Presents, that Robert Benson, having a mailing address of 29 Melrose Avenue, Barrington, Rhode Island 02806, for consideration paid, grants to Savannahwood, LLC, a New Hampshire limited liability company having a mailing address of 29 Melrose Avenue, Barrington, Rhode Island 02806, with Warranty Covenants,

A certain lot or parcel of land situated on the southerly side of Province Lake Road, also known as State Route 153, and the northeasterly side of Perkins Hill Road in the Town of Wakefield, County of Carroll and State of New Hampshire, and being all and the same premises conveyed to Robert Benson by North Country Land, Inc., by Warranty Deed dated March 24, 2016 and recorded in the Carroll County Registry of Deeds at Book 3253, Page 148.

The premises conveyed hereby are not homestead property.

This is a transfer of title to real estate from the owner of an entity to the entity. No consideration has been exchanged for the transfer, the direct or indirect owner remains the same before and after the transfer, there is no change in percentage ownership, and the combined assets and liabilities of the transferor and transferee remain the same, except with respect to the subject real estate. Accordingly, this transfer is excepted from liability for the New Hampshire real property transfer tax by RSA 78-B:2 XXII.

Executed this 27 day of February, 2017.

Robert Benson

Robert Benson

State of Rhode Island
County of Bristol, ss

Personally appeared Robert Benson, known to me or satisfactorily proven to be the person whose name is subscribed hereto, who acknowledged executing the foregoing instrument in my presence as his voluntary act and deed this 27 day of February, 2017.



Notary Public

My Commission Expires: My Commission Expires 6/26/2017

BK3315PG 539

Know all Men by these Presents,

BK 218 Pg 471

That I, Almond D. Hill of Wakefield in the County of Carroll and State of New Hampshire

~~and~~ ~~wife of the said~~
for and in consideration of the sum of one dollar and other valuable consideration to me in hand before the delivery hereof well and truly paid by L. Frank Hobbs of Portsmouth in the County of Rockingham and the State of New Hampshire

the receipt whereof I do hereby acknowledge, have granted, bargained and sold; and by these presents do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said L. Frank Hobbs, his heirs and assigns forever,

A certain piece or parcel of land situated in said Wakefield on the Westerly shore of Balch Pond Beginning at a hard pine tree near the highwater mark of said pond thence by land of said Hill north seventy-three (73) degrees west seventy-three (73) feet to an iron hub, thence by land of said Hill north two and one half (2½) degrees east one hundred sixty three (163) feet to a second hard pine tree, thence in a northerly direction by land of said Hill to an iron hub, thence by land of said Hill north seventy two (72½) and one half degrees east thirty three (33) feet to an iron hub in an old pine stump the same being the southwest corner of land owned by John Perreault, thence by land of said Perreault to the highwater mark of said Balch Pond thence in a southerly direction along the shore of said pond to the first mentioned course thence along, said course to the point of beginning.

Together with the right to pass and repass over the land of said Hill along the road now used from the highway leading from East Wakefield to Woodman to said lot also a right of way from the road now used to said Perreault land over land of said Hill by the westerly side of said Perreault land, to said lot.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to me the said Grantee and my heirs and assigns to my and their only proper use and benefit forever. And I the said

Grantor and my heirs, executors and administrators, do hereby covenant, grant and agree to and with the said Grantee and his heirs and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple and have power and lawful authority to grant and convey the same in manner aforesaid, that the premises are free and clear from all and every encumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Grantee and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie M. Hill wife of said Almond D. Hill

in consideration aforesaid, do hereby relinquish my right of Dower in the before mentioned premises.

And we each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead as are reserved or secured to us or either of us by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the homestead from attachment and levy on sale or execution" or by any other statute or statutes of said state.

In Witness Whereof, we have hereunto set our hands and seal this twenty-ninth day of July, in the year of our Lord one thousand nine hundred and thirty-nine.

Signed, sealed and delivered in presence of us:

Samuel H. Paul
Samuel H. Paul

Almond D. Hill (Seal)
Hattie M. Hill (Seal)

STATE OF NEW HAMPSHIRE. CARROLL, SS.

July 29

A. D. 1939

Personally appeared the above named Almond D. Hill and Hattie M. Hill

and acknowledged the foregoing instrument to be their voluntary act and deed.—Before me,

(Notary Seal)

Samuel H. Paul, Notary

Public Justice of the Peace

Received May 20, 8:30-A.M. 1940. Examined by *H. B. Carter* REGISTER OF DEEDS.

Know All Men by these Presents,

That I, Almon D. Hill of the Town of Wakefield, Village of East Wakefield
County of Carroll and State of New Hampshire

for and in consideration of the sum of One dollar and other valuable consideration
to me in hand before the delivery hereof well and truly paid by Joseph H. Williams of
23 Thorndike Street, City of Beverly, County of Essex and Commonwealth
of Massachusetts

the receipt whereof I do hereby acknowledge, have granted, bargained and sold; and by these presents
do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said
Joseph H. Williams, his heirs and assigns forever,

A certain tract or parcel of land situate in the said Town of
Wakefield, shore of Balch Pond, County of Carroll and State of New
Hampshire, bounded as follows:- Beginning at high water mark and a hard
pine on shore of said Balch Pond and boundary line of land of L. Frank
Hobbs and land being conveyed thence running in a westerly direction by
said Hobbs land a distance of seventy-three (73) feet and by said Hill
land a distance of fifty (50) feet to an iron post; thence in a
Southerly direction at a ninety degree angle by land of said Almon Hill
to land of Louis A. Francis; thence in an Easterly direction by said
Francis land to the shore of said Balch Pond; thence in a Westerly and
Northerly direction by said shore at high water mark to the hard pine
and high water mark the point of beginning. Also right of way given
over my land to said tract of land.

470
pg 470.
BK 262

471
PG 471.
BK 262

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to him the said grantee and his heirs and assigns to his and their only proper use and benefit forever. And I the said grantor for me and my heirs, executors and administrators, do hereby covenant, grant and agree to and with the said grantee and his heirs and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple and have power and lawful authority to grant and convey the same in manner aforesaid, that the premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said grantee and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie M. Hill wife of the said Almon D. Hill

in consideration aforesaid, do hereby relinquish my right of ~~curtesy dower~~ in the before mentioned premises. And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy, or sale on execution, and such other rights whatsoever in said premises, and in such and every part thereof, as our Family Homestead, as are reserved or secured to us or either of us by Chap. 138 Public Statutes of the State of New Hampshire, passed July 4, 1856, entitled "An Act to exempt the homestead from attachment and levy on sale or execution," or by any other statute or statutes of said state.

In Witness Whereof, we have hereunto set our hands and seals, this 18th day of August, in the year of our Lord one thousand nine hundred and 1949.

Signed, Sealed and Delivered in presence of us:

Ralph W. Hanson

Almon D. Hill (Seal)

Andrew L. Oberg

Hattie M. Hill (Seal)

STATE OF NEW HAMPSHIRE. Carroll SS. August 18th A.D. 19 49

Personally appeared the above named Almon D. and Hattie M. Hill and acknowledged the foregoing instrument to be their voluntary act and deed.—Before me,

Received Sept. 8, 10, 45 A.M. 19 49. Examined by Ralph W. Hanson, Notary Public (Seal) REGISTER OF DEEDS.

Lee J. Hay COMMISSIONER TO PERFORM THE DUTIES OF REGISTER OF DEEDS

1977

DISCRETIONARY EASEMENTS IN TOWN OF WAKEFIELD

there is nothing mre in the document
to indicate what the purposed of the
easement is

NAME	NO. OF YEARS	NO. OF ACRES	MAP AND LOT NUMBER
Blackwood, Leola D.	10	80	Map 51 Lot 8 Map 60 Lot 2
Cotton, Daniel C.	10	144	Map 62 Lot 2
Garland, Fred & Verlie	10	18	Map 19 Lot 10
Higgins, Howard B. & Mary E.	10	72	Map 87 Lot 1, 2, 6
Prentice, Natalie Ames	10	87	Map 85 Lot 2
Weeks, Harry G.	10	240	Map 52 Lot 22, 30 Map 53 Lot 80 Map 60 Lot 3

RECEIVED 1110 A.M. July 28, 1972
CARROLL COUNTY REGISTRY
Lucy Dean

SIGNED William J. Hammond
Notary Public
William J. Hammond

59 569 59

STATE OF NEW HAMPSHIRE
SUPERIOR COURT

CARROLL, SS.

Docket No. #212-2020-CV-00050

Savannahwood, LLC

v.

Clarence E. Davis
and
The Unknown Heirs of Clarence E. Davis, *et. als.*

ORDER ON COMPLAINT TO QUIET TITLE

The above-titled Complaint to Quiet Title having been duly filed with this Court on March 11, 2020 pursuant to RSA 498:5-a and b, notice thereof having been given to the defendants in the manner prescribed by Order of this Court under authority thereof, no defendant having filed an Appearance and Answer or other responsive pleading within the time required thereby, and it appearing evident from the allegations and circumstances as set forth and attested to in said Complaint and the accompanying Affidavit that the relief prayed for should be granted,

NOW, THEREFORE, it is hereby ordered, adjudged and decreed as follows:

1. The plaintiff is the owner of record of a certain 136.4 acre parcel of land in the Town of Wakefield, County of Carroll and State of New Hampshire, which was conveyed to Robert K. Benson by Warranty Deed of North Country Land, Inc. dated March 24, 2016 and recorded in the Carroll County Registry of Deeds at Book 3253, Page 148, and thereafter was conveyed by Robert K. Benson to the plaintiff Savannahwood, LLC by Warranty Deed dated February 27, 2017 and recorded at Book 3315, Page 539.
2. The plaintiff's 136.4 acre parcel is depicted on an unrecorded plan titled "Plan Showing a Boundary Survey for North Country Land, Inc.," dated March 22, 2016, prepared by Corner Post Land Surveying, Inc., Jacob I. Bartlett, LLS ("Plan").
3. The subject matter of this quiet title action is an approximate eight (8) acre landlocked rectangular parcel of land shown by dotted lines on said Plan as projecting into, and bordered on its north, west and south sides by the plaintiff's 136.4 acre parcel, and on its east side by a range-division-lot line of the Town of Wakefield.

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Book 3515 Page 220 Page 1 of 4
Register of Deeds, Carroll County

Lisa Scott

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4. The description of the 136.4 parcel of land conveyed to Robert K. Benson by the March 24, 2016 Warranty Deed from North Country Land, Inc. follows the Plan. It excludes the subject eight acre parcel, which, in approaching it, going around it, and leaving it, is described as follows:

"...Thence South 38°-42'-25" West, 417.40 feet by land of Felton G. Francis Revocable Trust to land of unknown owners; Thence North 82°-17'-35" West, 1,155.00 feet by said land of unknown owners; Thence South 10°-42'-25" West, 297.00 feet by said land of unknown owners; Thence South 82°-17'-35" East, 992.33 feet by said land of unknown owners to said land of Felton G. Francis Revocable Trust; Thence South 38°-42'-25" West, 287.09 feet partially by land of Felton G. Francis Revocable Trust..."

5. The deed next previous in the chain of title of the 136.4 parcel of land, that from Citizens Bank of New Hampshire, Successor Trustee of the Harry G. Weeks Revocable Trust, to North Country Land, Inc. dated August 22, 2008 and recorded at Book 2735, Page 698, which predates the Plan, also excluded the subject eight acre parcel, which, in approaching it, going around it, and leaving it, is described as follows:

"...thence South 53° W seventy-four rods to a spotted red oak tree at land of Daniel S. Davis, said course being by the wise lot, so-called; thence North 68° W by said Davis land seventy rods to a pine tree spotted by a pile of stones; thence South 25° W by said Davis land eighteen rods to a pile of stones; thence South 68° E by said Davis land sixty rods to a white oak tree spotted at said check line, at said Wise lot (now owned by Herbert S. Rogers) thence South 53° W by said Wise lot..."

6. Each conveyance of the 136.4 acre parcel over the past century has recognized that the subject eight acre parcel was separately defined and owned. The subject eight acre parcel itself has existed of record separately, in its present form, for well over a century.

7. The name of the last owner of record of the subject eight acre parcel, the defendant Clarence E. Davis, last appears in the real estate records of the Carroll County Registry of Deeds with respect to the subject eight acre parcel after the recording on August 25, 1943 at Book 230, Page 515 of a Warranty Deed dated July 29, 1943 from said Clarence E. Davis conveying to Raymond A. Weeks "All the sawable timber, both soft wood and hard wood, standing on a wood lot situate in said Wakefield containing eight acres, more or less, and being the same conveyed to Daniel S. Davis by deed of William H. Stanley and recorded in Carroll County Records, Book 107, page 30..." which deed goes on to say that all timber not cut at the expiration of three years from the date of the deed shall revert to Davis.

8. The 136.4 acre parcel and the subject eight acre parcel have been mapped as a single lot by the Town of Wakefield for as long as the Town of Wakefield has had tax maps - that is, since 1975 - first as Lot 80 of Tax Map 53, and presently as Lot 34 of Tax Map 92. Efforts to determine when, how and why the separately owned 136.4 acre parcel and the subject eight acre parcel first came to be assessed and taxed by the Town of Wakefield as a single lot have been unavailing.

9. On March 20, 2020, this Court issued an Order granting the plaintiff's Motion for Notice by Publication. By said Order, the plaintiff was directed to give notice of this action to Clarence E. Davis and the Unknown Heirs of Clarence E. Davis by publication in *The New Hampshire Union Leader*. Such publication has been made as ordered by the Court.

10. By said Order, Clarence E. Davis and the Unknown Heirs of Clarence E. Davis were directed to file an Appearance and Answer or other responsive pleading with the Court on or before 30 days after the last publication, failing which they would be considered in default and the Court might issue orders affecting them, without their input. Said 30 day period has expired, and no such Appearance and Answer or other responsive pleading has been filed.

11. Accordingly, Clarence E. Davis, the unknown heirs of Clarence E. Davis, and the unknown persons who could or might claim any interest or estate in and to the subject matter of the plaintiff's Complaint, and each of them, are in default.

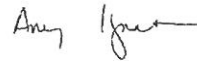
12. The Court therefore orders and decrees that title to the subject eight acre parcel of land is quieted in the plaintiff, Savannahwood, LLC, against Clarence E. Davis, the unknown heirs of Clarence E. Davis, and the unknown persons who could or might claim any interest or estate therein or thereto, which persons are hereby forever and permanently enjoined and restrained from asserting and enforcing against the plaintiff, its heirs and assigns, any right, title, interest, claim or demand therein or thereto.

13. A legal description of the subject eight acre parcel of land is annexed hereto.

14. A certified copy of this Order shall be recorded at length in the Carroll County Registry of Deeds.

By Order of the Court:

June 1, 2020



Hon. Amy L. Ignatius
Presiding Justice

**Clerk's Notice of Decision
Document Sent to Parties
on 07/02/2020**

Attachment to Order on Complaint to Quiet Title
(Carroll County Superior Court Docket No. #212-2020-CV-00050)

Legal Description

A certain landlocked tract or parcel of land situated in the Town of Wakefield, County of Carroll and State of New Hampshire, located northeasterly of Perkins Hill Road, so-called, and being all and the same land depicted as "Now or Formerly/Clarence E. Davis Heirs Book 230 Page 515" and "Formerly/Daniel S. Davis" on an unrecorded plan titled "Plan Showing a Boundary Survey for North Country Land, Inc.," dated March 22, 2016, prepared by Corner Post Land Surveying, Inc., Jacob I. Bartlett, LLS, and more particularly described as follows:

1. Beginning at a calculated point marking the southeasterly corner of the herein described landlocked tract or parcel of land, which point is located from said Perkins Hill Road as follows: Beginning at a point in the northeasterly sideline of said Perkins Hill Road marking the northwest corner of land now or formerly of Michelle Bernard and Donald Bernard as described in a deed recorded in the Carroll County Registry of Deeds at Book 3100, Page 486; thence running South 87°41'35" East 456.26 feet by said land of Michelle Bernard and Donald Bernard to land now or formerly of Linda Inniss and Jonathan Bedard, Trustees of Good Times Trust, as described in a deed recorded in the Carroll County Registry of Deeds at Book 1716, Page 792; thence running North 36°15'03" East 375.70 feet, partially by said land of Linda Inniss and Jonathan Bedard and partially by land now or formerly of Felton G. Francis Revocable Trust as described in a deed recorded in the Carroll County Registry of Deeds at Book 2524, Page 676 to an iron rod set at the end of a stone wall; thence continuing North 36°15'03" East 270.15 feet by said stone wall and said land of Felton G. Francis Revocable Trust to a drill hole set in said stone wall; thence running North 35°51'57" East 406.18 feet by said stone wall, partially by said land of Felton G. Francis Revocable Trust and partially by land of Dean Thurston as described in a deed recorded in the Carroll County Registry of Deeds at Book 1999, Page 837 to a drill hole found at the end of said stone wall; and thence running North 38°42'25" East 287.09 feet, partially by said land of Dean Thurston and partially by said land of Felton G. Francis Revocable Trust to the calculated point marking the southeasterly corner of the herein described landlocked tract or parcel of land.
2. Thence running North 82°17'35" West 992.33 feet by land of Savannahwood, LLC as described in a deed recorded in the Carroll County Registry of Deeds at Book 3315, Page 539 to a calculated point marking the southwesterly corner of the herein described landlocked tract or parcel of land.
3. Thence running North 10°42'25" East 297.00 feet by said land of Savannahwood, LLC to a calculated point marking the northwesterly corner of the herein described landlocked tract or parcel of land.
4. Thence running South 82°17'35" East 1155.00 feet by said land of Savannahwood, LLC to a calculated point on line of said land of Felton G. Francis Revocable Trust marking the northeasterly corner of the herein described landlocked tract or parcel of land.
5. Thence running South 38°42'25" West 346.02 feet by said land of Felton G. Francis Revocable Trust to the calculated point at the southeasterly corner of the herein described landlocked tract or parcel of land marking the place of beginning.

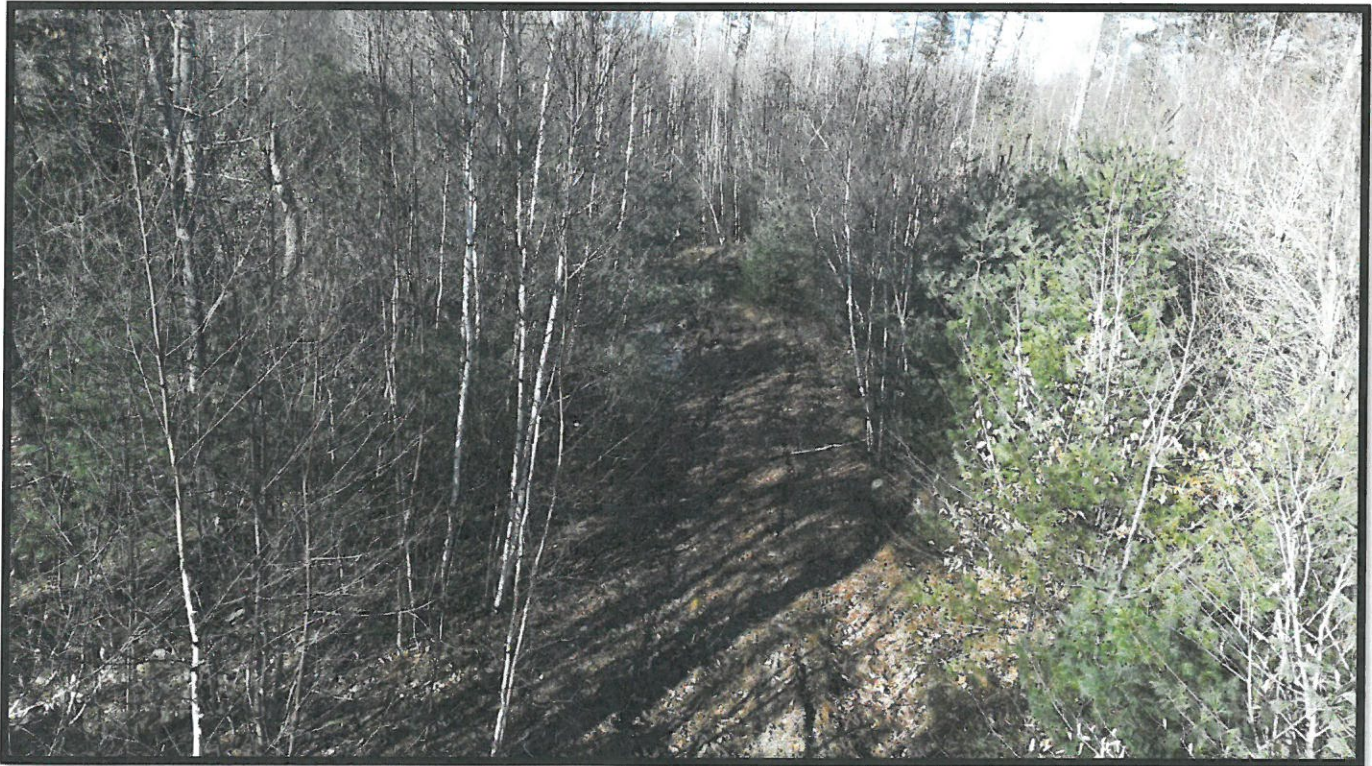


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PROVINCE LAKE ROAD SOLAR - PHOTO LOG



Aerial view of site interior



Aerial view of site interior



Typical view of site interior



Typical view of site interior