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## Conservation Audit and Stewardship Plan

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*Town of North Hampton*

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# Town of North Hampton, NH

## Conservation Audit and Stewardship Plan

Christopher Kane

March 2007

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## **Acknowledgements**

My special thanks to the following people who helped in many ways to facilitate this project.

Chris Ganotis, North Hampton Conservation Commission Chair

Janet Perkins, Receptionist and Conservation Commission Secretary

Richard “Red” Mabey, Building Inspector

Members of the North Hampton Conservation Commission

# Town of North Hampton, NH

## Conservation Audit and Stewardship Plan

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Appendix A: Database of Conservation Lands in No. Hampton

Appendix B: Map of Conservation Lands in No. Hampton

Appendix C: Property Profiles by Tax Parcel

Prepared by Christopher Kane, 3/2007

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# Town of North Hampton

## Conservation Audit and Stewardship Plan

### **Context**

The Town of North Hampton, NH contains significant portions of two river drainages - the Little River which flows directly into the Atlantic Ocean, and the Winnicut River which flows northward into the Great Bay estuary. Situated as it is in the watersheds of these two rivers, land use in the Town has a significant effect on the quality of the water bodies into which these rivers flow. Preservation of open space, especially in areas in the vicinity of these rivers and their associated wetlands has been identified as a priority by the Town of North Hampton, and by regional studies including the 2006 State of the Estuaries Report by the NH Estuaries Project among others. Acknowledging their strategic location regarding these resources, the Town Conservation Commission has made strides over the past three decades to preserve open space by a variety of means.

### **Introduction and Goals**

During 2002 and 2003 the North Hampton Conservation Commission conducted a study of the conservation lands in Town, with special attention to the properties on which the Town has legal conservation responsibilities. The study identified several needs in the area of stewardship of conservation lands, record keeping protocols, mapping, baseline documentation, monitoring, and enhanced protection of certain Town-owned lands.

In 2005 the Town of North Hampton, NH was awarded a grant by the New Hampshire Estuaries Project. The Eligible Activity applied for, under the category of Land Conservation and Natural Resource Protection was “Development of monitoring plans for town-held easements on conservation lands”. Contractor Christopher Kane was selected to carry out a project to help improve the Town’s ability to steward their conservation lands, and inform their efforts to carry out proactive protection of new parcels.

The 2002-03 project carried out by the North Hampton Conservation Commission identified a comprehensive database of the conservation lands in Town as a critical need. In addition to the data on conservation parcels, the Town wanted to have the conservation lands in Town mapped, for outreach and planning purposes. Part of the concern with the Conservation Commission was that they did not have a complete knowledge of what was protected in town, by who, by what means, and also how robust this protection was. There was also a concern that file information on the various conservation parcels was not consistent or complete. In addition, the Conservation Commission was concerned about the level of protection actually in place for certain Town-Owned lands that had been considered “Conservation”, and how they would be able to meet their stewardship obligations.

## **Project Scope and Methods**

The particular project design that emerged after discussions with representatives of the Town called for a Conservation Audit and Stewardship Plan. In the Audit portion, all references to any lands in Town that had appeared on any list as potentially held for conservation purposes were researched. Other sources of data regarding conservation lands were also investigated, including the GIS mapping Conservation Lands data layer administered by Complex Systems at the University of New Hampshire. All available records in the Town Offices were searched, including tax card files, Conservation Commission property files, old plans, and lists of Town lands and Conservation lands. A thorough search of the records at the Rockingham County Registry of Deeds provided much of the critical information and documents that the Audit relied on.

Certain criteria were established by the Conservation Commission as to which lands would be included in the study. Consequently, parcels in the following categories were excluded from the final Conservation Database:

- Town-owned lands that have established uses other than conservation
- Town-owned lands that were acquired for purposes other than conservation
- Lands owned by water districts for well-head protection
- Lands owned by school districts
- Lands owned by recreational organizations

As the information on properties was gathered, they were entered into a database by Tax Map, Lot and Sub-lot number. Twenty fields of important data were recorded for each parcel. These fields include acreage, type of protection, book and page of recorded documents and plans, summary of the conservation restrictions, and recommendations for stewardship. Individual Property Profiles were produced for each tax parcel which include all the database information and recommendations. Those parcels that were ultimately verified as lands afforded protection as conservation lands were also mapped in a new project using the GIS software ESRI ArcView 3.x.

Informed by the Conservation Audit, a Stewardship Plan was produced to help guide the Conservation Commission in its continuing efforts to carryout land conservation and stewardship of their Town-owned and easement lands. Recommendations for stewardship both on specific properties and in general are included.

## Results of Conservation Audit

The Conservation Audit identified and verified 120 tax lots with some form of conservation protection in the Town according to the established criteria. Combined, these parcels total 1090.71 acres of land that is protected to some degree in North Hampton. The parcels each fall into one of the land protection categories below:

- Conservation Easements held by the Town on private lands
- Lands held in fee by the Town that have Conservation Restrictions in the deed
- Properties held in fee by the Town that are unrestricted but that have been informally or traditionally considered as Conservation lands
- Lands held in fee by Conservation organizations that do not have Conservation Restrictions in the deed
- Conservation Easements held by other entities on private lands
- Lands held in fee by another entity that have Conservation Restrictions in the deed
- Lands co-owned by neighbor groups that have Restrictive Covenants in the deeds
- Lands that are labeled for Conservation purposes on a signed, Town-approved and recorded plan

The Database of Conservation Lands in Appendix B more specifically indicates the range and diversity of protection types.

## Database of Conservation Lands

The accompanying Database in Appendix A gives a comprehensive and property-specific picture of the status of conservation in the Town of North Hampton. Twenty fields of parcel-specific data were collected for each of some 150 parcels, 120 of which were ultimately selected for inclusion according to the criteria above. The database is most useful in its original digital form, which enables various sorts to view the data.

## Property Profiles

Individual profiles of 85 parcels/project units were produced, and they appear in Appendix C. The intention with the Profiles was that the salient details related to the conservation of each parcel would be available at a glance. These Profile sheets can be filed in the Conservation Commission property files, as well as with the tax card files at

the Town offices. It is highly recommended that the North Hampton Conservation Commission read all Property Profiles in order to understand the particular idiosyncrasies of each property, and to refer to the original documents for more details, as there are too many to highlight here.

## **Map of Conservations Lands in North Hampton**

The accompanying map in Appendix B was created to display all properties listed in the present Conservation Database. Conservation property boundaries were adjusted in some instances from other sources to adhere to the Town tax parcel lines. The sources for the new property lines were a combination of plans and deed property descriptions, depending on what was available. Thus the accuracy is not survey-quality, but is intended to be of utility primarily for conservation planning by the Town. In many instances the conservation parcels newly mapped were not in the GRANIT ConsLand database as of this writing.



## Recommendations and Stewardship Plan

Land that is protected will only stay protected if stewardship is performed regularly. Although stewardship of Conservation Easements is required by State statute, stewardship of fee-simple lands is also important, especially where Town funds were used in its acquisition, to uphold the purposes for which it was acquired, and to maintain public trust in the ability of the Town to steward its public lands.

Stewardship as a practice has several benefits. It is first and foremost necessary to ensure the compliance of conservation easement landowners with the easement terms. Thus annual visits will put the owner on notice that the Town is keeping an eye on the property, and will lessen the chance that a prohibited activity takes place. If performed well, stewardship also helps develop a positive relationship between the landowner and the Town. By viewing the relationship as a partnership for the continued protection of important resources on the property, trust and cooperation are fostered, and the landowner is much more likely to approach the monitoring volunteer or the Town with a question about an activity before they go ahead.

Despite many strides in recent years, the Town still has work to do to meet its obligations regarding stewardship of its easement, fee and deed-restricted properties. Nationally recognized stewardship standards call for on-site monitoring of every easement property on an annual basis. Stewardship of deed-restricted properties should adhere to this standard as well. Fee conservation lands, while not required by law to be monitored annually, should be regularly monitored to establish a record of good intention and catch potential issues early.

Each protected property should be visited in the field, and the owner interviewed on an annual basis. If issues or questions arise in the intervening months, additional visits, meetings or phone discussions will be necessary. It would be advisable for a designated volunteer or contract monitor to visit their properties with another person, both to have another perspective and set of eyes, but also to familiarize someone else with the property, should a replacement monitor be needed in the future. In instances where all conservation properties cannot be monitored that year, it is advisable to contact all owners of the properties to remind/inform them of the restrictions on their land, and to answer questions.

As adequate monitoring of Town-held conservation lands and easements can be difficult to achieve, it is useful to set priorities based on the relative security or risk associated with a conservation parcel. As with most organizations which rely on volunteers, time for stewardship by the Town will be limited, and setting priorities will help maximize effort. Considering the broad range of types of conservation lands in North Hampton, the following list indicates categories by decreasing level of risk. Thus properties in categories higher on the list are a higher priority for monitoring and should be dealt with sooner rather than later.

## **Monitoring Priority Categories of Town-held Conservation Interests:**

- Oldest Town-held Conservation Easements (highest priority)
- Town-held Conservation Easements with new owners
- Town-held Conservation Easements adjacent to commercial zones
- Town-held Conservation Easements that are portions of residential lots
- Town-held Conservation Easements with multiple owners
- Relatively old Town-held Deed-Restricted properties
- Relatively new Town-held Deed-Restricted properties
- Relatively new Town-held Conservation Easements (lowest priority)

Record keeping is especially important to document the stewardship actions of the Town for the benefit of the Conservation Commission, and to facilitate future monitoring. It will also be critically important in an evidentiary capacity, should a litigation action be necessary. Thus all reports, photographs, maps, and written correspondence, as well as written records of e-mails, meetings and phone conversations in any way related to a property or issue should include the names of the involved parties including the Town representative, and be filed in the permanent easement file.

## **Consolidation of Protection of Select Town-Held Conservation Parcels**

File and registry of deed research revealed that for four conservation easements acquired by the Town the original Conservation Easement Deeds were never recorded. These original documents are currently in the Town tax files. It is a high priority for the Town to have these documents recorded at the Rockingham County Registry of Deeds. The tax parcels are as follows:

5-19	Moore
5-19-1	Moore
5-20	Moore
6-35	Fogg
8-166	Dalton
19-14-1	Kilburn

These original documents need to be physically delivered for recording to the Rockingham County Registry of Deeds in Brentwood, NH which is housed in the same building as the Rockingham County Courthouse. A modest recording fee will need to be paid to the Registry at the time of recording. The original document will be returned to

the Town within a week or so by mail. Copies of the thus recorded deeds should be filed with other property materials, and the original deeds should be stored in a secure location.

### **Proactive Protection of Town-owned Properties**

The Conservation Audit identified a number of properties that are owned by the Town and appear to have conservation value, but that are not legally protected for conservation in any real way. Despite public perception and historic understanding, the dispensation of these properties is subject to the decisions of Town officials in their sole discretion, unless a vote of the Town supersedes this. As it stands, these properties could potentially be used at some future time by the Town for purposes other than conservation.

It is recommended that the Town pursue formal conservation protection of the following properties, whether by means of conveying conservation easements to a qualified entity such as a land trust, or by other means such as corrective deeds with conservation restrictions. The fee interest in the properties would thus remain in Town hands, and traditional uses and activities under the auspices of the Town would continue, but restrictions held and enforced by a second party would prevent uses inconsistent with conservation on these parcels. Also, the holder of these easements on Town land would assume all stewardship responsibilities including baseline documentation and monitoring. In several instances groups of these parcels are contiguous, and would make significant land protection projects if combined. The Town should consult with the Town Attorney to determine the best approach regarding this and other matters involving conveyance of Town interest in conservation land. The tax parcels not formally protected are as follows:

6-53-3	Kokernak
9-1-11	M & J Realty
9-55	Fitzgerald
13-79	Luck
14-167	Drop Anchor
14-169	Chen
15-9	Drop Anchor
15-10	Donais
15-11	Drop Anchor
22-22-21	Woods

### **Parcels with Erroneous or Inadequate Language in Deeds**

Several parcels were conserved with recorded deeds, but errors in the language leave questions as to the adequacy of the restrictions. The following parcels are priorities for research to determine the intent of the Grantor, and to potentially correct errors by means of corrective deeds or other devices. The list of tax parcels with issues is as follows:

8-121-1	D'Urso	Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property.
8-164	D'Urso	Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property.
8-165	D'Urso	Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property.
14-34-1	Ebert	Lot referenced in deed is 14-34-1 which is not NW of Atlantic Ave. as deed description states.
19-21	Wollmar	CE deed identifies property as Lot 21-4, not 19-21

### **Baseline Documentation**

For properties protected with Conservation Easements in which a federal tax deduction was received, the IRS absolutely requires that a Baseline Documentation Report be completed that documents the condition of the property at the time of the donation to substantiate the conservation value. If this was not completed at the time of the donation, it is highly advisable that it be completed as soon as possible thereafter.

At this writing no baseline documentation reports have been located for any of the Town's easement and deed-restricted properties. Numerous donors/grantees of Town-restricted properties have most likely received charitable deductions from the IRS, and that baseline documentation reports are a requirement by the IRS. Significant Town funds have also been expended in the protection of numerous parcels. Therefore, completion of baseline documentation reports for these parcels should be a major priority for the Town.

As a matter of good practice, Baseline Documentation Reports should be produced for all conservation easement properties regardless of IRS deduction. Such reports have value for all future stewardship activities, and are very useful in the instance that a legal defense of the easement is required. This along with proof of regular monitoring show that the Grantee is serious about upholding the restrictions, and improve their position in court.

### **Record Keeping**

Record keeping is of prime importance for the administration of conservation properties. As the results of the present project indicate the Town's record keeping approach needs improvement. Documents related to the various conservation parcels are scattered among several locations, some of which have yet to be located. The documentation is not

consistent between parcels, and in many cases is inadequate for efficient stewardship. The recent North Hampton Forever files are in relatively better shape, however.

The database provided in this report can form the foundation for the organization of conservation files. Ideally each conserved property that the Town is responsible for should have its own permanent file folder. In this folder should be kept all the important documents and materials pertaining both to the establishment and documentation of the original conservation project, including copies of any legal and financial documents, baseline documentation, maps, photos, correspondence, Town votes and appraisals, but should also include copies of all subsequent correspondence and stewardship reports. Secure storage that is readily accessible to town officials is also important. In the case of North Hampton, it is also recommended that as parcels are so often referred to in their tax card files, that a copy of all pertinent conservation deeds should be filed with the tax cards for each parcel, as well as the particular Property Profile produced in this report.

Because the Town officials, staff and citizens refer so often to the Tax Maps, it is also recommended that the conservation parcels showing the general outline of the protected areas should also appear as such on the next edition of the Tax Maps. Ideally the method of protection (eg. Conservation Easement) would also appear on the maps, as well as the name of the Grantee.

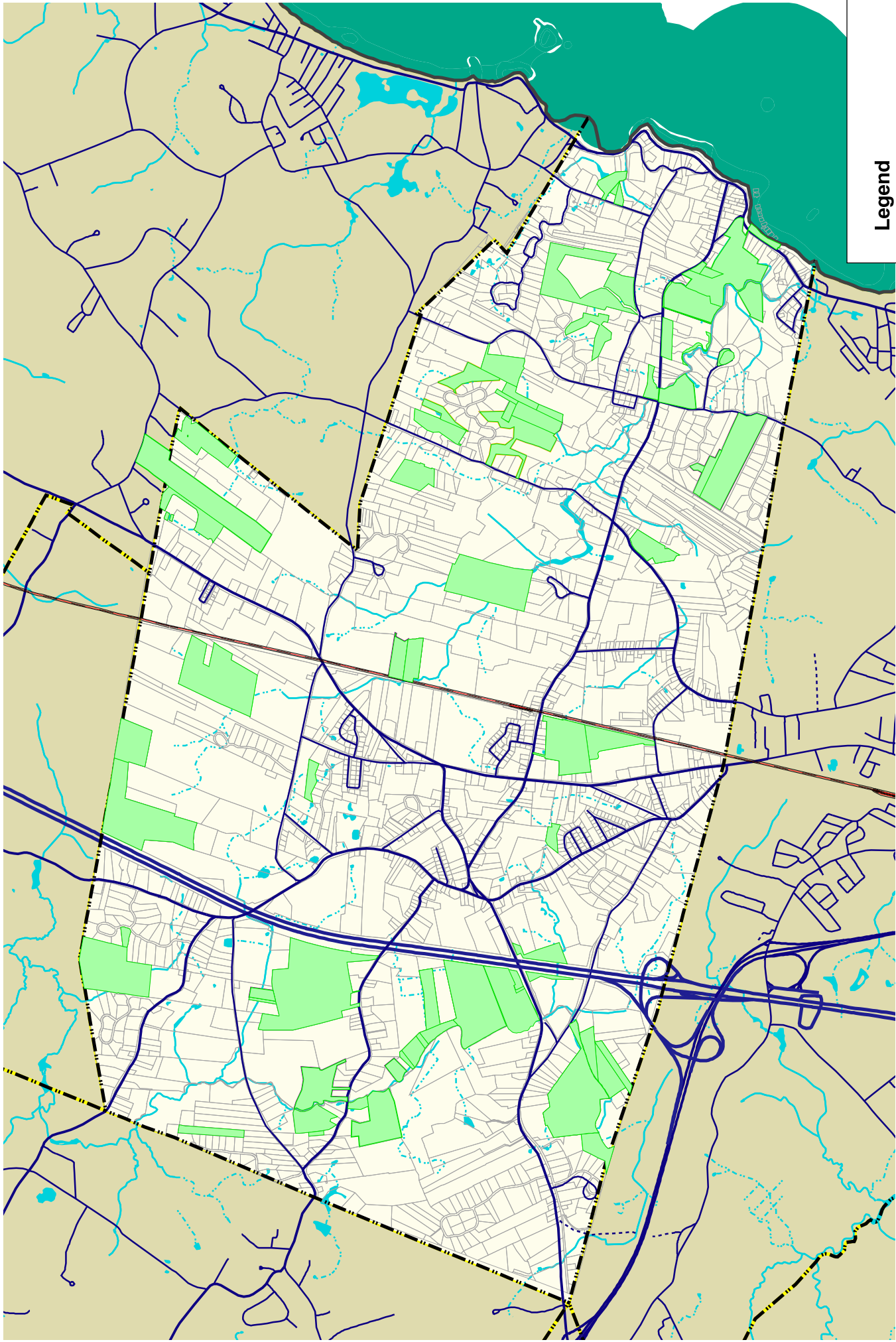
### **Easement Enforcement / Monitoring Funds**

Some years ago Land Trusts started establishing funds dedicated to the stewardship of their conservation properties. As more and more lands are conserved, the pressure on the Grantee to keep up monitoring responsibilities will increase. As these properties change hands, the new owners cannot be assumed to be as dedicated to the conservation of their land as their predecessors. As time goes by, the likelihood that an easement challenge will necessitate expenditures for legal expenses will increase.

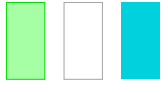
All these considerations point to the prudence of the establishment by the Town of North Hampton of one fund to support general stewardship expenses, and another one strictly for legal defense purposes. It will be easier and more expedient to access these dedicated funds should the need arise, than to find funds on short notice from the Towns general accounts. Other Towns in New Hampshire have already learned this the hard way, as they have been in court to defend their own easements.

Appendix A: Database of Conservation Lands in No. Hampton

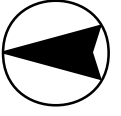
Appendix B: Map of Conservation Lands in No. Hampton



**Legend**



# Conservation Lands in North Hampton



12000 Feet

6000

0

6000

12000 Feet



Appendix C: Property Profiles by Tax Parcel

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 37

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 3.33

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 42

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 0.96

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 43

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 13.88

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 45

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 3.33

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 47

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 1.85

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 51

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 2.33

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 54

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 2.14

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.



## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 55

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 4.90

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 57

**Sublot:**

**Property Name:** Shane

**Conservation Acres:** 1.13

**Protection Type:** Conservation Easement

**Date Granted:** 4/16/2001

**Grantor:** Howard C. & Kathryn Dawson Shane

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** Conservation Easement Deed - Purposes: Protection of rare and unusual natural habitat of (Little River) Salt Marsh; Preservation and conservation of open spaces, particularly Little River Salt Marsh for scenic enjoyment of general public, and preservation and conservation of habitat for wildlife. Use Limitations: Property shall be maintained in perpetuity as open space without industrial/commercial activities (including forestry or agriculture); No subdivision nor separate conveyance of tracts; No structure or improvement such as a dwelling, septic system, swimming pool, etc. unless necessary in accomplishment of conservation, habitat management, non-commercial outdoor recreation; No removal, filling, other disturbance of soil surface or water systems, wetlands, natural habitat, and within Buffer (75 ft. from edge of marsh) no cutting, removal of growth or vegetation or pulling from ground stumps, roots unless by written permission of Grantee and unless is consistent with restoration/conservation etc. and is not harmful to rare species, and is not detrimental to Purposes; No outdoor advertising structures; No mining, excavation, etc. or removal of rocks, gravel, sand, topsoil, etc. except in connection with allowed uses; No dumping/burial of hazardous materials; No grazing of livestock on Property; Reserved Rights: To use and enjoy property for passive recreation and wildlife observation; To cut or prune within Buffer Area only such vegetation as extends a height of 5 ft. from ground to maintain views. Outside Buffer Area trees and shrubs may be pruned, removed. To maintain, repair, replace existing utilities; To post against vehicles, motorized or otherwise; To maintain, repair, replace existing shed within present footprint and no higher than present height as

documented in Baseline. Also to construct a wooden deck no wider than 6 ft. across the side of existing shed facing marsh for wildlife observation. Benefits and Burdens, Breach of Easement, etc. See original deed for complete easement terms.

**Enforcement Rights:** Audubon Society of NH

**Location:** Atlantic Avenue

**Comments:** Former orchard land next to Little River Salt Marsh

**Ownership:** Private

**Book & Page:** 3580-1213

**Plan:** D-27858

**GRANIT Number:** 186-063-001

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 58

**Sublot:**

**Property Name:** Southworth, Katherine

**Conservation Acres:** 2

**Protection Type:** No Conservation Restrictions

**Date Granted:** 5/12/1999

**Grantor:** Katherine H. Southworth

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No Restrictions in Deed.

**Enforcement Rights:** No Restrictions in Deed

**Location:** Little River Marsh

**Comments:** Wet - marsh

**Ownership:** Audubon Society of NH

**Book & Page:** 3392-1021

**Plan:** Not referenced in deed

**GRANIT Number:** 186-062-001

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 59

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 1.16

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 60

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 4.75

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 61

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 4

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 65

**Sublot:**

**Property Name:** Lamprey

**Conservation Acres:** 24.37

**Protection Type:** Conservation Easement

**Date Granted:** 12/22/1993

**Grantor:** D. Morris Lamprey Revocable Trust, D. Morris Lamprey trustee

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed. Conservation Purposes: Assure that Property will be retained forever in undeveloped scenic, and open space condition...; To protect significant natural habitat of the salt marsh; To preserve open spaces, particularly the salt marsh and productive farmland, for scenic enjoyment of general public...; Use Limitations: Property to be maintained in perpetuity as open space , no commercial, industrial activities except agriculture...(forestry not included with allowed uses), Definitions of allowed agriculture. No subdivision. No structures except ancillary ones in connection with allowed uses and with minimal impact on conservation values, no removal, filling or disturbance of soil surface, water systems, and not to harm rare species; no signs except for allowed uses, no mining, excavation, extraction except for allowed uses, no removal of mineral materials, etc., no dumping, not to be used in calculation of open space requirements. Reserved Right to create ponds for agriculture, fire protection, wildlife, etc. and right to post for trespassing, hunting and vehicles. Grantee retains right to reasonable access to property to determine compliance; to post signs identifying it as protected land. Breach of Easement section. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** South side of Atlantic Avenue to Little River

**Comments:** Frontage on Atlantic Ave - Appears to include Lot 1-137

**Ownership:** Private



**Book & Page:** 3029-0275

**Plan:** Not referenced in deed

**GRANIT Number:** 186-076-001

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Protection is secure, but monitoring of this relatively old project is important – arrange owner and monitoring visit soon.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 66

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 2.62

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 67

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 1.2

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 68

**Sublot:**

**Property Name:** Wildlife Preserves

**Conservation Acres:** 7

**Protection Type:** Deed Restrictions

**Date Granted:** 7/29/2002

**Grantor:** Town of North Hampton

**Conservation Grantee:** Audubon Society of NH

**Restrictions Summary:** No document with restrictions found.

**Enforcement Rights:** No Legal Restrictions

**Location:** Little River Marsh

**Comments:** Tax Purchase 7/02 - Wildlife Preserves, Inc.

**Ownership:** Audubon Society of NH

**Book & Page:** 4405-1447

**Plan:** D-27858

**GRANIT Number:** 186-031

**Document Name:** Quitclaim Deed

**Level of Protection:** High

**Recommendations:** Grantee ASNH is very qualified to steward this property.

## North Hampton Conservation Property Profile

**Map:** 1

**Lot:** 137

**Sublot:**

**Property Name:** Lamprey, D. Morris

**Conservation Acres:** 0.57

**Protection Type:** Conservation Easement

**Date Granted:** 12/22/1993

**Grantor:** D. Morris Lamprey Revocable Trust, D. Morris Lamprey trustee

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed. Conservation Purposes: Assure that Property will be retained forever in undeveloped scenic, and open space condition...; To protect significant natural habitat of the salt marsh; To preserve open spaces, particularly the salt marsh and productive farmland, for scenic enjoyment of general public...; Use Limitations: Property to be maintained in perpetuity as open space , no commercial, industrial activities except agriculture...(forestry not included with allowed uses), Definitions of allowed agriculture. No subdivision. No structures except ancillary ones in connection with allowed uses and with minimal impact on conservation values, no removal, filling or disturbance of soil surface, water systems, and not to harm rare species; no signs except for allowed uses, no mining, excavation, extraction except for allowed uses, no removal of mineral materials, etc., no dumping, not to be used in calculation of open space requirements. Reserved Right to create ponds for agriculture, fire protection, wildlife, etc. and right to post for trespassing, hunting and vehicles. Grantee retains right to reasonable access to property to determine compliance; to post signs identifying it as protected land. Breach of Easement section. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Sliver of land south side of Atlantic Avenue extending to Little River

**Comments:** Long thin lot on west side of larger lot 1-65, appears to be included in acreage count in CE deed to Town

**Ownership:** Private

**Book & Page:** 3029-0275

**Plan:** Not referenced in deed

**GRANIT Number:** 186-076-001

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Include monitoring of this parcel with larger Lamprey easement property adjacent.

## North Hampton Conservation Property Profile

**Map:** 2

**Lot:** 43

**Sublot:**

**Property Name:** Runnemead Homeowners Association

**Conservation Acres:** 2

**Protection Type:** Conservation Easement

**Date Granted:** 8/24/1998

**Grantor:** Donald Taylor, etc. (19 grantors)

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed: Purposes: Preservation and conservation of open space; 2 acres of productive farm/forest land for scenic enjoyment of general public; Use Limitations: To be used in perpetuity as open space, no industrial/commercial activities except agriculture/forestry; No subdivision; No structure or improvement; No removal, fill, disturbance of soil except in association with allowed uses and not to harm rare species; No mining/quarrying/excavation of rocks, minerals, etc.; No dumping/burial/burning of hazardous materials. Reserved Rights: To pass/repass; To rent/lease premises for agricultural operations; To grade, plant grasses/trees, mow, allow to return to forest, conduct forestry. Breach of Easement and other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Runneymead Drive

**Comments:** Runnymede Farm Subdivision - Traffic Circle at end of Runneymead Drive - Lot 16 on plan

**Ownership:** Private

**Book & Page:** 3324-1028

**Plan:** D-8175

**GRANIT Number:** 186-081

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Multiple ownership of this parcel makes contact with the owner group important. Arrange to monitor property soon.



## North Hampton Conservation Property Profile

**Map:** 2

**Lot:** 44

**Sublot:**

**Property Name:** Boies Easement

**Conservation Acres:** 13.4

**Protection Type:** Conservation Easement

**Date Granted:** 5/23/2000 (accepted)

**Grantor:** Eugenia C. Boies & David Boies, Jr.

**Conservation Grantee:** Society for the Protection of New Hampshire Forests

**Restrictions Summary:** Conservation Easement Deed - Purposes: Protection of undeveloped water frontage along Little River, scenic enjoyment of general public, conservation of land area; Preservation, protection and conservation of natural habitats of plants and animal species native to NH; Use Limitations: Property to be used as open space without industrial/commercial activities, except agriculture/forestry (as defined and limited); No subdivision or separate conveyance or parcels; No structure or improvement including a dwelling, swimming pool, septic system, etc. unless necessary for agriculture/forestry/conservation/habitat management or non-commercial outdoor recreation; No removal/filling/disturbance of soils surface or changes in topography, water systems, wetlands, natural habitat except as necessary for allowed uses, and not to harm rare species; No outdoor advertising structures; No mining, quarrying, removal, etc. of rocks, mineral, gravel, topsoil, etc. except pursuant to previous CE provisions; No dumping/burial of hazardous materials. Breach of Easement, other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Society for the Protection of New Hampshire Forests

**Location:** Woodland Rd. & Atlantic Ave.

**Comments:** Frontage on Atlantic Ave, Woodland Rd. and Little River

**Ownership:** Private

**Book & Page:** 3480-0158

**Plan:** Not referenced in deed

**GRANIT Number:** 186-065-001

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Protection is secure, and property is monitored regularly by SPNHF.

## North Hampton Conservation Property Profile

**Map:** 2

**Lot:** 46

**Sublot:**

**Property Name:** Shiprock

**Conservation Acres:** 1.29

**Protection Type:** Deed Restrictions

**Date Granted:** 3/3/1986

**Grantor:** Ship Rock Limited Partnership

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Warranty Deed with Restrictions: No building or structure of any kind shall be placed or erected thereon; No cutting or removal of timber or flora; No commercial, residential or industrial use; no change in topography; No more than 6 persons shall be permitted at any time; premises to be cleaned regularly of all litter and debris; No camping, cooking, fires, alcoholic beverages, glass containers, or tracked or wheeled vehicles shall be permitted; No activity shall be permitted which shall be offensive or bothersome; Restrictions enforceable by Town of No. Hampton, Robert A. Southworth or owners of any lot shown on Plan. See original deed for complete terms.

**Enforcement Rights:** Town of North Hampton, Robert A. Southworth, or owners of any lot shown on plan

**Location:** Ship Rock Road

**Comments:** Small parcel amidst house lots on Ship Rock Road, abuts Town of No. Hampton/Kokernak

**Ownership:** Town of North Hampton

**Book & Page:** 2615-2932

**Plan:** D-15145

**GRANIT Number:** 186-019

**Document Name:** Warranty Deed

**Level of Protection:** High

**Recommendations:** Restrictions are in place, but this small lot is in the midst of a housing development and should be monitored.

## North Hampton Conservation Property Profile

**Map:** 2

**Lot:** 46

**Sublot:** 5

**Property Name:** Town of North Hampton/Kokernak

**Conservation Acres:** 5.70

**Protection Type:** Deed Restrictions

**Date Granted:** 10/22/2001

**Grantor:** Town of North Hampton

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Warranty Deed with Restrictions. Property may be used only as a wildlife preserve, forest management (for wildlife) allowed, as well as fences or other means to restrict access by hunters. See original deed for complete terms.

**Enforcement Rights:** Town of North Hampton

**Location:** South of Shiprock Road

**Comments:** Result of Corrective Deed to Boies Deed Restriction from SPNHF that allowed this conveyance to Kokernak

**Ownership:** Private

**Book & Page:** 3680-0113

**Plan:** D-29446

**GRANIT Number:** 186-066-001

**Document Name:** Warranty Deed

**Level of Protection:** Medium

**Recommendations:** Contact owner to arrange meeting to discuss restrictions and to monitor property.

## North Hampton Conservation Property Profile

**Map:** 2

**Lot:** 51

**Sublot:**

**Property Name:** Boies Deed Restriction

**Conservation Acres:** 44.42

**Protection Type:** Deed Restrictions

**Date Granted:** 10/29/2001 (corrective) 4/14/1976 (original)

**Grantor:** Society for the Protection of New Hampshire Forests (2001 corrective deed)

**Conservation Grantee:** Society for the Protection of New Hampshire Forests

**Restrictions Summary:** Corrective Warranty Deed with Restrictions. p. 3 - The Grantee by acceptance and recording of this deed covenants and agrees with the Grantor, its successors and assigns, that the above-described premises will be used and maintained as a wildlife preserve only and for no other purpose (further described). Forestry and recreation allowed, No subdivision. See original deed for complete terms.

**Enforcement Rights:** Society for the Protection of New Hampshire Forests

**Location:** Woodland Rd.

**Comments:** Former ox pasture, pristine Atlantic white cedar swamp, scout trail. Boundary issues with abutter to north.

**Ownership:** Town of North Hampton

**Book & Page:** 3680-0113 & 3680-0108

**Plan:** D-29446

**GRANIT Number:** 186-018

**Document Name:** Warranty Deed (with Restrictions), Corrective Warranty Deed (with conservation restrictions)

**Level of Protection:** High

**Recommendations:** Property is secure, except for possible boundary issues. Discuss boundary incursions with SPNHF.

## North Hampton Conservation Property Profile

**Map:** 5

**Lot:** 19

**Sublot:**

**Property Name:** Moore (A)

**Conservation Acres:** 0.90

**Protection Type:** Conservation Easement

**Date Granted:** 6/2/2003

**Grantor:** Lois S. Moore Trust, Lois S. Moore trustee

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Purposes: Assure property is retained forever in undeveloped, scenic, open space condition; To protect natural habitat of birds and animals; To preserve open space. Restrictions to Easement Area: To be maintained in perpetuity as open space without any industrial, commercial or residential activities except herein permitted; No further subdivision; No structures or improvements of any kind shall be constructed, placed, introduced except as necessary to enhance conservation purposes or boundary delineation, such as gazebos, bird houses, walking paths, storage sheds for maintenance tools, but not to include recreational facilities or improvements, and all improvements to have minimum impact; No filling, excavation or topographic alteration except as part of initial development of subdivision; No dumping of trash, debris, yard waste, vehicle bodies or parts; Forestry only in accordance with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (NHDRED et al) Rights: Grantee shall have reasonable access for inspection, enforcement and to maintain boundaries; Owner reserves right to: Establish a protective radius area around any residential wells that serve Excepted Area; Post against hunting, vehicles, or access other than granted to Grantee; Reasonable access for inspection, boundary maintenance. Brief Enforcement and Violations sections, and other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Old Locke Road



**Comments:** Original Deed and separate Schedule A in Tax File - NEVER RECORDED Acreage of this parcel is estimated from plan.

**Ownership:** Private

**Book & Page:** Original Deed and separate Schedule A in Tax File - NEVER RECORDED

**Plan:** D-30218

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Record Deed with Schedule A attached. Arrange for a monitoring visit and owner visit. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 5

**Lot:** 19

**Sublot:** 1

**Property Name:** Moore (B)

**Conservation Acres:** 1.80

**Protection Type:** Conservation Easement

**Date Granted:** 6/2/2003

**Grantor:** Lois S. Moore Trust, Lois S. Moore trustee

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Purposes: Assure property is retained forever in undeveloped, scenic, open space condition; To protect natural habitat of birds and animals; To preserve open space. Restrictions to Easement Area: To be maintained in perpetuity as open space without any industrial, commercial or residential activities except herein permitted; No further subdivision; No structures or improvements of any kind shall be constructed, placed, introduced except as necessary to enhance conservation purposes or boundary delineation, such as gazebos, bird houses, walking paths, storage sheds for maintenance tools, but not to include recreational facilities or improvements, and all improvements to have minimum impact; No filling, excavation or topographic alteration except as part of initial development of subdivision; No dumping of trash, debris, yard waste, vehicle bodies or parts; Forestry only in accordance with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (NHDRED et al) Rights: Grantee shall have reasonable access for inspection, enforcement and to maintain boundaries; Owner reserves right to: Establish a protective radius area around any residential wells that serve Excepted Area; Post against hunting, vehicles, or access other than granted to Grantee; Reasonable access for inspection, boundary maintenance. Brief Enforcement and Violations sections, and other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Old Locke Road

**Comments:** Original Deed and separate Schedule A in Tax File - NEVER RECORDED

**Ownership:** Private

**Book & Page:** Original Deed and separate Schedule A in Tax File - NEVER RECORDED

**Plan:** D-30218

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Record Deed with Schedule A attached. Arrange for a monitoring visit and owner visit. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 5

**Lot:** 20

**Sublot:**

**Property Name:** Moore (C)

**Conservation Acres:** 6.60

**Protection Type:** Conservation Easement

**Date Granted:** 6/2/2003

**Grantor:** Lois S. Moore Trust, Lois S. Moore trustee

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Purposes: Assure property is retained forever in undeveloped, scenic, open space condition; To protect natural habitat of birds and animals; To preserve open space. Restrictions to Easement Area: To be maintained in perpetuity as open space without any industrial, commercial or residential activities except herein permitted; No further subdivision; No structures or improvements of any kind shall be constructed, placed, introduced except as necessary to enhance conservation purposes or boundary delineation, such as gazebos, bird houses, walking paths, storage sheds for maintenance tools, but not to include recreational facilities or improvements, and all improvements to have minimum impact; No filling, excavation or topographic alteration except as part of initial development of subdivision; No dumping of trash, debris, yard waste, vehicle bodies or parts; Forestry only in accordance with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (NHDRED et al) Rights: Grantee shall have reasonable access for inspection, enforcement and to maintain boundaries; Owner reserves right to: Establish a protective radius area around any residential wells that serve Excepted Area; Post against hunting, vehicles, or access other than granted to Grantee; Reasonable access for inspection, boundary maintenance. Brief Enforcement and Violations sections, and other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Old Locke Road

**Comments:** Original Deed and separate Schedule A in Tax File - NEVER RECORDED

**Ownership:** Private

**Book & Page:** Original Deed and separate Schedule A in Tax File - NEVER RECORDED

**Plan:** D-30218

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Record Deed with Schedule A attached. Arrange for a monitoring visit and owner visit. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 5

**Lot:** 44

**Sublot:**

**Property Name:** Cahill

**Conservation Acres:** 50.80

**Protection Type:** Conservation Easement

**Date Granted:** 11/20/2003

**Grantor:** Jacqueline S. Cahill Revocable Trust or 1991, Jacqueline S. Cahill trustee

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Purposes: Assure property is retained forever in undeveloped, scenic, open space condition; To preserve Property for non-commercial, non-mechanized passive outdoor recreation/education by/of general public (from time to time as permitted by Grantor), and to protect significant natural habitat of forest and wetland; To preserve open spaces. Use Limitations: Property shall be maintained in perpetuity as open space without any industrial or commercial activities; No subdivision, etc.; No dwelling, tennis court, structure, improvement, machinery or equipment shall be stored, constructed, placed or introduced on Property, except to protect, preserve, monitor condition of Property, ancillary structures including access roads, drainage facilities, utility liens, fences, cellular transmission towers allowed only as necessary for allowed uses or as infrastructure to support excluded area; No removal, filling or other disturbance of soil surface, change to topo or water systems or wetlands except for allowed uses and that do not harm rare species and are not detrimental to purposes. No outdoor advertising structures, No mining, quarrying, etc. or removal of soil, gravel, rock, plants, wildlife, etc. from Property, nor drilling or pumping of groundwater, No dumping or burial of hazardous materials, Property may not be used to satisfy open space requirements of any subdivision. Reserved Rights: Grantor reserves right to post against trespass, hunting, vehicles, and to extend utilities over and under property, maintain, repair, etc. access roads and embankments, etc. Affirmative Rights of Grantee: To access property to inspect,

maintain boundaries. Breach of Easement Section, standard boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Chapel Rd.

**Comments:** Easement surrounds excluded area and driveway of lot

**Ownership:** Private

**Book & Page:** 4206-1118

**Plan:** D-32474 (2 sheets)

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Legal protections are secure, but this property should be monitored. Also consider placing easement boundary tags along interior boundary with excluded area. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 2

**Sublot:** Multiple sub-lots

**Property Name:** Fuller

**Conservation Acres:** 8.83

**Protection Type:** Conservation Easement

**Date Granted:** 5/15/1997

**Grantor:** Peter Fuller

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed (portion of text missing between p. 1 & 2.) Describes 3 easements -"Atlantic Easement", "Grazing Easement" and "River Easement" - Purposes: To conserve natural values and protect native animal and plant population and prevent development that would unduly conflict with natural, scenic and open condition... Uses: Passive recreation by homeowners of lots; Con Comm shall have right to ...(missing language)... in accordance with ordinances, rules, etc.; Grantee has right to: Identify, preserve and protect in perpetuity the natural, ecological, wildlife, open space and aesthetic features; Enter and inspect at any time that does not to unreasonably interfere with permitted uses, to enforce; Public right to view easement from public ways and adjoining areas in natural state; To be free of taint, corruption or pollution; Limitations: No structures except fences, ornamental walls, walkways, underground utilities, etc.; No dumping, filling, excavation or alteration of surface except to plant and lanscape, bring excavation equipment to service residence, permit ecological research, clear and restore vegetation, cut and remove all trees less than 8' in diameter from River Easement, mow grass/hay, cut and gather dead wood and leaves, prune trees, clear vegetation; Reserved Rights: To construct, maintain, etc. paved or unpaved driveway in "Common Drive Easement" area and to plant and maintain landscaping, drainage and improvements within 30 ft of driveway; to use "Grazing Easement" area for grazing; To construct, repair, etc. pavede or un-paved driveway over Lot 1 including lanscaping and improvements within 30 ft. of driveway. See original deed for complete easement terms.



**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Atlantic Avenue

**Comments:** Conservation Area is a portion of lots 6-2-1, 6-2-2, 6-2-3, 6-2-4, and 6-2-5. Specifically the frontage of lots on Atlantic Avenue, a strip along the Little River, and a Grazing Easement (3239-0107) 8.84 ac. calculated from new GIS mapping.

**Ownership:** Private

**Book & Page:** 3214-1035

**Plan:** D-25440

**GRANIT Number:** 186-074-001 GRANIT revised

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Protection of parcel is secure, but it should be monitored. Submit revised parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 35

**Sublot:**

**Property Name:** Fogg

**Conservation Acres:** 13.79

**Protection Type:** Conservation Easement

**Date Granted:** 5/27/1999

**Grantor:** Shirley E. Fogg Revocable Trust, Shirley Fogg trustee

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement (Deed): - Not Accepted by Town in Deed. Restrictions: No building or structure, no hunting, fishing or trapping; No soil, gravel, trash, vehicle parts, etc may be placed; No soil, gravel, etc. may be excavated or removed except as allowed below; No trees, grasses, vegetation shall be cut or destroyed except as allowed below; Grantor and heirs reserve right to pass/repass; Cultivation and harvesting of customary farm products, nursery stock fish and shellfish, cattle grazing and fence construction allowed; Cultivation and harvesting of forestry products allowed, but removal/chipping or concealing of slash required; Improvement of roadway or bridge/culvert allowed; Town of North Hampton allowed to enter and travel for inspection/enforcement; Girl Scout and Boy Scout Troop outings allowed, but no open fires, no vehicles; Town granted right to mark/clear trails; Placement of memorial stone by Fogg allowed. Purpose: Retain premises in natural and scenic condition and to protect watershed and aquifers for all time. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Mill Road

**Comments:** Recent issue of recreational vehicles crossing on road

**Ownership:** Private

**Book & Page:** 3396-1744

**Plan:** Not referenced

**GRANIT Number:** 186-080-001

**Document Name:** Conservation Easement Deed

**Level of Protection:** Low

**Recommendations:** Town never accepted this Easement in the Deed. Pursue drafting and recording an Acceptance of Conservation Easement. If Grantor is still in the picture, pursue a corrective/replacement deed to consolidate the protection of this parcel.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 53

**Sublot:** 3

**Property Name:** Buffington

**Conservation Acres:** 1.90 (estimated from plan)

**Protection Type:** Conservation Restriction

**Date Granted:** 10/3/1996

**Grantor:** Marion T. Buffington

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Restriction. Use Limitations and Reserved Rights apply to SW portion of lot that is within FEMA Flood Zone A. See original deed for complete terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Atlantic Ave. and Woodland Road

**Comments:** 50 ft. within thread of Little River on Lot, now 6-53, owned by Town of North Hampton. Acreage estimated visually from plan. Parcel now owned in fee by Town.

**Ownership:** Town of North Hampton

**Book & Page:** 3188-1473

**Plan:** D-25062

**GRANIT Number:** Not Mapped

**Document Name:** Conservation Restriction

**Level of Protection:** High

**Recommendations:** Restriction may be superseded by Town ownership. Pursue enhancement of protection on entire parcel.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 53

**Sublot:** 3

**Property Name:** Kokernak

**Conservation Acres:** 5.70

**Protection Type:** No Conservation Restrictions

**Date Granted:** 10/22/2001

**Grantor:** Kokernak, Denis T. and Donna J.

**Conservation Grantee:** No Restrictions

**Restrictions Summary:** Warranty Deed with NO RESTRICTIONS, but M. Buffington granted Conservation Restriction (3188-1473) on SW portion of lot (approximately 1.9 ac.) that is within FEMA Flood Zone A. See original deed for complete terms.

**Enforcement Rights:** No Restrictions

**Location:** Woodland Road and Atlantic Ave.

**Comments:** Area of property in FEMA flood zone

**Ownership:** Town of North Hampton

**Book & Page:** 3680-0116

**Plan:** D-25062

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Low

**Recommendations:** Only protection is Buffington restriction along river. Pursue enhancement of protection in some form.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 78

**Sublot:**

**Property Name:** Mill Place (A)

**Conservation Acres:** 3.3

**Protection Type:** Conservation Easement, Corrective Easement Deed, Fee Deed

**Date Granted:** 7/10/1998; 9/7/1998

**Grantor:** Mill Place Realty LLC

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Statement of Purpose: To assure Property will be retained forever in its undeveloped, scenic and open space condition and to prevent any use of Property that will significantly impair or interfere with its conservation value; To protect natural habitat of fish and wildlife; To preserve open space consistent with NH RSA 79-A; Use Limitations: Property to be maintained in perpetuity as open space without there being any industrial/commercial activities; No subdivision; No structures or improvements except as necessary for conservation uses of Property; No changes in topography, surface or subsurface water systems, wetlands, natural habitat that would harm rare species; No outdoor advertising structures; No mining, quarrying, excavation, etc. of rocks, minerals, soil, etc. except in connection with reserved rights herein and no material to be removed from Property; Forestry that is permitted must comply with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (DRED); No burial, dumping, etc. of vehicle parts; Reserved Rights section. Enforcement by Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton. See original deed for complete easement terms.

**Enforcement Rights:** Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton

**Location:** Isolated landlocked parcel west of Woodland Rd. -

**Comments:** Acreage from tax map. Three documents pertain to this property which is one of 4 lots: 6-78, 12-14, 12-22 and 12-23. CE presumably merged with fee.

**Ownership:** Town of North Hampton (was donated CE on properties earlier)

**Book & Page:** 3308-2395; 3327-0481

**Plan:** D-26372

**GRANIT Number:** New Mapping (poor plan)

**Document Name:** Conservation Restriction Area" Corrective Deed & Deed w/o covenants

**Level of Protection:** High

**Recommendations:** Property is secure, but should be monitored. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 79

**Sublot:**

**Property Name:** Meyer

**Conservation Acres:** 11.83

**Protection Type:** Deed Restrictions

**Date Granted:** 1/2/1974

**Grantor:** Meyer, Katherine Thaw

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Warranty Deed with Restrictions. p. 1. "...with the understanding and upon the express public trust that said land, including any brook(s) and other water areas thereon, shall be utilized, maintained, preserved, protected, managed, and controlled, in said Town of North Hampton's behalf by its CONSERVATION COMMISSION (inconformity with the provisions of N.H. RSA Chapter 36-A, or other applicable statutes) or the successor(s) thereof, solely as and for a natural area for the purpose of preserving a natural resource and natural wildlife habitat for the benefit of the present and future inhabitants of said Town and their friends, with the object of protecting it as a watershed and keeping it in its natural state, for the protection thereon of any and all forms of wildlife, forever; and this deed shall be construed as a dedication of said land for said purposes, object, and trust." "Said public trust is to attach to said land in the hands of any future owner thereof...". See original deed for complete terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission?

**Location:** No frontage - between Mill and Woodland Roads

**Comments:** Former Meyers property - abutts former Southworth property 12-25

**Ownership:** Town of North Hampton

**Book & Page:** 2215-0866



**Plan:** None referenced

**GRANIT Number:** 186-020

**Document Name:** Deed of Warranty -Includes 2 ROW's

**Level of Protection:** Medium

**Recommendations:** Minimal restrictions, no enforcement entity stated. Consider conveying a conservation easement on the property to a qualified entity.

## North Hampton Conservation Property Profile

**Map:** 6

**Lot:** 133

**Sublot:**

**Property Name:** Porter - Cotton Farm Lane

**Conservation Acres:** 12.55

**Protection Type:** Restrictive Covenants

**Date Granted:** 5/4/1995

**Grantor:** W. Turner Porter

**Conservation Grantee:** The Boulders Subdivision lot owners

**Restrictions Summary:** Warranty Deed with Conservation Restrictions - (Purpose): Non-Building Lot shall be used solely for conservation and recreational purposes by owners of lots in The Boulders Subdivision. Restrictions: Property shall be maintained in perpetuity as open space without industrial or commercial activities; No subdivision; No structure or improvements shall be placed on the property except to enhance conservation/recreational uses to benefit residents of subdivision, and with minimal impact; No changes in topography, water systems, wetlands, natural habitat that would harm rare species; No outdoor advertising signs; No mining, quarrying, etc.; No dumping, burial of vehicle parts or bodies. See original deed for complete terms.

**Enforcement Rights:** The Boulders Subdivision lot owners

**Location:** 8 Cotton Farm Lane

**Comments:** Conservation Land on one remaining lot that fronts on Cotton Farm Lane. Restrictions imposed by W. Turner Porter when he sold land to Boulders Realty Corp. for Cotton Farm Land subdivision. Benefits of conservation extend only to resident of the subdivision, not the general public.

**Ownership:** Private

**Book & Page:** 3099-0383

**Plan:** D-23763 - sheet 3

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Low

**Recommendations:** Benefits and enforceable by owners of subdivision lots only,  
Town has no role.

## North Hampton Conservation Property Profile

**Map:** 7

**Lot:** 53

**Sublot:**

**Property Name:** W/S North Hampton Properties LLC (A)

**Conservation Acres:** 16.24

**Protection Type:** Conservation Easement

**Date Granted:** 5/29/2001

**Grantor:** W/S North Hampton Properties LLC

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed. Conservation Purposes: To conserve the Easement Land for outdoor recreation by, education of, general public; To protect natural ecosystem of the Easement Land; To protect natural habitat of wetland and vernal pool plants and wildlife; To preserve open spaces particularly 16.24 acres of forest land for scenic enjoyment of general public; To preserve open spaces particularly 16.24 acres of forest land. Use Limitations: Easement Land shall be maintained in perpetuity as open space free from industrial or commercial activities, except for those activities and structures related to the development and operation of the property in accordance with the Site Plans; No subdivision or other division of ownership; No structure or improvement except for ancillary structures shall be placed or introduced, except for activities associated with site plan; No removal, filling, disturbance of soils, topography, water systems, wetlands, natural systems, except for activities associated with site plan and unless 1) written permission from grantee obtained, 2) activity is necessary for accomplishment of conservation Purposes, and 3) all permits are obtained; No outdoor advertising structures; No mining, excavation, removal, etc. of rocks, mineral, soils, etc. No dumping, burial, etc. of materials; No hunting; No firearms. Includes Breach of Easement, etc. language. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Behind and north of North Hampton Factory Outlet on Rte. 1

**Comments:** Large CE parcel directly behind North Hampton Factory Outlet

**Ownership:** Private

**Book & Page:** 3602-1387

**Plan:** D-29052

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Contact owner/manager of this property so close to a commercial site, and arrange to monitor the easement. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 7

**Lot:** 53

**Sublot:**

**Property Name:** Cabral Realty Investors I

**Conservation Acres:** 34.24

**Protection Type:** Conservation Easement

**Date Granted:** 12/28/1990

**Grantor:** Cabral Realty Investors I

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed. Use Limitations: Premises to be maintained in perpetuity as open space; No subdivision; No structure or improvement shall be constructed or introduced, not changes of topography, surface/subsurface water systems, wetlands, etc. nor mining/excavation or removal of rocks, minerals, gravel, timber, topsoil, plant life, etc. except in connection with development of site plan; Public access for general purposes and Grantor solely for maintenance of culverts, road, utilities; No filling without ACE review and approval. Breach of Easement section. Right of Grantee to access property. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Behind North Hampton Factory Outlet on Rte. 1

**Comments:** Associated with development of No. Hampton Factory Outlet

**Ownership:** Private

**Book & Page:** 2880-0945 - Registry provided incomplete deed without signatory, description

**Plan:** D-19363

**GRANIT Number:** 186-032

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Contact owner/manager of this property so close to a commercial site, and arrange to monitor the easement.

## North Hampton Conservation Property Profile

**Map:** 7  
**Lot:** 56  
**Sublot:**  
**Property Name:** W/S North Hampton Properties (B)  
**Conservation Acres:** 1.3  
**Protection Type:** Conservation Easement  
**Date Granted:** 5/29/2001  
**Grantor:** W/S North Hampton Properties LLC  
**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed. Conservation Purposes: To conserve the Easement Land for outdoor recreation by, education of, general public; To protect natural ecosystem of the Easement Land; To protect natural habitat of wetland and vernal pool plants and wildlife; To preserve open spaces particularly 16.24 acres of forest land for scenic enjoyment of general public; To preserve open spaces particularly 16.24 acres of forest land. Use Limitations: Easement Land shall be maintained in perpetuity as open space free from industrial or commercial activities, except for those activities and structures related to the development and operation of the property in accordance with the Site Plans; No subdivision or other division of ownership; No structure or improvement except for ancillary structures shall be placed or introduced, except for activities associated with site plan; No removal, filling, disturbance of soils, topography, water systems, wetlands, natural systems, except for activities associated with site plan and unless 1) written permission from grantee obtained, 2) activity is necessary for accomplishment of conservation Purposes, and 3) all permits are obtained; No outdoor advertising structures; No mining, excavation, removal, etc. of rocks, mineral, soils, etc. No dumping, burial, etc. of materials; No hunting; No firearms. Includes Breach of Easement, etc. language. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton  
**Location:** US Route 1, behind No. Hampton Factory Outlet  
**Comments:** Thin sliver at back of Lot 7-56



**Ownership:** Private

**Book & Page:** 3602-1396

**Plan:** D-29052

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Contact owner/manager of this property so close to a commercial site, and arrange to monitor the easement. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 7

**Lot:** 170

**Sublot:**

**Property Name:** Spruce Meadow

**Conservation Acres:** 44.2 (entire lot)

**Protection Type:** Protective Covenants

**Date Granted:** 1/2/1980 (date approved)

**Grantor:** Spruce Meadow Association Inc.

**Conservation Grantee:** Owners of associated lots - Spruce Meadow Association, Inc. - each has enforcement rights against other owners

**Restrictions Summary:** Protective Covenants - short list of restrictions - No hunting; No motorcycles, trail bikes, snowmobiles or other motORIZED recreational vehicles except for emergency purposes; Timber/cordwood cutting allowed under supervision of NH registered forester and so as to improve quality of remaining trees. See original deed for complete terms.

**Enforcement Rights:** Owners of associated lots - Spruce Meadow Association, Inc. - each has enforcement rights against other owners

**Location:** End of Spruce Meadow Drive

**Comments:** Protective Covenants on "Common Land"

**Ownership:** Private

**Book & Page:** 2356-1319 & 2364-0013

**Plan:** Not aquired - "Spruce Meadow, No. Hampton, NH by John W. Durgin

**GRANIT Number:** new mapping (entire parcel?)

**Document Name:** Spruce Meadow Protective Covenants. Amendment to Spruce Meadow Protective Covenants

**Level of Protection:** Low

**Recommendations:** Minimal restrictive covenants between Spruce Meadow lot owners, that the Town has no control over. Contact owner group to inquire as to status of restrictions.

## North Hampton Conservation Property Profile

**Map:** 8

**Lot:** 92

**Sublot:**

**Property Name:** Ebert, Kathleen

**Conservation Acres:** 4.35

**Protection Type:** Conservation Easement

**Date Granted:** 8/24/2006

**Grantor:** Kathleen M. Ebert

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed - Purposes: To assure Property is retained forever in undeveloped condition, protecting ecological environment, etc.; To Preserve property for non-commercial, non-mechanized, passive outdoor recreation by, and/or education of general public as may be permitted from time to time by Grantor; Preservation and conservation of open spaces, 4.35 ac. of productive farm/forest land for scenic enjoyment of general public. Use Limitations: Property to be maintained in perpetuity as open space, no industrial or commercial activities except agriculture and forestry; No structures or improvements such as a dwelling, septic system, tennis court, etc. except for allowed activities; No removal, filling or disturbance of soils, topo, water systems, wetlands or natural habitat unless necessary for permitted activities and not to harm rare species; No dumping, injection, etc. of hazardous materials; No mining, quarrying, excavation, etc. of soil, rocks, etc. or drainage or divergence of surface water or drilling or pumping groundwater; No storage or placement of soil, sand, etc.; No subdivision but parcel consolidation with adjacent conservation properties allowed; No outdoor advertising signs except for permitted use. Rights and Obligations of Grantee: Unrestricted access to property to determine compliance; Grantee not obligated to post signs or to maintain property; Further list of enforcement rights of Town (should have said Grantee); Reserved Rights: To enjoy right to conduct agriculture/forestry; To pass/repass for pleasure and for noncommercial recreational activities; To post against hunting, fishing and hiking access by public; Benefits and Burdens: Grantor shall at all times maintain general liability insurance of at least \$500,000 per occurrence; Grantor shall be notified in

writing in advance of transfer of title. Breach of Easement Terms, much more boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Backland north of Hillside Rd., east of Post Rd.

**Comments:** Land-locked parcel

**Ownership:** Private

**Book & Page:** 4698-2332

**Plan:** No Plan referenced in deed

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Protection of parcel is secure. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 8

**Lot:** 121

**Sublot:** 0

**Property Name:** D'Urso or Marston Farm (A)

**Conservation Acres:** 10.97

**Protection Type:** Deed Restrictions

**Date Granted:** 12/31/2003

**Grantor:** D'Urso, Christian S. & Catherine A.

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Warranty Deed with Restrictions. - p. 2 of deed referring to Lot 8-121 ONLY : "Said conveyance is subject to the restriction and condition that the property now known as Tax Map 8, Lot 121 shall be maintained in perpetuity in its undeveloped condition and preserved as open space without there being conducted thereon any industrial or commercial activities...". See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Exeter Rd. and I-95

**Comments:** Town fee simple purchase 13.3- acres, including lots 8-165 (2.43 a) & 8-164 (1.28 ac) - mapping includes entire lots. Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property.

**Ownership:** Town of North Hampton

**Book & Page:** 4217-2945

**Plan:** D-30858

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium

**Recommendations:**

Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property. Consider a corrective deed to correct scrivener's error. Submit parcel data to GRANIT.

N

## North Hampton Conservation Property Profile

**Map:** 8

**Lot:** 164

**Sublot:**

**Property Name:** D'Urso or Marston Farm (B)

**Conservation Acres:** 1.28

**Protection Type:** Deed Restrictions

**Date Granted:** 12/31/2003

**Grantor:** D'Urso, Christian S. & Catherine A.

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Warranty Deed with Restrictions. - p. 2 of deed referring to Lot 8-121 ONLY : "Said conveyance is subject to the restriction and condition that the property now known as Tax Map 8, Lot 121 shall be maintained in perpetuity in its undeveloped condition and preserved as open space without there being conducted thereon any industrial or commercial activities...". See original deed for complete terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Exeter Rd. and I-95

**Comments:** Town fee simple purchase 13.3- acres, including lots 8-165 (2.43 a) & 8-164 (1.28 ac) Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property.

**Ownership:** Town of North Hampton

**Book & Page:** 4217-2945

**Plan:** D-30858

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium



**Recommendations:** Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property. Consider a corrective deed to correct scrivener's error. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 8

**Lot:** 165

**Sublot:**

**Property Name:** D'Urso or Marston Farm (C)

**Conservation Acres:** 2.43

**Protection Type:** Deed Restrictions

**Date Granted:** 12/31/2003

**Grantor:** D'Urso, Christian S. & Catherine A.

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Warranty Deed with Restrictions. - p. 2 of deed referring to Lot 8-121 ONLY: "Said conveyance is subject to the restriction and condition that the property now known as Tax Map 8, Lot 121 shall be maintained in perpetuity in its undeveloped condition and preserved as open space without there being conducted thereon any industrial or commercial activities...". See original deed for complete terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Exeter Rd. and I-95

**Comments:** Town fee simple purchase 13.3- acres, including lots 8-165 (2.43 a) & 8-164 (1.28 ac) Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property.

**Ownership:** Town of North Hampton

**Book & Page:** 4217-2945

**Plan:** D-30858

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium

**Recommendations:** Deed states that restrictions apply to Lot 8-121 without mention of the 3 actual lots that comprise the Property. Consider a corrective deed to correct scrivner's error. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 8

**Lot:** 166

**Sublot:**

**Property Name:** Dalton

**Conservation Acres:** 23.35

**Protection Type:** Conservation Easement

**Date Granted:** 4/20/1989

**Grantor:** Harrison W. & Eunice L. Dalton

**Conservation Grantee:** Town of North Hampton Conservation Commission - Not Accepted by Town in Deed

**Restrictions Summary:** Conservation Easement - No acceptance by Town in deed - Restrictions: No buildings or structures except as necessary for existing Public Utility ROW; no soil, gravel, trash, etc. to be placed or removed; No trees, grasses, etc. may be cut or trimmed; (Reserved Rights): Cultivation and harvesting of crops, flowers, hay, shellfish, planting of trees and shrubs, mowing of grass, grazing of livestock, construction of fences; Cultivation and harvesting of forestry products but slash removed; Town reps may enter to inspect, enforce; North Hampton inhabitants may canoe and ski with permission of Conservation Commission, but no snowmobiles or tracked vehicles allowed. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** abutts I-95, Exeter Road and Winnicut River

**Comments:** Wet - public utilities go through property

**Ownership:** Private

**Book & Page:** 2789-0457

**Plan:** No Plan referenced in deed

**GRANIT Number:** 186-024

**Document Name:** Conservation Easement

**Level of Protection:** Low

**Recommendations:** Deed was never accepted by Town, and deed has only minimal restrictions. Pursue a Corrective Deed to improve restrictions, and/or record Acceptance by Town.

## North Hampton Conservation Property Profile

**Map:** 9

**Lot:** 1

**Sublot:** 11

**Property Name:** M & J Realty Trust

**Conservation Acres:** 76.60

**Protection Type:** No Conservation Restrictions

**Date Granted:** 9/19/1996

**Grantor:** M & J Realty Trust, Mark E. Wojcicki and John J. McPartland trustees

**Conservation Grantee:** No Restrictions in Deed

**Restrictions Summary:** None in Deed.

**Enforcement Rights:** No Restrictions in Deed

**Location:** off of Exeter Road (Rte. 111) - almost no frontage

**Comments:** No legal description at all, poor plan. Winnicut River crosses property

**Ownership:** Town of North Hampton

**Book & Page:** 3184-0563

**Plan:** D-24140 (1of 3) - no metes and bounds - lines only

**GRANIT Number:** 186-071

**Document Name:** Warranty Deed

**Level of Protection:** None

**Recommendations:** Town retains ownership of unrestricted fee only. As this is a relatively large parcel, pursue conveyance of Conservation Easement to Southeast Land Trust or other entity.

## North Hampton Conservation Property Profile

**Map:** 9

**Lot:** 6

**Sublot:** 10

**Property Name:** Gregory

**Conservation Acres:** 10.20

**Protection Type:** Conservation Easement

**Date Granted:** 2/21/2002

**Grantor:** Kevin P. Gregory & Inger Gregory

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed: Purposes: To conserve property; to protect natural ecosystem of property; to protect natural habitat of plants and wildlife, particularly moose, and as a tree farm; To preserve wetlands and open space. Use Limitations: Property shall be maintained in perpetuity as open space; Property shall not be further subdivided; No structure or improvement shall be constructed or placed; No removal, filling or disturbance or soil surface, nor changes in topography, surface or sub-surface water systems, wetlands, natural habitat unless necessary in accomplishment of conservation purposes and provided all necessary permits and approvals are secured; No outdoor advertising structures; No mining, quarrying, removal of rocks, minerals, soil, etc except as necessary to maintain conservation values; No dumping, burial of materials; No use of motorized vehicles within the Easement Property except for allowed activities; No hunting. Reserved Rights: Right to repair any damages to easement property caused by natural or other causes; To undertake tree farming or other agricultural activities that do not interfere with public perception of property as open space. 10 day prior written notification to Grantee of title transfer required. Grantee has right of access to property to ensure compliance, maintain boundaries. Grantor shall post signs identifying land as protected. Full Breach of Easement provisions, other normal boilerplate. No mergers. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** Exeter Road

**Comments:** Former Owner Wolfsen, Franklin

**Ownership:** Private

**Book & Page:** 3865-1949

**Plan:** D-29642

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Protection of property is secure, but it should be monitored.  
Submit parcel data to GRANIT.



## North Hampton Conservation Property Profile

**Map:** 9

**Lot:** 55

**Sublot:**

**Property Name:** Fitzgerald (A)

**Conservation Acres:** 6

**Protection Type:** No Conservation Restrictions

**Date Granted:** 11/30/1998

**Grantor:** Joseph Fitzgerald

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** No Restrictions in Quitclaim Deed.

**Enforcement Rights:** No Restrictions

**Location:** On Hampton/No. Hampton town line

**Comments:** property description antiquated - lot reference from Town Office tax file

**Ownership:** Town of North Hampton Conservation Commission

**Book & Page:** 3346-2936

**Plan:** None referenced

**GRANIT Number:** New Mapping

**Document Name:** Quitclaim Deed

**Level of Protection:** None

**Recommendations:** Town retained ownership of unrestricted fee only. Consider conveyance of Conservation Easement to Southeast Land Trust or other qualified entity. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 12

**Lot:** 14

**Sublot:**

**Property Name:** Mill Place (B)

**Conservation Acres:** 16.3 (tax map)

**Protection Type:** Conservation Easement, Corrective Easement Deed, Fee Deed

**Date Granted:** 7/10/1998; 9/7/1998

**Grantor:** Mill Place Realty LLC

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Statement of Purpose: To assure Property will be retained forever in its undeveloped, scenic and open space condition and to prevent any use of Property that will significantly impair or interfere with its conservation value; To protect natural habitat of fish and wildlife; To preserve open space consistent with NH RSA 79-A; Use Limitations: Property to be maintained in perpetuity as open space without there being any industrial/commercial activities; No subdivision; No structures or improvements except as necessary for conservation uses of Property; No changes in topography, surface or subsurface water systems, wetlands, natural habitat that would harm rare species; No outdoor advertising structures; No mining, quarrying, excavation, etc. of rocks, minerals, soil, etc. except in connection with reserved rights herein and no material to be removed from Property; Forestry that is permitted must comply with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (DRED); No burial, dumping, etc. of vehicle parts; Reserved Rights section. Enforcement by Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton. See original deed for complete easement terms.

**Enforcement Rights:** Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton

**Location:** Woodland Rd.

**Comments:** Acreage from tax map. Three documents pertain to this property which is one of 4 lots: 6-78, 12-14, 12-22 and 12-23. CE presumably merged with fee.

**Ownership:** Town of North Hampton (was donated CE on properties earlier)

**Book & Page:** 3308-2395; 3327-0481

**Plan:** D-26372

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed, Corrective Deed & Deed w/o covenants

**Level of Protection:** High

**Recommendations:** Property is secure, but should be monitored. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 12

**Lot:** 22

**Sublot:**

**Property Name:** Mill Place (C)

**Conservation Acres:** 1

**Protection Type:** Conservation Easement, Corrective Easement Deed, Fee Deed

**Date Granted:** 7/10/1998; 9/7/1998

**Grantor:** Mill Place Realty LLC

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Statement of Purpose: To assure Property will be retained forever in its undeveloped, scenic and open space condition and to prevent any use of Property that will significantly impair or interfere with its conservation value; To protect natural habitat of fish and wildlife; To preserve open space consistent with NH RSA 79-A; Use Limitations: Property to be maintained in perpetuity as open space without there being any industrial/commercial activities; No subdivision; No structures or improvements except as necessary for conservation uses of Property; No changes in topography, surface or subsurface water systems, wetlands, natural habitat that would harm rare species; No outdoor advertising structures; No mining, quarrying, excavation, etc. of rocks, minerals, soil, etc. except in connection with reserved rights herein and no material to be removed from Property; Forestry that is permitted must comply with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (DRED); No burial, dumping, etc. of vehicle parts; Reserved Rights section. Enforcement by Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton. See original deed for complete easement terms.

**Enforcement Rights:** Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton

**Location:** South of Squire Dr., but portion of lot not described

**Comments:** Acreage from tax map. Three documents pertain to this property which is one of 4 lots: 6-78, 12-14, 12-22 and 12-23. CE presumably merged with fee.

**Ownership:** Town of North Hampton (was donated CE on properties earlier)

**Book & Page:** 3308-2395; 3327-0481

**Plan:** D-26372

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed, Corrective Deed & Deed w/o covenants

**Level of Protection:** High

**Recommendations:** Property is secure, but should be monitored. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 12

**Lot:** 23

**Sublot:**

**Property Name:** Mill Place (D)

**Conservation Acres:** 1.63 (tax map)

**Protection Type:** Conservation Easement, Corrective Easement Deed, Fee Deed

**Date Granted:** 7/10/1998; 9/7/1998

**Grantor:** Mill Place Realty LLC

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Statement of Purpose: To assure Property will be retained forever in its undeveloped, scenic and open space condition and to prevent any use of Property that will significantly impair or interfere with its conservation value; To protect natural habitat of fish and wildlife; To preserve open space consistent with NH RSA 79-A; Use Limitations: Property to be maintained in perpetuity as open space without there being any industrial/commercial activities; No subdivision; No structures or improvements except as necessary for conservation uses of Property; No changes in topography, surface or subsurface water systems, wetlands, natural habitat that would harm rare species; No outdoor advertising structures; No mining, quarrying, excavation, etc. of rocks, minerals, soil, etc. except in connection with reserved rights herein and no material to be removed from Property; Forestry that is permitted must comply with "Recommended Voluntary Forest Management Practices for NH Forestry Activity" (DRED); No burial, dumping, etc. of vehicle parts; Reserved Rights section. Enforcement by Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton. See original deed for complete easement terms.

**Enforcement Rights:** Owner, Mill Road Subdivision Homeowners Association or Town of No. Hampton

**Location:** Land Locked parcel south of Squire Dr.

**Comments:** Acreage from tax map. Three documents pertain to this property which is one of 4 lots: 6-78, 12-14, 12-22 and 12-23. CE presumably merged with fee.

**Ownership:** Town of North Hampton (was donated CE on properties earlier)

**Book & Page:** 3308-2395; 3327-0481

**Plan:** D-26372

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed, Corrective Deed & Deed w/o covenants

**Level of Protection:** High

**Recommendations:** Property is secure, but should be monitored. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 12

**Lot:** 25

**Sublot:**

**Property Name:** Southworth, Robert

**Conservation Acres:** 2.89

**Protection Type:** Deed Restrictions

**Date Granted:** 5/2/1974

**Grantor:** Southworth, Robert A.

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Warranty Deed with Restrictions. - p. 1 - Said above-described parcel of land is hereby conveyed to said Town by the grantor in memory of the late Josephine Bachelder Wiltbank, for only nominal consideration, requiring no real estate transfer tax to be paid or stamp affixed, with the understanding and upon the express public trust that said land, including any water areas thereon, shall be utilized, maintained, preserved, protected, managed, and controlled in said Town of North Hampton's behalf by its CONSERVATION COMMISSION (inconformity...statutes) or the successor(s) thereof, solely as and for a natural area for the purpose of preserving a natural resource and natural wildlife habitat for the benefit of the present and future inhabitants of said Town and their friends, with the object of protecting it as a watershed and keeping it in its natural state, for the protection of any or all forms of wild life, forever; this deed shall be construed as a dedication of said land for said purpose, object, and trust. See original deed for complete terms.

**Enforcement Rights:** ???

**Location:** no frontage - between Mill and Woodland Roads, SE of Squire Dr.

**Comments:** Former Southworth property - abutts former Myers property 6-79

**Ownership:** Town of North Hampton

**Book & Page:** 2221-0936



**Plan:** No Plan referenced in deed

**GRANIT Number:** 186-021

**Document Name:** Deed of Warranty

**Level of Protection:** Medium

**Recommendations:** Minimal restriction in deed, no entity specified for enforcement.  
Otherwise property is secure.

## North Hampton Conservation Property Profile

**Map:** 12

**Lot:** 30

**Sublot:** Multiple Sub-Lots

**Property Name:** Mill Road

**Conservation Acres:** Not specified on plan.

**Protection Type:** Restrictive Covenants in "Conservation Easement Area" on Plan

**Date Granted:** 7/10/1998 (plan)

**Grantor:** No Deed Found

**Conservation Grantee:** No Deed Found

**Restrictions Summary:** No Deed Found.

**Enforcement Rights:** No Deed Found

**Location:** Back of lots on Squire Drive

**Comments:** Plan shows "Conservation Easement Area" on back portion of sublots 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26

**Ownership:** Private

**Book & Page:** No Deed Found

**Plan:** D-26372

**GRANIT Number:** New Mapping

**Document Name:** No Deed Found

**Level of Protection:** Low

**Recommendations:** Conservation land only referenced on plan, no deed found. Either record declination of easement, or pursue a new document to consolidate protection.

## North Hampton Conservation Property Profile

**Map:** 12

**Lot:** 37

**Sublot:** Multiple Sub-Lots

**Property Name:** Lord

**Conservation Acres:** 10.30

**Protection Type:** Conservation Easement

**Date Granted:** 1/3/2002

**Grantor:** J. Merrill & Shelley Lord

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed - Purposes: To assure Property will be retained forever in undeveloped condition, protecting ecological environment; To preserve Property for non-commercial, non-mechanized passive outdoor recreation/education by/of general public. Description of Easements (aka Use Limitations): Property shall be maintained as open space without any industrial or commercial activities; No structure, improvement, instrument, machinery or equipment shall be stored, constructed, placed or introduced on Property, except to protect, preserve, monitor ecological health of Property, fences allowed; No subdivision; No mining, quarrying, etc. or removal of soil, gravel, rock, timber, plants, wildlife, et. from Property, nor drilling or pumping of groundwater; No soil, loam, peat, trash etc. shall be placed, stored. Rights of Grantee: To access property to inspect, exercise rights, to post against hunting; Right to sponsor passive recreational activities. Breach of Easement Section, other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** East of Mill Road near Rye.

**Comments:** Conservation Area is back portion of 6 lots: 12-37, 12-37-1, 12-37-2, 12-37-3, 12-37-4 and 12-37-5

**Ownership:** Private

**Book & Page:** 3709-0817

**Plan:** D-29550

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT. Consider marking CE boundary with permanent tags.

## North Hampton Conservation Property Profile

**Map:** 13

**Lot:** 79

**Sublot:**

**Property Name:** Luck

**Conservation Acres:** 10.38

**Protection Type:** No Conservation Restrictions

**Date Granted:** 1/31/1994

**Grantor:** Twin Town Trailer Sales of N.H., Inc.

**Conservation Grantee:** No recorded document with restrictions

**Restrictions Summary:** NO RESTRICTIONS in Quitclaim Deed - Letter to Town contains intentions for conservation.

**Enforcement Rights:** No Restrictions in Deed

**Location:** East of railroad tracks - abutts former Fitzgerald property

**Comments:** Former Luck property. Deeded to Town, and letter subsequently indicates intention of Grantor that property be used for conservation purposes. Acreage from tax map.

**Ownership:** Town of North Hampton

**Book & Page:** 3048-0192

**Plan:** No Plan referenced in deed

**GRANIT Number:** 186-073-001

**Document Name:** Quitclaim Deed

**Level of Protection:** Low

**Recommendations:** Only documentation of intention for conservation is letter to Town in file. If conservation value is high enough, pursue conveyance of an easement on both this parcel and abutting 9-55.

## North Hampton Conservation Property Profile

**Map:** 13

**Lot:** 80

**Sublot:**

**Property Name:** Fitzgerald (B)

**Conservation Acres:** 8.70

**Protection Type:** Deed Restrictions

**Date Granted:** 10/2/1996

**Grantor:** Joseph F. Fitzgerald Realty Trust, Joseph F. Fitzgerald trustee

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Warranty Deed with Restrictions. - "This property is conveyed subject to the restriction that it be used for conservation purposes only, in order to assure that the property will be retained forever in its undeveloped scenic and open space condition and to prevent any use of the property that will significantly impair or interfere with its conservation value.". See original deed for complete terms.

**Enforcement Rights:** ???

**Location:** East of railroad tracks - abutts former Luck property to south

**Comments:** With deeded ROW over B&M RR to property - antiquated property description

**Ownership:** Town of North Hampton

**Book & Page:** 3209-1145

**Plan:** No Plan referenced in deed

**GRANIT Number:** 186-071-001

**Document Name:** Warranty Deed Includes 50 ft. ROW to property over Boston & Maine tracks

**Level of Protection:** Medium

**Recommendations:** Minimal restrictions in deed, and no enforcement entity named. Location of property makes it not especially at risk of non-conservation use, but if conservation value is high enough, pursue conveyance of a conservation easement with a land trust on this parcel and the abutting 13-79.

## North Hampton Conservation Property Profile

**Map:** 14

**Lot:** 34

**Sublot:** 1

**Property Name:** Ebert - Seavey Farm

**Conservation Acres:** 17.5

**Protection Type:** Conservation Easement

**Date Granted:** 8/24/2006

**Grantor:** Dietrich H. Ebert

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed - Purposes: To assure Property will be retained forever in undeveloped condition, protecting ecological environment; To preserve Property for non-commercial, non-mechanized passive outdoor recreation/education by/of general public. Description of Easements and Use Limitations: Property shall be maintained in perpetuity as open space without any industrial or commercial activities except agriculture/forestry (defined); No structure, improvement shall be stored, constructed, placed or introduced on Property, except in accomplishment of allowed uses; No removal, filling, disturbance of soils surface, changes in topo except for allowed uses; No dumping, burial of hazardous materials; No mining, quarrying, etc. or removal of soil, gravel, rock, wildlife, etc. from Property; No alteration of manipulation of water courses, divergence of surface water or pumping of groundwater; No soil, loam, peat, trash etc. shall be placed, stored. No expanded public access; No advertising signs. Rights of Grantee: To access property from South side of Atlantic Ave. to inspect for compliance; Long list of Grantee rights; Reserved Rights: Maintain, upgrade existing pond; To conduct Agriculture/Forestry; To construct 48' x 60' barn with prior arrangement with grantee; To pass/repass; To construct 25' x 1200' driveway to access excluded area; To locate utilities to serve excluded area; To prohibit hunting/fishing/hiking/public access; prior written notice required; Grantor required to maintain liability insurance of \$500,000 per occurrence; Breach of Easement Section, other boilerplate. See original deed for complete easement terms.



**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** NW of Atlantic Ave ?????

**Comments:** Lot referenced is 14-34-1 which is not NW of Atlantic Ave. as deed description states.

**Ownership:** Private

**Book & Page:** 4698-2313

**Plan:** Plan of Reserve Area for Dietrich Ebert, Atlantic Ave, North Hampton, NH June 2006 - unrecorded

**GRANIT Number:** Not Mapped - Need more information

**Document Name:** Conservation Easement Deed

**Level of Protection:** Medium

**Recommendations:** Identification of actual parcel not clear from deed. Determine actual parcel, and pursue corrective conservation easement deed.

## North Hampton Conservation Property Profile

**Map:** 14

**Lot:** 159

**Sublot:**

**Property Name:** Treat - Leavitt Farm (A)

**Conservation Acres:** 30.40

**Protection Type:** Deed Restrictions

**Date Granted:** 2/18/2004

**Grantor:** The Treat Foundation, William W. Treat Trustee

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Warranty Deed with Restrictions - p. 4: "Said conveyance is subject to the following restrictions and conditions: (1) the above described parcels conveyed herein shall not be subdivided; and (2) the above described parcels shall be maintained in perpetuity in their natural and undeveloped condition and shall be forever preserved as open space in their natural, scenic and open condition without any industrial or commercial activities conducted thereon. This provision shall not restrict the grantee, in its discretion, from using the above described parcels conveyed herein for non-commercial forestry, agriculture, or passive recreational uses or for education uses." See original deed for complete terms.

**Enforcement Rights:** Not Specified

**Location:** North of Walnut Ave, west of I-95.

**Comments:** Acreage of lot from tax map. 100.84 (from deed) acres total for 3 lots.

**Ownership:** Town of North Hampton Conservation Commission

**Book & Page:** 4243-1980

**Plan:** D-14048

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium

**Recommendations:** Basic generalized restrictions in deed, but no enforcement entity named. Consider pursuing conveyance of conservation easement to a land trust.

## North Hampton Conservation Property Profile

**Map:** 14

**Lot:** 167

**Sublot:**

**Property Name:** Drop Anchor Realty Trust (A)

**Conservation Acres:** 12.32 (from tax map)

**Protection Type:** No Conservation Restrictions

**Date Granted:** 7/3/1997

**Grantor:** Drop Anchor Realty Trust, Joseph Flumara, Trustee

**Conservation Grantee:** No Restrictions in Deed

**Restrictions Summary:** No Restrictions in Quitclaim Deed.

**Enforcement Rights:** No Restrictions

**Location:** Between Winnicut River and I93 - landlocked

**Comments:** No legal description

**Ownership:** Town of North Hampton

**Book & Page:** 3258-0502

**Plan:** None referenced in deed

**GRANIT Number:** New Mapping

**Document Name:** (Quitclaim Deed)

**Level of Protection:** None

**Recommendations:** No legal restrictions. Consider conveyance of conservation easement on this and adjoining parcels as one project.

## North Hampton Conservation Property Profile

**Map:** 14

**Lot:** 169

**Sublot:**

**Property Name:** Chen

**Conservation Acres:** 54

**Protection Type:** No Conservation Restrictions

**Date Granted:** 5/16/1989 (recording date - no date on deed)

**Grantor:** Chen, Sau-Fong Chang

**Conservation Grantee:** No Restrictions in Deed

**Restrictions Summary:** NO RESTRICTIONS in Warranty Deed.

**Enforcement Rights:** No Restrictions

**Location:** Abutts west side of I 95 - off Exeter Road (no frontage)  
(Winnicutt River frontage)

**Comments:** Purchased by Town - former Chen property

**Ownership:** Town of North Hampton

**Book & Page:** 2792-1561

**Plan:** None referenced in deed

**GRANIT Number:** 186-25 and New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** None

**Recommendations:** No legal restrictions to use of property. Consider conveyance of a conservation easement on this and adjoining parcels as one project.

## North Hampton Conservation Property Profile

**Map:** 15

**Lot:** 7

**Sublot:**

**Property Name:** Wollmar

**Conservation Acres:** 4

**Protection Type:** Conservation Easement

**Date Granted:** 4/13/1993

**Grantor:** Mary Lou Wollmar

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement - ..."to retain Easement Premises in natural and scenic condition and to protect the watershed and aquifers for all time". Frontage on Winnicut River; 7 Acres of wetland, 14 acres of prime agricultural soil; Simple list of Use Limitations; No building, structure, utility pole, etc.; No soil, gravel, refuse, vehicles, etc. placed on CE or allowed to remain; No soil, gravel, etc. to be excavated or removed; No trees, grasses, etc. cut or destroyed; Reserved Rights: Right of Grantor to pass/repass, cultivate and harvest crops, fish, livestock, etc. and construct enclosures for said purpose; to cultivate and harvest forestry products; To construct and maintain cranberry bogs and rice bogs/fields; To construct aquaculture ponds; To construct underground utilities. No affirmative right of public to access. Town granted permission to inspect, enforce; inhabitants of No. Hampton allowed to pas/repass within 50 ft. of Winnicut River for hiking, fishing, etc.; Con Comm may enter to clear and mark trails. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Abutts east side of Winnicut River

**Comments:** Not on road - fresh water wetland

**Ownership:** Private

**Book & Page:** 3017-1318

**Plan:** None referenced in deed

**GRANIT Number:** 186-028  
**Document Name:** Conservation Easement  
**Level of Protection:** High  
**Recommendations:** Property is secure, but should be monitored.

## North Hampton Conservation Property Profile

**Map:** 15

**Lot:** 9

**Sublot:**

**Property Name:** Drop Anchor Realty Trust (B)

**Conservation Acres:** 1.40

**Protection Type:** No Conservation Restrictions

**Date Granted:** 7/3/1997

**Grantor:** Drop Anchor Realty Trust, Joseph Flumara, Trustee

**Conservation Grantee:** No Restrictions in Deed

**Restrictions Summary:** NO RESTRICTONS in Quitclaim Deed.

**Enforcement Rights:** No Restrictions

**Location:** abutts Winnicut River

**Comments:** not on road - fresh water wetland - same deed as 15-11

**Ownership:** Town of North Hampton

**Book & Page:** 3258-0500

**Plan:** None referenced in deed

**GRANIT Number:** 186-075-002

**Document Name:** (Quitclaim Deed)

**Level of Protection:** None

**Recommendations:** No legal restrictions. Consider conveyance of conservation easement on this and adjoining parcels as one project.



## North Hampton Conservation Property Profile

**Map:** 15

**Lot:** 10

**Sublot:**

**Property Name:** Donais

**Conservation Acres:** 7.70

**Protection Type:** No Conservation Restrictions

**Date Granted:** 5/22/1989

**Grantor:** Donais, Norman & Ruth S.

**Conservation Grantee:** None

**Restrictions Summary:** NO RESTRICTIONS in Warranty Deed.

**Enforcement Rights:** No Restrictions

**Location:** N side of Winnicut River

**Comments:** not on road - fresh water wetland

**Ownership:** Town of North Hampton

**Book & Page:** 2795-2155

**Plan:** None referenced in deed

**GRANIT Number:** 186-027 - name is wrong

**Document Name:** Warranty Deed

**Level of Protection:** None

**Recommendations:** No legal restrictions. Consider conveyance of conservation easement on this and adjoining parcels as one project. Submit name change to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 15

**Lot:** 11

**Sublot:**

**Property Name:** Drop Anchor Realty Trust (C)

**Conservation Acres:** 1

**Protection Type:** No Conservation Restrictions

**Date Granted:** 7/3/1997

**Grantor:** Drop Anchor Realty Trust, Joseph Flumara, Trustee

**Conservation Grantee:** No Restrictions in Deed

**Restrictions Summary:** NO RESTRICTONS in Quitclaim Deed.

**Enforcement Rights:** No Restrictions

**Location:** abutts Winnicut River

**Comments:** not on road - fresh water wetland - same deed as 15-9

**Ownership:** Town of North Hampton

**Book & Page:** 3258-0500

**Plan:** None referenced in deed

**GRANIT Number:** 186-075-001

**Document Name:** (Quitclaim Deed)

**Level of Protection:** None

**Recommendations:** No legal restrictions. Consider conveyance of conservation easement on this and adjoining parcels as one project.

## North Hampton Conservation Property Profile

**Map:** 15

**Lot:** 12

**Sublot:**

**Property Name:** Un-named

**Conservation Acres:** 5.45

**Protection Type:** No Deed Found

**Date Granted:**

**Grantor:** No Deed Found

**Conservation Grantee:** No Deed Found

**Restrictions Summary:** No Deed Found.

**Enforcement Rights:** No Deed Found

**Location:** Fronts on Winicutt R. tributary

**Comments:** Town-owned parcel, no deed found - probably came to Town by tax sale. Not on road - fresh water wetland

**Ownership:** Town of North Hampton

**Book & Page:** No Deed Found

**Plan:**

**GRANIT Number:** No Deed Found

**Document Name:** No Deed Found

**Level of Protection:** None

**Recommendations:** Verify Town ownership of this parcel, then research history of conveyance. If no restrictions emerge from research, and conservation value is high, pursue enhanced protection by means of a conservation easement conveyed to a qualified entity.

## North Hampton Conservation Property Profile

**Map:** 16

**Lot:** 11

**Sublot:**

**Property Name:** Independence Farm

**Conservation Acres:** 43.89 (GIS estimate of No. Hampton portion)

**Protection Type:** Conservation Easement

**Date Granted:** 9/30/1998

**Grantor:** Pearl B. Morrill

**Conservation Grantee:** Rye Conservation Commission

**Restrictions Summary:** Conservation Easement - Purposes: To assure Premises will be retained in perpetuity predominantly in current condition as a farm with adjoining open fields and woods, with said woods remaining in their natural, scenic, and open space condition for fish and wildlife conservation, natural habitat protection, and other conservation uses; Premises consist of horse farm with residence and adjacent farm buildings and open fields for horses, woodlands for natural habitat of fish, wildlife and native plant communities, etc.; To help maintain in perpetuity Premises in scenic and open space value and enhance community enjoyment and ecological value of this agricultural and open space.

Prohibited Acts and Uses: Construction or placing of any dwelling, building, tennis court, utility pole, etc.; Mining, excavation, removal, etc. of soil, gravel, etc.; Placing, filling, storing or dumping on or in the premises of soil, refuse, trash, vehicle parts, etc. or underground storage tanks; Activities detrimental to drainage, flood control, water conservation, erosion control; Use of automobiles, trucks, motorcycles, motorized trail bikes, snowmobiles, or other motorized vehicles except along existing roadway, and except for emergency vehicles; Removal, alteration, and/or destruction of any trees, shrubs, or vegetation within Premises except for allowed activities; Commercial, industrial, or institutional uses; Storage of pesticides, herbicides, etc.; except as approved in writing by Grantee; Other uses of Premises incinsistent with Purposes;

Grantor's Reserved Rights of Use: In Building Envelope - existing buildings and structures may be used, maintained, repaired, replaced, etc. and indoor riding arena may be built, used, etc.; Agricultural and horticultural activities including

horses, but existing fields may be used but not enlarged by the clearing of adjacent forest land without written permission of Grantee; Cultivation and harvesting of forest products following Best Management Practices and management plan and only to enhance wildlife habitat; Access: Grantee and representatives shall have right to enter at reasonable times; Grantee shall have right with prior written notice to act to preserve, conserve, promote natural habitat of wildlife, fish, and plants; Further boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Rye Conservation Commission

**Location:** Straddles Rye/No. Hampton line, fronts on Washington Rd., Rye

**Comments:** Most of parcel is in No. Hampton, but conservation grantee for entire parcel is Rye Conservation Commission. Actual enforcement by Rye Con Comm of No. Hampton portion is of concern.

**Ownership:** Private

**Book & Page:** 3336-2102

**Plan:** None referenced in deed

**GRANIT Number:** 186-087-001

**Document Name:** Conservation Easement

**Level of Protection:** High

**Recommendations:** Discuss stewardship issues with Rye Conservation Commission.

## North Hampton Conservation Property Profile

**Map:** 17

**Lot:** 66

**Sublot:** Multiple Sub-Lots

**Property Name:** Hobbs Farm - Evergreen

**Conservation Acres:** 5.05

**Protection Type:** Conservation Easement

**Date Granted:** 3/1/2001

**Grantor:** Evergreen Drive of Seacoast, LLC

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement - Purposes: To assure CE area will be retained in perpetuity predominantly in undeveloped, scenic and open space condition and to prevent any use of the CE area that will significantly impair conservation value; To protect natural habitat of fish and wildlife; To preserve open space... Use Limitations: CE area shall be maintained in perpetuity as open space without there being conducted industrial or commercial activities; CE area shall not be further subdivided; No structure or improvements such as a dwelling, tennis court, swimming pool, tower, etc. except to enhance conservation uses; No changes in topography, water systems or wetlands that would harm rare species; No outdoor advertising structures; No mining, quarrying, disturbance, etc. of rocks, mineral, topsoil, etc.; No clear cutting; No dumping, burial, etc. of vehicle bodies or parts. Reserved Rights (of Owner): To maintain, repair, replace utilities that serve CE area or land of Owner; To request lot owners to post against hunting, trespass; To have reasonable access for inspection to maintain boundaries, utilities, determine compliance; Town shall have access to ensure compliance; No public access; Planting of trees but not landscaping allowed, non-commercial(non-public) blueberry picking allowed; Other activities consistent with limitations. Violations section. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Birch Road and North Road

**Comments:** CE deed on back of sublots 5, 6, 7, 8, 9 &10 - total acreage 5.055

**Ownership:** Private

**Book & Page:** 3555-2902

**Plan:** D-28766 (4 sheets)

**GRANIT Number:** New Mapping

**Document Name:** CE Deed

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT. Consider marking CE boundary with permanent tags.

## North Hampton Conservation Property Profile

**Map:** 17

**Lot:** 73

**Sublot:**

**Property Name:** Fitzgerald (C)

**Conservation Acres:** 50

**Protection Type:** Conservation Easement

**Date Granted:** 12/5/1997 & 6/26/2000

**Grantor:** Joseph F. Fitzgerald Realty Trust, Joseph F. Fitzgerald trustee

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Corrective Conservation Easement Deed - Purposes: The prudent preservation and conservation of open spaces, 50 acres of productive forest land, wildlife habitat, scenic enjoyment of general public. Use Limitations: Property to be maintained in perpetuity as open space without any industrial, commercial or agricultural activity, except for forestry as described below; No subdivision; No structure or improvement including a dwelling, portion of septic system, tennis court, etc. Ancillary structures and improvements such as a barn, road, dam, fences, etc. allowed only as necessary for forestry, conservation, noncommercial outdoor recreation; No removal, filling or other disturbance of soil, surface or subsurface water systems, wetlands or natural habitat except for allowed activities and that do not harm rare species or are detrimental to recreational/wildlife habitat protection purposes; No outdoor advertising structures; No mining, excavation, etc. of rocks, gravel, soils, etc. and no removal of such material from property; No storage, dumping, etc. of waste, refuse or hazardous materials; No hunting and property must be posted; All permits requires. Reserved Rights: None. Breach of Easement and adequate other boilerplate language. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** North Road

**Comments:** 50 acre north portion of lot 17-73 - whole lot is 103.3 Acres - 6/21/2000 Corrective Conservation Easement Deed includes missing Grantor address and rough property description



**Ownership:** Private

**Book & Page:** 3259-1585 3483-2839

**Plan:** None referenced in deed

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement Deed (accepted by Town), Corrective CE Deed (not signed by Town)

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 18

**Lot:** 53

**Sublot:**

**Property Name:** Treat - Leavitt Farm (B)

**Conservation Acres:** 49.38

**Protection Type:** Deed Restrictions

**Date Granted:** 2/18/2004

**Grantor:** The Treat Foundation, William W. Treat Trustee

**Conservation Grantee:** North of Walnut Ave, west of I-95.

**Restrictions Summary:** Warranty Deed with Restrictions - p. 4: "Said conveyance is subject to the following restrictions and conditions: (1) the above described parcels conveyed herein shall not be subdivided; and (2) the above described parcels shall be maintained in perpetuity in their natural and undeveloped condition and shall be forever preserved as open space in their natural, scenic and open condition without any industrial or commercial activities conducted thereon. This provision shall not restrict the grantee, in its discretion, from using the above described parcels conveyed herein for non-commercial forestry, agriculture, or passive recreational uses or for education uses.". See original deed for complete terms.

**Enforcement Rights:** Grantor?

**Location:** North side of Walnut Ave.

**Comments:** Acreage of lot from tax map. 100.84 (from deed) acres total for 3 lots: 14-159, 18-53, 18-57

**Ownership:** Town of North Hampton (Conservation Commission)

**Book & Page:** 4243-1980

**Plan:** D-14048 (not complete)

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium

**Recommendations:** Basic generalized restrictions in deed, but no enforcement entity named. Consider pursuing conveyance of a conservation easement to a land trust.

## North Hampton Conservation Property Profile

**Map:** 18

**Lot:** 57

**Sublot:**

**Property Name:** Treat - Leavitt Farm (C)

**Conservation Acres:** 22.69

**Protection Type:** Deed Restrictions

**Date Granted:** 2/18/2004

**Grantor:** The Treat Foundation, William W. Treat Trustee

**Conservation Grantee:** North of Walnut Ave, west of I-95.

**Restrictions Summary:** Warranty Deed with Restrictions - p. 4: "Said conveyance is subject to the following restrictions and conditions: (1) the above described parcels conveyed herein shall not be subdivided; and (2) the above described parcels shall be maintained in perpetuity in their natural and undeveloped condition and shall be forever preserved as open space in their natural, scenic and open condition without any industrial or commercial activities conducted thereon. This provision shall not restrict the grantee, in its discretion, from using the above described parcels conveyed herein for non-commercial forestry, agriculture, or passive recreational uses or for education uses.". See original deed for complete terms.

**Enforcement Rights:** Grantor?

**Location:** North side of Walnut Ave.

**Comments:** Acreage of lot from tax map. 100.84 (from deed) acres total for 3 lots.

**Ownership:** Town of North Hampton (Conservation Commission)

**Book & Page:** 4243-1980

**Plan:** D-14048 (not complete)

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium

**Recommendations:** Basic generalized restrictions in deed, but no enforcement entity named. Consider pursuing conveyance of a conservation easement to a land trust.

## North Hampton Conservation Property Profile

**Map:** 18

**Lot:** 63

**Sublot:**

**Property Name:** Wolfsen

**Conservation Acres:** 4

**Protection Type:** Deed Restrictions

**Date Granted:** 7/13/1999

**Grantor:** Franklin G. & Bertha J. Wolfesen

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** "Conservation Deed" grants Real Estate with Warranty Covenants subject to easements and long list of restrictions: Purposes: To assure Property will be retained forever in its undeveloped, scenic and open space condition, and to prevent any use of the property that will significantly impair or interfere with the conservation values of the property; To preserve the land for outdoor recreation by and/or the education of the general public, particularly school-aged children; To preserve open spaces, particularly forest and wetlands, for scenic enjoyment of general public. Use Limitations: Property shall be maintained in perpetuity as open space, no industrial, commercial or residential activities except agriculture, forestry, recreation and education (described); No dwelling, tennis court, etc. but ancillary structures for allowed uses allowed; Structures to have minimum impact on conservation values and scenic views of general public from public roads, trails, waters; No removal, filling of other disturbances of soils surface of changes of topography, water systems, wetlands, or natural habitat except as necessary for allowed uses and not to harm rare species or be otherwise detrimental to purposes of deed; No advertising structures except for allowed uses; No dumping, burial, etc. of refuse materials including vehicle parts, garbage, construction debris, except for composting of onsite matter. See original deed for complete terms.

**Enforcement Rights:** Not Specified

**Location:** Southerly of Lovering Road, no frontage

**Comments:** Wet - Backland of lot  
**Ownership:** Town of North Hampton  
**Book & Page:** 3409-1555  
**Plan:** None referenced in deed  
**GRANIT Number:** 186-079-001  
**Document Name:** Conservation Deed  
**Level of Protection:** High  
**Recommendations:** Verify that Town owns this parcel.

## North Hampton Conservation Property Profile

**Map:** 18

**Lot:** 64

**Sublot:**

**Property Name:** Adams

**Conservation Acres:** 1.2

**Protection Type:** Deed Restrictions

**Date Granted:** 11/24/2003

**Grantor:** Dorothy A. Adams

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Warranty Deed with Restrictions - "Said premises are conveyed subject to the restriction and condition that the property shall be maintained in perpetuity in its undeveloped condition and preserved as open space without there being conducted thereon any industrial or commercial activities. This provision shall not restrict the Grantee in its discretion from using the property for noncommercial recreational uses or for educational purposes." See original deed for complete terms.

**Enforcement Rights:** Not specified

**Location:** south of Lovering Rd.

**Comments:** land-locked parcel that abuts Wolfeson

**Ownership:** Town of North Hampton

**Book & Page:** 4206-1115

**Plan:** None referenced in deed

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** Medium



**Recommendations:** Minimal restrictions, no enforcement entity stated, but parcel is Town-owned. Parcel is small, perhaps pursue enhanced protection by means of a conservation easement if conservation value is high enough. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 19

**Lot:** 14

**Sublot:**

**Property Name:** Wollmar Easement (SELT)

**Conservation Acres:** 28.25

**Protection Type:** Conservation Easement

**Date Granted:** 10/29/1998

**Grantor:** The Dick J. Wollmar Revocable Trust, Dick J. Wollmar trustee

**Conservation Grantee:** Rockingham Land Trust (Southeast Land Trust)

**Restrictions Summary:** Conservation Easement Deed - Purposes: Preservation and conservation of open spaces, 28 acres of productive farm/forest land, wildlife habitat, scenic enjoyment of general public; Use Limitations: Property to be maintained in perpetuity as open space without industrial/commercial activities, except agriculture/forestry (as defined and limited); No subdivision or separate conveyance or parcels; No structure. improvement including a dwelling, swimming pool, srptic system, etc. unless necessary for agriculture/forestry/conservation/habitat management or non-commercial outdoor recreation; No removal/filling/disturbance of soils surface or changes in topography, water systems, wetlands, natural habitat except as necessary for allowed uses, and not to harm rare species; No outdoor advertising structures; No mining, quarrying, removal, etc. of rocks, mineral, gravel, topsoil, etc. except pursuant to previous CE provisions; No dumping/burial of hazardous materials. Reserved Rights: (to owner of Map19, Lot 24) To enjoy right to conduct agriculture/forestry; To pass/repass; To post against hunting/fishing from time to time; To permit or forbid use by motorized vehicles from time to time; To reserve profits from Property gained by forestry/agriculture. Breach of Easement, other boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Rockingham Land Trust (Southeast Land Trust)

**Location:** South of Walnut Ave, west side of Winnicut River

**Comments:** Landlocked parcel on Winnicut River, comprehensive easement terms

**Ownership:** Private

**Book & Page:** 3338-0939

**Plan:** D-26709

**GRANIT Number:** 186-067

**Document Name:** Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Property is secure.

## North Hampton Conservation Property Profile

**Map:** 19

**Lot:** 14

**Sublot:** 1

**Property Name:** Kilburn

**Conservation Acres:** 3

**Protection Type:** Conservation Easement

**Date Granted:** 7/8/1991

**Grantor:** Town

**Conservation Grantee:** Town of North Hampton Conservation Commission (stated, no acceptance signature)

**Restrictions Summary:** Conservation Easement - No acceptance by Town in deed - Restrictions: No buildings or structures; no soil, gravel, trash, etc. to be placed; No soil, gravel, etc. to be excavated or removed; No trees, grass or vegetation shall be cut or removed except as allowed below; Reserved Rights: Cultivation and harvesting of customary farm products, fish and shell fish, and construction of fences for said; Cultivation and harvesting of forestry products but slash removed; construction of cranberry bogs, rice bogs and fields; construction of aquaculture ponds; Construction and maintenance of underground utilities. Town reps may enter to inspect, enforce; North Hampton inhabitants may pass and repass within 50 of Winnicut River for hiking, fishing, etc; Town may enter to mark/clear trails. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission (stated, no acceptance signature)

**Location:** 100 Walnut Ave

**Comments:** Portion of lot only. Moor Farm - all wetland. No access except for NHCC. Easement area approximated on map, plan not available. Town never accepted easement in deed.

**Ownership:** Private

**Book & Page:** 2882-2945

**Plan:** None referenced in deed

**GRANIT Number:** New Mapping

**Document Name:** Conservation Easement

**Level of Protection:** Low

**Recommendations:** Town never accepted Easement in Deed. Draft and record acceptance document. Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 19

**Lot:** 21

**Sublot:**

**Property Name:** Wollmar (Chase Farm or Chapman Farm)

**Conservation Acres:** 20.91

**Protection Type:** Conservation Easement

**Date Granted:** 7/13/1993

**Grantor:** Dick J. Wollmar

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement - ..."to retain Easement Premises in natural and scenic condition and to protect the watershed and aquifers for all time". Frontage on Winnicut River; 7 Acres of wetland, 14 acres of prime agricultural soil; Simple list of Use Limitations; No building, structure, utility pole, etc.; No soil, gravel, refuse, vehicles, etc. placed on CE or allowed to remain; No soil, gravel, etc. to be excavated or removed; No trees, grasses, etc. cut or destroyed; Reserved Rights: Right of Grantor to pass/repass, cultivate and harvest crops, fish, livestock, etc. and construct enclosures for said purpose; to cultivate and harvest forestry products; To construct and maintain cranberry bogs and rice bogs/fields; To construct aquaculture ponds; To construct underground utilities. No affirmative right of public to access. Town granted permission to inspect, enforce; inhabitants of No. Hampton allowed to pass/repass within 50 ft. of Winnicut River for hiking, fishing, etc.; Con Comm may enter to clear and mark trails. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** Walnut Avenue

**Comments:** Wollmar Farm (former Chase Farm) very wet - CE identifies property as Lot 21-4

**Ownership:** Private

**Book & Page:** 3017-1316

**Plan:** D-22247

**GRANIT Number:** 186-078-001

**Document Name:** Conservation Easement

**Level of Protection:** Medium

**Recommendations:** Deed refers to wrong tax parcel - record corrective deed to correct scrivener's error.

## North Hampton Conservation Property Profile

**Map:** 19

**Lot:** 24

**Sublot:**

**Property Name:** Wollmar Farm

**Conservation Acres:** 13.93

**Protection Type:** Conservation Easement

**Date Granted:** 12/18/2002

**Grantor:** Dick J. Wollmar Revocable Trust, Dick J. Wollmar trustee; Mary Lou Wollmar Revocable Trust, Mary Lou Wollmar Revocable Trust

**Conservation Grantee:** Town of North Hampton

**Restrictions Summary:** Conservation Easement Deed - Extensive Purposes, Use Limitations, Rights and Obligations of Grantee sections, Reserved Rights: Affirmative right of Grantor to conduct forestry, agriculture, utilize water; To pass and re-pass Property for non-commercial outdoor recreation; To post or not post against hunting and fishing; To permit or forbid motorized vehicles of any kind from time to time except for emergency vehicles; To conduct, use, maintain, etc. subsurface wastewater disposal system, leach fields, pipes, etc. and enable said system to be located on Property, location designated in Exhibit \_ herein; To maintain existing streams/brooks, dredged materials not to be stockpiled, and immediately removed from Property and to remove brush and vegetation from brook; In event Grantor's existing domestic water source becomes inadequate, or on Grantor's 1.063 ac. lot (not in CE) Grantor may drill artesian well, etc. on Property with minimal disturbance and to be restored; 30 day prior written notice to Grantee required. Also, Grantor shall at all times maintain an insurance policy with umbrella coverage of CE area to cover Grantor, holding harmless the Grantee from any claims. Extensive Breach of Easement and other boilerplate provisions. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton

**Location:** abutts Winnicut River



**Comments:** Wollmar Farm - back piece of lot 19.24 - Included with gift of 19-24 land. Earlier 1989 easement (2818-0542) to Town protected 4.3 ares of this lot, which was more completely protected by the subsequent 2002 easement.

**Ownership:** Private

**Book & Page:** 3912-2824

**Plan:** C-7505

**GRANIT Number:** New Mapping

**Document Name:** Bargain/Sale Agreement Exhibit A-1; Wollmar Conservation Easement

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 19

**Lot:** 25

**Sublot:**

**Property Name:** Redden

**Conservation Acres:** 1

**Protection Type:** Deed Restrictions

**Date Granted:** 12/7/1978

**Grantor:** Stephen & Robin Bancewicz

**Conservation Grantee:** Stephen & Robin Bancewicz

**Restrictions Summary:** Warranty Deed with Restrictions - No structures; No fences for purposes other than for agriculture - No fence to exceed 3 ft.; Subject area for agricultural purposes only. See original deed for complete easement terms.

**Enforcement Rights:** Stephen & Robin Bancewicz

**Location:** 117 Walnut Ave., back portion

**Comments:** Deed excludes front area from restrictions, remaining area of 2.03 ac. lot in conservation is approximately 1 ac. (See 19-34?)

**Ownership:** Private

**Book & Page:** 2328-0223

**Plan:** No Plan referenced in deed

**GRANIT Number:** New Mapping

**Document Name:** Deed

**Level of Protection:** Low

**Recommendations:** A few use restrictions in fee deed to Redden, presumably enforceable by Grantor, and then by no-one. Area is small - possibly approach owner to donate easement to Town.

## North Hampton Conservation Property Profile

**Map:** 19

**Lot:** 54

**Sublot:** Multiple sub-lots

**Property Name:** Winterberry

**Conservation Acres:** 10.1

**Protection Type:** No Deed Found

**Date Granted:** 12/17/1998 (plan)

**Grantor:** (Plan and lot fee deeds say Evans Realty Trust will grant easement)

**Conservation Grantee:** (Plan and lot fee deeds say Town of No. Hampton will be granted easement)

**Restrictions Summary:** No Deed Found.

**Enforcement Rights:** No Deed Found

**Location:** Winterberry Lane

**Comments:** Conservation Easement area shown on Plan as back of sublots 7, 8, 9, 10, 11, 12, 13 & 14; but no deed found at Town, nor recorded at Registry

**Ownership:** Private

**Book & Page:** CE Deed Never Found

**Plan:** D-27724

**GRANIT Number:** New Mapping

**Document Name:** No Deed Found

**Level of Protection:** Low

**Recommendations:** Deed never found, only reference to Conservation Land is on plan. Either negotiate a formal document with restrictions with individual lot owners, or record declination of easement.

## North Hampton Conservation Property Profile

**Map:** 20

**Lot:** 3

**Sublot:**

**Property Name:** Metalious

**Conservation Acres:** 13.4

**Protection Type:** Conservation Easement

**Date Granted:** 5/15/2002

**Grantor:** Pricilla L. and George Metaliuos

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed - Purposes: To assure Property is retained forever in undeveloped condition, etc.; To Preserve property for non-commercial, non-mechanized, passive outdoor recreation by, and/or education of general public as may be permitted from time to time by Grantor; Preservation and conservation of open spaces, 13.4 ac. of productive farm/forest land for scenic enjoyment of general public. Use Limitation: Property to be maintained in perpetuity as open space, no industrial or commercial activities except agriculture and forestry; Agriculture and forestry intended to be as part of historic "Family Farm" in described part or property, agriculture, forestry and "Family Farming" described; No structures or improvements such as a dwelling, septic system, tennis court, etc. except as allowed under Family Farming terms; Ancillary structures for allowed activities permitted; No removal, filling or disturbance of soils, topo, water systems, wetlands or natural habitat unless necessary for permitted activities and not to harm rare species; No dumping, injection, etc. of hazardous materials; No mining, quarrying, excavation, etc. of soil, rock, etc. or drainage or divergence of surface water or drilling or pumping groundwater except by Reserved Right; No storage or placement of soil, sand, etc.; No subdivision but parcel consolidation with adjacent conservation properties allowed; No outdoor advertising signs except for permitted use. Rights and Obligations of Grantee: Unrestricted access to property to determine compliance; Grantee not obligated to post signs or to maintain property; Further list of enforcement rights of Town (should have said Grantee); Reserved Rights: To enjoy right to conduct agriculture/forestry; To pass/repass for pleasure and for noncommercial recreational

activities; To post against hunting and fishing from time to time; To permit or forbid motorized recreational vehicles that is not inconsistent with CE terms; To merge boundaries of Property with adjacent conservation properties; To maintain, repair and replace existing subsurface wastewater disposal system and allow said system to continue to serve other land of drill new artesian well on CE to serve domestic property (only if existing system fails); Long list of terms regarding "Family Farming"; Benefits and Burdens: Grantor shall at all times maintain general liability insurance of at least \$500,000 per occurrence; Grantor shall be notified in writing in advance of transfer of title. Breach of Easement Terms, much more boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** West Road/Mill Road

**Comments:** Portion of Metalious property

**Ownership:** Private

**Book & Page:** 3771-0823

**Plan:** D-29829

**GRANIT Number:** New Mapping

**Document Name:** Metalious Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 20

**Lot:** 2

**Sublot:**

**Property Name:** Rostamo

**Conservation Acres:** 4.20

**Protection Type:** Conservation Easement

**Date Granted:** 5/14/2002

**Grantor:** Terry M. Rostamo

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Conservation Easement Deed - Purposes: To assure Property is retained forever in undeveloped condition, etc.; To preserve property for non-commercial, non-mechanized, passive outdoor recreation by, and/or education of general public as may be permitted from time to time by Grantor; Preservation and conservation of open spaces, 6.2 ac. of productive farm/forest land for scenic enjoyment of general public. Use Limitations: Property to be maintained in perpetuity as open space, no industrial or commercial activities except agriculture and forestry; No structures or improvements such as a dwelling, septic system, tennis court, etc. except for allowed activities; No removal, filling or disturbance of soils, topo, water systems, wetlands or natural habitat unless necessary for permitted activities and not to harm rare species; No dumping, injection, etc. of hazardous materials; No mining, quarrying, excavation, etc. of soil, rock, etc. or drainage or divergence of surface water or drilling or pumping groundwater except by Reserved Right; No storage or placement of soil, sand, etc.; No subdivision but parcel consolidation with adjacent conservation properties allowed; No outdoor advertising signs except for permitted use. Rights and Obligations of Grantee: Unrestricted access to property to determine compliance; Grantee not obligated to post signs or to maintain property; Further list of enforcement rights of Town (should have said Grantee); Reserved Rights: To enjoy right to conduct agriculture/forestry; To pass/repass for pleasure and for noncommercial recreational activities; To post against hunting and fishing from time to time; To permit or forbid motorized recreational vehicles that is not inconsistent with CE terms; To merge boundaries of Property with adjacent

conservation properties; To maintain, repair and replace existing subsurface wastewater disposal system and allow said system to continue to serve other land or drill new artesian well on CE to serve domestic property (only if existing system fails); Benefits and Burdens: Grantor shall at all times maintain general liability insurance of at least \$500,000 per occurrence; Grantor shall be notified in writing in advance of transfer of title. Breach of Easement Terms, much more boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** West Road/Mill Road

**Comments:** First North Hampton Forever Easement - former Garland Farm

**Ownership:** Private

**Book & Page:** 3771-0860

**Plan:** D-29829

**GRANIT Number:** New Mapping

**Document Name:** Rostamo Conservation Easement Deed

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT.

## North Hampton Conservation Property Profile

**Map:** 20

**Lot:** 8

**Sublot:**

**Property Name:** Greystone Village

**Conservation Acres:** Portion of 13.57

**Protection Type:** Conservation Easement

**Date Granted:** 10/7/2005

**Grantor:** GFI North Hampton LLC

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Open Space / Conservation Easement Deed - Purposes: Protection of surface water quality; To assure property is retained forever in undeveloped condition; To preserve Property for non-commercial, passive recreational use by Owners and any resident of Leaseholder of Project Lot; Preservation and conservation of open spaces, 13.3676 acres of productive wetlands/open space and wildlife habitat of property; Use Limitations: Property to be maintained in perpetuity as open space, no industrial or commercial activities except agriculture and forestry; (Description of Agriculture/Forestry); No structures of improvements such as a dwelling, septic system, tennis court, etc. except for allowed activities; No removal, filling or disturbance of soils, topo, water systems, wetlands or natural habitat unless necessary for permitted activities and not to harm rare species; No dumping, injection, etc. of hazardous materials; No mining, quarrying, excavation, etc. of soil, rocks, etc. or drainage or divergence of surface water or drilling or pumping groundwater except by Reserved Right; No storage or placement of soil, sand, etc.; No subdivision but parcel consolidation with adjacent conservation properties allowed; No outdoor advertising signs except for permitted use. Rights and Obligations of Grantee: Unrestricted access to property to determine compliance; Grantee not obligated to post signs or to maintain property; Further list of enforcement rights of Town (should have said Grantee); Reserved Rights: To enjoy right to conduct agriculture/forestry; To pass/repass for pleasure and for noncommercial recreational activities; To post against hunting and fishing form time to time; To forbid motorized recreational vehicles that is not inconsistent with CE terms; To redirect flow of drainage flowing onto



property from abutting properties; To locate and relocate utility easements, drainage structures and communications lines; To engage in any mitigation, etc. required under State/Federal permits; Right of Grantor and Leaseholders of Homesites to pass/repass for non-commercial recreation; Benefits and Burdens: Grantor shall at all times maintain general liability insurance of at least \$500,000 per occurrence; Grantor shall be notified in writing in advance of transfer of title. Breach of Easement Terms, much more boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** East side of Rte. 1

**Comments:** Conservation Easement as part of Development Plan

**Ownership:** Private

**Book & Page:** 4562-1168

**Plan:** D-33123

**GRANIT Number:** New Mapping

**Document Name:** Open Space/Conservation Easement

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT. Consider marking CE boundary with permanent tags.

## North Hampton Conservation Property Profile

**Map:** 20

**Lot:** 9

**Sublot:**

**Property Name:** Greystone Village

**Conservation Acres:** Portion of 13.57

**Protection Type:** Conservation Easement

**Date Granted:** 10/7/2005

**Grantor:** GFI North Hampton LLC

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Open Space / Conservation Easement Deed - Purposes: Protection of surface water quality; To assure property is retained forever in undeveloped condition; To preserve Property for non-commercial, passive recreational use by Owners and any resident of Leaseholder of Project Lot; Preservation and conservation of open spaces, 13.3676 acres of productive wetlands/open space and wildlife habitat of property; Use Limitations: Property to be maintained in perpetuity as open space, no industrial or commercial activities except agriculture and forestry; (Description of Agriculture/Forestry); No structures of improvements such as a dwelling, septic system, tennis court, etc. except for allowed activities; No removal, filling or disturbance of soils, topo, water systems, wetlands or natural habitat unless necessary for permitted activities and not to harm rare species; No dumping, injection, etc. of hazardous materials; No mining, quarrying, excavation, etc. of soil, rocks, etc. or drainage or divergence of surface water or drilling or pumping groundwater except by Reserved Right; No storage or placement of soil, sand, etc.; No subdivision but parcel consolidation with adjacent conservation properties allowed; No outdoor advertising signs except for permitted use. Rights and Obligations of Grantee: Unrestricted access to property to determine compliance; Grantee not obligated to post signs or to maintain property; Further list of enforcement rights of Town (should have said Grantee); Reserved Rights: To enjoy right to conduct agriculture/forestry; To pass/repass for pleasure and for noncommercial recreational activities; To post against hunting and fishing form time to time; To forbid motorized recreational vehicles that is not inconsistent with CE terms; To redirect flow of drainage flowing onto

property from abutting properties; To locate and relocate utility easements, drainage structures and communications lines; To engage in any mitigation, etc. required under State/Federal permits; Right of Grantor and Leaseholders of Homesites to pass/repass for non-commercial recreation; Benefits and Burdens: Grantor shall at all times maintain general liability insurance of at least \$500,000 per occurrence; Grantor shall be notified in writing in advance of transfer of title. Breach of Easement Terms, much more boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** East side of Rte. 1

**Comments:** Conservation Easement as part of Development Plan

**Ownership:** Private

**Book & Page:** 4562-1168

**Plan:** D-33123

**GRANIT Number:** New Mapping

**Document Name:** Open Space/Conservation Easement

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT. Consider marking CE boundary with permanent tags.

## North Hampton Conservation Property Profile

**Map:** 20

**Lot:** 11

**Sublot:**

**Property Name:** Greystone Village

**Conservation Acres:** Portion of 13.57

**Protection Type:** Conservation Easement

**Date Granted:** 10/7/2005

**Grantor:** GFI North Hampton LLC

**Conservation Grantee:** Town of North Hampton Conservation Commission

**Restrictions Summary:** Open Space / Conservation Easement Deed - Purposes: Protection of surface water quality; To assure property is retained forever in undeveloped condition; To preserve Property for non-commercial, passive recreational use by Owners and any resident of Leaseholder of Project Lot; Preservation and conservation of open spaces, 13.3676 acres of productive wetlands/open space and wildlife habitat of property; Use Limitations: Property to be maintained in perpetuity as open space, no industrial or commercial activities except agriculture and forestry; (Description of Agriculture/Forestry); No structures of improvements such as a dwelling, septic system, tennis court, etc. except for allowed activities; No removal, filling or disturbance of soils, topo, water systems, wetlands or natural habitat unless necessary for permitted activities and not to harm rare species; No dumping, injection, etc. of hazardous materials; No mining, quarrying, excavation, etc. of soil, rocks, etc. or drainage or divergence of surface water or drilling or pumping groundwater except by Reserved Right; No storage or placement of soil, sand, etc.; No subdivision but parcel consolidation with adjacent conservation properties allowed; No outdoor advertising signs except for permitted use. Rights and Obligations of Grantee: Unrestricted access to property to determine compliance; Grantee not obligated to post signs or to maintain property; Further list of enforcement rights of Town (should have said Grantee); Reserved Rights: To enjoy right to conduct agriculture/forestry; To pass/repass for pleasure and for noncommercial recreational activities; To post against hunting and fishing form time to time; To forbid motorized recreational vehicles that is not inconsistent with CE terms; To redirect flow of drainage flowing onto

property from abutting properties; To locate and relocate utility easements, drainage structures and communications lines; To engage in any mitigation, etc. required under State/Federal permits; Right of Grantor and Leaseholders of Homesites to pass/repass for non-commercial recreation; Benefits and Burdens: Grantor shall at all times maintain general liability insurance of at least \$500,000 per occurrence; Grantor shall be notified in writing in advance of transfer of title. Breach of Easement Terms, much more boilerplate. See original deed for complete easement terms.

**Enforcement Rights:** Town of North Hampton Conservation Commission

**Location:** East side of Rte. 1

**Comments:** Conservation Easement as part of Development Plan

**Ownership:** Private

**Book & Page:** 4562-1168

**Plan:** D-33123

**GRANIT Number:** New Mapping

**Document Name:** Open Space/Conservation Easement

**Level of Protection:** High

**Recommendations:** Submit parcel data to GRANIT. Consider marking CE boundary with permanent tags.

## North Hampton Conservation Property Profile

**Map:** 21

**Lot:** 45

**Sublot:**

**Property Name:** Luff - Winnucut Headwaters 1

**Conservation Acres:** 20.19

**Protection Type:** Conservation Easement

**Date Granted:** Warranty: 1/17/2007 CE: 1/12/2007

**Grantor:** Richard Ten Eyck Luff & Antonia Hip Luff; Town of North Hampton

**Conservation Grantee:** Southeast Land Trust (holder of easement)

**Restrictions Summary:** Conservation Easement Deed - Purposes: Water Quality, Wildlife Habitat, Scenic Amenity, Public Recreation. Use Limitations: Property shall be maintained in perpetuity as open space without any residential development activities, or industrial/commercial activities; Entry fee for cross country skiing allowed; No vegetation shall be cut, disturbed altered or removed except according to Management / Stewardship Plan (No Commercial Agriculture or Forestry) Trail clearing allowed, No spraying or fertilizers, biocides or significant soils disturbance; No subdivision; Conveyance of Property requires consent of Easement Holder; No structures/improvements except according to specific terms; No removal, filling, disturbance of soil, water systems, wetlands, natural habitat except for allowed activities and not harmful to rare species; No advertising structures; No mining, excavating, removal of soil, rocks, etc.; No dumping of hazardous materials; No rights of way, easements, driveways, etc. unless otherwise herein permitted; No posting (see details); No granting of permission for wheeled motirized vehicles except for management; Management of Property according to written Management and Stewardship Plan (see details). Reserved Rights: Use property for recreational purposes, maintain trails; Right to temporarily close property from public access under listed conditions; Further comprehensive terms. See original deed for complete easement terms.

**Enforcement Rights:** Southeast Land Trust (holder of easement)

**Location:** No. Hampton / Greenland border andeaset of I95

**Comments:** Unrestricted Fee held by Town, Conservation Easement held by Southeast Land Trust

**Ownership:** Town of North Hampton

**Book & Page:** 4756-0467

**Plan:** D-34457

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** High

**Recommendations:** Property is secure.

## North Hampton Conservation Property Profile

**Map:** 22

**Lot:** 3

**Sublot:**

**Property Name:** Luff - Winnucut Headwaters 1

**Conservation Acres:** 63.35

**Protection Type:** Conservation Easement

**Date Granted:** Warranty: 1/17/2007 CE: 1/12/2007

**Grantor:** Richard Ten Eyck Luff & Antonia Hip Luff; Town of North Hampton

**Conservation Grantee:** Southeast Land Trust (holder of easement)

**Restrictions Summary:** Conservation Easement Deed - Purposes: Water Quality, Wildlife Habitat, Scenic Amenity, Public Recreation. Use Limitations: Property shall be maintained in perpetuity as open space without any residential development activities, or industrial/commercial activities; Entry fee for cross country skiing allowed; No vegetation shall be cut, disturbed altered or removed except according to Management / Stewardship Plan (No Commercial Agriculture or Forestry) Trail clearing allowed, No spraying or fertilizers, biocides or significant soils disturbance; No subdivision; Conveyance of Property requires consent of Easement Holder; No structures/improvements except according to specific terms; No removal, filling, disturbance of soil, water systems, wetlands, natural habitat except for allowed activities and not harmful to rare species; No advertising structures; No mining, excavating, removal of soil, rocks, etc.; No dumping of hazardous materials; No rights of way, easements, driveways, etc. unless otherwise therein permitted; No posting (see details); No granting of permission for wheeled motorized vehicles except for management; Management of Property according to written Management and Stewardship Plan (see details). Reserved Rights: Use property for recreational purposes, maintain trails; Right to temporarily close property from public access under listed conditions; Further comprehensive terms. See original deed for complete easement terms.

**Enforcement Rights:** Southeast Land Trust (holder of easement)



**Location:** No. Hampton / Greenland border andeaset of I95

**Comments:** Unrestricted Fee held by Town, Conservation Easement held by Southeast Land Trust

**Ownership:** Town of North Hampton

**Book & Page:** 4756-0467

**Plan:** D-34457

**GRANIT Number:** New Mapping

**Document Name:** Warranty Deed

**Level of Protection:** High

**Recommendations:** Property is secure.

## North Hampton Conservation Property Profile

**Map:** 22

**Lot:** 22

**Sublot:** 21

**Property Name:** Woods - Booker Farm

**Conservation Acres:** 2.27

**Protection Type:** No Conservation Restrictions

**Date Granted:** 12/29/2006

**Grantor:** William A. Woods

**Conservation Grantee:** No Restrictions in Deed

**Restrictions Summary:** No Restrictions in Deed.

**Enforcement Rights:** No Restrictions

**Location:** Deer Run and Red Fox Roads

**Comments:** Warranty Deed with no restrictions to Town on house lot in subdivision.

**Ownership:** Town of North Hampton

**Book & Page:** 4750-1195

**Plan:** D-25220

**GRANIT Number:** New Mapping

**Document Name:** Deed of Warranty

**Level of Protection:** None

**Recommendations:** No legal restrictions to use of property. If conservation value to Town is high enough, consider conveyance of conservation easement to a qualified entity.

## North Hampton Conservation Property Profile

**Map:** 22

**Lot:** 24

**Sublot:**

**Property Name:** Winnicut Rd. Development LLC - Dustin Farm

**Conservation Acres:** 51.74

**Protection Type:** No Deed Found, Plan Shows Proposed Conservation Area

**Date Granted:** 12/4/2006 (plan)

**Grantor:** No Deed Found

**Conservation Grantee:** No Deed Found

**Restrictions Summary:** No Deed Found but signed, accepted and recorded Plan shows 51.74 acre back portion as "Proposed Conservation Land".

**Enforcement Rights:** No Deed Found

**Location:** N of Winnicut Rd.

**Comments:** Backland behind frontage lots on plan, but no deed found

**Ownership:** Private

**Book & Page:** No Deed Found

**Plan:** D-34413

**GRANIT Number:** New Mapping

**Document Name:** No Deed Found

**Level of Protection:** None

**Recommendations:** No deed was ever recorded that conveyed restrictions on this property. The Plan shows the area of proposed conservation land. As the parcel is large, pursue the conveyance of a conservation easement to the Town.

Database of Conservation Lands in North Hampton, NH								(Fields reduced for Website)	
Prepared by Christopher Kane, for the Town of North Hampton 3/2007									
Map	Lot	Sub	Property Name	Acres	Protection Type	Date	Conservation Grantee	Location	Comments
1	37		Wildlife Preserves	3.33	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	42		Wildlife Preserves	0.96	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	43		Wildlife Preserves	13.88	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	45		Wildlife Preserves	3.30	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	47		Wildlife Preserves	1.85	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	51		Wildlife Preserves	2.33	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	54		Wildlife Preserves	2.14	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	55		Wildlife Preserves	4.90	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	57		Shane	1.13	Conservation Easement	4/16/2001	Audubon Society of NH	Atlantic Avenue	Former orchard land next to Litt Marsh
1	58		Southworth, Katherine	2	No Conservation Restrictions	5/12/1999	Audubon Society of NH	Little River Marsh	Wet - marsh
1	59		Wildlife Preserves	1.17	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	60		Wildlife Preserves	4.76	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	61		Wildlife Preserves	4	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	65		Lamprey	24.37	Conservation Easement	12/22/1993	Town of North Hampton Conservation Commission	South side of Atlantic Avenue to Little River	Frontage on Atlantic Ave - Appe Lot 1-137
1	66		Wildlife Preserves	2.63	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	67		Wildlife Preserves	1.2	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre
1	68		Wildlife Preserves	7	Deed Restrictions	7/29/2002	Audubon Society of NH	Little River Marsh	Tax Purchase 7/02 - Wildlife Pre

1	137		Lamprey, D. Morris	0.57	Conservation Easement	12/22/1993	Town of North Hampton Conservation Commission	South side of Atlantic Avenue to Little River	Long thin lot on west side of large appears to be included in acreage deed to Town
2	43		Runnymede Homeowners Association	2	Conservation Easement	8/24/1998	Town of North Hampton Conservation Commission	Runnymede Drive	Runnymede Farm Subdivision end of Runnymede Drive - Lot
2	44		Boies Easement	13.4	Conservation Easement	5/23/2000 (accepted)	Society for the Protection of New Hampshire Forests	Woodland Rd. & Atlantic Ave.	Frontage on Atlantic Ave, Wood Little River
2	46		Shiprock	1.29	Deed Restrictions	3/3/1986	Town of North Hampton	Ship Rock Road	Small parcel amidst house lots of Road, abuts Town of North Hampton
2	46	5	Town of North Hampton/Kokernak	5.7	Deed Restrictions	10/22/2001	Town of North Hampton	South of Shiprock Road	Result of Corrective Deed of Boies SPNHF that allowed this conveyance to Kokernak
2	51		Boies Deed Restriction	44.43	Deed Restrictions	10/29/2001 (corrective) 4/14/1976 (original)	Society for the Protection of New Hampshire Forests	Woodland Rd.	former ox pasture, pristine Atlantic swamp, scout trail
5	19		Moore (A)	0.9	Conservation Easement	6/2/2003	Town of North Hampton	Old Locke Road	<b>Original Deed and separate Sale Tax File - NEVER RECORDED</b> parcel is estimated from plan.
5	19	1	Moore (B)	1.803	Conservation Easement	6/2/2003	Town of North Hampton	Old Locke Road	<b>Original Deed and separate Sale Tax File - NEVER RECORDED</b>
5	20		Moore (C)	6.6	Conservation Easement	6/2/2003	Town of North Hampton	Old Locke Road	<b>Original Deed and separate Sale Tax File - NEVER RECORDED</b>
5	44		Cahill	50.8	Conservation Easement	11/20/2003	Town of North Hampton	Chapel Rd.	Easement surrounds excluded driveway of lot
6	2	multiple sublots	Fuller	8.84	Conservation Easement	5/15/1997	Town of North Hampton Conservation Commission	Atlantic Avenue	Conservation Area is a portion of lots 2, 6-2-3, 6-2-4, and 6-2-5. Specific frontage of lots on Atlantic Avenue, the Little River, and a Grazing Easement (0107) 8.84 ac. calculated from mapping.
6	35		Fogg	13.79	Conservation Easement	5/27/1999	Town of North Hampton Conservation Commission	Mill Road	Recent issue of recreational vehicle road
6	53	3	Buffington	1.9	Conservation Restriction	10/3/1996	Town of North Hampton Conservation Commission	Atlantic Ave. and Woodland Road	50 ft. within thread of Little River 53, owned by Town of North Hampton estimated visually from plan. Paid in fee by Town.
6	53	3	Kokernak	5.7	No Conservation Restrictions	10/22/2001	No Restrictions	Woodland Road and Atlantic Ave.	Area of property in FEMA flood zone

6	78		Mill Place (A)	3.3	Conservation Easement, Corrective Easement Deed, Fee Deed	7/10/1998; 9/7/1998	Town of North Hampton	Isolated landlocked parcel west of Woodland Rd. -	Acreage from tax map. Three d pertain to this property which is 78, 12-14, 12-22 and 12-23. CE merged with fee.
6	79		Meyer	11.83	Deed Restrictions	1/2/1974	Town of North Hampton	No frontage - between Mill and Woodland Roads	former Meyers property - abutts Southworth property 12-25
6	133		Porter - Cotton Farm Lane	12.55	Restrictive Covenants	5/4/1995	The Boulders Subdivision lot owners	8 Cotton Farm Lane	Conservation Land on one rema fronts on Cotton Farm Lane. Re imposed by W. Turner Porter wh to Boulders Realty Corp. for Cot subdivision. <b>Benefits of conse only to resident of the subdivi general public.</b>
7	53		W/S North Hampton Properties LLC (A)	16.24	Conservation Easement	5/29/2001	Town of North Hampton	Behind and north of North Hampton Factory Outlet on Rte. 1	Large CE parcel directly behind Factory Outlet
7	53		Cabral Realty Investors I	34.24	Conservation Easement	12/28/1990	Town of North Hampton	Behind North Hampton Factory Outlet on Rte. 1	Associated with development of Factory Outlet
7	56		W/S North Hampton Properties (B)	1.3	Conservation Easement	5/29/2001	Town of North Hampton	US Route 1, behind No. Hampton Factory Outlet	Thin sliver at back of Lot 7-56
7	170		Spruce Meadow	44.2	Protective Covenants	1/2/1980 - approved	Owners of associated lots - Spruce Meadow Association, Inc. - each has enforcement rights against other owners	End of Spruce Meadow Drive	Protective Covenants on "Comm Entire lot counted in acreage.
8	92		Ebert, Kathleen	4.35	Conservation Easement	8/24/2006	Town of North Hampton Conservation Commission	Backland north of Hillside Rd., east of Post Rd.	Land-locked parcel
8	121	1	D'Urso or Marston Farm (A)	10.97	Deed Restrictions	12/31/2003	Town of North Hampton Conservation Commission	Exeter Rd. and I-95	Town fee simple purchase 13.3- lots 8-165 (2.43 a) & 8-164 (1.28 includes entire lots. Deed states apply to Lot 8-121 without menti actual lots that comprise the Pro
8	164		D'Urso or Marston Farm (B)	1.28	Deed Restrictions	12/31/2003	Town of North Hampton Conservation Commission	Exeter Rd. and I-95	Town fee simple purchase 13.3- lots 8-165 (2.43 a) & 8-164 (1.28 states that restrictions apply to L mention of the 3 actual lots that Property.

8	165		D'Urso or Marston Farm (C)	2.43	Deed Restrictions	12/31/2003	Town of North Hampton Conservation Commission	Exeter Rd. and I-95	Town fee simple purchase 13.3- lots 8-165 (2.43 a) & 8-164 (1.28) states that restrictions apply to L mention of the 3 actual lots that Property.
8	166		Dalton	23.35	Conservation Easement	4/20/1989	Town of North Hampton Conservation Commission - <b>Not Accepted by Town in Deed</b>	abutts I-95, Exeter Road and Winnicut River	Wet - public utilities go through
9	1	11	M & J Realty Trust	76.6	No Conservation Restrictions	9/19/1996	No Restrictions in Deed	off of Exeter Road (Rte. 111) - almost no frontage	No legal description at all, poor River crosses property
9	6	10	Gregory	10.2	Conservation Easement	2/21/2002	Town of North Hampton Conservation Commission	Exeter Road	Former Owner Wolfsen, Franklin
9	55		Fitzgerald (A)	6.00	No Conservation Restrictions	11/30/1998	Town of North Hampton Conservation Commission	On Hampton/No. Hampton town line	property description antiquated - from Town Office tax file
12	14		Mill Place (B)	16.30	Conservation Easement, Corrective Easement Deed, Fee Deed	7/10/1998; 9/7/1998	Town of North Hampton	Woodland Rd.	Acreage from tax map. Three d pertain to this property which is 78, 12-14, 12-22 and 12-23. CE merged with fee.
12	22		Mill Place (C)	1	Conservation Easement, Corrective Easement Deed, Fee Deed	7/10/1998; 9/7/1998	Town of North Hampton	South of Squire Dr., but portion of lot not described	Acreage from tax map. Three d pertain to this property which is 78, 12-14, 12-22 and 12-23. CE merged with fee.
12	23		Mill Place (D)	1.63	Conservation Easement, Corrective Easement Deed, Fee Deed	7/10/1998; 9/7/1998	Town of North Hampton	Land Locked parcel south of Squire Dr.	Acreage from tax map. Three d pertain to this property which is 78, 12-14, 12-22 and 12-23. CE merged with fee.
12	25		Southworth, Robert	2.9	Deed Restrictions	5/2/1974	Town of North Hampton	no frontage - between Mill and Woodland Roads, SE of Squire Dr.	former Southworth property - ab Myers property 6-79
12	30	multiple sublots	Mill Road	Not specified on plan	Restrictive Covenants in "Conservation Easement Area" on Plan	7/10/1998 (plan)	No Deed Found	Back of lots on Squire Drive	Plan shows "Conservation Easement" back portion of sublots 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26
12	37	multiple sublots	Lord	10.3	Conservation Easement	1/3/2002	Town of North Hampton Conservation Commission	East of Mill Road near Rye.	Conservation Area is back portion of sublots 37, 12-37-1, 12-37-2, 12-37-3, 12-37-4, 12-37-5

13	79		Luck	10.38	No Conservation Restrictions	1/31/1994	No recorded document with restrictions	East of railroad tracks - abutts former Fitzgerald property	Former Luck property. Deeded letter subsequently indicates intent that property be used for conservation. Acreage from tax map.
13	80		Fitzgerald (B)	8.7	Deed Restrictions	10/2/1996	Town of North Hampton	East of railroad tracks - abutts former Luck property to south	With deeded ROW over B&M Railroad. Antiquated property description.
14	34	1	Ebert - Seavey Farm	17.5	Conservation Easement	8/24/2006	Town of North Hampton Conservation Commission	NW of Atlantic Ave ?????	Lot referenced is 14-34-1 which is on Atlantic Ave. as deed description.
14	159		Treat - Leavitt Farm (A)	30.4	Deed Restrictions	2/18/2004	Town of North Hampton Conservation Commission	North of Walnut Ave, west of I-95.	Acreage of lot from tax map. 10 acres total for 3 lots.
14	167		Drop Anchor Realty Trust (A)	12.32	No Conservation Restrictions	7/3/1997	No Restrictions in Deed	Between Winnicut River and I93 - landlocked	No legal description. Acreage from tax map.
14	169		Chen	54	No Conservation Restrictions	5/16/1989 (recording date) no date on deed?	No Restrictions in Deed	Abutts west side of I 95 - off Exeter Road (no frontage) (Winnicut River frontage)	Purchased by Town - former Chen property.
15	7		Wollmar	4	Conservation Easement	4/13/1993	Town of North Hampton Conservation Commission	abutts east side of Winnicut River	not on road - fresh water wetland
15	9		Drop Anchor Realty Trust (B)	1.4	No Conservation Restrictions	7/3/1997	No Restrictions in Deed	abutts Winnicut River	not on road - fresh water wetland as 15-11
15	10		Donais	7.7	No Conservation Restrictions	5/22/1989	None	N side of Winnicut River	not on road - fresh water wetland
15	11		Drop Anchor Realty Trust (C)	1	No Conservation Restrictions	7/3/1997	No Restrictions in Deed	abutts Winnicut River	not on road - fresh water wetland as 15-9
15	12		Un-named	5.45	No Deed Found	No Deed Found	No Deed Found	Fronts on Winnicut R. tributary	Town-owned parcel, no deed found. Came to Town by tax sale. Not a fresh water wetland.
16	11		Independence Farm	43.9 (GIS estimate of No. Hampton portion)	Conservation Easement	9/30/1998	Rye Conservation Commission	Straddles Rye/No. Hampton line, fronts on Washington Rd., Rye	Most of parcel is in No. Hampton. Conservation grantee for entire parcel is Rye Conservation Commission. Acted by Rye Con Comm of No. Hampton. Concern.
17	66	multiple sublots	Hobbs Farm - Evergreen	5.055	Conservation Easement	3/1/2001	Town of North Hampton Conservation Commission	Birch Road and North Road	CE deed on back of sublots 5, 6 total acreage 5.055



17	73		Fitzgerald (C)	50	Conservation Easement	12/5/1997 & 6/26/2000	Town of North Hampton Conservation Commission	North Road	50 acre north portion of lot 17-73. 103.3 Acres - 6/21/2000 Conservation Easement Deed in Grantor address and rough prop
18	53		Treat - Leavitt Farm (B)	49.38	Deed Restrictions	2/18/2004	Town of North Hampton	North side of Walnut Ave.	Acreage of lot from tax map. 10 acres total for 3 lots: 14-159, 18
18	57		Treat - Leavitt Farm (C)	22.7	Deed Restrictions	2/18/2004	Town of North Hampton	North side of Walnut Ave.	Acreage of lot from tax map. 10 acres total for 3 lots.
18	63		Wolfsen	4	Deed Restrictions	7/13/1999 (recorded after the fact)	Town of North Hampton	Southerly of Lovering Road, no frontage	Wet - Backland of lot
18	64		Adams	1.2	Deed Restrictions	11/24/2003	Town of North Hampton	South of Lovering Rd.	land-locked parcel that abuts W
19	14		Wollmar Easement (SELT)	28.25	Conservation Easement	10/29/1998	Rockingham Land Trust (Southeast Land Trust)	South of Walnut Ave, west side of Winnicut River	Landlocked parcel on Winnicut f comprehensive easement terms
19	14	1	Kilburn	3	Conservation Easement	7/8/1991 (recorded)	Town of North Hampton Conservation Commission (stated, no acceptance signature)	100 Walnut Ave	Portion of lot only. Moor Farm - access except for NHCC. Easr approximated on map, plan not
19	21		Wollmar (Chase Farm or Chapman Farm))	20.91	Conservation Easement	7/13/1993	Town of North Hampton Conservation Commission	Walnut Avenue	Wollmar Farm (former Chase Fa very wet - <b>CE identifies prope</b>
19	24		Wollmar Farm	13.937	Conservation Easement	12/18/2002	Town of North Hampton	abutts Winnicut River	Wollmar Farm - back piece of lo Included with gift of 19-24 land. easement (2818-0542) to Town are of this lot, which was more protected by the subsequent 20
19	25		Redden	1	Deed Restrictions	12/7/1978	Stephen & Robin Bancewicz ?	117 Walnut Ave., back portion	Deed excludes front area from r remaining area of 2.03 ac. lot in approximately 1 ac. (See 19-34
19	54	multiple sublots	Winterberry	10.10	No Deed Found	12/17/1998 (plan)	(Plan and lot fee deeds say Town of No. Hampton will be granted easement)	Winterberry Lane	Conservation Easement area sh back of sublots 7, 8, 9, 10, 11, 1 <b>no deed found at Town, or rec</b>
20	3		Metalious	13.4	Conservation Easement	5/15/2002	Town of North Hampton Conservation Commission	West Road/Mill Road	Portion of Metalious property

20	2		Rostamo	4.2	Conservation Easement	5/14/2002	Town of North Hampton Conservation Commission	West Road/Mill Road	First North Hampton Forever Easement Garland Farm
20	8		Greystone Village	13.57	Conservation Easement	10/7/2005	Town of North Hampton Conservation Commission	East side of Rte. 1	Conservation Easement as part of Plan. (13.57 acres total for lots 11)
20	9		Greystone Village	see 20-8	Conservation Easement	10/7/2005	Town of North Hampton Conservation Commission	East side of Rte. 1	Conservation Easement as part of Plan
20	11		Greystone Village	see 20-8	Conservation Easement	10/7/2005	Town of North Hampton Conservation Commission	East side of Rte. 1	Conservation Easement as part of Plan
21	45		Luff - Winnicut Headwaters 1	20.2	Conservation Easement	Warranty: 1/17/2007 CE: 1/12/2007	Southeast Land Trust (holder of easement)	No. Hampton / Greenland border and easement of 195	Unrestricted Fee held by Town, Easement held by Southeast Land Trust
22	3		Luff - Winnicut Headwaters 1	63.36	Conservation Easement	Warranty: 1/17/2007 CE: 1/12/2007	Southeast Land Trust (holder of easement)	No. Hampton / Greenland border and easement of 195	Unrestricted Fee held by Town, Easement held by Southeast Land Trust
22	22	21	Woods - Booker Farm	2.27	No Conservation Restrictions	12/29/2006	No Restrictions in Deed	Deer Run and Red Fox Roads	Warranty Deed with no restrictions on house lot in subdivision.
22	24		Winnicut Rd. Development LLC - Dustin Farm	51.74	No Deed Found, Plan Shows Proposed Conservation Area	12/4/2006 (plan)	No Deed Found	N of Winnicut Rd.	Backland behind frontage lots of deed found
<b>Total Acreage:</b>				<b>1060.76</b>					
<b>Notes:</b>									
			"Acres" are those in conservation						
			Acreages from deed in most instances - rounded to 2 decimal points						
			"Date" is date deed was granted unless indicated otherwise						