

TOWN OF EATON NOTICE OF VOLUNTARY MERGER

This Notice of Voluntary Merger of Pre-Existing Lots should be filed with the Eaton Planning Board. Please submit \$65 for administrative costs, including recording fees, and a copy of a deed showing ownership of the properties to be merged with the application.

The submitted document must be an original document with all original signatures. If multiple signatures are needed, please make copies of the blank form, then sign and notarize. The Carroll County Registry of Deeds will not record copies of any documents or documents that do not have the original notary seal.

The correctly executed application will be processed at the next Planning Board meeting following submission to the Board. The document will then be submitted to the Registry and returned to you upon completion of the recording.

Merger will not be effective until it has been recorded as per RSA 674:39-a and a copy showing the Registry stamps is received by the Town Office.

674:39-a Voluntary Merger.

- I. Any owner of 2 or more contiguous preexisting approved or subdivided lots or parcels who wishes to merge them for municipal regulation and taxation purposes may do so by applying to the planning board or its designee. Except as set forth in paragraphs II and III, all such requests shall be approved, and no public hearing or notice shall be required. No new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by the planning board or its designee, shall be filed for recording in the registry of deeds, and a copy mailed to the municipality's assessing officials. No such merged parcel shall thereafter be separately transferred without subdivision approval. No city, town, county, or village district may merge preexisting subdivided lots or parcels except upon the consent of the owner.
- II. If there is any mortgage on any of the lots, the applicant shall give written notice to each mortgage holder at the time of the submission of the application. The written consent of each mortgage holder shall be required as a condition of approval of the merger, and shall be recorded with the notice of the merger pursuant to paragraph I. Upon recordation of the notice and each consent, the mortgage or mortgages shall be deemed by operation of law to apply to all lots involved in the merger. The municipality shall not be liable for any deficiency in the notice to mortgage holders.
- III. No merger shall be approved that would create a violation of then-current ordinances or regulations.



**Town of Eaton
Planning Board
PO Box 88
Eaton, NH 03832**

**Notice of Voluntary Merger
Pursuant to RSA 674:39-a**

I have read RSA 674:39-a paragraphs I, II and II and hereby request the Eaton Planning Board to combine into one lot for assessment and land use purposes lots designated as:

Tax Map & Lot _____ Tax Map & Lot _____

Tax Map & Lot _____ Tax Map & Lot _____

The merged lots shall be shown as a single lot on the Town of Eaton Tax Maps and shall be one lot for land use purposes. The Town of Eaton will assess the merged lots as a contiguous lot or parcel.

If at any time the owner(s) of this lot wish to subdivide the resulting merged lot, the owner(s) shall obtain Subdivision Approval under the Eaton Subdivision Regulations and such other approvals as may be necessary for the creation of any new lot.

A copy of this decision shall be filed in the Carroll County Registry of Deeds under the name(s) _____ as Grantor and a copy will be retained the records of the Town for tax and land use purposes.

Signature(s) of property owner(s):

Signature Printed Name Date

Signature Printed Name Date

The Eaton Planning Board hereby approves the requested merger to lots this _____ day of

_____.

Planning Board Chair Signature

Planning Board Chair Printed Name

Date Accepted

I hereby attest that there are no mortgages on any of the lots proposed to be merged.

Signature(s) of property owner(s):

Signature Printed Name Date

Signature Printed Name Date

OR

I hereby attest that all mortgagees have been noticed of this proposed merger in accordance with NHRSA 674:39-a II. Copies of such written notices are attached.

I also hereby acknowledge that the Voluntary Lot Merger approval by the Planning Board will not be recorded or take affect prior to my submission of verification from all mortgagees that they consent to this merger:

Signature(s) of property owner(s):

Signature Printed Name Date

Signature Printed Name Date

OATH TO BE ADMINISTERED BY NOTARY PUBLIC OR JUSTICE OF THE PEACE

_____ personally appeared on
_____ and under oath, the above Landowner(s) swore the above statement to be
correct and true and complete to the best of his/her/their knowledge and belief.

Notary Public/Justice of the Peace

My Commission Expires _____