

**VOLUNTARY MERGER OF LOTS OR PARCELS  
TOWN OF GRAFTON, NEW HAMPSHIRE**

**AUTHORITY: RSA 674:39a:** Voluntary Merger – 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 where such a merger would create a violation of then-current ordinances or regulations, 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.**

**PURPOSE:** The following information and documentation is requested to assist the Grafton Planning Board in making a determination of eligibility based on: a) whether or not the lots or parcels proposed for merger are in fact preexisting and contiguous and b) to review the proposal for compliance with current ordinances and regulations, pursuant to **RSA 674:39a.**

**DOCUMENTATION:**

1. **Platted Lots** – If lots proposed for merger were created by an approved subdivision, please submit:
  - a. Copy of the record subdivision plat. (recording stamp and plan number must be visible)
  - b. Copy of the recorded deed(s). (registry book and page number must be visible)
  - c. Written description and/or sketch of all existing improvements, i.e. buildings, driveways, etc.
2. **Deeded Lots** – If the lots proposed for merger were conveyed to you by deed(s), please submit:
  - a. Copies of the recorded deed(s). (registry book and page number must be visible)
  - b. Written description and/or sketch of all existing improvements, i.e. buildings, driveways, etc.
  - c. Copy of any existing survey plat(s), if available.
3. **Merger Form** – Fill in all of the required information including book and page numbers, Tax map and Lot numbers, Dates the deed(s) were recorded, Date executed, and Signatures. **Use Black Ink.**
4. **Property Information:**

**Book:**\_\_\_\_\_ **Page:**\_\_\_\_\_ **Dated:**\_\_\_\_\_ and recorded at the Grafton Registry of Deeds,  
Also known as **Map#**\_\_\_\_\_ **Lot#**\_\_\_\_\_ By the Town of Grafton Tax Map and

**Book:**\_\_\_\_\_ **Page:**\_\_\_\_\_ **Dated:**\_\_\_\_\_ and recorded at the Grafton Registry of Deeds,  
Also known as **Map#**\_\_\_\_\_ **Lot#**\_\_\_\_\_ By the Town of Grafton Tax Map.

**RECORDATION FEE:**

Please contact the **Grafton County Register of Deeds** for current fee(s) and payment options  
(603) 787-6921 Mon-Fri, 8AM-4PM  
Box 4  
North Haverhill, NH 03774

\*\*\* Note: personal checks are not accepted as of the revision of this form \*\*\*

Applicant Name:\_\_\_\_\_ Phone#\_\_\_\_\_ Email\_\_\_\_\_

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**For Planning Board use** (Please do not write below this line)

\_\_\_\_\_ The lots or parcels identified above are **ELIGIBLE** for voluntary merger

\_\_\_\_\_ The lots or parcels identified above are **NOT ELIGIBLE** for voluntary merger. Please refer to the attached, "notice of Planning Board Decision".

Signature of the Planning Board Chairman:\_\_\_\_\_ Date: \_\_\_\_\_

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(Use Black Ink Only)

The undersigned, being owners of two certain parcels of land situated in the Town of Grafton, in the County of Grafton, and in the State of New Hampshire, as more particularly described in the deed(s) to the undersigned as follows:

*As described by Warranty Deed(s), recorded at the Grafton County Register of Deeds as:*

**Book:**\_\_\_\_\_ **Page:**\_\_\_\_\_ **Dated:**\_\_\_\_\_ and recorded at the Grafton Registry of Deeds,  
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**Book:**\_\_\_\_\_ **Page:**\_\_\_\_\_ **Dated:**\_\_\_\_\_ and recorded at the Grafton Registry of Deeds,  
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To which reference is made, and *having requested approval by the Planning Board of the Town of Grafton to declare the land described in said deed(s) to be, in fact, a single lot of record*, in consideration of mutual agreements, does hereby covenant, grant, and agree to and with the Town of Grafton, its successors and assigns, as follows:

- A.** On behalf of themselves, and their successors in title of this tract of land, *agrees that those portions of this parcel or tract **cannot be sold separately without a lawful subdivision from the Grafton Planning Board.***
- B.** ON behalf of themselves, and their successors in title of this tract of land, understands and agrees that this tract or parcel heretofore assessed by the Town of Grafton as two tax parcels identified, described above, will be treated as a single parcel of land for tax and other purposes.
- C.** This covenant shall run with and be binding upon the foregoing tract of land and every part thereof and shall be recorded in the Grafton County Register of Deeds as evidence thereof. In each and every Deed to this parcel, or tract, the owners will undertake to insert a clause referring to this Covenant and binding the Grantee thereto.

**Executed on this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Owners Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Owners Signature:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **E-Mail address:** \_\_\_\_\_

**Approved as a voluntary merger by the Grafton Planning Board pursuant to N.H. RSA 674:30(a) on this**  
\_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_

\_\_\_\_\_  
Chairperson of the Grafton Planning Board