

CITY OF SOMERSWORTH
Application and Approval of Voluntary Merger Form

INSTRUCTIONS

1. Complete the attached Application and Approval of Voluntary Merger Form.
2. Two Original copies are to be submitted to the Planning Office.
3. Submit a check made payable to the Strafford County Registry of Deeds for the Cost of Recording.

Once the Planning Board reviews and approves the merger. The City Planning Officer will forward one signed copy to the Assessing Office and one will be recorded at the Strafford County Registry of Deeds. The recorded copy shall be returned to the property owner (s).

RSA 674:39-a Voluntary Merger. – Any owner of 2 or more contiguous pre-existing 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 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.

Source. 1995, 291:9, eff. Aug. 20, 1995.

You must use the provided form, you cannot alter the form in any way.

CITY OF SOMERSWORTH

Application and Approval of Voluntary Merger Form

*(Applicant must file two duplicate originals; please type or print legibly in **black ink**.)*

As provided for in RSA 674:39-a, the undersigned applicant requests that the City of Somersworth, New Hampshire, hereby merge the following parcels of land for the purposes of being assessed and treated for regulatory purposes as a single tract or parcel of land:

Now comes (Owner of record must be identical for all lots consolidated): _____

_____ of _____

owner (s) of two certain contiguous pre-existing approved or subdivided lots located in Somersworth, County of Strafford, State of New Hampshire.

The following existing parcels are to be consolidated into a single parcel:

The first of said lots was conveyed to said owner(s) by deed of _____ to _____ dated and duly recorded at the Strafford County Registry of Deeds in Book _____, Page _____. Such plans are known as Tax Map _____ and Lot _____ (if applicable) or shown as Lot _____ on Plan No. _____, duly recorded at the Strafford County Registry of Deeds.

The second of said lots was conveyed to said owner(s) by deed of _____ to _____ dated and duly recorded at the Strafford County Registry of Deeds in Book _____, Page _____. Such plans are known as Tax Map _____ and Lot _____ (if applicable) or shown as Lot _____ on Plan No. _____, duly recorded at the Strafford County Registry of Deeds.

(attach additional sheet if necessary)

Said owner (s) do hereby request that the Somersworth Planning Board shall approve the within request at its next hearing and that no public hearings or notices are required pursuant to said Statute. Additionally, such statute provides that no new survey plan is required.

The above named owner (s) understand that the ramifications of the within voluntary merger shall render the lots merged and that they may not be sold separately or mortgage separately hereafter.

The owner (s) represent that _____ holds the mortgage upon one or both of the properties and that written consent and approval of such mortgage holder has been obtained in recordable evidence. It is a condition of this lot merger that each of the above parcels shall (i) not be subject to separate liens or mortgages, or (ii) any such liens apply equally to all parcels merged. By signing below, the owner(s) certifies as to the facts of either (i) or (ii) above.

Upon the granting of the within Application and Approval of Voluntary Merger, the City of Somersworth Tax Assessor shall recognize the same as a single tract of land pursuant to RSA 75:9.

Date Owner's Signature Printed Name of Owner

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Upon meeting of the Somersworth Planning board on _____
Review of the within Application and Approval of Voluntary Merger and Plans, the contiguous lots set forth above are hereby deemed merged into one lot pursuant to the provisions of subdivision laws, including RSA 676:18 and for the purpose of tax assessment.

Date Signature of Planning Chair Printed Name of Planning Chair

This section is to be completed by the Assessing Department prior to recording.

The merged parcel shall hereafter be known as Tax Map _____, Lot _____ as determined by the Assessing Department of the City of Somersworth.

(Additional Sheet to be used if requesting that more than two lots be merged)

The 3rd of said lots was conveyed to said owner(s) by deed of _____ to _____ dated _____ and duly recorded at the Strafford County Registry of Deeds in Book _____, Page_____. Such plans are known as Tax Map _____ and Lot _____ (if applicable) or shown as Lot _____ on Plan No. _____, duly recorded at the Strafford County Registry of Deeds.

The 4th of said lots was conveyed to said owner(s) by deed of _____ to _____ dated and duly recorded at the Strafford County Registry of Deeds in Book _____, Page_____. Such plans are known as Tax Map _____ and Lot _____ (if applicable) or shown as Lot _____ on Plan No. _____, duly recorded at the Strafford County Registry of Deeds.

The 5th of said lots was conveyed to said owner(s) by deed of _____ to _____ dated _____ and duly recorded at the Strafford County Registry of Deeds in Book _____, Page_____. Such plans are known as Tax Map _____ and Lot _____ (if applicable) or shown as Lot _____ on Plan No. _____, duly recorded at the Strafford County Registry of Deeds.

The 6th of said lots was conveyed to said owner(s) by deed of _____ to _____ dated and duly recorded at the Strafford County Registry of Deeds in Book _____, Page_____. Such plans are known as Tax Map _____ and Lot _____ (if applicable) or shown as Lot _____ on Plan No. _____, duly recorded at the Strafford County Registry of Deeds.