

Contiguous Lots/Voluntary Merger



Loudon Planning & Zoning Office
55 South Village Road – Suite 4
Loudon, NH 03307
603-798-4540
planning-zoning@loudonnh.org

Please read all the instructions carefully. Failure to do so may result in your application being deemed incomplete, which could delay your Public Hearing.

All application materials to be discussed at the Planning Board hearing must be formally submitted no later than 15 days prior to the hearing.

APPLICATION INSTRUCTIONS

1. Complete and sign the attached application. All sections must be completed in full. If applicable, the mortgage company or bank must sign the section entitled “Consent by Mortgagees”.
2. Deliver the completed application to the Planning Board office with the appropriate fee.
3. When the form is complete, the Board members will sign it and the original will be brought to the Merrimack County Registry of Deeds in Concord, New Hampshire. The Registry will record the merger and then return the paperwork to the Planning Board office. Copies will be made for the Planning Board office’s files and a copy will be distributed to the Selectmen’s office. The recorded document will then be sent back to the landowner.
4. There is \$100.00 fee for a Voluntary Lot Merger. This includes the cost of recording at the Merrimack County Registry of Deeds.

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Return recorded copy to:

Town of Loudon

Planning Board Office

55 South Village Road, Suite 4

Loudon, NH 03307

NOTICE OF LOT MERGER

The undersigned, as the owner of the parcels listed below, requests that the following parcels be merged and hereafter be treated as a single tract or parcel of land for all purposes, in accordance with RSA 674:39-a:

1. Name of Record Owner(s) (must be identical for all parcels):

2. Mailing address of owner(s):

3. Location of Parcels:

Town: _____ County: _____

4. Existing parcels to be consolidated:

Parcel 1:

Tax Map and Lot #: _____

Location (street address or physical location): _____

Title Reference (book and page or probate number and grantor): _____

Parcel 2:

Tax Map and Lot #: _____

Location (street address or physical location): _____

Title Reference (book and page or probate number and grantor): _____

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5. Tax Map and Lot of New Parcel:

The parcel created by this merger shall be referred to in the Town Tax Records as:

Map _____ Lot _____

6. Certification of Owner: By executing this notice, the undersigned certifies that:

- a. The merger of these parcels will not create a violation of any ordinance or regulation;
- b. The lots are in common ownership;
- c. All owners have signed this application; and
- d. All persons or entities holding mortgages on any of the parcels have signed this application.

Upon the recording of a copy of this Notice of Lot Merger in the Merrimack County Registry of Deeds, the parcels or tracts shall be deemed to be consolidated, and any attempted conveyance or encumbrance of any of the parcels separately shall be void unless prior approval for subdivision is obtained from the Town of Loudon Planning Board.

Dated this _____ day of _____, _____

Signature

Signature

Printed name

Printed name

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this _____ day of _____, _____
by _____.

Justice of the Peace/Notary Public

My Commission expires: _____

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Consent by Mortgagees

The undersigned hold mortgages or other interests in one or more of the parcels and consent to the merger of the parcels:

Mortgage 1:

Name and address of mortgagee: _____

Tax Map and Lot of Parcel subject to mortgage: _____

Title Reference of Mortgage: Book _____ Page _____

Signature of Mortgagee Representative

Printed Name of Mortgagee Representative

Mortgage 2:

Name and address of mortgagee: _____

Tax Map and Lot of Parcel subject to mortgage: _____

Title Reference of Mortgage: Book _____ Page _____

Signature of Mortgagee Representative

Printed Name of Mortgagee Representative

(Attach additional sheet if necessary)

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Endorsed by the Town of Loudon Planning Board

Date: _____
