

Town of Greenville, New Hampshire

Application for Voluntary Lot Merger

Pursuant to RSA 674:39-a Voluntary Merger, any owner of two or more lawfully established lots may do so for the purpose of municipal regulation and/or taxation.

Any conditions, covenants, easements, restrictions applicable to the individual lots remain in effect for the merged lot. All real estate taxes must be current on the individual lots.

Approval shall be automatically granted provided the applicant has followed the procedures described herein and the proposed lot merger is in compliance with all New Hampshire statutes and Town of Greenville ordinances, regulations, and policies.

The merger must be complete; approved, recorded with the Registry of Deeds, and recorded with the Tax Assessor, by April 1st or the merger will not be reflected on the tax bills until the following year.

Procedure for Application

- 1) Obtain a copy of the application form and instructions from the Land Use Secretary, Pamela McKinnon via phone 603-930-2749 or email pbsecretary@greenvillenh.org
- 2) Schedule an appointment with the Land Use Secretary to return the completed form with the required documentation to the Planning Board.
- 3) Once the application is approved and signed by the Planning Board, the applicant must
 - a) File one original with the Hillsborough County Registry of Deeds in Nashua, NH.
 - b) File one original with the Town of Greenville Tax Assessor.

Required Documentation

- 1) Completed application form. Must be legible, either typed or printed in black ink.
- 2) One copy of the proposed plan or sections of the tax map page(s) identifying the lots to be merged.
- 3) A copy of the current tax card for each lot to be merged.
- 4) A copy of the current deed, as recorded in the Hillsborough County Registry, for each lot to be merged.

Town of Greenville, New Hampshire

Application for Voluntary Lot Merger

Applicant must file two duplicate originals; please type or print legibly in black ink

As provided for in NH RSA 674:39-a, the undersigned applicant requests that the Town of Greenville, New Hampshire, hereby merge the following parcels of land for the purpose of municipal regulation and taxation as a single tract or parcel of land.

Name of record owner(s) (must be identical for all lots consolidated):

Mailing address of owner(s):

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

Map & Lot #	Lot Size	Property Address	Deed Reference	
			Book#	Page#
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
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(Attach additional sheet if necessary)

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. In addition, all property taxes on all parcels must be current. By signing below, the owner(s) certifies as to the facts of either (i) or (ii) above.

By signing below, the applicant agrees that (i) this request is subject to approval of the Town of Greenville Planning Board to assure such merger does not create a violation of the current zoning ordinance or subdivision regulations, (ii) that upon approval one original agreement shall be recorded in the Hillsborough County Registry of Deeds, and (iii) subsequent to the approval of this agreement, the owner(s) shall not separately convey or encumber any of the

previously existing parcels. Any attempt to separately convey any parcel or part of a parcel submitted hereunder shall require subdivision approval from the Planning Board.

Signature of Property Owner

Date

Signature of Property Owner

Date

Signature of Property Owner

Date

Note: The merger must be approved, recorded with the Registry of Deeds, and recorded with the Tax Assessor by April 1st or the merger will not be reflected on your tax bill until the *following* year.

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For Planning Board Use

By signing below, the application has been reviewed by the Greenville Planning Board and the lot merger shall not result in a violation of the current zoning ordinance or subdivision regulations.

This newly created lot will be known as Tax Map# _____ , Lot# _____

Theodore de Winter, Planning Board Chairman

Date