

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com



October 14, 2019

New London Planning Board
Attn: Paul Gorman, Chair
375 Main Street
New London, NH 03257

**RE: Voluntary Lot Merger Form
County & Parkside Road, NH
Tax Map 72, Lots 5 & 17
JBE Project No. 17190**

Dear Board Members:

Jones & Beach Engineers, Inc., respectfully submits a Voluntary Lot Merger on behalf of the owner, New London Hospital Association. The intent of this is to merger Tax Map 72, Lots 5 & 17.

The following items are provided in support of this Voluntary Lot Merger:

1. Voluntary Lot Merger Form.
2. Letter of Authorization.
3. Deed for BK 794/PG 280.
4. Deed for BK 796/PG 33.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "W. Morrill".

Wayne G. Morrill
Vice President

cc: Continuum Health Services, Inc. (application and plans via email)

TOWN OF NEW LONDON
VOLUNTARY MERGER OF LOTS OF RECORD

The undersigned, being the owner of 2 certain parcels of land situate in New London, in the County of Merrimack, and State of New Hampshire, as more particularly described in a deed to the undersigned dated and recorded in the Merrimack County Register of Deeds, book 794 , page 280 , a deed dated 07/10/56 and recorded in the Merrimack County Register of Deeds, book 796 , page 33 , and a deed dated 08/04/56 and recorded in the Merrimack County Register of Deeds, book , page , to which reference is made, and having requested approval by the Planning Board of the Town of New London to declare the land described in said deeds 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 New London, its successors, and assigns, as follows:

- A. On behalf of himself, and his successors in title of this tract of land, agrees that those portions of this parcel or tract cannot be sold separately without lawful subdivision from the New London Planning Board.
- B. On behalf of himself, and his successors in title of this tract or parcel of land, understands and agrees that this tract or parcel of land 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 Merrimack County Register of Deeds as evidence thereof. In each and every Deed to this parcel or tract, the owner will undertake to insert a clause referring to this Covenant and binding the Grantee to it.

Current Tax Map & Lot Numbers for properties referenced above:

TAX MAP # 72 LOT # 19-0-0-0 TAX MAP # _____ LOT # _____

TAX MAP # 72 LOT # 5-0-0-0

NAME OF PROPERTY OWNER (Please print or type): New London Hospital Association

ADDRESS: 273 County Road, New London, NH 03257

SIGNATURE OF PROPERTY OWNER _____ DATE: _____

APPROVED BY NEW LONDON PLANNING BOARD ON _____, 2 _____

SIGNATURE (CHAIRPERSON) _____

SIGNATURES (PLANNING BOARD MEMBERS):

Official Town Use Only – New Tax Map Number assigned to merged lot after recording:

New Tax Map #: 072 New Lot #: 019-0-0-0

Letter of Authorization

New London Hospital Association, 273 County Road, New London, NH 03257, owner of property located in New London, NH, known as Tax Map 72, Lot 17, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on County & Parkside Road in New London, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Erica M. Belis
Witness

Douglas W. Lynn
New London Hospital
Association
Chairman, Board
of Trustees

7/2/2018
Date

WARRANTY DEED

(SHORT FORM)

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Harold Allen, of Greatneck, Nassau County, Long Island, New York, for consideration paid, grant to the New London Hospital Association, Inc., a charitable corporation duly organized by law with its principal place of business in New London, with warranty covenants to the said New London Hospital Association, Inc., the following described premises:

A certain tract of land situated in New London in the County of Merrimack and The State of New Hampshire and bounded and described as follows, to wit:

Beginning at the northwest corner of the tract at the corner of the State Highway (Route 11), and the road leading to Norris Corner, known as the Old County Road; thence easterly seven hundred eighty-five feet (785'), more or less along the south side of the said State Highway to land of Kirk Heath; thence southerly on land of Heath two hundred feet (200'), more or less; thence easterly still on land of Heath one hundred feet (100') to land of Kearsarge Engineering Company (formerly the New London Locker Plant); thence southerly fifty feet (50'), more or less and easterly one hundred forty feet (140') still on land of Kearsarge Engineering Company to land of Henry Homan; thence southerly on land of Henry Homan and grantor fifteen hundred feet (1500') more or less to the road leading from New London to Burpee Hill; thence north thirty degrees west (N. 30° W.), eleven hundred feet (1100'), more or less on land of Gordon and Kimball to the east side of the Old County Road; thence northeasterly along the said road thirteen hundred fifty feet (1350'), more or less to point of beginning.

Excepting and reserving certain easement and rights conveyed to the Sunapee Light and Power Co. by a certain deed dated May 12, 1916, and recorded in the Merrimack County Registry of Deeds, Book 434, Page 537.

Meaning and intending to convey a part of land deeded to the grantor by Stella M. Gay, by warranty deed dated August 7, 1954, and recorded in the Merrimack County Registry of Deeds, Book 755, Page 135. The purpose of this deed is to correct warranty deed of Harold Allen to New London Hospital Association, Inc., dated October 27, 1955, recorded in the Merrimack County Registry of Deeds, Book 782, Page 420 by adding to the description therein contained that portion of the above description which is underscored.

And I, Ruth H. Allen, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seals this 10th day of July, 1956.

Witness:

James C. Cleveland

Harold Allen
Ruth H. Allen

STATE OF NEW YORK
NASSAU, SS:

On this the 10th day of July, 1956, before me,
the undersigned officer, personally appeared Harold Allen, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same for the purpose therein
contained.

Albert A. Waterson

Notary Public

ALBERT F. MACDONALD
Notary Public, State of New York
No. 84-7645350
Qualified in Kings County
Certificate in New York County
Commenced July 30, 1954

STATE OF NEW HAMPSHIRE

Manchester SS:

On this the 12th day of July, 1956, before me,
the undersigned officer, personally appeared Ruth M. Allen, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same for the purpose therein
contained.

James C. Cleveland
Notary Public

JAMES C. CLEVELAND
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE

Received and recorded July 16, 9-15 A.M. 1956

Kathleen M. Roy, Deputy Register

WARRANTY DEED

(SHORT FORM)

KNOW ALL MEN BY THESE PRESENTS THAT I, Harold Allen, of Greatneck, Nassau County, Long Island, New York, for consideration paid, grant to the New London Hospital Association, Inc., a charitable corporation duly organized by law with its principal place of business in New London, with warranty covenants to the said New London Hospital Association, Inc., the following described premises:

A certain tract of land situated in New London in the County of Merrimack and The State of New Hampshire and bounded and described as follows, to wit:

Beginning at the westerly corner of the tract on the northerly side of the road leading from New London to Burpee Hill at the southerly corner of land heretofore deeded to the grantee by this grantor; thence

Northeasterly, North forty-six degrees, thirty minutes East (N. $46^{\circ} 30' E.$), approximately six hundred feet (600') along land of grantee to corner of land of Henry Homan; thence

Southeasterly, South thirty-two degrees, forty-five minutes East (S. $32^{\circ} 45' E.$), eleven hundred seven feet (1107') more or less on line of said land of Homan and line of land now or formerly of Joseph Tilton to a stone bound on the side of the road at land of Henry J. Homan; thence same course sixty-five feet (65') to corner of said land of Homan at land now or formerly of Richard Kidder; thence

Southwesterly, South forty-six degrees, thirty minutes West (S. $46^{\circ} 30' W.$), on line of wall and said land of Kidder and land of Wesley Woodward six hundred twenty-three feet (623'), more or less to corner of land of Eleanor Lovett; thence

Northwesterly, North thirty degrees, forty-five minutes West (N. $30^{\circ} 45' W.$), on line of said land of Lovett nine hundred twenty feet (920'), more or less to the corner thereof at a stone post at the side of the road; thence same course across the road about one hundred fifteen feet (115') to point of beginning.

Excepting and reserving certain easements and rights, if any, conveyed to the Sunapee Light and Power Co. by a certain deed dated May 12, 1916, and recorded in the Merrimack County Registry of Deeds, Book 434, Page 537.

Meaning and intending to convey a part of land deeded to the grantor by Stella M. Gay by warranty deed dated August 7, 1954, and recorded in the Merrimack County Registry of

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Deeds, Book 755, Page 135. It is the purpose of this deed to convey all of the land in the said deed, not heretofore conveyed, which is located southwesterly of the State Highway (Route 11).

Consideration less than one hundred dollars.

And I, Ruth H. Allen, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seals this 4th day of August, 1956.

Witness:

James C. Cleveland
J. D. Both

Harold Allen
Ruth H. Allen

STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

On this the 4th day of August, 1956, before me, the undersigned officer, personally appeared Harold Allen and Ruth H. Allen, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

J. C. Cleveland
Justice of the Peace.

Received and recorded Aug. 7, 3-00 P.M. 1956

Katherine A. Crowley, Register