

Dow Road Unmerge Michael Anderson

223-523-000	9 Dow Road	Anderson, Michael Trustee	2003 1684 956 2001 (both lots purchased in one deed by Michael Anderson)	.23 acres 1876 651 2003 created the Checkerboard with a Trust	Lot with a house and was a vacant lot ZBA granted variance in 2005 to build house on vacant lot in setback <u>Case #223-523.000-05-003Z</u>	WAS ASSESSED P/O 223-522 CREATED NEW RECORD 2003
223-522-000	13 Dow Road	Anderson, Michael	2003	.23 acres	These two lots passed through several owners always owned together since the 1930's. Old Frank Varney subdivision (Johnson Family several members back to 1960, prior to that was the Simonds Family. Prior to that Frank Varney)	

Summary of my (BAichinger) conversation with Michael Anderson October 30 2008

Mr. Anderson is an attorney in MA. He is not licensed to practice law in NH. He said the previous owner had the property for 25 years. Indeed I see this in common ownership all the way back to Frank Varney. It was merged under the previous owner. He acquired the property in 2001 (1684 956). One deed with two tracts described. He transferred the vacant lot to his trust and then called the town to separate the parcels. He said it was a little complicated because the vacant lot had an old Tax ID number show up that got removed (due to the merge). He had one tax bill. He wanted to build the second house so he needed a second tax bill. He went between the assessors office and the planning department. Michael said John Ayer told him he would 'take care of it' and he did. This was in 2003. He then had to go in front of the ZBA to get a variance because in the RC zone it is a 55' setback. He could not fit the house since it is only a 100x100 foot lot. He hired Regina Nadue to do the variance. He told me Regina knew of the unmerge as he told her everything. Michael said the ZBA granted him a variance without any problem.

MAP CORRECTION FORM

Parcel: 522.000

Not Shown

 None Deed to subject property

✓ Other

Survey	Deed to adjoining property
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Completed by Carol A. Welch

DPLU ✓ Assessing Dept

Other Dept _____

Date 8/17/04



TOWN OF GILFORD

Recreation Center of New Hampshire

DEPARTMENT OF PLANNING & LAND USE

August 17, 2004

Michael Anderson
141 Spring Street
Medford, MA 02148

Re: Property Address – Tax Map and Lot #223-522.000

Dear Mr. Anderson:

As we discussed on the telephone, the house you own on lot #223-522.000 is incorrectly addressed as 9 Dow Road. The correct address of the house on this lot is **13 Dow Road**. The address of the vacant lot to the southeast (lot #223-523.000 – to the right of the house as viewed from the road) is 9 Dow Road.

It is important to address each property consistent with the stationing measurements established by ordinance for the E-911 emergency response system, to ensure that emergency personnel can correctly and promptly locate a property during an emergency. Please adjust your records accordingly.

If you have any questions, do not hesitate to contact this office.

Sincerely,

John B. Ayer, AICP
Director of Planning and Land Use

cc: Assessing Office
E911
Fire Department
Police Department
Department of Public Works
✓ Map Correction
Laconia Postmaster
File

BUILDING • CONSERVATION • HEALTH • HISTORIC PRESERVATION • PLANNING • ZONING

47 CHERRY VALLEY ROAD • GILFORD, NH 03249 • PHONE: (603) 527-4727 • FAX: (603) 527-4731

INTEROFFICE MEMORANDUM

TO: WIL CORCORAN, TOWN ASSESSOR
FROM: JOHN AYER, PLANNING DIRECTOR
SUBJECT: TAX MAP LOTS # 223-522.000 & 523.000
DATE: 05/07/03

RECEIVED

MAY 08 2003

TOWN OF GILFORD, N.H.
APPRAISER

Wil-

Michael Anderson owns two lots on Dow Road. The main lot is 9 Dow Road where he also has a house. The adjacent lot has no building. The 9 Dow Road lot shows up on the tax list as lot # 223-522.000. The 2000 tax map (the current map) shows no parcel number, only a street number. The old 1988 tax map, however, shows the 9 Dow Road lot as lot number 223-523.000 and the adjacent undeveloped lot as lot number 223-522.000. The street number on the current tax map for the undeveloped lot is "XXX" and the lot does not appear on the tax list. Also, the 9 Dow Road lot shows assessment for a house and a lot, and the lot value appears to be the same as an equally sized single lot elsewhere on Dow Road, so the two lots have apparently not been merged together.

Mr. Anderson says both lots are described on one deed. He has been to the Registry and there is no evidence that the lots were merged. These weird circumstances bring several questions to my mind. Did we lose a lot from the tax roll or from the records? What happened to the vacant lot and how did the lot numbers get switched since 1988? Why isn't the vacant lot given a street number? Do our records imply the lots were merged, and if so, why is there no record of it at the Registry, on our maps, or in the valuation of the 9 Dow Road lot?

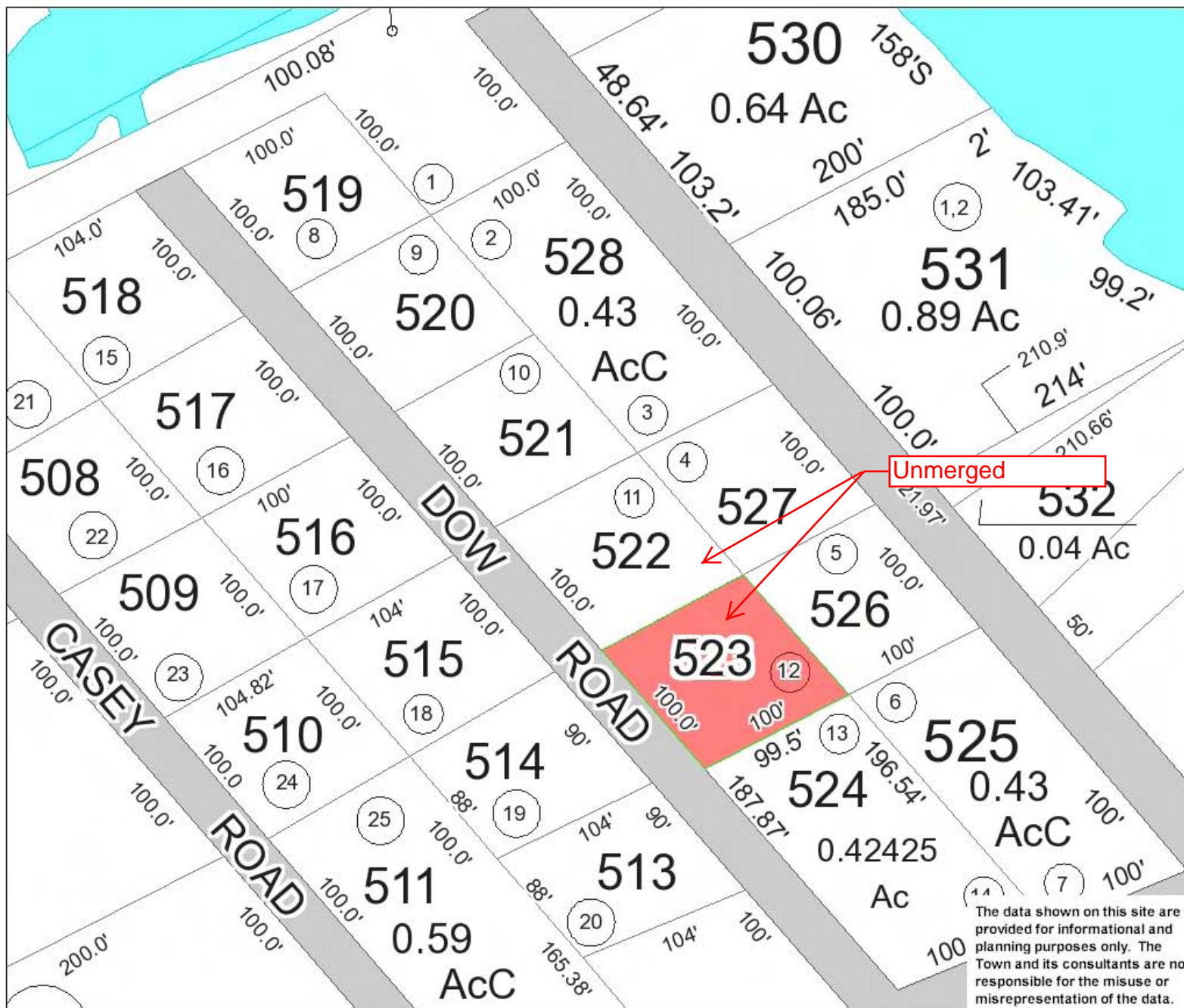
Mr. Anderson would like to know for sure that he owns two separate lots and we need to verify what happened with the vacant lot. Would you please do a little digging around in your records and see if there is any evidence to help us identify what has happened? Let's talk about this sometime on Thursday when you're in. If you want to talk with Michael Anderson directly, you may reach him at (781) 229-5300 or (781) 956-1733 (cell). Thanks for your help!

According to the owner the lots were merged by the town and John Ayer unmerged them. The second lot was vacant

B



- Abutting Towns
- Buildings
- Water Bodies
 - Rivers & Streams
 - Open Water
- Misc Parcel Lines
 - Bridge
 - Cemetery
 - Easement
 - Hooks
 - Right-Of-Way
 - Private Road ROW
 - Utility
 - Wetland
- Parcels
 - Common
 - Property Line
 - Private Road
 - Road
 - Dashed Road
 - Road ROWs



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

EFFECTIVE DATE OF VALUE: April 1, 2003

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Town removes the
lot line with a pencil
and gives a single
tax id. Merged!



QUITCLAIM DEED

114522

WE, Wayne Jon Johnson and Susan E. Johnson, Trustees of the Johnson Summer Camp Realty Trust, a Nominee Trustee dated February 15, 1986 and recorded with the Belknap Country Registry of Deeds in Book 937, Page 961

of 472 Palmer Road, E. Greenbush, New York 12061

FOR CONSIDERATION PAID, and in full consideration of Seventy-two Thousand, Five Hundred Dollars and No Cents (\$72,500.00)

Grant to MICHAEL R. ANDERSON, individually, being unmarried of 141 Spring Street, Medford, Massachusetts 02155 with quitclaim covenants

A CERTAIN TRACT OF LAND, with the buildings thereon, situated at Wildwood, so-called, in the Town of Gilford, County of Belknap and the State of New Hampshire, Known as "9 Dow Road" bounded and described as follows, to wit:

[Description and encumbrances, if any]

BEGINNING on the Southerly side of Lot No. 10 at a point one hundred (100) feet from the Easterly side of Dow Road, as shown on a plan in Plan Book 4, Page 231 of Wildwood, owned by Frank R. Varney, Gilford, New Hampshire, dated November 1929, and revised December 11, 1945, by L.K. Perley, said distance being measured on the Southerly side of said Lot No. 10;

THENCE running Southwesterly on the Southerly side of said Lot No. 10 one hundred (100) feet to the Easterly side of the said Dow Road;

THENCE turning and running Southerly one hundred (100) feet along said Dow Road to the Northwesterly corner of Lot No. 12, as shown on said plan;

THENCE turning and running Northeasterly one hundred (100) feet along the Northerly side of Lot No. 12 to the Southwesterly corner of Lot No. 4 as shown on said plan;

THENCE turning and running Northerly one hundred (100) feet to the point of beginning.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

***** THOUSAND 0 HUNDRED AND 88 DOLLARS

MO. DAY YR. 09/24/2001

507616 \$ *****1088.00

VOID IF ALTERED

BK1684PG0956

MEANING and intending hereby to convey Lot No. 11, as shown on said plan above described. Said Plan is recorded at the Belknap County Registry of Deeds, Laconia, New Hampshire.

ALSO

A CERTAIN TRACT OR PARCEL OF LAND, situated in Wildwood, so-called, in the Town of Gilford, County of Belknap and State of New Hampshire, bounded and described as follows:

BEGINNING on the Easterly side line of Dow Road, so-called, at the Southwesterly corner of Lot #11 as shown on Plan of Wildwood owned by Frank R. Varney, Gilford, New Hampshire, dated November 1929 and revised September 30, 1947 by Richard O. Hawkins, C.E.;

THENCE running Southerly along said Dow Road a distance of one hundred feet (100) to the Northwesterly corner of Lot #13 as shown on said Plan;

THENCE running Easterly a distance of one hundred feet (100) along the Northerly side of Lot #13 to land now or formerly of Rupert Simonds;

THENCE turning and running in a Northerly direction a distance of one hundred feet (100) along said Simonds' land to the Southeasterly corner of said Lot #11;

THENCE turning and running Westerly along the Southerly boundary of said Lot #11 a distance of one hundred feet (100) to the point of beginning.

BEING the same premises conveyed to us by Roy E. Johnson and Mary L. Johnson by deed dated April 15, 1986 and recorded with the Belknap County Registry of Deeds in Book 940, Page 93.

BK 1684PG0957

WITNESS our hand and seal this 24th day of September, 2001

Wayne Jon Johnson
WAYNE JON JOHNSON, TRUSTEE

Susan E. Johnson
SUSAN E. JOHNSON, TRUSTEE

STATE OF New York
County of Belmont

September 04, 2001

Then personally appeared the above named Wayne Jon Johnson and Susan E. Johnson and acknowledged the foregoing instrument to be their free act and deed before me.

Flora Ball
Notary Public
My Commission expires 4/7/02
FLORITA BALL
Notary Public, State of New York
Qualified in Belknap County
Commission Expires April 7, 2002



RECEIVED

2001 SEP 24 AM 10:34
Rachel M. Normandin
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

BK1684PG0958

QUITCLAIM DEED

308673

I, Michael R. Anderson, of 141 Spring Street, Medford, Massachusetts 02155

FOR CONSIDERATION PAID in the amount of less than one hundred dollars (\$100.00)

GRANT TO Michael Anderson and Kathleen D. Guertin as Trustees of "MRA Realty Trust", a Trust dated April 10, 2003 and recorded with the Belknap County Registry of Deeds on the of April, 2003 in Book *1876* Page *647*, with quitclaim covenants:

A CERTAIN TRACT OF LAND, with the buildings thereon, situated at Wildwood, so-called, in the Town of Gilford, County of Belknap and the State of New Hampshire, known as "Lot 12" bounded and described as follows, to wit:

BEGINNING on the Easterly sideline of Dow Road, so-called, at the Southwesterly corner of Lot #11 as shown on Plan of Wildwood owned by Frank R. Varney, Gilford, New Hampshire, dated November 1929 and revised September 30, 1947 by Richard O. Hawkins, C.E.;

THENCE running Southerly along said Dow Road a distance of one hundred feet (100) to the Northwesterly corner of Lot #13 as shown on said Plan;

THENCE running Easterly a distance of one hundred feet (100) along the Northerly side of Lot #13 to land now or formerly of Rupert Simonds;

THENCE turning and running in a Northerly direction a distance of one hundred feet (100) along said Simonds' land to the Southeasterly corner of said Lot #11;

THENCE turning and running Westerly along the Southerly boundary of said Lot #11 a distance of one hundred feet (100) to the point of beginning.

Being the same premises conveyed to me by the Trustees of the Johnson Summer Camp Realty Trust dated September 4, 2001 and recorded with the Belknap County Registry of Deeds in Book 1684, Page 0956.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

***** THOUSAND * HUNDRED AND 40 DOLLARS

04/28/2003 585102 \$ *****40.00

VOID IF ALTERED

BK1876PG0651

RECEIVED

2003 APR 28 AM 11:16
Rachel M. Normandin
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

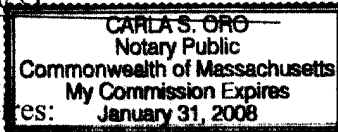
WITNESS our hand and seal this 10th day of April, 2003.

Michael R. Anderson
Michael Anderson

Then personally appeared the above named Michael Anderson and acknowledged the foregoing instrument to be their free act and deed before me.

Carla Oro

Carla Oro
Notary Public
My Commission expires:



PROPERTY ADDRESS: Lot 12, Dow Road, Gilford, NH

BK1876PG0652