



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055
WWW.MILFORDNH.COM

TEL: (603)249-0620

WEB:

Date: January 12, 2021
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: Marilyn J. Piekarski Rev. Trust, Tax Map 42, Lot 55, 221 Osgood Road and Leonard Golden, Tax Map 42, Lot 50-1, 60 Mason Road. Public Hearing for the revocation of a lot line adjustment plan previously approved on December 26, 2017 and filed with the Hillsborough County Registry of Deeds (Plan #39732) and approval of new lot line adjustment.

BACKGROUND/PROPOSAL:

The applicants are before the Planning Board seeking a revocation of the Lot Line Adjustment Plan for the subject properties approved by the Planning Board on December 26, 2017 and subsequently recorded in the Hillsborough County Registry of Deeds (Plan #39732). The purpose of the revocation is to correct several boundary line errors discovered in the previous plan. The requested revocation will void said 2017 plan and allow the applicants to record the proposed lot line adjustment plan.

The proposed lot line adjustment plan seeks correct the boundary errors and remove approximately .515 acres (22,428 sf from Map 42 Lot 55 and add that acreage to Map 42 Lot 50-1 (represented as Parcel "A").

This will be the first public hearing for the application.

Attached please find the signed and notarized revocation of lot line adjustment plan documentation to be recorded at the registry of deeds, detailed background/history, and past recorded plans (HCRD Plan 39732 and Exhibits A – H) for reference.

PROPERTIES / LOT AREA:

Current Acreage

Tax Map 42 Lot 55, 221 Osgood Road – 13.099 acres (570,583 sf)

Tax Map 42 Lot 50-1, 60 Mason Road – 2.510 acres (109,357 sf)

Adjusted Acreage - Lot Line Adjustment

Tax Map 42 Lot 55, 221 Osgood Road – 12.5 acres (548,155 sf)

Tax Map 42 Lot 50-1, 60 Mason Road – 3.025 acres (131,785 sf)

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on January 8, 2021.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: No comments.

Environmental Coordinator: No comments.

Fire Department: No comments.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning: The revocation of the December 26, 2017 approved lot line adjustment plan (Plan 39732) is at the request of the property owners. The property owners have submitted the required documentation for recordation to effectuate the said request. Pursuant to RSA 676:4-a, the Board has the authority to revoke if it is at the request and agreement of the property owners. Planning Staff has no issues with the requested revocation and would recommend approval.

Other than adding a Milford Planning Board Signature Block to the Lot Line Adjustment Plan, Staff has no issues or concerns. Staff recommends adding this as condition of approval prior signature of the plan.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Board revoke the plan entitled “Lot Line Adjustment Plan of Land, Lot 42-50-1 Leonard A. Golden, Leonard Golden & Ozlem Arslan-Golden, Lot 42-50-2 Marilyn J. Piekarski Revocable Trust, Milford, New Hampshire”, drawn by Monadnock Survey, Inc., Land Surveyors and Planners, dated July 25, 2016, scale 1”=100’and recorded in the Hillsborough County Registry of Deeds as plan number 39104.

Staff recommends conditional approval of the lot line adjustment plan with an added condition that a Milford Planning Board Signature Block be added to the plan.

MEMORANDUM

To: File/ Leonard Golden and Ozlan Arslan-Golden

From: Beth H. Davis

Re: Title to 60 Mason Road, Milford, NH

Date: October 26, 2020

INTRODUCTION

Leonard Golden and Ozlan Arslan-Golden (together, "Golden") have good title to 60 Mason Road as it is shown on a 2004 subdivision plan recorded at the Hillsborough County Registry of Deeds ("HCRD") as Lot 42-50-1 on HCRD Plan # 33606 ("Original Golden Lot"). The Original Golden Lot was conveyed to Golden in 2012 by deed recorded at the HCRD at Book 8471, Page 613. (Leonard A. Golden, a third grantee in said deed, died in 2016, but his interest devolved to Golden as all three grantees took title as joint tenants with rights of survivorship). See the pink highlighted lot on attached Exhibit A. See also the deed into the Golden's attached as Exhibit B.

The Golden's have only color of title to an additional triangular parcel purportedly annexed to the rear of the Original Golden Lot (the "Triangular Addition") by deed from Marilyn Piekarski, as Trustee of her Revocable Trust ("Piekarski"), dated March 30, 2018 and recorded at the HCRD at 9073, Page 1501 because: 1) : Piekarski did not have title to the entire Triangular Addition at the time she conveyed it; 2) the legal description in the deed conveying the Triangular Addition is erroneous; and 3) the conveyance of the Triangular Addition constituted an ineffective subdivision in violation of subdivision regulations requiring the depiction of a parcel conveyed pursuant to a lot line adjustment plan to be shown on the plan by metes and bounds. See an approximation of the Triangular Addition highlighted in yellow on the attached Exhibit C. See also the deed conveying the Triangular Addition as Exhibit D.

BACKGROUND AND CONCLUSIONS

In 2018, in connection with the Settlement Agreement dated September 20, 2017 between Piekarski and Golden relating to a former agreement to transfer portions of the parties' real estate to each other (the "Settlement"), Piekarski caused the recordation of HCRD Plan # 39732 in an attempt, I believe, to represent the agreement reached in the Settlement. Plan #39732 contains several boundary line errors because it relies upon a previously recorded 2016 Lot Line Adjustment Plan (HCRD # 39104) which was never implemented (and, for that reason, led to the lawsuit by Golden against Piekarski, ultimately resulting in the Settlement). See Exhibit E attached. Because the required exchange of deeds between the parties in order to effectuate Plan # 39104 never occurred, Plan # 39104 failed to make any changes to the lot lines as indicated on that plan; yet the subsequent plan, #39732, treated the affected lots (discussed in the following paragraphs) as *if* the transfers had been made in accordance with Plan # 39104; rather, as part of the Settlement, Plan # 39104 was revoked and Plan # 39732, errors included, was recorded in its place. See Exhibit F attached.

At the time of the dispute between the parties which ultimately led to the Settlement, Golden owned the Original Golden Lot, Piekarski owned the adjacent lot on Mason Road to the east of the Golden property, Lot 42-50-2, also shown on Plan # 33606, and Piekarski believed she also owned the entire lot to the south of the Golden property, Lot 42-55. Golden still own its Original Golden Lot; the current owner of Lot 42-50-2 is Roberta Mazzola, Trustee of the Russell Street One Realty Trust ("Mazzola") by deed at Book 8919, Page 418, also conveying Lot 42-50-2 based on Plan # 33606. See Exhibit G attached. Subject to the defect in title discussed below, Piekarski still owns Lot 42-55.

The effect of the failure to exchange deeds contemplated by Plan # 39104 and the subsequent revocation of Plan #39104 was to maintain all of the boundary lines of the three lots (i.e. Lot 42-50-1, Lot 42-50-2, and Lot 42-55) in their pre-existing configurations which existed immediately prior to the recordation of Plan #39104 *as if* Plan #39104 had never been recorded, i.e. both the Original Golden Lot for Golden and the Mazzola lot, both as shown on Plan # 33606. Despite that, because Plan # 39732 was apparently drafted on the assumption that Plan # 39104 was effectuated (and that Golden and Piekarski (as the then owner of Lot 42-50-2) exchanged deeds for parcels B and C on Plan # 39104, which they did not), the common lot line between Lots 42-50-1 and 42-50-2 as shown on Plan # 39732 is incorrect. *The current common lot line between Golden and Mazzola remains as shown on Plan #33606.*

Plan #39732 also depicts the 60' x 305' swath of land located to the west of the Original Golden Lot and to the east of Lot 42-56 on said Plan *as if* it had been deeded to Golden by Piekarski and annexed to the Original Golden Lot pursuant to Plan #39104 (which it was not), and identifies the 60' x 305' area as "Parcel A". (See the dotted lines on two courses of Parcel A described as "Former Lot Lines" on Exhibit C). *In fact, the Parcel A area has always been, and remains, a part of Lot 42-55.*

Plan # 39732 changes the configuration of the Original Golden Lot in two respects. The rear portion of the Golden lot has been expanded by the addition of the Triangular Addition as purportedly conveyed in the 2018 deed from Piekarski. This deed, given in connection with the Settlement, is defective in the following respects : 1) the first course of the deed should not be a course at all, but instead should be written as the starting point for the legal description of the parcel; 2) the courses describing the southeast section of the parcel are written as if the common lot line between Lot 42-50-1 and 42-50-2 had been shifted to the east in accordance with Plan # 39104 (which was not the case); 3) the Triangular Addition, as described in metes and bounds in the defective deed at Book 9073, Page 1501, is not shown on either the revoked Lot Line Adjustment Plan (Plan # 39104) or the most recent plan recorded in connection with the Settlement (Plan # 39732), and therefore amounts to an ineffective or illegal subdivision; and 4) the conveyance of the Triangular Addition should have been granted by both Marilyn's Revocable Trust and Wilfrid's Revocable Trust since Marilyn's Trust owns a sliver of it at its southwest corner and Wilfrid's Revocable Trust owns the bulk of it, as discussed in the following paragraph.

It is believed that all but a small triangular sliver of land located near the Golden's southwest lot corner is owned by the Trustees of Wilfrid's Revocable Trust, and not by the Trustees of Marilyn's Revocable Trust. This is in spite of the fact that the current Town of Milford Tax Map depicts current Lot 42-55 as encompassing Remainder Lot 42-49 and the Assessor's Card for the property ascribes ownership of current Lot 42-55 to Marilyn's Trust (only). It is surmised that the attempted merger of the two lots by Piekarski (and apparently accepted by the Town of Milford) arose by virtue of the two lot consolidations filed with the Town of Milford and recorded

at the HCRD in 2000 at Book 6292, Page 1255 and Book 6293, Page 406 (the "Lot Consolidations"). These Lot Consolidations purported to merge Remainder Lot 42-49 as shown on Plan # 27015 with Lot 42-55. See Exhibit H attached. Lot 42-55 is the lot adjacent to and to the west of Remainder Lot 42-49 on Plan #27015 (and Plan #33606) and is improved by the Piekarski residence. At the time of the recordation of the Lot Consolidations, Wilfrid and Marilyn Piekarski owned Lot 42-55 as joint tenants with rights of survivorship; and Remainder Lot 42-49 was owned by Wilfrid Piekarski d/b/a Wilmar Realty. *Since there was no unity of title between the two lot owners at the time of the purported lot mergers, the Lot Consolidations were ineffective to merge title into Marilyn and Wilfrid as joint tenants with rights of survivorship.* A deed conveying Remainder Lot 42-49 from Wilfrid, individually, into Wilfrid and Marilyn as joint tenants was required to accomplish a valid merger of the two lots. It is also noted that Note 3 on Plan #27015 states that "Remainder Lot 42-49 is intended to be deeded to the owner of Lot 42-55." No such deed was found on record. Moreover, after Wilfrid's death in 2014, the deed from Marilyn, individually, into herself as Trustee of her Trust at Book 8683, Page 1679 only conveyed former Lot 42-55; that is, the metes and bounds description in the deed is the same as the legal description in the 1965 deed into Wilfrid and Marilyn as joint tenants describing the original 10+ acre Lot 42-55 at Book 1854, Page 10, without any reference whatsoever to the Remainder Lot 42-49. (It should be noted that even if that deed had included the Remainder Lot 42-49 in its legal description, it would not have transferred title to it since Wilfrid's Trust (as the residuary devisee in his Will), and not Marilyn, had title to that parcel as a result of the ineffective Lot Consolidation).

In summary, the following steps are required to clear title to the Golden's expanded lot:

- 1) The preparation of a revised, corrected Lot Line Adjustment Plan for submission to the Milford Planning Board for their approval showing:
 - a) The Original Golden Lot (i.e., depicting the common lot line between Lot 42-50-1 and Lot 42-50-2 as shown on Plan # 33606) with the Triangular Addition depicted on the plan by a corrected, accurate metes and bounds description;
 - b) The removal of any reference to "Parcel A" in the 60' x 305' area to the west of the Golden lot; and
 - c) The addition of cross-hatching (or the equivalent) in the 60' x 305' area to the west of the Golden lot with reference to the restriction set forth in the Settlement prohibiting any building or roadway improvements in the 60' x 305' area to the west of the Golden lot, and limiting any improvements within that area to utility lines only.
- 2) Submission of a revised Lot Line Adjustment Plan to the Milford Planning Board, and recordation of Plan once approved.
- 3) The revocation of Plan # 39732 by recorded instrument signed by Golden and both Piekarski Revocable Trusts, containing language also ratifying the revocation of Plan # 39104);
- 4) The recordation of a Deed from the Trustees of both the Wilfrid Revocable Trust and the Marilyn Revocable Trust (both with Trustee's Certificates) into Golden conveying the corrected Triangular Addition as depicted by metes and bounds on the revised, recorded Lot Line Adjustment Plan. (Alternatively, if the Trustees of Wilfrid's Revocable Trust deed their interest in Remainder Lot 42-49 into the Trustees of Marilyn's Trust before deeding to Golden, then only a Deed from Marilyn's Trustees would be required).

- 5) It is noted that in order for Wilfrid's Trust to convey good title to its portion of the Triangular Addition (or, alternatively, deed its entire interest in Remainder Lot 42-49 into Marilyn's Trustees), it may be necessary to re-open the Estate of Wilfrid Piekarski in order to correct the Waiver of Administration filed with the Probate Court. The filed Waiver indicates that the decedent did not own any real estate on his date of death, which turns out not to be the case as a result of the ineffective Lot Consolidation in 2000. I will be checking with a title insurance company for their view of this potential issue.

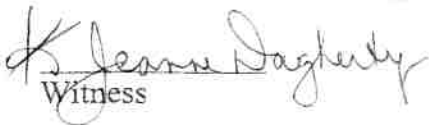
Revocation of Lot Line Adjustment Plan

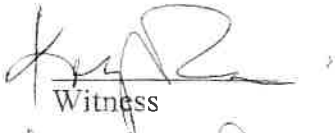
NOW COMES **Marilyn J. Piekarski**, Co- Trustee, **Christopher J. Piekarski**, Co-Trustee, and **Gerald R. Prunier**, Co- Trustee, comprising all of the Trustees of the **Marilyn J. Piekarski Revocable Trust dated December 17, 1991**, of 20 Trafalgar Square, Nashua, County of Hillsborough and State of New Hampshire, and **Leonard Golden and Ozlem Arslan-Golden, husband and wife**, of 60 Mason Road, Milford, County of Hillsborough and State of New Hampshire, and request the following plan be revoked and say:

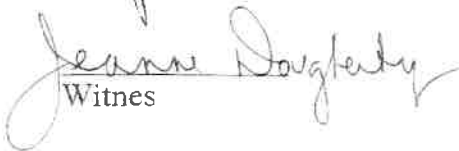
That the plan entitled "Lot line Adjustment Plan of Marilyn J. Piekarski Revocable Trust and Leonard Golden and Ozlem Arslan-Golden, Tax Map 42, Lot 55 & Lot 50-1, Milford, New Hampshire, by Meridian Land Services, Inc., Engineers, etc.; dated: November 20, 2017; scale: 1" = 60', and said Plan being recorded in the Hillsborough County Registry of Deeds as Plan No. 39732, is hereby revoked.

This request for revocation is being made in accordance with N.H. R.S.A 676:4-a, and is to be recorded in the Hillsborough County Registry of Deeds.

Dated: 12-16, 2020



Witness


Witness


Witness


Marilyn J. Piekarski, Trustee of the
Marilyn J. Piekarski Revocable Trust


Christopher Piekarski, Trustee of the
Marilyn J. Piekarski Revocable Trust


Gerald R. Prunier, Trustee of the
Marilyn J. Piekarski Revocable Trust

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 16th day of December, 2020, before me, the undersigned officer, personally appeared the above named Marilyn J. Piekarski, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she, as Trustee, executed the same for the purpose herein contained.

Before me:

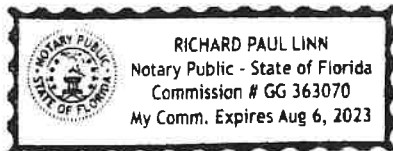
Jeanne Dougherty
Justice of the Peace / Notary Public
My Commission Expires: 1-23-2024



STATE OF Florida
COUNTY OF Volusia

On this the 14 day of December, 2020, before me, the undersigned officer, personally appeared the above named Christopher Piekarski, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he, as Trustee, executed the same for the purpose herein contained.

Before me:



[Signature]
Justice of the Peace / Notary Public
My Commission Expires: Aug 6th 2023


STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH


On this the 17th day of December, 2020, before me, the undersigned officer, personally appeared the above named Gerald R. Prunier, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he, as Trustee, executed the same for the purpose herein contained.


Before me:

Jeanne Dougherty
Justice of the Peace / Notary Public
My Commission Expires: 1-23-2024




Witness to both

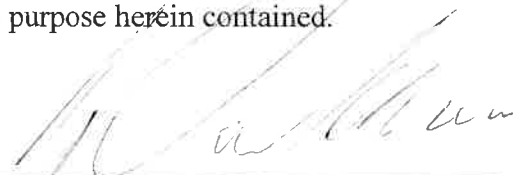

Leonard Golden


Ozlem Arslan-Golden

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

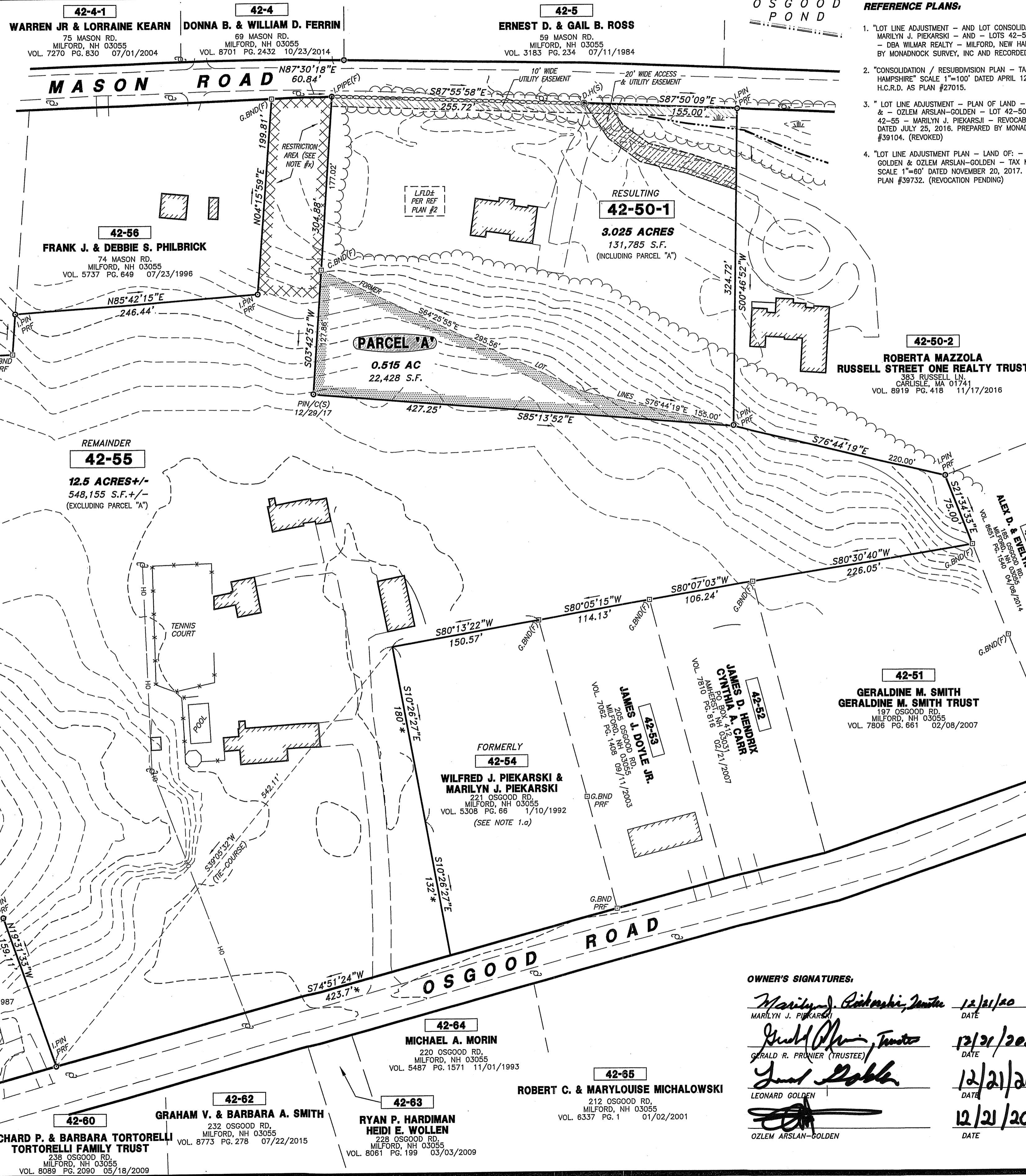
On this the 16th day of December, 2020, before me, the undersigned officer, personally appeared the above named Leonard Golden and Ozlem Arslan-Golden, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose herein contained.

Before me:


Justice of the Peace / Notary Public
My Commission Expires: _____
Dorothy M. Smith, Notary Public
State of New Hampshire
My Commission Expires June 7, 2022

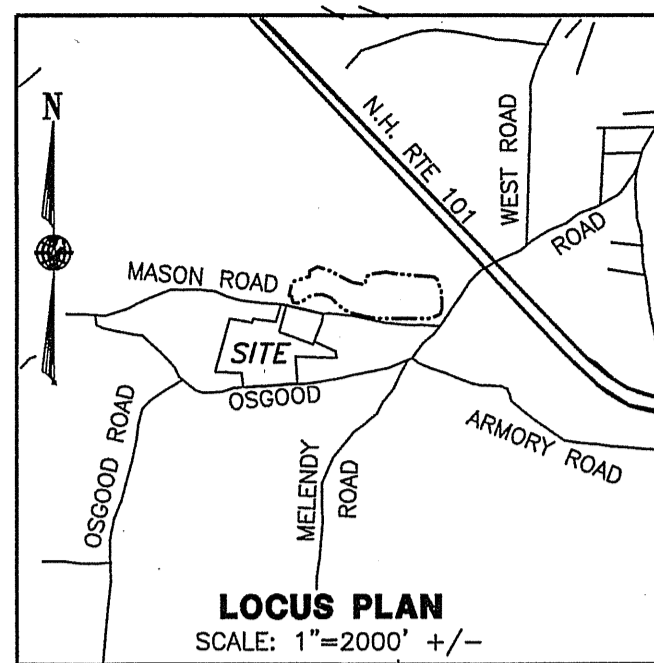
- LEGEND:**
- RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - - - ABUTTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - EDGE OF PAVEMENT
 - - - EDGE OF WETLANDS PER REF PLAN
 - STONE WALL
 - - - 2' CONTOUR INTERVAL
 - - - 10' CONTOUR INTERVAL
 - - - EXISTING EASEMENT LINE
 - 5-99 EXISTING MAP & LOT #
 - EXISTING BUILDING
 - GRANITE BOUND PER REF PLAN
 - DRILL HOLE PER REF PLAN
 - IRON PIPE PER REF PLAN
 - PIN/CAP TO BE SET

APPROVED
MILFORD, NH PLANNING BOARD
SUB DIVISION #:
DATE APPROVED:
SIGNED:



REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT - AND LOT CONSOLIDATION PLAN - LOT 42-55 - WILFRED J. PIEKARSKI - MARILYN J. PIEKARSKI - AND - LOTS 42-50-1, 50-2, 50-3, 50-9 & 50-10 - WILFRED J. PIEKARSKI - DBA WILMAR REALTY - MILFORD, NEW HAMPSHIRE" SCALE 1"=100' DATED JUNE, 17 2004. PREPARED BY MONADNOCK SURVEY, INC AND RECORDED AT H.C.R.D. AS PLAN #35606.
2. "CONSOLIDATION / RESUBDIVISION PLAN - TAX LOTS 42-49 AND 42-50 - PINE RIDGE - MILFORD, NEW HAMPSHIRE" SCALE 1"=100' DATED APRIL 12, 1994. PREPARED BY THIS OFFICE AND RECORDED AT H.C.R.D. AS PLAN #27015.
3. "LOT LINE ADJUSTMENT - PLAN OF LAND - LOT 42-50-1 - LEONARD A. GOLDEN - LEONARD GOLDEN & - OZLEM ARSLAN-GOLDEN - LOT 42-50-2 - WILFRED J. PIEKARSKI - REVOCABLE TRUST - LOT 42-55 - MARILYN J. PIEKARSKI - REVOCABLE TRUST - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED JULY 25, 2016. PREPARED BY MONADNOCK SURVEY, INC. AND RECORDED AT H.C.R.D. AS PLAN #39104. (REVOKED)
4. "LOT LINE ADJUSTMENT PLAN - LAND OF: - MARILYN J. PIEKARSKI REVOCABLE TRUST - AND - LEONARD GOLDEN & OZLEM ARSLAN-GOLDEN - TAX MAP 42 LOT 55 & LOT 50-1 - MILFORD, NEW HAMPSHIRE" SCALE 1"=80' DATED NOVEMBER 20, 2017. PREPARED BY THIS OFFICE AND RECORDED AT H.C.R.D. AS PLAN #39732. (REVOCATION PENDING)



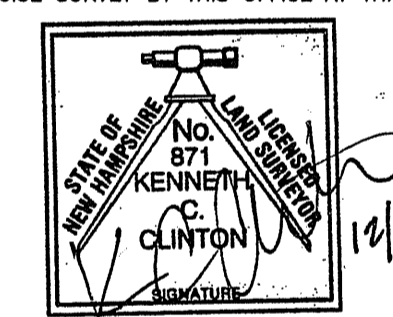
NOTES:

1. THE PRIMARY PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN TAX PARCELS 42-55 AND 42-50-1. PARCEL A IS TO BE CONVEYED FROM LOT 42-55 TO AND BECOME A PART OF PARCEL 42-50-1 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
2. THE SECONDARY PURPOSE OF THIS PLAN IS TO IDENTIFY AND ADDRESS VARIOUS CONVEYANCE IRREGULARITIES & ERRORS IN THE CHAIN OF TITLE AS ILLUSTRATED IN REFERENCE PLANS 1, 3 & 4.
 - a. H.C.R.D. PLAN #33606 IS BELIEVED TO SHOW THE CURRENT AND ACCURATE LOT CONFIGURATION FOR LOT 42-50-1 BASED ON EXECUTED CONVEYANCES. FORMER LOT 42-54 SHOWN THEREON WAS INCORRECTLY DEPICTED AS BEING PART OF THEN LOT 42-55 BUT WAS OWNED BY DIFFERENT ENTITIES UNDER SIMILAR OWNERSHIP AND NOT FORMALLY MERGED.
 - b. H.C.R.D. PLAN #39104 WAS REVOKED ON 12/27/2017 (SEE BK.9071 PG. 1103). NO CONVEYANCES WERE EXECUTED FOR THE PARCELS SHOWN ON THAT PLAN.
 - c. H.C.R.D. PLAN #39732 WILL BE REVOKED AS A CONDITION OF THE APPROVAL OF THIS PLAN. ANY CONVEYANCES MADE FROM PLAN #39732 WILL BE QUITCLAIMED BACK TO THE PREVIOUS OWNERS AND NEW CORRECTED DEEDS WILL BE PREPARED FOR THE PURPOSE OF CONVEYING THE PARCELS SHOWN HEREON.
3. OWNERS OF RECORD:

PARCEL 42-55 MARILYN J. PIEKARSKI REVOCABLE TRUST 221 OSGOOD ROAD, MILFORD NH 03055 HCRD VOLUME 8683 PAGE 1674	PARCEL 42-50-1 LEONARD GOLDEN 60 MASON RD, MILFORD, NH 03055 HCRD VOL 8471 PAGE 613
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4. PER THE ZONING MAP OF THE TOWN OF MILFORD, PARCELS 42-55 AND 42-50-1 LIE WITHIN THE RESIDENCE R DISTRICT. MINIMUM DIMENSION REQUIREMENTS INCLUDE 2 ACRE LOT SIZE, 200 FEET OF FRONTAGE, 30 FOOT FRONT SETBACK AND 15 FOOT SIDE AND REAR SETBACK. THE PARCELS ARE LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT AS DEPICTED ON THE MAP. OTHER OVERLAY DISTRICTS MAY APPLY.
5. LOT 42-50-1 IS SUBJECT TO AN ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 42-50-2 AS SHOWN AND IS ALSO SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT TO BENEFIT THE TOWN OF MILFORD AS SHOWN.
6. WETLANDS SHOWN ARE PER REFERENCE PLAN #2.
7. PER FEMA DFIRM PANEL 33011C0458D, EFFECTIVE DATE 9/25/2009, LOTS 42-55 AND 42-50-1 ARE NOT SUBJECT TO THE SPECIAL FLOOD HAZARD AREA.
8. THIS PLAN IS BASED UPON REFERENCE PLANS NOTED HEREON AND IS SUPPLEMENTED WITH A FIELD SURVEY PERFORMED BY THIS OFFICE DURING APRIL 1994 AND OCTOBER 2017.
9. PARCEL "A" BOUNDARY FIELDWORK WAS PERFORMED DURING DECEMBER, 2017. ALL OTHER BOUNDARY INFORMATION SHOWN IS BASED ENTIRELY UPON REFERENCE PLANS NOTED HEREON.
10. THE AREA SHOWN AS "RESTRICTION AREA" BETWEEN LOT 42-55 AND LOT 42-50-1 SHALL REMAIN IN ITS NATURAL AND UNDISTURBED STATE IN PERPETUITY, AND SHALL NOT BE DEVELOPED IN ANY MANNER WHATSOEVER, NOR USED FOR ACCESS FROM AND TO MASON ROAD, EXCEPT THAT IT MAY BE USED FOR UTILITY LINES SERVING ONLY THE SINGLE-FAMILY DWELLING CURRENTLY LOCATED ON LOT 42-55.
11. * DENOTES DISTANCES PER DEED BK. 8686 PG. 1679 AND NOT A PRECISE SURVEY BY THIS OFFICE AT THIS TIME.

CERTIFICATION:

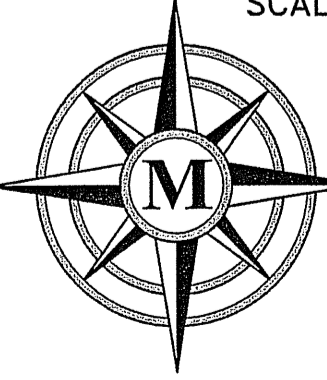
"I HEREBY CERTIFY THAT PARCEL 'A' IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)".



Issued for State and/or Municipal review only

**LOT LINE ADJUSTMENT PLAN
LAND OF:
MARILYN J. PIEKARSKI
REVOCABLE TRUST
AND
LEONARD GOLDEN &
OZLEM ARSLAN-GOLDEN**

TAX MAP 42 LOT 55 & LOT 50-1
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 60' DECEMBER 21, 2020



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

OWNER'S SIGNATURES:

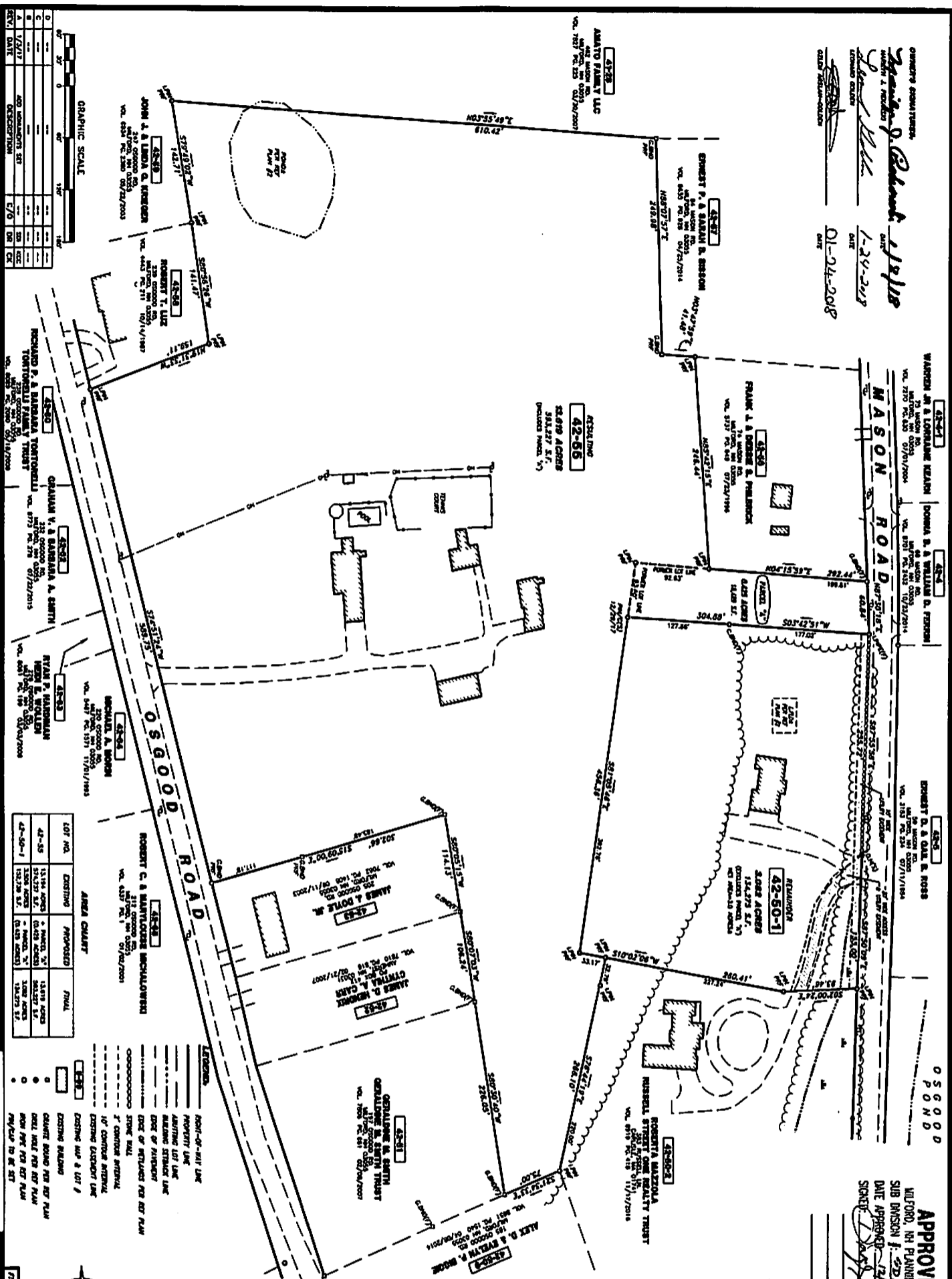
<i>Marilyn J. Piekarski</i>	12/21/2020
MARILYN J. PIEKARSKI	DATE
<i>Gerald R. Prunier</i>	12/21/2020
GERALD R. PRUNIER (TRUSTEE)	DATE
<i>Leonard Golden</i>	12/21/2020
LEONARD GOLDEN	DATE
<i>Ozlem Arslan-Golden</i>	12/21/2020
OZLEM ARSLAN-GOLDEN	DATE

GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A	1/3/17	ADD MONUMENTS SET		SDI	KCC
				DR	CK

Plotfile: 12/21/2020 2:21 PM By: SUI
 H:\MIS\00726\726.05\PH002\726D06.dwg

CONTRACT DOCUMENTS
Maple & Belmont 19118
 DATE: 01-24-2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



42-54-1 WILSON JR & LORRAINE KEARN
 23 ACRES
 VOL. 2979 PG. 133 07/11/1984

42-54-2 DONNA B. & WILLIAM D. FERRER
 48 ACRES
 VOL. 2979 PG. 133 07/11/1984

42-54-3 ERNEST G. & GAIL R. ROSS
 10 ACRES
 VOL. 3183 PG. 234 07/11/1984

42-54-4 FRANK L. & EBERNE S. PEARLBERG
 10 ACRES
 VOL. 3172 PG. 484 07/23/1984

42-54-5 ERNEST P. & SARAH B. BROWN
 41.48 ACRES
 VOL. 4833 PG. 188 01/23/2014

42-54-6 AMATO FAMILY LLC
 482 ACRES
 VOL. 1857 PG. 123 02/09/2007

42-54-7 JOHN L. & LINDA G. FERRER
 141.47 ACRES
 VOL. 4453 PG. 371 10/14/1989

42-54-8 ROBERT T. LEE
 141.47 ACRES
 VOL. 4453 PG. 371 10/14/1989

42-54-9 ROBERT C. & MARGARET MICHALOWSKI
 11.17 ACRES
 VOL. 4357 PG. 1 01/02/2001

42-54-10 GRAYMAN V. & BARBARA A. SMITH
 232 ACRES
 VOL. 4772 PG. 271 07/23/2013

42-54-11 RYAN P. WHELAN
 473 ACRES
 VOL. 4811 PG. 19 03/03/2008

42-54-12 JAMES A. & DOTTIE M.
 515.99 ACRES
 VOL. 7082 PG. 108 01/14/2003

42-54-13 JAMES D. WOODRICK
 10.43 ACRES
 VOL. 7082 PG. 108 01/14/2003

42-54-14 OZLEM ARSLAN-GOLDEN
 53.12 ACRES
 VOL. 7082 PG. 108 01/14/2003

42-54-15 ALEX D. & WENDY P. ROSE
 150 ACRES
 VOL. 7082 PG. 108 01/14/2003

42-54-16 ROBERTA WALKOWIA
 11.17 ACRES
 VOL. 8719 PG. 119 11/11/2016

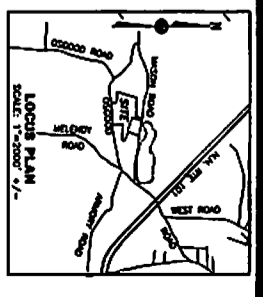
42-54-17 RUSSELL STREET ONE REALTY TRUST
 11.17 ACRES
 VOL. 8719 PG. 119 11/11/2016

42-54-18 3.08 ACRES
 13.473 S.F.
 VOL. 8719 PG. 119 11/11/2016

42-54-19 3.08 ACRES
 13.473 S.F.
 VOL. 8719 PG. 119 11/11/2016

42-54-20 3.08 ACRES
 13.473 S.F.
 VOL. 8719 PG. 119 11/11/2016

APPROVED
 MILFORD, NH PLANNING BOARD
 SUBMITTED BY: [Signature]
 DATE APPROVED: 12/14/17
 SIGNED: [Signature]



GRAPHIC SCALE

0	100	200	300	400	500	600	700	800	900	1000
0	10	20	30	40	50	60	70	80	90	100

AREA CHANG

LOT NO.	EXISTING	PROPOSED	FINAL
42-54-1	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-2	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-3	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-4	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-5	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-6	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-7	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-8	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-9	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-10	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-11	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-12	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-13	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-14	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-15	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-16	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-17	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-18	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-19	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.
42-54-20	13.48 ACRES 30,229 S.F.	3.08 ACRES 7,000 S.F.	10.40 ACRES 23,229 S.F.

LOT LINE ADJUSTMENT PLAN
 LAND OF:
MARILYN J. PIEKARSKI
REVOCABLE TRUST
 AND
LEONARD GOLDEN &
OZLEM ARSLAN-GOLDEN
 TAX MAP 42 LOT 65 & LOT 60-1
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 60'
 NOVEMBER 20, 2017

MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING & SURVEYING PERMITTING
 SOIL & VEGETATION MAPPING & SITE DESIGN
 11000 WINDY ROAD, AMHERST, NH 03051
 TEL: 603-757-1141
 FAX: 603-757-1144
 MERIDIAN@LANDSERVICES.COM

NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-2 TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-3 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-4 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-5 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-6 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-7 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-8 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-9 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-10 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-11 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-12 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-13 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-14 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-15 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-16 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-17 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-18 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-19 AND TO BE CONSISTENT WITH THE BOUNDARY LINE BETWEEN LOTS 42-54-1 AND 42-54-20.

GENERAL NOTES:
 1. ALL PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS AND SURVEY DATA PROVIDED BY THE CLIENT.
 2. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
 3. THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MERIDIAN LAND SERVICES, INC.

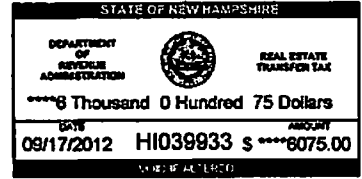
39732a Due 183

FILE: 1780004-MCRD.dwg
 PROJECT NO: 728.03
 SHEET NO: 1 OF 1

Carmela O'Connell



Return to:



A

WARRANTY DEED

Wilfrid J. Piekarski, as Trustee of the Wilfrid J. Piekarski Revocable Trust dated December 17, 1991, with a mailing address of 221 Osgood Road, Milford, Hillsborough County, State of New Hampshire, for consideration paid, grants to

Leonard A. Golden, single, and Leonard Golden and Ozlem Arslan-Golden, husband and wife, as joint tenant with rights of survivorship, all of 2 Black Berry Way, Manchester, Hillsborough County, State of New Hampshire with Warranty Covenants, the following described property:

A certain tract or parcel of land, with buildings thereon located on Osgood Road and Mason Road, Milford, Hillsborough county, State of New Hampshire, and being shown as Lot No. 42-50-1 on a plan of land entitled: "Lot Line Adjustment and Lot Consolidation Plan Lot 42-55, Wilfred J. Piekarski, Marilyn J. Piekarski, and Lots 42-50-1, 50-2, 50-3, 50-9 & 50-10 Wilfred J. Piekarski dba Wilmar Realty, Milford, New Hampshire, Scale: 1"=100' June 17, 2004." Prepared by Monadnock Survey, Inc. and recorded with the Hillsborough County Registry of Deeds as Plan No. 33606.

Meaning and intending to conveyed a portion of the premises conveyed to the within grantor by deed dated April 4, 2012, and recorded in Hillsborough County Registry of Deeds at Book 8425, Page 2146. See also, corrective dated recorded in said registry at Book 8461, Page 454.

Subject to easements and restrictions of record.

This is not homestead property of grantor or his spouse.

IN WITNESS WHEREOF, Wilfrid J. Piekarski has caused his name to be affixed hereunto this 28th day of August, 2012.

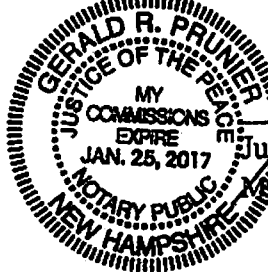
Wilfrid J. Piekarski, Trustee

Wilfrid J. Piekarski, Trustee of the
Wilfrid J. Piekarski Revocable Trust of
December 17, 1991

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

On this 28th day of August, 2012, before me, the undersigned officer, personally appeared the above-named Wilfrid J. Piekarski, known to me (or satisfactorily proven) to be the person whose name appears in the within instrument and acknowledged that he executed the same for the purposes herein contained.

[Signature]
Justice of the Peace/Notary Public
Commission Expires: 1/25/17



TRUSTEE CERTIFICATE

The undersigned, Wilfrid J. Piekarski, is the sole trustee of the Wilfrid J. Piekarski Revocable Trust created under a trust agreement dated December 17, 1991, has full and absolute power in said trust agreement to convey, mortgage, encumber or otherwise dispose of any interest in real estate and improvements thereon held in said trust and, in accordance with N.H. RSA 564-B:10-1013, no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Wilfrid J. Piekarski, Trustee
Wilfrid J. Piekarski, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 28th day of August, 2012, personally appeared the above named Wilfrid J. Piekarski, as Trustee of the Wilfrid J. Piekarski Revocable Trust, known to me (or satisfactorily proven) to be the person whose name appears in the within instrument and acknowledged that she executed the same for the purposes herein contained, before me

Gerald R. Prunier

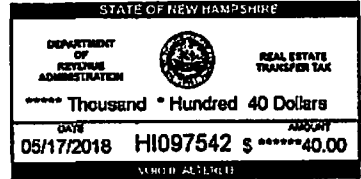
Notary Public



Commission Expires: 1/25/17



Return to:
Prunier & Prolman, P.A.
Account: 026



D
[Pl Out of Chain re: B]

QUITCLAIM DEED

Marilyn J. Piekarski, Trustee of the Marilyn J. Piekarski Revocable Trust, dated December 17, 1991, mailing address of 221 Osgood Road, Milford, New Hampshire 03055 for consideration paid grants to **Leonard Golden and Ozlem Arslan-Golden**, husband and wife as joint tenants with rights of survivorship, of 60 Mason Road, Milford, New Hampshire 03055, with Quitclaim Covenants, the following described premises:

A certain tract or parcel of real estate located on the Southerly side of Mason Road, Milford, Hillsborough County, New Hampshire and said point being the most Southwesterly corner of lot 42-50-1 as shown on a plan of land entitled "Lot Line Adjustment Plan land of Marilyn J. Piekarski Revocable Trust and Leonard Golden & Ozlem Arslan-Golden, Tax Map 42, Lot 55 and Lot 50-1, Milford, New Hampshire" by Meridian Land Services, Inc.; dated: November 20, 2017; scale 1"=60'; said Plan recorded in the Hillsborough County Registry of Deeds as Plan Number: 39732; thence

extra course ? beginning at →

1. S 03° 42' 51" W a distance of 177.02' more or less to a granite bound; thence
2. S 64° 25' 55" E a distance of 295.56' more or less to a point; thence
3. S 76° 44' 19" E a distance of 122.21' more or less to a point; thence
4. S 10° 02' 20" W a distance of 33.17' more or less to a point; thence
5. N 81° 05' 46" W a distance of 392.76' more or less to an iron pin; thence
6. N 03° 42' 51" E a distance of 127.86' more or less to the point of beginning.

→ 5/6 42-50-1

Meaning and intending to convey a portion of real estate in the rear of lot 45-50-1 as shown on the above-mentioned plan and being part of the real estate in the deed recorded in the Hillsborough County Registry of Deeds at Book 8683, Page 1679.

Consideration is less than \$100.00.

Dated this 30 day of March, 2018

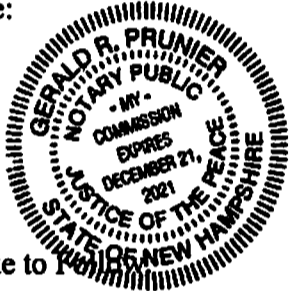
MARILYN J. PIEKARSKI REVOCABLE TRUST

Marilyn J. Piekarski, Trustee
Marilyn J. Piekarski, Trustee

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

On this 30th day of March, 2018, before me, the undersigned officer, personally appeared the above-named Marilyn J. Piekarski, Trustee of the Marilyn J. Piekarski Revocable Trust, 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.

Before me:



[Signature]
Justice of the Peace/Notary Public
My Commission Expires:

Trustee Certificate to P

TRUSTEE'S CERTIFICATE

The undersigned Trustee, as Trustee under The Marilyn J. Piekarski Revocable Trust, a Trust under Declaration of Trust dated December 17, 1991, and thereto has full and absolute power in said Trust Agreement to mortgage and convey any interest in real estate and improvements thereon held in said Trust, and to sign any documents in connection with said mortgage conveyance, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

Dated: Mar. 30, 2018

Marilyn J. Piekarski Revocable Trust

[Signature]
Witness

Marilyn J. Piekarski, Trustee
Marilyn J. Piekarski, Trustee

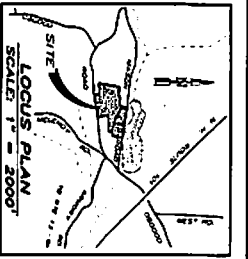
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 30 day of March, 2018, before me, the undersigned officer, personally appeared the above-named Marilyn J. Piekarski, 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.

Before me:

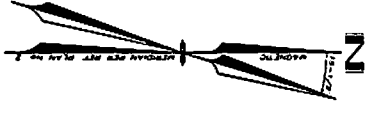


[Signature]
Justice of the Peace/Notary Public
My Commission Expires: 12/21/21



LEGEND

- EDGE OF PARADISE
- EDGE OF WATER
- CHAIN LINK FENCE
- GRASSY BOUND FOUND
- IRON PIPE FOUND
- STEEL PIPE SET
- STEEL PIPE FOUND
- PNE HYDRAULIC
- 06P
- 06P
- 07P
- 08P



PARCEL DETAIL
NOT TO SCALE

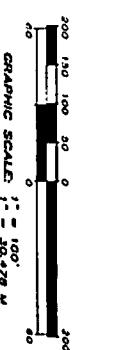
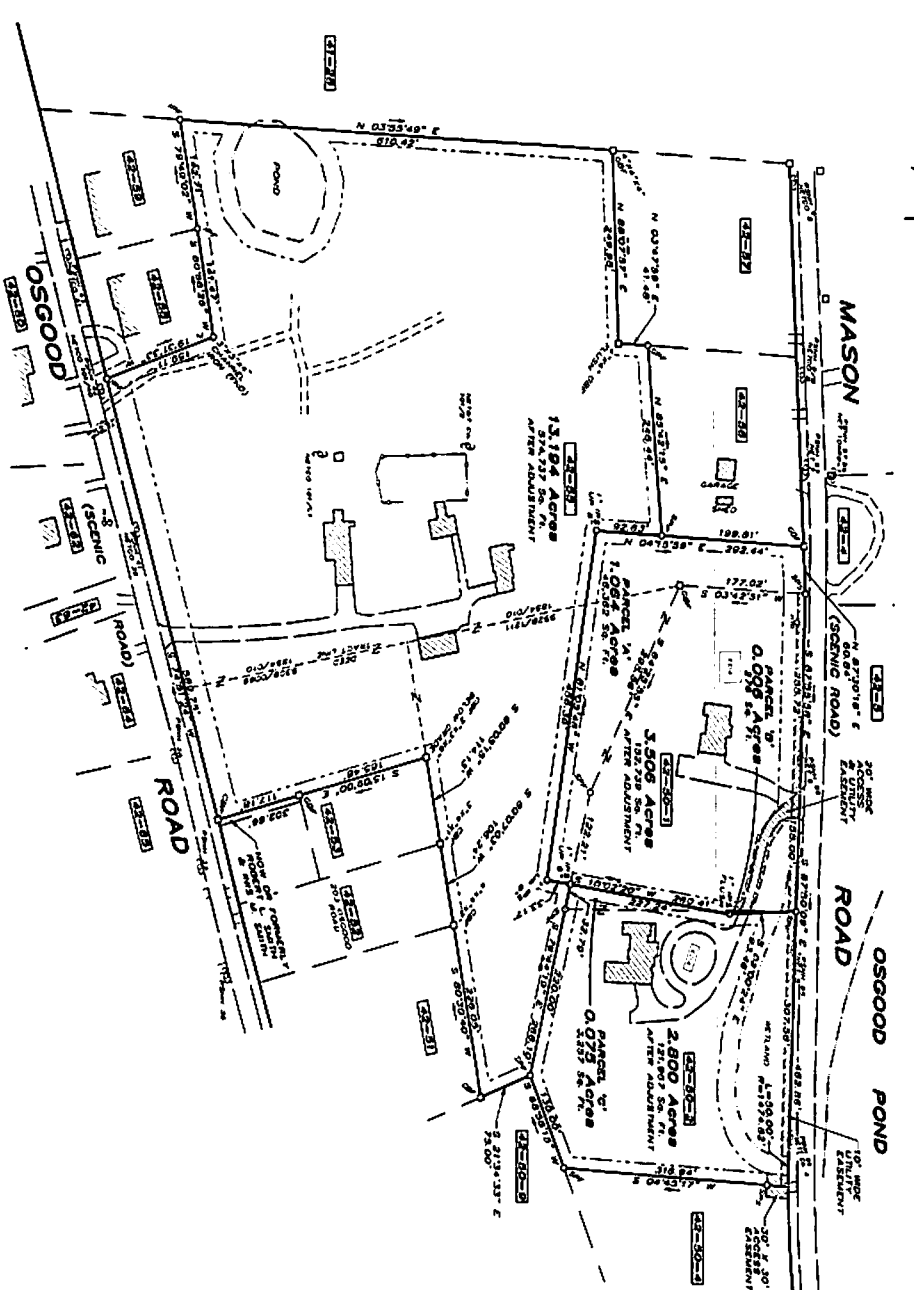
EASEMENT DETAIL
NOT TO SCALE

LOT #	NAME & ADDRESS
41-39	ANITA D. FAMILY LTD
42-30-4	FRANCIS F. FORTNEY JR
42-30-5	FRANCIS F. FORTNEY JR
42-30-6	FRANCIS F. FORTNEY JR
42-30-7	FRANCIS F. FORTNEY JR
42-30-8	FRANCIS F. FORTNEY JR
42-30-9	FRANCIS F. FORTNEY JR
42-30-10	FRANCIS F. FORTNEY JR
42-30-11	FRANCIS F. FORTNEY JR
42-30-12	FRANCIS F. FORTNEY JR
42-30-13	FRANCIS F. FORTNEY JR
42-30-14	FRANCIS F. FORTNEY JR
42-30-15	FRANCIS F. FORTNEY JR
42-30-16	FRANCIS F. FORTNEY JR
42-30-17	FRANCIS F. FORTNEY JR
42-30-18	FRANCIS F. FORTNEY JR
42-30-19	FRANCIS F. FORTNEY JR
42-30-20	FRANCIS F. FORTNEY JR
42-30-21	FRANCIS F. FORTNEY JR
42-30-22	FRANCIS F. FORTNEY JR
42-30-23	FRANCIS F. FORTNEY JR
42-30-24	FRANCIS F. FORTNEY JR
42-30-25	FRANCIS F. FORTNEY JR
42-30-26	FRANCIS F. FORTNEY JR
42-30-27	FRANCIS F. FORTNEY JR
42-30-28	FRANCIS F. FORTNEY JR
42-30-29	FRANCIS F. FORTNEY JR
42-30-30	FRANCIS F. FORTNEY JR

LOT #	NAME & ADDRESS
42-40	FRANK V. PHILLIPS
42-41	FRANK V. PHILLIPS
42-42	FRANK V. PHILLIPS
42-43	FRANK V. PHILLIPS
42-44	FRANK V. PHILLIPS
42-45	FRANK V. PHILLIPS
42-46	FRANK V. PHILLIPS
42-47	FRANK V. PHILLIPS
42-48	FRANK V. PHILLIPS
42-49	FRANK V. PHILLIPS
42-50	FRANK V. PHILLIPS
42-51	FRANK V. PHILLIPS
42-52	FRANK V. PHILLIPS
42-53	FRANK V. PHILLIPS
42-54	FRANK V. PHILLIPS
42-55	FRANK V. PHILLIPS
42-56	FRANK V. PHILLIPS
42-57	FRANK V. PHILLIPS
42-58	FRANK V. PHILLIPS
42-59	FRANK V. PHILLIPS
42-60	FRANK V. PHILLIPS

LOT #	NAME & ADDRESS
42-61	FRANK V. PHILLIPS
42-62	FRANK V. PHILLIPS
42-63	FRANK V. PHILLIPS
42-64	FRANK V. PHILLIPS
42-65	FRANK V. PHILLIPS
42-66	FRANK V. PHILLIPS
42-67	FRANK V. PHILLIPS
42-68	FRANK V. PHILLIPS
42-69	FRANK V. PHILLIPS
42-70	FRANK V. PHILLIPS
42-71	FRANK V. PHILLIPS
42-72	FRANK V. PHILLIPS
42-73	FRANK V. PHILLIPS
42-74	FRANK V. PHILLIPS
42-75	FRANK V. PHILLIPS
42-76	FRANK V. PHILLIPS
42-77	FRANK V. PHILLIPS
42-78	FRANK V. PHILLIPS
42-79	FRANK V. PHILLIPS
42-80	FRANK V. PHILLIPS

- REFERENCE PLANS:
1. SUBDIVISION PLAN OF "MASON ROAD & WILSON ROAD" MAP NO. 48000, N.H. SURVEYED BY MONROE J. GOLDEN & ASSOCIATES, MASHU, N.H. (TRACED PLAN NO. 11892)
 2. REVISION/ADDITION/RESUBDIVISION PLAN OF LOT 42-48 AND 42-49 FIVE RODS NORTH OF WILSON ROAD, MAP NO. 48000, N.H. SURVEYED BY MONROE J. GOLDEN & ASSOCIATES, MASHU, N.H. (TRACED PLAN NO. 30012)
 3. 10' WIDE ADJUSTMENT AND LOT CONSOLIDATION PLAN, LOT 42-58, WILSON ROAD, MAP NO. 48000, N.H. SURVEYED BY MONROE J. GOLDEN & ASSOCIATES, MASHU, N.H. (TRACED PLAN NO. 30013)
 4. 10' WIDE ADJUSTMENT AND LOT CONSOLIDATION PLAN, LOT 42-59, WILSON ROAD, MAP NO. 48000, N.H. SURVEYED BY MONROE J. GOLDEN & ASSOCIATES, MASHU, N.H. (TRACED PLAN NO. 30014)
 5. 10' WIDE ADJUSTMENT AND LOT CONSOLIDATION PLAN, LOT 42-60, WILSON ROAD, MAP NO. 48000, N.H. SURVEYED BY MONROE J. GOLDEN & ASSOCIATES, MASHU, N.H. (TRACED PLAN NO. 30015)
- NOTES:
1. OWNER OF LOT 42-48, MR. LEONARD A. GOLDEN, AND WILSON ROAD
 2. THE REFERENCE TO LOT 42-50-1 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 3. OWNER OF RECORD OF LOT 42-48-2 IS THE WILSON ROAD RECREATION ASSOCIATION, INC. DATED AUGUST 28, 2012.
 4. OWNER OF RECORD OF LOT 42-50-2 IS HOW BOOK 8681 PAGE 0434, DATED AUGUST 28, 2012.
 5. OWNER OF RECORD OF LOT 42-55 IS THE WILSON ROAD RECREATION ASSOCIATION, INC. DATED AUGUST 28, 2012.
 6. THE REFERENCE TO LOT 42-55 IS HOW BOOK 8681 PAGE 1824 DATED AUGUST 14, 2012.
 7. LOT 42-50-1 AND 42-50-2 ARE SUBJECT TO A 10' WIDE UTILITY EASEMENT TO THE WILSON ROAD RECREATION ASSOCIATION, INC. DATED OCTOBER 28, 1972.
 8. LOT 42-50-2 IS SUBJECT TO AN EASEMENT AND UTILITY EASEMENT TO DEBERT LOT 42-50-1.
 9. LOT 42-50-1 IS SUBJECT TO AN EASEMENT AND UTILITY EASEMENT TO DEBERT LOT 42-50-2.
 10. THE REFERENCE TO LOT 42-50-1 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 11. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 12. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 13. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 14. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 15. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 16. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 17. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 18. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 19. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 20. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 21. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 22. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 23. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 24. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.
 25. THE REFERENCE TO LOT 42-50-2 IS HOW BOOK 8921 PAGE 013, DATED AUGUST 28, 2012.



39104 Dur 181

DATE: 07/25/2016

3. I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN INDEPENDENT SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE RELEVANT STATUTES, INCLUDING THE PROVISIONS OF CHAPTER 281-A:10, 10-1, NEW HAMPSHIRE, REVISION 1999.

JULY 16, 2016



MONROE J. GOLDEN & ASSOCIATES, INC.
 LAND SURVEYORS AND PLANNERS
 WILSON STATION - 60 MAIN ST. - PO BOX 807 - WILTON, N.H. 03098
 TEL: (603) 684-4248 FAX: (603) 684-8884

LOT LINE ADJUSTMENT
 PLAN OF LAND
 LOT 42-50-1
 LEONARD A. GOLDEN
 LEONARD GOLDEN &
 OZLEM ARSLAN-GOLDEN
 LOT 42-50-2
 WILFRED J. PIEKARSKI
 REVOCABLE TRUST
 LOT 42-55
 MARILYN J. PIEKARSKI
 REVOCABLE TRUST
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 100'
 JULY 25, 2016

APPROVED
MILFORD, NH PLANNING BOARD
APPROVED: [Signature]
DATE APPROVED: 10/28/16
SEWER: [Signature]
DRAWN: [Signature]

OWNER'S SIGNATURES

LEONARD A. GOLDEN 11-9-2016

OZLEM ARSLAN-GOLDEN 11-9-2016

MARILYN J. PIEKARSKI TRUST 11-9-2016

Carmela O'Connell

570 Milford Planning

REVOCATION OF LOT LINE ADJUSTMENT PLAN

NOW COME, Marilyn J. Piekarski, as Trustee of the Wilfrid J. Piekarski Revocable Trust with an address of 221 Osgood Road, Milford, New Hampshire and Leonard Golden and Ozlem Arslan-Goldend of 60 Mason Road, Milford, New Hampshire and request the following plan be revoked and say:

That the plan entitled "Lot Line Adjustment Plan of Land, Lot 42-50-1 Leonard A. Golden, Leonard Golden & Ozlem Arslan-Golden, Lot 42-50-2 Marilyn J. Piekarski Revocable Trust, Milford, New Hampshire; drawn by Monadnock Survey, Inc., Land Surveyors and Planners; dated: July 25, 2016; scale: 1"=100' AND RECORDED IN THE Hillsborough County Registry of Deeds as plan number 39104 is to be revoked.

This request for revocation is being made in accordance with N.H. R.S.A. 676:4-a and is to be recorded in the Hillsborough County Registry of Deeds.

Dated: 12/27/2017

[Signature]
Witness

Marilyn J. Piekarski, Trustee
Marilyn J. Piekarski, Trustee
Wilfrid J. Piekarski Revocable Trust

[Signature]
Witness

Leonard Golden
Leonard Golden

[Signature]
Witness

[Signature]
Ozlem Arslan-Golden

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 8th day of January, 2018, before me, the undersigned officer, personally appeared the above-named Marilyn J. Piekarski, 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.

Before me:

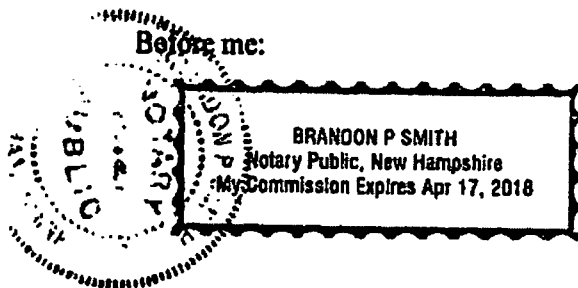


[Signature]
Justice of the Peace/Notary Public
My Commission Expires: 12/21/21

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 27th day of December, 2017, before me, the undersigned officer, personally appeared the above-named Leonard Golden, 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.

Before me:

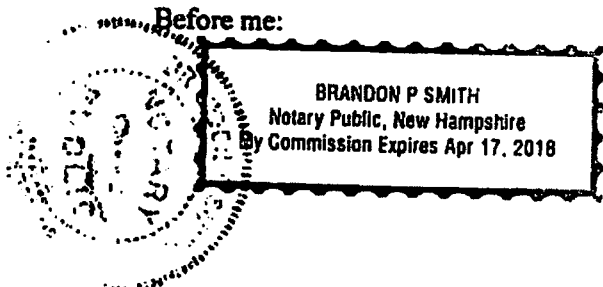


[Signature]
Justice of the Peace/Notary Public
My Commission Expires: Apr 17, 2018

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 27th day of December, 2017, before me, the undersigned officer, personally appeared the above-named Ozlem Arslan-Golden, 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.

Before me:

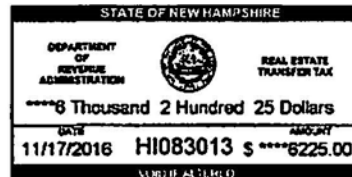


[Signature]
Justice of the Peace/Notary Public
My Commission Expires: Apr 17, 2018



Return To
Roberta Mazzola
383 Russell Lane
Return to:
Carlisle, MA 01741

Carmela O'Connell



C

WARRANTY DEED

Marilyn Piekarski, Christopher Piekarski, and Gerald R. Prunier, Co-Trustees of **The Wilfrid J. Piekarski Revocable Trust** dated December 17, 1991, mailing address of 221 Osgood Road, Milford, County of Hillsborough and State of New Hampshire; for consideration paid, grants to **Roberta Mazzola, Trustee of The Russell Street One Realty Trust**, with a mailing address of 383 Russell Street, Carlisle, Massachusetts 01741

WITH WARRANTY COVENANTS, the following described premises situated in the Town of Milford, County of Hillsborough, State of New Hampshire, ("Premises") to wit:

Certain tract or parcel of land, with buildings thereon, if any, located on Osgood Road and Mason Road, Milford, Hillsborough County, State of New Hampshire, and being shown as Lots No. 42-50-2 on a plan of land entitled: "Lot Line Adjustment and Lot Consolidation Plan Not 42-55, Wilfred J. Piekarski, Marilyn J. Piekarski, and Lots 42-50, 50-2, 50-3, 50-9 & 50-10 Wilfred J. Piekarski dba Wilmar Realty, Milford, New Hampshire, Scale: 1"=100' June 17, 2004." Prepared by Monadock Survey, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan No. 33606.

Meaning and intending to convey a portion of the premises conveyed in deed dated March 4, 1994, and recorded in Hillsborough County Registry of Deeds at Book 5528, Page 1211. See also deed recorded in Book 8425, Page 2146.

This is not homestead property.

Dated this 15th day of November, 2016.

[Handwritten signature]

Witness

The Wilfrid J. Piekarski Revocable Trust

Marilyn J. Piekarski

Marilyn Piekarski, Trustee *Trustee*

Tammy E. Dumont
Witness

[Signature]
Christopher Piekarski, Trustee

Tammy E. Dumont
Witness

[Signature], Trustee
Gerald R. Prunier, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 16th day of November, 2016, before me, the undersigned officer, personally appeared the above-named Marilyn Piekarski, 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.

Before me:



[Signature]
Justice of the Peace/Notary Public
My Commission Expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 16th day of November, 2016, before me, the undersigned officer, personally appeared the above-named Christopher Piekarski, 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.

Before me:



Tammy E. Dumont
Justice of the Peace/Notary Public
My Commission Expires: 5-8-2019

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 15th day of November, 2016, before me, the undersigned officer, personally appeared the above-named Gerald R. Prunier, 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.

Before me:



Tammy E. Dumont
Justice of the Peace/Notary Public
My Commission Expires: 5-8-2019

