



1216 Rt. 12a, P.O. Box 291  
Plainfield, NH 03781

Tel. 603-675-5502, cell 603-252-7204

May 26, 2021

Plainfield Planning Board  
Plainfield, NH 03781

COVER LETTER

Owners: RICHARD J. PULLEN AND SUSAN RAND PULLEN (Lot 19) and KARA R. TOMS AND DANIEL W. BARNETT (Lot 19-2)

Tax Map: Map 245- Lot 19, Map 245-Lot 18-2

Property address: 92 GRANTHAM MTN ROAD, 62 GRANTHAM MTN ROAD

Zones: RR

**Proposal:** The owners of Map 245-Lot 19 wish to convey 6.14 acres of their land to abutting Map 245-Lot 18-2 as an annexation of land, leaving 5.4 acres with Lot 19 and increasing the size of Lot 18-2 to 18.46 acres, all in the RR zone.

**Request for Waivers:** Normal minor subdivision-annexation waivers

Sincerely,

Rollins Land Survey

Christopher E. Rollins  
Licensed Land Surveyor, NH & ME



**Rollins Land Survey**

1216 RT 12A PO BOX 291 PLAINFIELD NH 03781

603 675 5502

ROLLINSSURVEY@GMAIL.COM

May, 25, 2021

Plainfield Planning Board  
Plainfield, NH 03781

RE: **Annexation** –Pullen/Toms/Barnett

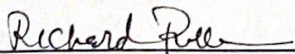
Portion of MAP 245-LOT 19 (6.14 acres) to annex to Map 245-Lot 18-2

Dear Board Members:

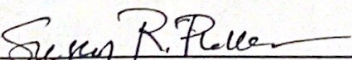
We hereby authorize Christopher E. Rollins of Rollins Land Survey of Plainfield, NH to represent us at Planning Board meetings regarding the currently proposed **annexation** of a portion of our property shown as Map 245-Lot 19 on Grantham Mtn Road in Plainfield.

Christopher's contact info:  
Email: rollinssurvey@gmail.com  
land line: 603-675-5502  
cell 603-252-7204  
mail: PO Box 291, Plainfield, NH 03781

Sincerely,

  
Richard J. Pullen

Date: 5/25/21

  
Susan Rand Pullen

Date: 5/25/21



**Rollins Land Survey**

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603.675.5502

ROLLINSSURVEY@GMAIL.COM

May, 25, 2021

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Plainfield, NH 03781

RE: **Annexation –Pullen/Toms/Barnett**

Portion of MAP 245-LOT 19 (6.14 acres) to annex to Map 245-Lot 18-2

Dear Board Members:

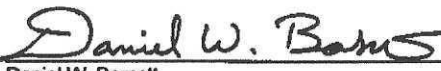
We hereby authorize Christopher E. Rollins of Rollins Land Survey of Plainfield, NH to represent us at Planning Board meetings regarding the currently proposed annexation of a portion of Pullen property shown as Map 245-Lot 19 to our property on Grantham Mtn Road in Plainfield.

Christopher's contact info:  
Email: rollinssurvey@gmail.com  
land line: 603-675-5502  
cell 603-252-7204  
mail: PO Box 291, Plainfield, NH 03781

Sincerely,

  
\_\_\_\_\_  
Kara R. Toms

Date: May 26, 2021

  
\_\_\_\_\_  
Daniel W. Barnett

Date: May 26, 2021



PLANNING BOARD

Town of Plainfield, N.H.

APPLICATION FOR FINAL SUBDIVISION PLAT

1. Subdivision Name: PULLEN/TOMS/BARNET Annexation File # \_\_\_\_\_  
(Official Use Only)
2. Subdivision Location: 62 AND 92 Grantham Mt. Road
3. Owner of Record (Name): Richard and Susan Pullen, Kara Toms and Daniel Barnett  
Address: \_\_\_\_\_ Phone: 603-469-3112 Pullen  
Pullen- 2 Grantham Mt. Rd, Plainfield, NH 03781,  
Toms and Barnett-62 Grantham Mt. Rd, Plainfield, NH 03781
4. Has an Agent Been Appointed to Represent the Owner? Yes  No \_\_\_\_\_
5. Agent (Name - to be one individual) Chris Rollins, LLS, Rollins Land Survey  
Address: PO Box 291, Plainfield, NH 03781 Phone: 603-675-5502
6. Have the Conditions Required for Final Plat Application Been Met in Their  
Entirety? Yes \_\_\_\_\_ No   
If Not, Indicate All Exceptions Requested ( Attached additional sheets if needed)  
We request the normal waivers associated with annexation applications (Technical  
Subdivisions), i.e. soils, hydrology, topography, etc.
7. Number of Lots Proposed for Final Approval: No new lots
8. Type of Subdivision: Minor  Major \_\_\_\_\_
9. Are There Any Zoning Restrictions? Yes \_\_\_\_\_ No   
If so, Indicate All Restrictions (Attach additional sheets, if needed)
10. Names and Addresses of All Abutters Indicated in Town Records Within Five (5)  
Days Prior to Filing This Application (Use Separate Sheet).

11. List All Maps and Other Material Accompanying This Application and the Number of Each:

- a. will bring to hearing Polyester Film Copies of the Plat
- b. 6 Black/Blue on White Prints
- c. none Construction Detail Sheets
- d. Six 17" x 11" prints
- e. \_\_\_\_\_

12. Deed Restrictions or Protective Covenants that Apply or Are Contemplated:

None

(If No Restrictions, State "None"; If There Are Restrictions, Attach Copy.)

13. General Comments: The purpose of this application is to describe the annexation of 6.14 acres of Lot 19 (Map 245) of Pullen land to abutting Lot 18.2 (Map 245) of Toms/Barnett, leaving 5.4 acres with the Pullen lot in the RR zone.

14. Agreed Date of Submission to the Board: \_\_\_\_\_  
(See Subdivision Regulations for Definition)

15. Agreed Date of the Public Hearing \_\_\_\_\_

16. The Undersigned Hereby Requests Approval by the Planning Board of the Above Identified Subdivision Plat.

Signature (Owner): Christopher E. Rollins  
Christopher E. Rollins, Agent  
Date: May 26, 2021

(OFFICIAL USE ONLY)

1. Date Received by the Secretary/Clerk of the Planning Board: \_\_\_\_\_
2. Fees Paid (Amount): \_\_\_\_\_
3. Date of Receipt of Final Plat: \_\_\_\_\_  
(When officially accepted by the Planning Board)
4. Date Public Hearing Held: \_\_\_\_\_
5. Local State Agent(s)/Agencies Response to Subdivision Proposal: \*

<u>Agent/Agency</u>	<u>Date Received</u>	<u>Comments, Yes/No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. Permits Required Prior to Final Approval:

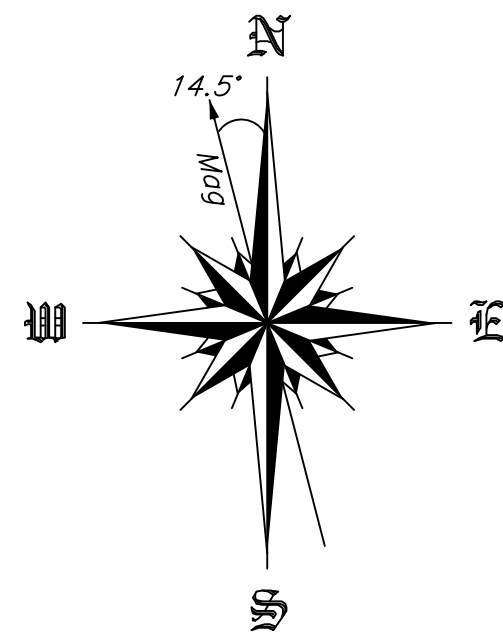
<u>Permitting Agent/Agency</u>	<u>Description</u>	<u>Date Received</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

7. Required Legal Data, Bonds, etc.:

<u>Item Description</u>	<u>Date Received</u>	<u>Date Accepted</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\* All Responses Shall Be Filed with the Final Subdivision Application.

This plan is oriented to grid north



Bearings are oriented to Grid North.  
Coordinates are NH State Plane  
per multiple GPS Observations with dual frequency survey-grade GPS receivers  
Elevations are Orthometric heights (NAVD88)

**Notes**

- Distances around the Toms/Barnett lot were taken from the previous survey plan and were not the result of a new survey. Refer to deed 1687/779.
- Lot 19 (Map 245) of Pullen benefits from a right-of-way easement across Lot 18 (Map 245) for driveway and utility access. Refer to deed 1766/415.
- ZONING DISTRICT- RR Rural Residential, entire lot. Minimum lot size currently is 3.5 acres. Minimum road front currently is 200-feet.
- LOT SHAPE FACTOR for remaining land is 19.65. (perimeter 2150, area 235250 sq. ft.)

**Legend**

- Stone wall
- Utility pole
- Unmarked point
- Electric meter box
- Book and page of deed *bbbb/ppp*
- Iron pin set IPNS
- Iron pin found IPNF
- Iron pipe found IPF
- Drill hole found DHF

Method of survey: Multi-frequency GPS survey oriented to GRID north and NAVD88 elevation.

Survey Classification: Standard Property Survey, Category 1, Condition 1

Date Monuments were set: as noted

Description of monuments set: 5/8" steel reinforcing rod with yellow I.D. cap

Chk: Map closure : Remaining Lot 19---1 in 336303.1 Section "A" ---1 in 269237.3

Map 245-Lot 20  
1219/403  
**Darrell J. & Amy D. Beaupre**  
PO Box 393  
Meriden, NH 03770

Map 245-Lot 18-2  
1687/779  
**Kara R. Toms & Daniel W. Barnett**  
67 Grantham Mt. Rd.  
Plainfield, NH 03781  
12.52 Acres, Per. deed  
18.46 Ac. after annex.

Map 245-Lot 18  
1766/733  
**Gregory J. Hardy, Judith A. Houde Hardy**  
PO Box 191, Meriden, NH 03770

Map 245-Lot 16  
1605/363  
**John H. McNamara Jr. & Terry L. McNamara**  
PO Box 215  
Meriden, NH 03770

Map 245-Lot 20  
1219/403  
**Darrell J. & Amy D. Beaupre**  
PO Box 393  
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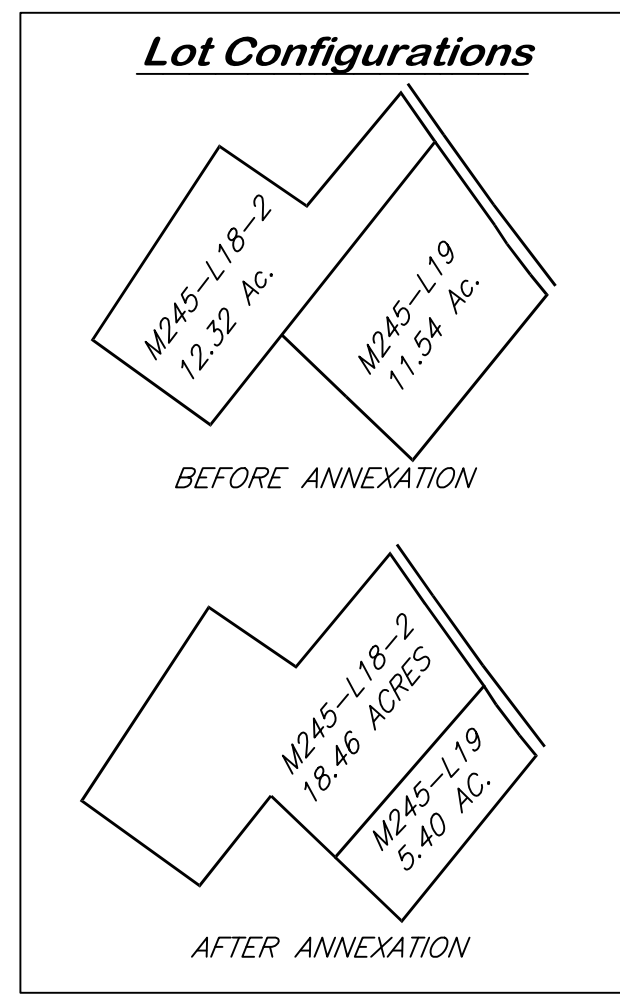
Map 245-Lot 20  
1219/403  
**Darrell J. & Amy D. Beaupre**  
PO Box 393  
Meriden, NH 03770

Map 245-Lot 18-1  
1949/599  
**Christine C. & Glen P. Greenough**  
PO Box 205  
Meriden, NH 03770

Map 245-Lot 18  
1766/733  
**Gregory J. Hardy, Judith A. Houde Hardy**  
PO Box 191, Meriden, NH 03770

**Section "A"**  
**Portion of Pullen lot**  
Map 245-Lot 19  
257,670 sq. ft.  
6.14 Acres

Map 245-Lot 19  
1766/415  
**Richard J. & Susan Rand Pullen**  
92 Grantham Mt. Rd.  
Plainfield, NH 03781  
remaining after annexation  
5.40 Acres

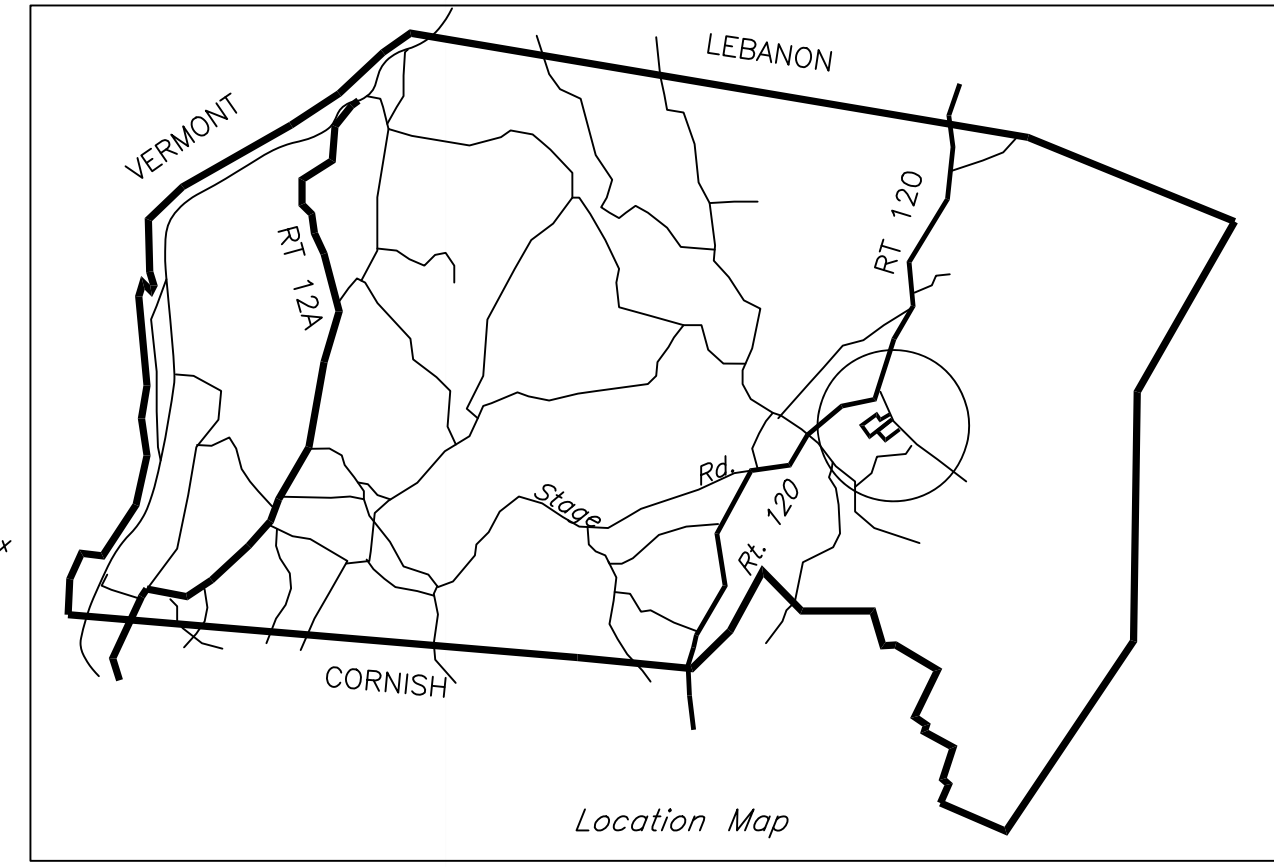


**Annexations:**  
This conveyance is made for the purpose of annexation, upon the conveyance shall merge with and become part of the land to which it is annexed, and shall not constitute a previously approved lot for the purposes of reconveyance unless and until the same shall have been approved in accordance with the subdivision regulations of the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State or Local, then applicable.

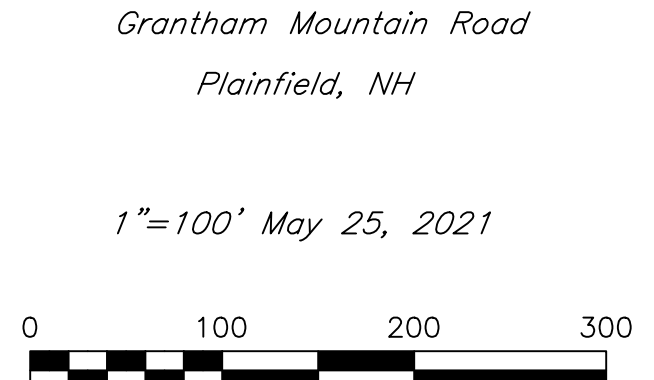
"The subdivision requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent upon completion of all the requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board. Approved by the Plainfield Planning Board

on \_\_\_\_\_  
Certified by \_\_\_\_\_  
Chairman."

**Rollins Land Survey**  
1216 Rt. 12A, P.O. Box 291  
Plainfield, NH 03781 603-675-5502



Plan Showing "Section A"  
**Property of Richard J. & Susan Rand Pullen**  
to be Annexed to  
**Property of Kara R. Toms and Daniel W. Barnett**



Refer to deed 1766/415 Hardy to Pullen recorded on 4/26/2010

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Plainfield, NH 03781

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