



October 27, 2021

Town of Plainfield  
c/o Stephen Halleran  
PO Box 380  
Meriden, NH 03770

RE: Yeaton subdivision application

Dear Mr. Halleran:

Please find the attached "Application for Subdivision Plat" required by the Town of Plainfield and necessary attachments on behalf on Paul Yeaton (Tax Map 261, Lot 2 - 35 Jordan Road, Plainfield).

Landowner Paul Yeaton will be sending you his signed paper copies in the mail, so you can expect to see those soon.

Additionally, surveyor Clayton Platt will be dropping of the requested paper survey plans and mylar plan.

Finally, three checks with the following recipients and amounts should be sent out to the Town office tomorrow (10/28/2021) under a separate cover:

1. Town of Plainfield \$296
2. Sullivan County Registry \$26
3. Sullivan County Registry \$25

If I have misunderstood the fee structure or owe you any additional information, please let me know as soon as possible so that I can provide you with the additional fee or information before the November 1 deadline.

Thank you again for all of your help getting these materials together.

Sincerely,

Leah Hart  
Land Protection Specialist

Encl.

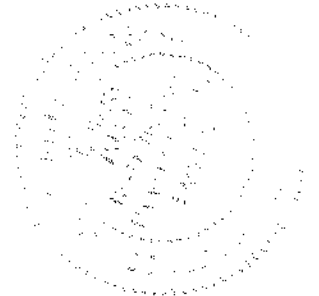
October 27, 2021

To Whom It May Concern,

I, Paul Yeaton, hereby authorize Leah Hart, Land Protection Specialist, at the Society for the Protection of NH Forests to act on my behalf in connection with the minor subdivision application relating to my property at 35 Jordan Road, Tax Map 261, Lot 2, in Plainfield, New Hampshire.

Sincerely,

*Paul Yeaton*  
Paul Yeaton



City of Roanoke  
Commonwealth of Virginia  
The foregoing instrument was acknowledged  
before me this 27 day of October  
2021 by  
Paul Yeaton  
Name of person seeking acknowledgment  
Joyce Bradshaw  
Notary Public  
My Commission Expires 6-30-2024

PLANNING BOARD

Town of Plainfield, N.H.

APPLICATION FOR FINAL SUBDIVISION PLAT  
TAX MAP 261 LOT 2 - 35 JORDAN ROAD

1. Subdivision Name PLAN OF RURAL PROPERTY SURVEY File # \_\_\_\_\_  
AND ANNEXATION/BOUNDARY LINE ADJUSTMENT (Official Use Only)

2. Subdivision Location: 35 Jordan Road, Plainfield, NH

3. Owner of Record (Name): Paul Yeaton

Address: 2831 Stephenson Ave SW, Roanoke, VA 24014 Phone: (540) 200-8473

4. Has an Agent Been Appointed to Represent the Owner? Yes X No \_\_\_\_\_

5. Agent (Name - to be one individual) Leah Hart, Land Protection Specialist

Address: The Society for the Protection of NH Forests Phone: (603) 224-9945  
54 Portsmouth Street  
Concord, NH 03301

6. Have the Conditions Required for Final Plat Application Been Met in Their  
Entirety? Yes X No \_\_\_\_\_

If Not, Indicate All Exceptions Requested ( Attached additional sheets if needed)

N/A

7. Number of Lots Proposed for Final Approval: N/A

8. Type of Subdivision: Minor X Major \_\_\_\_\_

9. Are There Any Zoning Restrictions? Yes \_\_\_\_\_ No X

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. 1 Polyester Film Copies of the Plat
- b. 4 Black/Blue on White Prints
- c. N/A Construction Detail Sheets
- d. \_\_\_\_\_
- 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: \_\_\_\_\_

14. Agreed Date of Submission to the Board: November 1, 2021

(See Subdivision Regulations for Definition)

15. Agreed Date of the Public Hearing November 15, 2021

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

Signature (Owner):

Paul Yeafon

Date:

October 27, 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.

(OFFICIAL USE ONLY)

8. Final Plat Approval Granted (Date): \_\_\_\_\_

Signature (Planning Board Chairman or Secretary/Clerk):  
\_\_\_\_\_

Date Filed with Register of Deeds: \_\_\_\_\_

Volume: \_\_\_\_\_ Page: \_\_\_\_\_

9. Final Plat Approval Denied (Date): \_\_\_\_\_

Signature (Planning Board Chairman or Secretary/Clerk):  
\_\_\_\_\_

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List of abutters- Application for final subdivision plat

TAX MAP 261 LOT 2 - 35 JORDAN ROAD  
PLAN OF RURAL PROPERTY SURVEY  
AND ANNEXATION/BOUNDARY LINE ADJUSTMENT

Elise Angelillo  
PO Box 74  
Meriden, NH 03770

Paul Yeaton  
2831 Stephenson Ave SW  
Roanoke, VA 24014

Maurice and Doris Mercier  
PO Box 104  
Plainfield, NH 03781

Pennyroyal Hill Land Surveying & Forestry LLC  
Clayton E. Platt  
414 Pine Hill Road  
Croydon, NH 03773

Franklin Family Trust  
141 River Road  
Plainfield, NH 03781

Gratian Yatsevitch Trust  
PO Box 101  
Stoystown, PA 15563

Ida Burroughs  
PO Box 102  
Plainfield, NH 03781

Robert Descoteau  
PO Box 11  
Plainfield, NH 03781

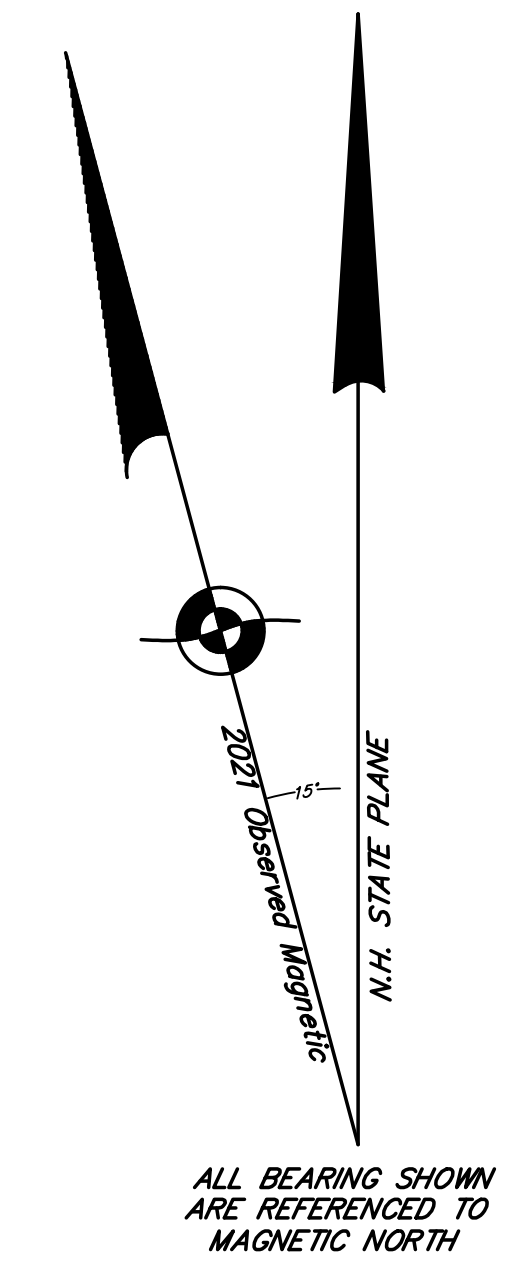
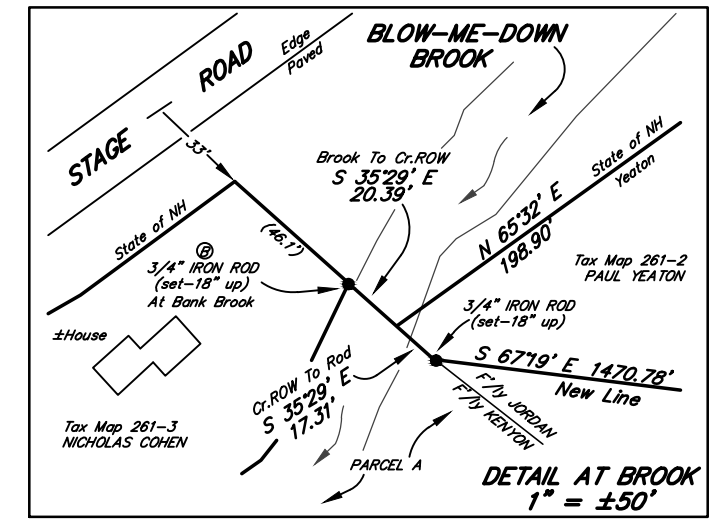
Nicholas Cohen  
729 Stage Road  
Plainfield, NH 03781

Brad Wilder  
700 Stage Road  
Plainfield, NH 03781

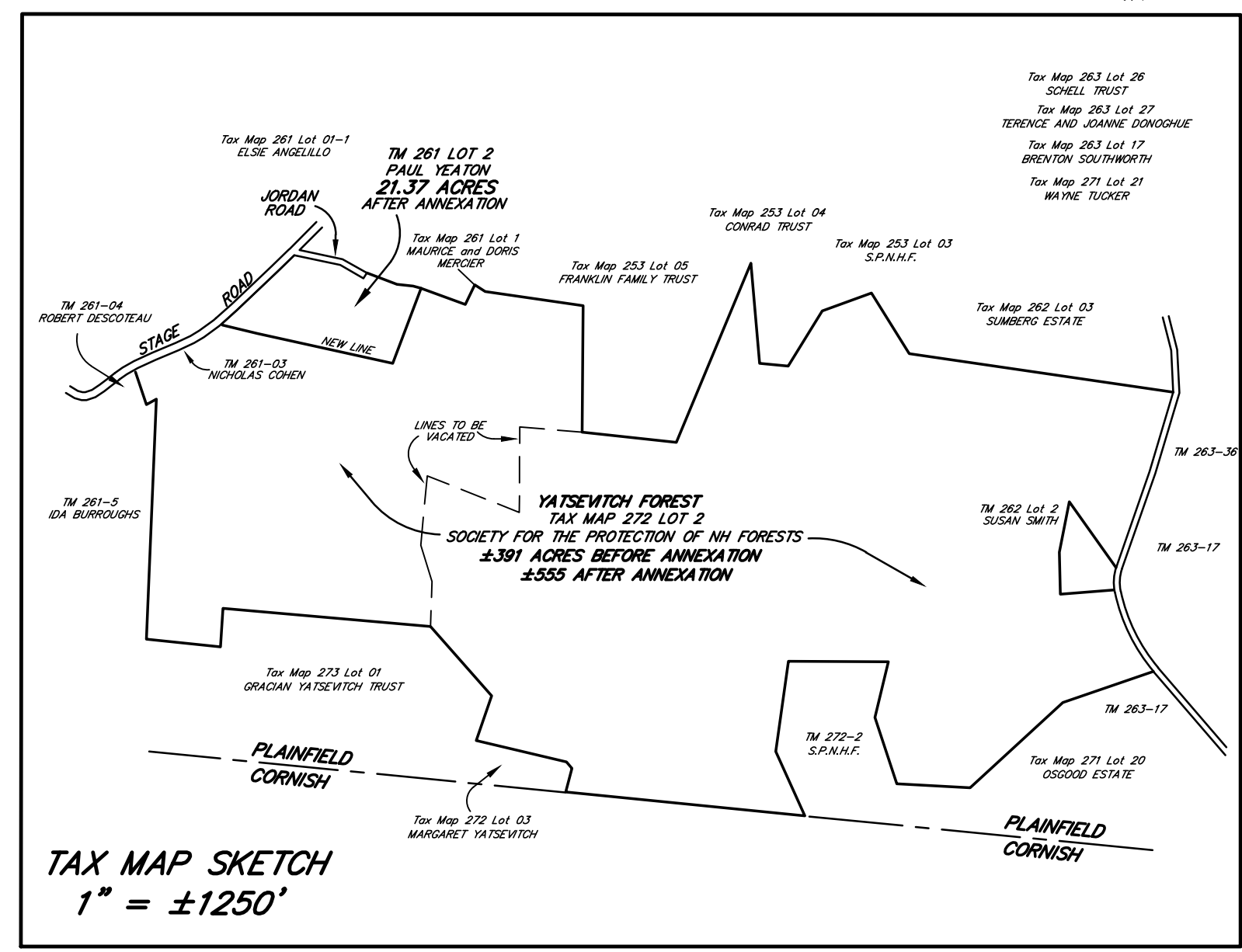
Society for the Protection of NH Forests  
c/o Leah Hart  
54 Portsmouth Street  
Concord, NH 03301

**KEY**

- Boundary Wall
- Interior/Exterior Stonewall
- Stone Bound (found) or as noted
- 1" Iron Pipe (found) - or as noted
- 3/4" Iron Rod (set - April, 2021)
- ⊙ 3/4" Iron Rod in Drillhole (set)
- Utility Pole/ Overhead Lines
- Edge Road/ Drive
- Old Blazed Line
- X-X- Old Barbed Wire Fence



ALL BEARING SHOWN ARE REFERENCED TO MAGNETIC NORTH

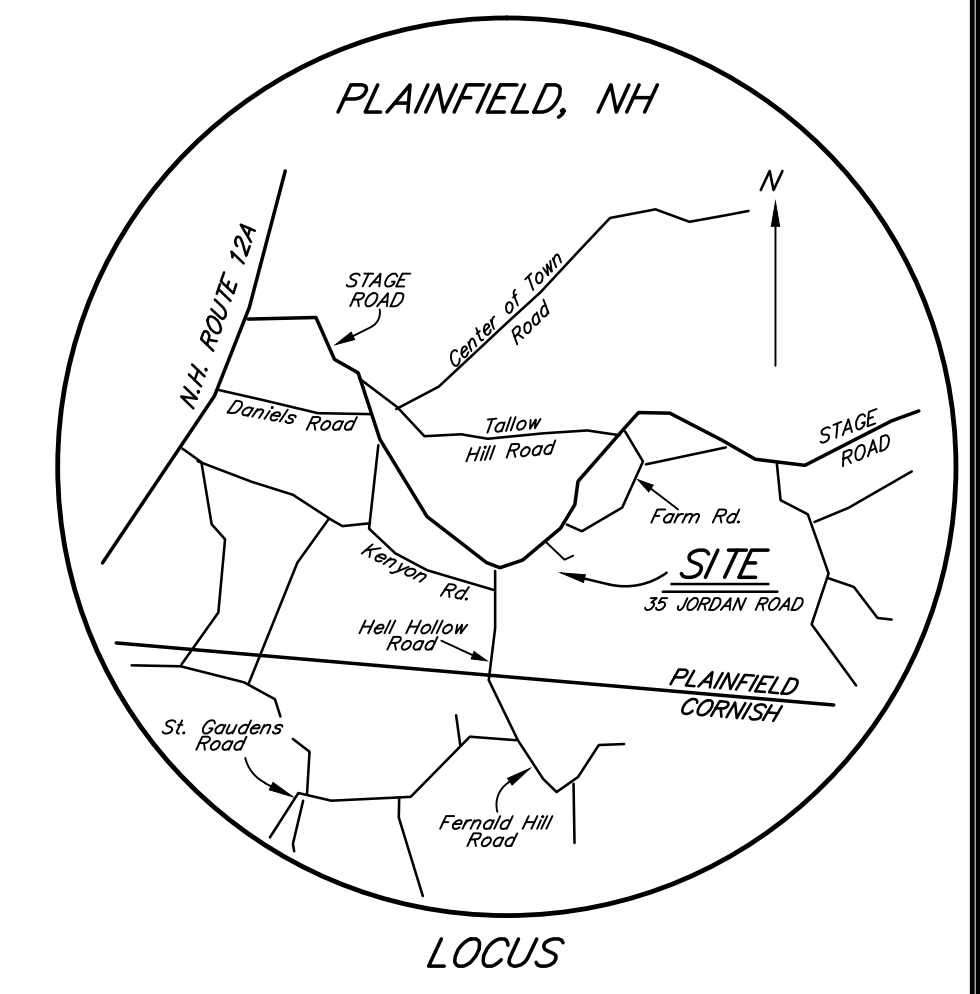
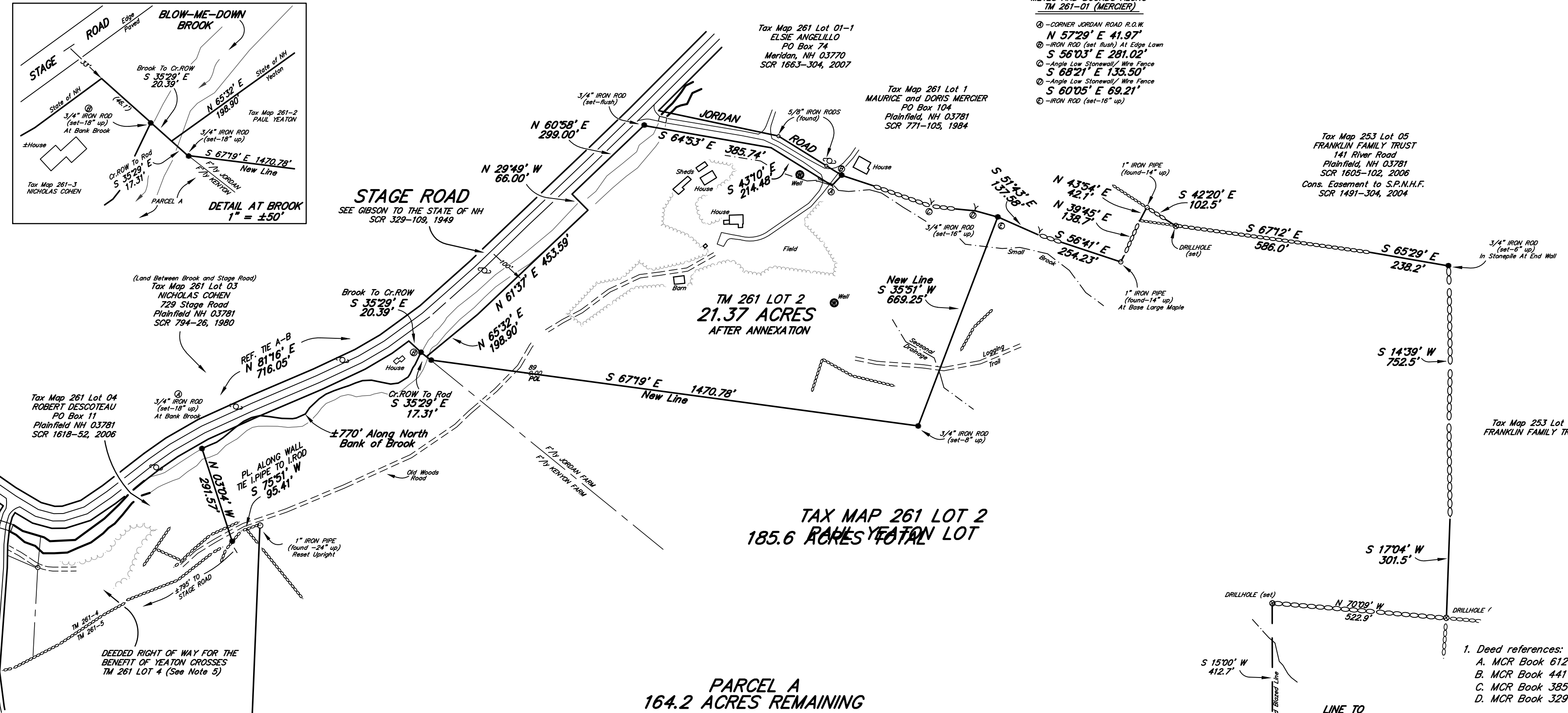


The Subdivision Regulations of the Town of Plainfield are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

**APPROVED BY THE PLAINFIELD, N.H. PLANNING BOARD**

Date \_\_\_\_\_

(CHAIR) \_\_\_\_\_



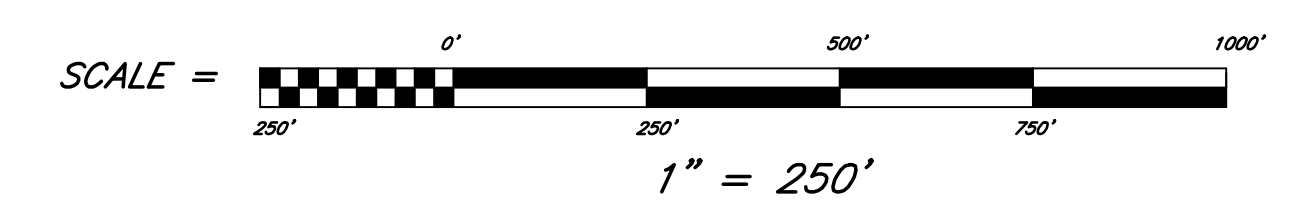
**NOTES**

1. Deed references:  
A. MCR Book 612 Page 347, Augusta Comstock to Paul Yeaton, July 3, 1978.  
B. MCR Book 441 Page 15, Mildred Wilder to J.Edward and Marion Descoteau, July 30, 1963.  
C. MCR Book 385 Page 385, Robert Gibson to J.Edward and Marion Descoteau, August 3, 1957.  
D. MCR Book 329-109, Robert Gibson to the State of NH, August 2, 1949.
2. This plan is the result of a GeoMax 35 GPS and Nikon total station survey, July-Sept.2021, meeting the NH Standards for a Rural Property survey.
3. The purpose of this plan is to show the annexation of Parcel A, 164.2 acres, from the Yeaton property (TM 261 Lot 2) to the Yatsevitch Forest lot (TM 272 Lot 2).
4. The property (Parcel A) is conveyed for the purpose of annexation, and 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 for the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State, or Local, then applicable.
5. Tax Map 261 Lot 4 (Descoteau) is burdened by a right of way for the benefit of the subject tract as reserved in SCR 404-589, Descoteau to Freeland, 1966 and as granted in SCR 327-50, Kenyon to T.S. Mann Lumber Co., 1951.
6. No evidence of any utilities crossing the land to be conveyed to S.P.N.H.F. (Parcel A) was observed. The utility easements granted by Kenyon and successors appear to burden the land along Hell Hollow and Stage Roads, and the utility and any well rights granted by Jordan and successors appear to burden Tax Map 261 Lot 2, being retained by Paul Yeaton.

**DRAFT - FOR REVIEW ONLY**  
**TAX MAP 261 LOT 2 - 35 JORDAN ROAD**  
**PLAN OF RURAL PROPERTY SURVEY AND ANNEXATION/BOUNDARY LINE ADJUSTMENT**

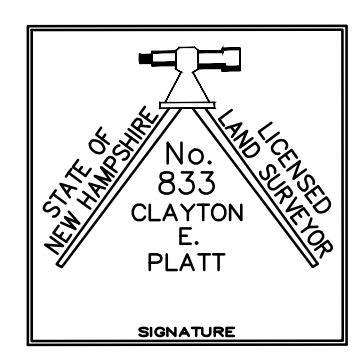
PROPERTY OF  
**PAUL YEATON**  
2831 STEPHENSON AVENUE SW, ROANOKE VA 24014

LOCATED IN  
**PLAINFIELD, NH**



**OCTOBER 13, 2021**

**PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
CLAYTON E. PLATT LIC. SURVEYOR NO. 833  
414 Pine Hill Road Croydon, NH 03773 (603) 863-0981



**REVISIONS**

**REFERENCE PLANS**

1. SCR P1.04 Pk.11, F1.01, No.19 - "Minor Subdivision of Mercer Lot...", by Christopher Rollins, November 2, 2008.
2. SCR P1.01 Pk.08, F1.3, No. - "Property of Carl and Anne Charenza...", by f. E. Joel, June 25, 1970.
3. SCR P1.04 No.770 - "Town Farm, Plainfield, NH, 170 Acres...", by Walter Breckenridge, October, 1954.
4. SCR P1.03 No.15 - "Plan of Conservation Easement of Yatsevitch Property...", by Walter Breckenridge, February 21, 1999
5. SCR P1.04 No.1811 - "Triple Farm, Property of Gratian and Margaret Yatsevitch...", by John Breckenridge, September 14, 1972.
6. Unrecorded Plan - "Yatsevitch Conservation Easement, Cornish and Plainfield...", compiled by the State of N.H.