

**H.H. Amsden & Sons**  
*Land Surveyors, Planners & Boundary Consultants*  
5-A Wilfred Avenue  
Concord, New Hampshire 03301

603-224-1741  
hankamsden@myfairpoint.net

617-905-3531 (CELL)  
877-657-3550 (Toll-free FAX)

Jason Tardiff, Chairman  
*ALLENSTOWN BOARD OF SELECTMEN*  
16 School Street  
Allenstown, NH 03275

January 6, 2015

Re: Land of Gerard & Palmire Rondeau, 6 Lafayette St., Allenstown (Map 112, Lot 128)

Dear Chairman Tardiff and members of the Board,

We recently completed a survey of the Rondeau property (EX. A, attached). Nominal research showed that the southerly line of Rondeau and the northerly line of Greenlaw (Map 112, Lot 174) appears to be the approximate centerline of "McClintock Street" as shown on PLAN # 116 (EX. B). We also found that this entire 'paper' street was apparently discontinued in 1996 in favor of one Raymond Chouinard, an abutting party. I have attached (as EX. C) those documents which chronicle the latter proceeding.

In order to clarify title to the land between the south line of Rondeau (and the north line of Greenlaw), as shown on PLAN #116, would you consider grant of a quit-claim deed from the town to the Rondeaus? The current tax map (EX. D) shows this 20 foot strip (Map 112, Lot 121) between Rondau and Greenlaw as a separate, defined parcel, whose ownership remains unclear.

Kindly advise if any assistance is indicated in this matter.

Cordially,



Henry H. Amsden

Cc: Kathleen Rogers, Town Clerk; Ron Pelissier, Road Agent; Donna Severance, Assessing

Milton S. Emery Greenlaw

~~McClintock St~~  
McClintock St

GREENLAW

112-174

PLAN # 1388

EX. B

SOOR

PLAN # 116 MCRD

RONDEAU

16 17

112-128

15

30

29

18

14

28

19

13

27

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12

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21

11

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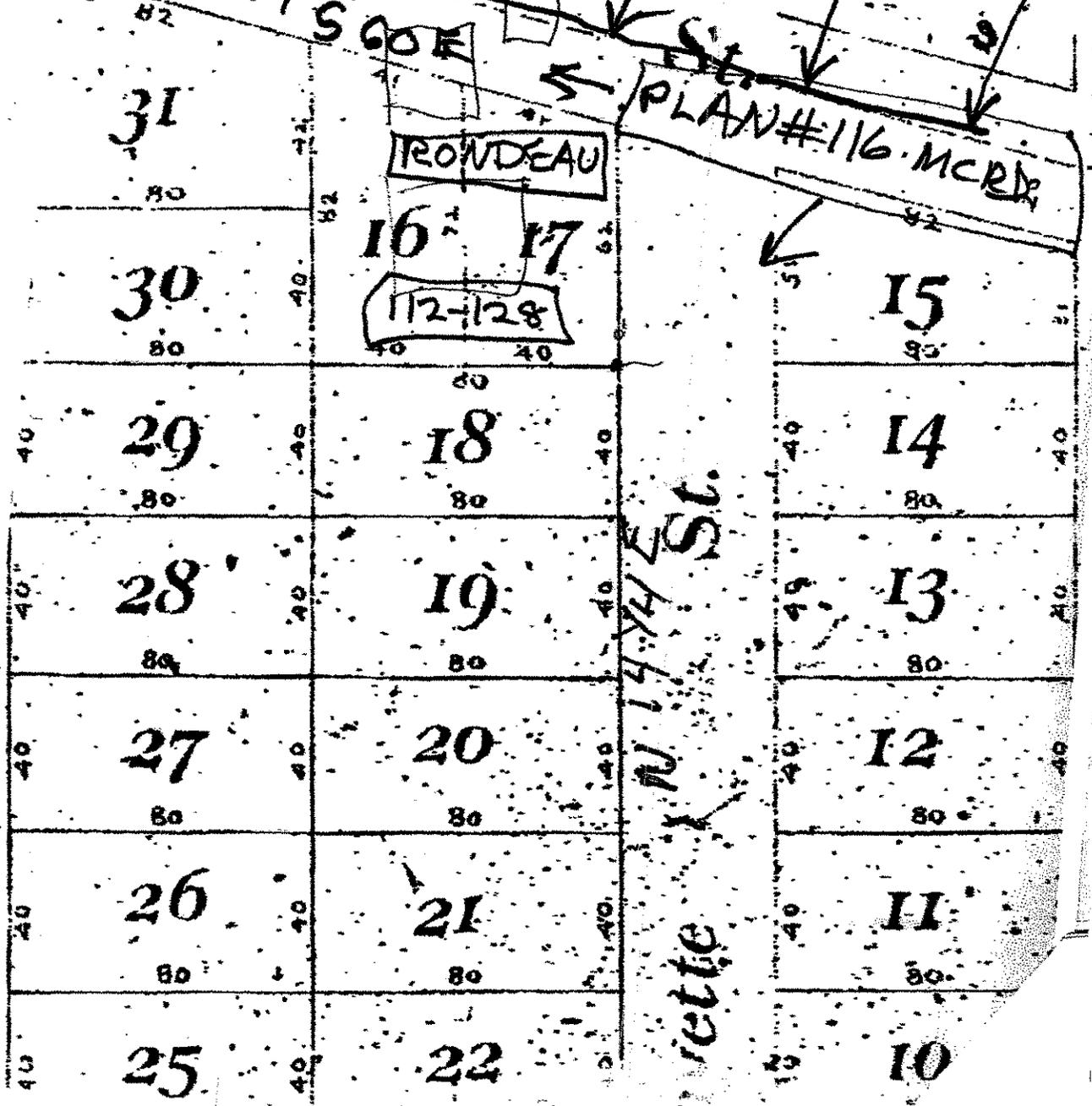
22

10

N 14th St

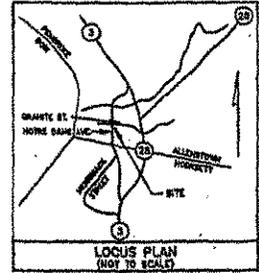
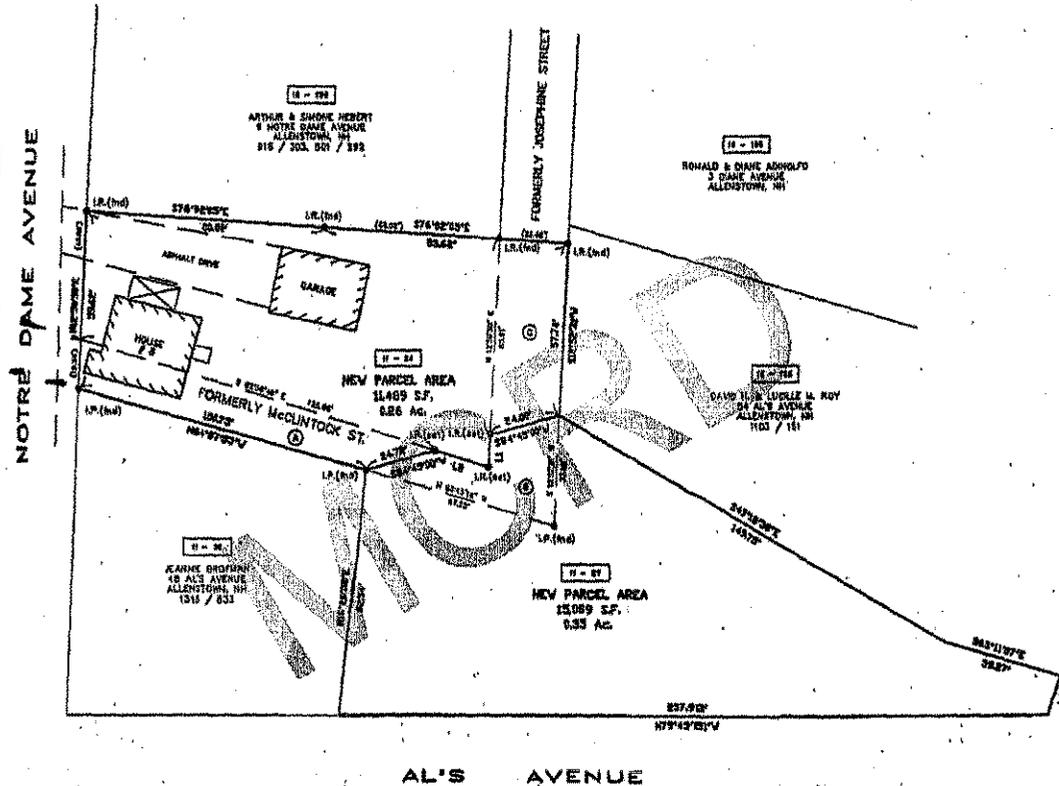
ette

N



#13609 Recorded MAY 3, 8:43 AM, 1996 Attest: Judith M. Hamilton, Deputy Register

*LAFAYETTE ST*  
*Rondeau*  
*Greenway*



- REFERENCE PLANS:**
- 1.) PLAN OF LOTS PREPARED FOR MAURICE JR. AND LILOLLE LONGCHAMPS, STEPHEN AND DORIS GATE, RAYMOND AND BEANE CHOUINARD - GRANITE STREET AND NOTRE DAME AVENUE, ALLENTOWN, NEW HAMPSHIRE PREPARED BY K.E. MOORE AND B.A. STAPLES, DATED SEPT. 1991, RECORDED M.C.R.S. PLAN #18448.
  - 2.) LOT LINE ADJUSTMENT PLAN BETWEEN TAX MAP 11 LOT 37 (OWNED BY CHARLES MARTEL AND BETTE MARTEL) TAX MAP 18 LOT 108 (OWNED BY DAVID ROY AND LILOLLE ROY) - SUBDIVISION PLAN OF LOTS 1, 2 AND 3 OUT OF REVISED TAX MAP 18 LOT 108, PREPARED FOR DAVID AND LILOLLE ROY, PREPARED BY K. G. HOWARD, INC. DATED MARCH 6, 1988, SCALE 1" = 50', RECORDED M.C.R.S.
- NOTES:**
- 1.) OWNERS OF RECORD:
    - 11 - 34 STEPHEN A. AND DORIS L. GATE 8 NOTRE DAME AVENUE ALLENTOWN, NEW HAMPSHIRE M.C.R.S. VOL. 1207 / PAGE 053.
    - 11 - 37 CHARLES AND BETTE MARTEL 83 AL'S AVENUE ALLENTOWN, NEW HAMPSHIRE M.C.R.S. VOL. 920 / PAGE 051.
  - 2.) 11 - 34 - DENOTES TAX MAP AND PARCEL NUMBER.
  - 3.) ZONING DISTRICT IS RESIDENTIAL.
  - 4.) THE INTENT OF THIS PLAN IS TO PREPARE METES AND BOUNDS DESCRIPTIONS OF LOTS SHOWN, ZEAS SHOWN AS TRACT A, TRACT B AND TRACT C, ARE LANDS THAT ARE FORMERLY KNOWN AS MCDONOUGH STREET AND A PORTION OF JOSEPHINE STREET, WHICH WERE PAPER STREETS, THESE STREETS WERE DISCONTINUED BY THE TOWN OF ALLENTOWN, AND RELEASED TO THE ADJACENTS.
  - 5.) TRACT A (1,844 S.F.) AND TRACT C (1,458 S.F.) ARE TO BE COMBINED WITH TAX PARCEL 11 - 34.
  - 6.) TRACT B (1,111 S.F.) IS TO BE COMBINED WITH TAX PARCEL 11 - 37.

NO. 1	NO. 2	NO. 3	NO. 4

THIS IS NOT A SUBDIVISION  
APPROVED FOR RECORDING PURPOSES ONLY  
ALLENTOWN PLANNING BOARD  
*Robert J. Dyer* 10-16-95  
DATE

*Stephen A. Gate*  
*Doris L. Gate*  
OWNERS SIGNATURES / 11 - 34

*Charles Martel*  
*Bette Martel*  
OWNERS SIGNATURES / 11 - 37

I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS SURVEY PLAN WITH THE TOWN OF ALLENTOWN IN ACCORDANCE WITH RSA 878:10(4).

I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR WAYS ARE SHOWN. (RSA 878:10)

*Kenneth E. Moore*  
DATE / KENNETH E. MOORE LLS # 272

PLAN OF LAND FOR  
STEPHEN A. AND DORIS L. GATE  
AND  
CHARLES AND BETTE MARTEL  
NOTRE DAME AVENUE & AL'S AVENUE  
ALLENTOWN, NEW HAMPSHIRE

K E M LAND SURVEY, INC.  
82 Beaver Lane  
Dover, New Hampshire  
(603) 743-2782

SCALE: 1" = 20'  
DATE: SEPTEMBER, 1995

5/3/96 2:48 \$ 43.80  
#13609

**EX-1**

EX. C-2

267212

96 MAY -3 AM 8 44

BK2020 PG1687

**AFFIDAVIT OF DAVID JODOIN**

NOW COMES David Jodoin who deposes and says as follows:

1. I am the Administrative Assistant for the Town of Allenstown. I attended the Board of Selectmen meetings on February 14, 1995 and March 21, 1995.
2. Upon Petition duly presented by Raymond Chouinard to release dedicated ways known as Josephine Street and McClintock Street in Allenstown as shown on the Plan of Prospect Park, Allenstown, New Hampshire, belonging to Leavitt, Woodworth and Sweatt, 30 Court Street, Boston, Massachusetts, surveyed May 15, 1902 by John N. McClintock and recorded in the Merrimack County Registry of Deeds on May 19, 1902, as Plan No. 116. After public notice and a hearing provided and held in accordance with RSA 231:52 and RSA 231:53, it was voted by the Board of Selectmen, the governing body for the Town of Allenstown, to release the land known as Josephine Street by a vote of three to zero on February 14, 1995. It was voted by the Board of Selectmen on March 21, 1995 to release the land known as McClintock Street by a vote of three to zero.

FURTHERMORE, THE AFFIANT SAYETH NOT.

MICHELE

*David Jodoin*  
 \_\_\_\_\_  
 David Jodoin, Adm. Assistant  
 Town of Allenstown

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this 15 day of April 1996, personally appeared before me, David Jodoin, and made oath that the foregoing Affidavit is true to the best of his knowledge and belief.

Before me,

*Edward R. Cyr*  
 \_\_\_\_\_  
 Notary Public/Justice of the Peace  
 My Commission Expires:



EDWARD R. CYR, Notary Public  
My Commission Expires June 24, 1997

MERRIMACK COUNTY RECORDS

*David L. Gray*, Register

EX C-3

267213

96 MAY -3 AM 8:44

BK2020 PG1688

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that We, DANIEL MURRAY, VICTOR MARTIN, JR. and PETER VIAR, SELECTMEN OF THE TOWN OF ALLENSTOWN, a New Hampshire municipal corporation with a principal place of business at 16 School Street, Town of Allenstown, County of Merrimack, State of New Hampshire, for consideration paid, grant to STEPHEN A. CATE of 3 Myrtle Street, City of Concord, County of Merrimack, State of New Hampshire and DORIS L. CATE of 9 Waterville Drive, Town of Merrimack, County of Hillsborough, State of New Hampshire, as joint tenants with rights of survivorship, with QUITCLAIM COVENANTS, the following:

Any and all right, title and interest we have in and to two (2) parcels of land, with the buildings and improvements thereon, situated in the Town of Allenstown, County of Merrimack, State of New Hampshire and shown as Parcel "A" and Parcel "C" on a plan entitled "Plan of Land for Stephen A. and Doris L. Cate and Charles and Bettie Martel, Notre Dame Avenue & Al's Avenue, Allenstown, New Hampshire" prepared by K E M Land Survey, Inc. dated September, 1995 recorded in the Merrimack County Registry of Deeds as Plan # 13609, and being more particularly bounded and described as follows:

PARCEL A

Beginning at an iron pipe on the easterly side of Notre Dame Avenue, so-called, said point being the southwest corner of the within described parcel; thence running N 12° 50' 50" E Sixteen and fifty-four hundredths (16.54) feet, more or less, along said Notre Dame Avenue to a point; thence turning and running S 62° 36' 40" E One hundred twenty-five and sixty-six hundredths (125.66) feet, more or less, to an iron rod; thence turning and running S 84° 45' 00" W Twenty-four and seventy-two hundredths (24.72) feet, more or less, to an iron pipe; thence turning and running N 64° 07' 53" W One hundred and seventy-three hundredths (100.73) feet, more or less, to the point of Beginning.

Meaning and intending to describe and convey a portion of the area shown as McClintock Street dedicated to the Town of Allenstown on said Plan which the Grantees are entitled to by the discontinuance of this street.

PARCEL C

Beginning at an iron rod found at the northwest corner of the within described parcel and at the northeast corner of Lot 11-34 as shown on said plan; thence running S 76° 02' 05" E Twenty-three and sixty hundredths (23.60) feet, more or less, to an iron rod; thence turning and running S 12° 52' 31" W Fifty-seven and seventy-four hundredths (57.74) feet, more or less, to a point; thence turning and running S 84° 45' 00" W Twenty-four and eighty hundredths (24.80) feet, more or less, to an iron rod; thence turning and running N 12° 50' 50" E Sixty-five and ninety-one hundredths (65.91) feet, more or less, to the point of beginning.

Meaning and intending to describe and convey a portion of the area shown as Josephine Street dedicated to the Town of Allenstown on said Plan which the Grantees are entitled to by the discontinuance of this street.

McClintock Street and Josephine Street were dedicated ways which were never opened or used by the public and are hereby released from any public servitude and discontinued pursuant to RSA 231:51 and RSA 231:52. See also affidavit recorded herewith.

*THIS IS A NON-CONTRACTURAL TRANSFER.*

EX. C-4

BK2020 PG1689

WITNESS our hands this 30<sup>th</sup> day of April, 1996.

[Signature]  
Witness

[Signature]  
Daniel Murray

[Signature]  
Witness

[Signature]  
Victor Martin, Jr.

[Signature]  
Witness

[Signature]  
Peter Viar

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this 30 day of April, 1996, before me personally appeared Daniel Murray, Victor Martin, Jr., and Peter Viar, Selectmen of the Town of Allenstown, New Hampshire, 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 in the capacity therein stated and for the purposes contained therein.

[Signature]  
Notary Public/Justice of the Peace

My commission expires \_\_\_\_\_

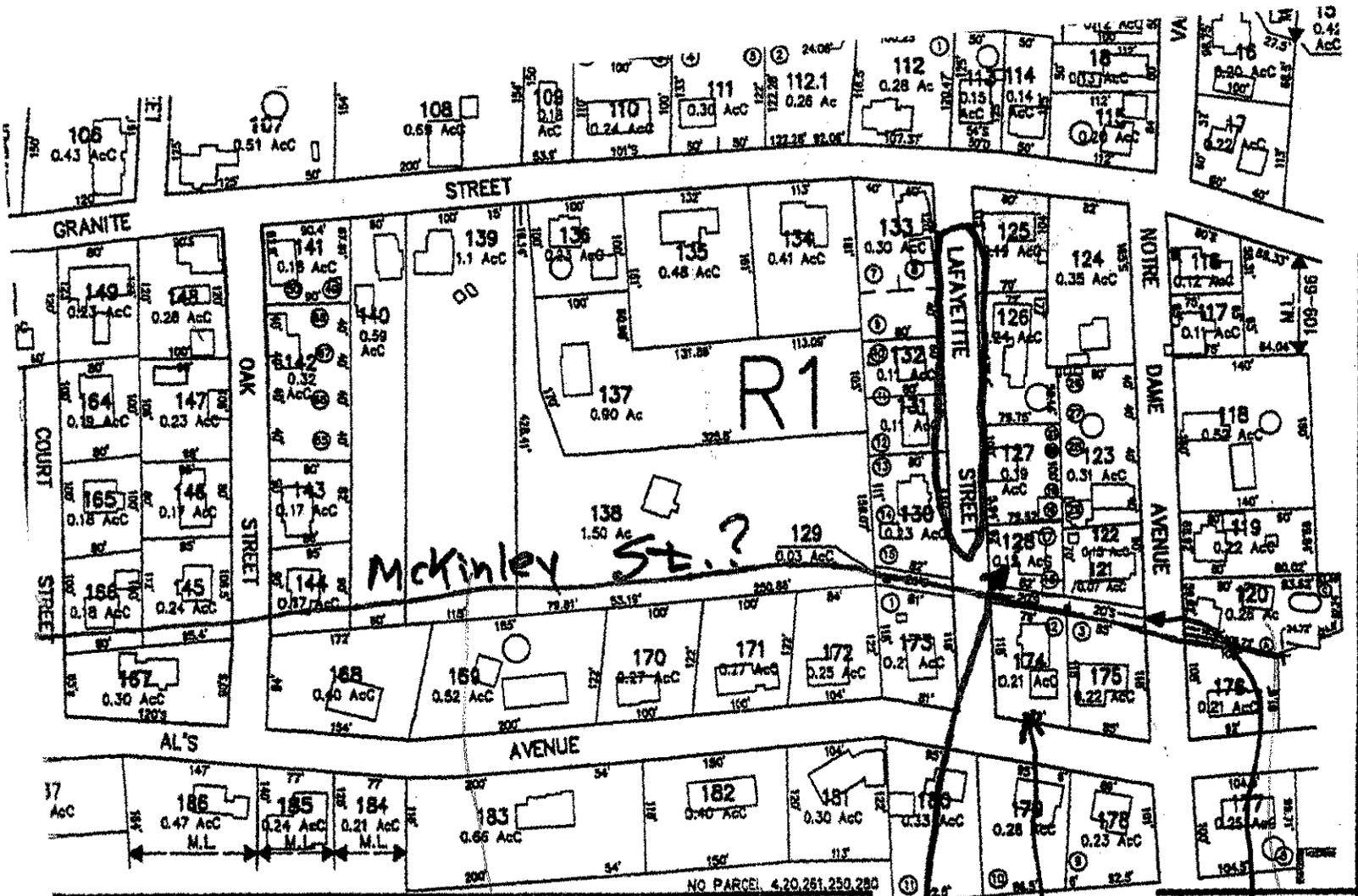
d\deeds\town to cate

EDWARD R. CYR, Notary Public  
My Commission Expires June 29, 1997

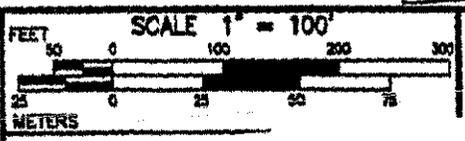


MERRIMACK COUNTY RECORDS

[Signature] Register



AL 1394



PROPERTY MAPS INDEX DIAGRAM MAP NO

ATF. - 1996

DISC. P. to ASA 231:51  
2020-1688 231:52  
1996

Hotel, RON.  
21

Rendezvous  
Greenlaw

McKinley St.  
Map 121

2028-1773  
AL 13659

2708-677  
BUOTE,  
Metc. Julie  
12463  
12463

EX. D

2020-1688  
A TOWN SIMON-MEL