What is the Plat Law?

The recording of plats is governed by NH RSA 478:1-a under the Registers of Deeds and is generally referred to as the Plat Law. A ‘plat’ is defined as a map of a specific land area whose boundaries are defined by metes and bounds.

A plat may show:

1. Newly created parcels, streets, alleys and easements as in a subdivision; or
2. A lot-line adjustment or site plan depicting existing parcels defined by legal descriptions contained in deeds, grants or other legal documents.

The standards of the Plat Law are designed to ensure that all plats or plans recorded at the state’s 10 registry of deeds are clear and reproducible. The Registry’s responsibility is to keep a record of information which defines the limits or extent of legal rights or interest in land. Construction plans, construction details and maps that do not define the limits or extent of legal rights or interest in land shall not be recorded per the plat law.

Do’s and Don’t of Recording

* Do contact your Register of Deeds for guidance. Invite him or her to a work session.
* Do use multiple sheets rather than layering too much info.
* Do add a note to a recorded page stating the complete plan set is located at the Town.
* Do keep all topographical plans at the Town level.
* Do Not hesitate to bring plan to Registry for review or pre-approval.
* Do Not require information beyond the scope of the plat law to be on recorded plans.

Outline of Plat Law Standards

Your plan will not be recorded unless it complies.

♦ Check with your local registry for their policy on the required space for the registry plan number and recording information.
♦ Sizes: 8.5” x 11”, 11” x 17”, 17” x 22” or 22” x 34” (acceptable sizes vary by registry).
♦ Minimum 1/2” margin on all sides.
♦ Text sizes no smaller than 0.08 of an inch and legible for reproduction.
♦ Certifications, seals, and approval blocks with original dates and signatures in legible, permanent black ink.
♦ Scale both as a written and graphic representation.
♦ North arrow labeled with reference direction.
♦ Shading, hatching or coloring over text is not permitted.
♦ Title blocks located in lower right corner (when possible), indicating the following:
  * Type of survey
  * Owner of record
  * Title of plat or development
  * Tax Map number
  * Name of Town in which parcel is located
  * Plat and revision date
Belknap County Registry  
64 Court Street - P.O. Box 1343, Laconia, NH 03247-1343  
Tel. 527-5420 [http://www.nhdeeds.com/belknap/BeHome.html]

Carroll County Registry  
Route 171 - P.O. Box 163, Ossipee, NH 03864  
Tel. 539-4872 (no website or online records available)

Cheshire County Registry  
33 West Street - P.O. Box 584, Keene, NH 03431  
Tel. 352-0403 [http://www.nhdeeds.com/cheshire/ChHome.html]

Coos County Registry  
55 School Street, Suite 103, Lancaster, NH 03584  
Tel. 788-2392 [http://www.nhdeeds.com/coos/CoHome.html]

Grafton County Registry  
3855 Dartmouth College Hwy-Box 4, N. Haverhill, NH 03774  
Tel 787-6921 [http://www.nhdeeds.com/grafton/GrHome.html]

Hillsborough County Registry  
19 Temple Street - P.O. Box 370, Nashua, NH 03061-0370  
Tel. 882-6933 [http://www.nhdeeds.com/hillsborough/HiHome.html]

Merrimack County Registry  
163 North Main Street - P.O. Box 248, Concord, NH 03302-0248  
Tel. 228-0101 [http://www.merrimackcounty.nh.us.landata.com/]

Rockingham County Registry  
10 Route 125 Brentwood, NH or P.O. Box 896 Kingston, NH 03848  
Tel. 642-5526 [http://www.nhdeeds.com/rockingham/RoHome.html]

Strafford County Registry  
259 County Farm Road - P.O. Box 799, Dover, NH 03820  
Tel. 742-1741 [http://www.nhdeeds.com/strafford/StHome.html]

Sullivan County Registry  
14 Main Street - P.O. Box 448, Newport, NH 03773-0448  
Tel. 863-2110 [http://www.nhdeeds.com/sullivan/start.htm]