



RESOLUTION

**AUTHORIZING THE CONVEYANCE OF A DISCONTINUED PORTION OF
MARMON DRIVE TO MACTHOMPSON REALTY, INC.**

CITY OF NASHUA

In the Year Two Thousand and Fourteen

RESOLVED by the Board of Aldermen of the City of Nashua that the Mayor is authorized to convey to the abutter MacThompson Realty, Inc. all the City's right, title and interest, if any, of the portion of Marmon Drive discontinued by vote of the Board of Aldermen on August 13, 2013, by deed substantially in the form of the attached.

LEGISLATIVE YEAR 2014

RESOLUTION: R-14-002

PURPOSE: Authoring the Conveyance of a Discontinued Portion of Marmon Drive to MacThompson Realty, Inc.

ENDORSERS: Alderman June M. Caron

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

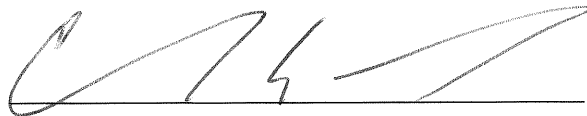
ANALYSIS

Pursuant to the procedures in NRO §285-25 "Conveyance of title of discontinued streets," this resolution authorizes the conveyance of a discontinued portion of Marmon Drive to the abutter, MacThompson Realty, Inc. MacThompson Realty, Inc. is the only abutter as it owns the property on both sides of the discontinued portion.

The petition to discontinue the relevant portion of Marmon Drive was introduced to the Board of Aldermen on June 25, 2013 and granted on August 13, 2013. MacThompson Realty, Inc. has requested that the discontinued portion of Marmon Drive be conveyed to it as the abutter.

Approved as to form: Office of Corporation Counsel

By:



Date:

1/9/2014

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **The City of Nashua**, a municipal corporation, with an address of 229 Main Street, Nashua, Hillsborough County, New Hampshire 03060 (hereinafter referred to as Grantor), for consideration paid, grants to **MacThompson Realty, Inc.**, a New Hampshire corporation, with a mailing address of 3 Marmon Drive, Nashua, Hillsborough County, New Hampshire, with **Quitclaim Covenants**,

A certain parcel of land in Nashua, County of Hillsborough, State of New Hampshire, known as a discontinued portion of Marmon Drive, as shown on a Plan entitled: "Discontinuance Plan (Lot 242, Map 'A') 140 Daniel Webster Highway, Nashua, New Hampshire" dated April 18, 2012, prepared by Haynor/Swanson, Inc. to be recorded in the Hillsborough County Registry of Deeds contemporaneously herewith, and being more particularly described on Schedule A attached hereto.

Meaning and intending to convey a portion of the premises dedicated to the City of Nashua by Plan of Land of Brightside Acres which is recorded in the Hillsborough County Registry of Deeds as Plan No. 3129.

City of Nashua Resolution R-14-002, "Authorizing the Conveyance of a Discontinued Portion of Marmon Drive to MacThompson Realty, Inc." which authorizes the Mayor's signature on this deed, was passed by the Board of Aldermen on _____.

For this conveyance, the City as Grantor is exempt from real estate transfer tax pursuant to NH Rev 802.03(a).

Dated this ____ day of _____, 2014.

CITY OF NASHUA

By: Donnalee Lozeau, Mayor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this ____ day of _____, 2014, personally appeared the above-named, Donnalee Lozeau, Mayor of the City of Nashua, known to me (or satisfactorily proven) to be the person whose name is subscribed herein and acknowledged that she executed the foregoing instrument for the purposes contained therein.

Notary Public/Justice of the Peace
Print Name:
My Commission Expires:

Schedule A – Legal Description

140 Daniel Webster Highway (Lot 242, Map "A")
Nashua, New Hampshire

A CERTAIN PARCEL OF LAND SITUATED BETWEEN SUPERIOR DRIVE AN MARMON DRIVE IN THE CITY OF NASHUA, COUNTY OF HILLSBOROUGH, AND STATE OF NEW HAMPSHIRE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LAND OF MACTHOMPSON REALTY, INC., ON THE WESTERLY SIDELINE OF SAID SUPERIOR DRIVE; THENCE

N 78° 29' 39" W A DISTANCE OF 89.00 FEET ALONG SAID LAND OF MACTHOMPSON REALTY, INC. TO A POINT; THENCE

WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 190.31 FEET, A DELTA ANGLE OF 37° 14' 19", AND AN ARC DISTANCE OF 123.69 FEET BY SAID LAND OF MACTHOMPSON REALTY, INC. TO A POINT; THENCE

S 64° 16' 07" W A DISTANCE OF 56.34 FEET TO A POINT AT THE EASTERLY SIDELINE OF MARMON DRIVE AT ROCKNE DRIVE; THENCE

N 04° 13' 29" W A DISTANCE OF 90.46 FEET ALONG SAID SIDELINE OF MARMON DRIVE TO A POINT AT OTHER LAND OF MACTHOMPSON REALTY, INC; THENCE

SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 111° 29' 19", AND AN ARC DISTANCE OF 48.65 FEET BY SAID LAND OF MACTHOMPSON REALTY, INC. TO A POINT; THENCE

EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 240.31 FEET, A DELTA ANGLE OF 37° 13' 10", AND AN ARC DISTANCE OF 156.11 FEET BY SAID LAND OF MACTHOMPSON REALTY, INC. TO A POINT; THENCE

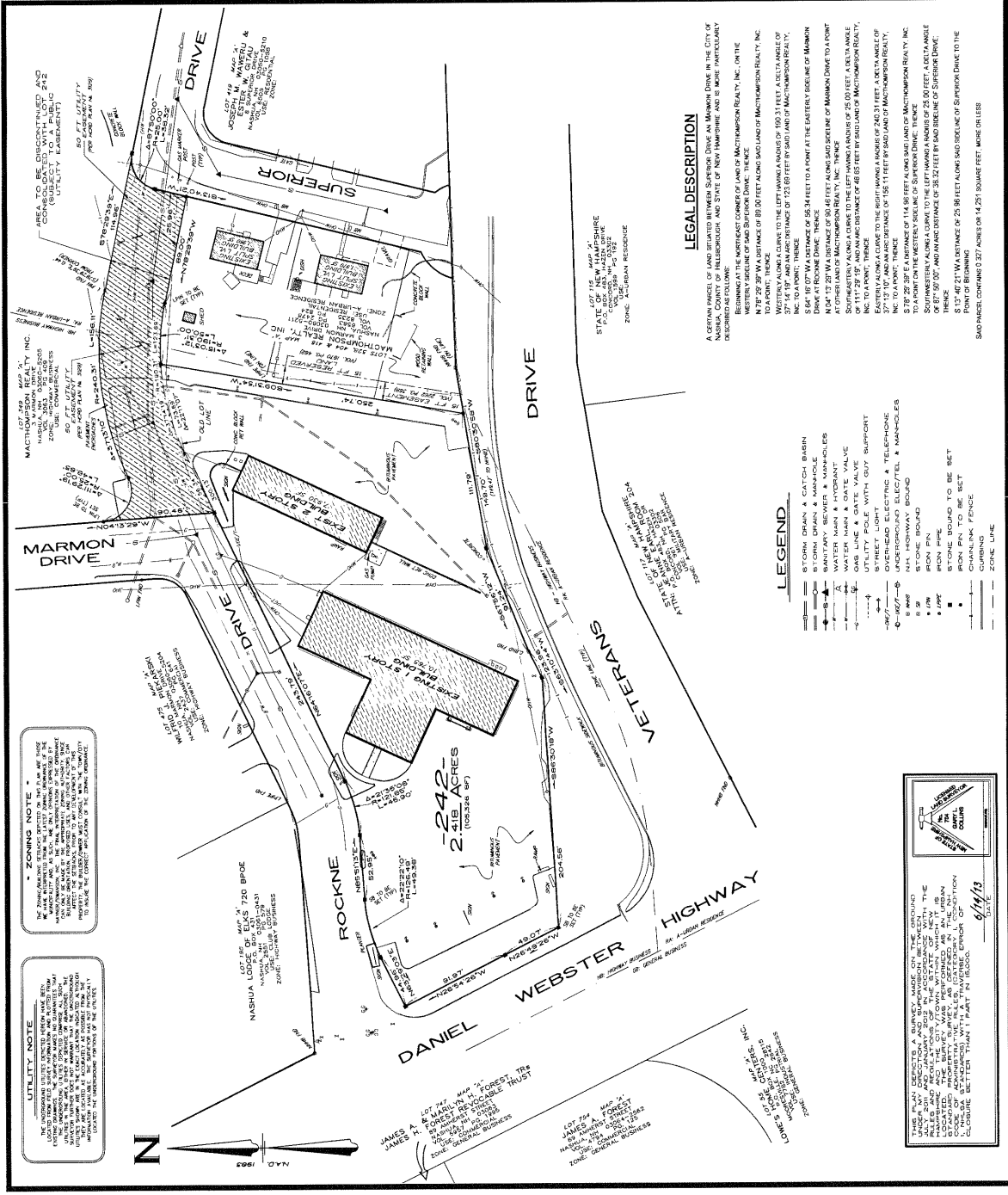
S 78° 29' 39" E A DISTANCE OF 114.96 FEET ALONG SAID LAND OF MACTHOMPSON REALTY, INC. TO A POINT ON THE WESTERLY SIDELINE OF SUPERIOR DRIVE; THENCE

SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 87° 50' 00", AND AN ARC DISTANCE OF 38.32 FEET BY SAID SIDELINE OF SUPERIOR DRIVE; THENCE

S 13° 40' 21" W A DISTANCE OF 25.96 FEET ALONG SAID SIDELINE OF SUPERIOR DRIVE TO THE POINT OF BEGINNING

CONTAINING 0.327 ACRES OR 14,251 SQUARE FEET, MORE OR LESS.

SAID DISCONTINUANCE IS SUBJECT TO UTILITY EASEMENTS OF RECORD.



DISCONTINUANCE PLAN
140 DANIEL WEBSTER HIGHWAY
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
MACHTHOMPSON REALTY, INC.
 3 MANHORN DRIVE, NASHUA, NEW HAMPSHIRE 03080 (603) 888-1121

SCALE: 1"=40.20 FEET
 0 40 80 120 160 FEET
 0 40 80 120 160 METERS

18 APRIL 2012

HSI *Hartman/Swanson, Inc.*
 Civil Engineering/Surveying 4349435.0001
 242 (603) 888-1121
 www.hsi-engineers.com

PLAN REFERENCES:
 1. MAP OF BROWN PAPER
 2. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF
 IMPROVED FEDERAL HIGHWAYS AND STATE HIGHWAYS, P. 170
 3. RECORD OF SURVEY, PLATS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000