



RESOLUTION

AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE OF A CERTAIN PARCEL OF LAND ON CENTRAL AND PINE STREETS FOR IMPROVEMENTS FOR THE BROAD STREET PARKWAY PROJECT

CITY OF NASHUA

In the Year Two Thousand and Fourteen

RESOLVED by the Board of Aldermen of the City of Nashua to authorize acceptance of a conveyance for a certain parcel of land for highway right-of-way, sidewalk and traffic signal improvements on Central and Pine Streets, as part of the Broad Street Parkway Project substantially in the form of the attached draft deed and as shown on the attached plan for the following property:

<u>Owner</u>	<u>Map/Lot</u>	<u>Address</u>
Nashua Housing Authority	80/89	41 Central Street

LEGISLATIVE YEAR 2014

RESOLUTION: R-14-031

PURPOSE: Authorizing the acceptance of a conveyance of a certain parcel of land on Central and Pine Streets for improvements for the Broad Street Parkway Project

SPONSOR(S): Mayor Donnalee Lozeau

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

ANALYSIS

This resolution would authorize acceptance of a conveyance of a parcel of land for highway right-of-way, sidewalk and traffic signal improvements on Central and Pine Streets, as part of the Broad Street Parkway Project.

Approved as to form: Office of Corporation Counsel

By:  _____

Date: May 8, 2014

DRAFT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Nashua Housing Authority**, having a business address of 40 East Perl Street, Nashua NH 03060, ("Grantor"), for consideration paid, grants to the **City of Nashua**, a municipal corporation having its principal place of business at 229 Main Street, Nashua, Hillsborough County, State of New Hampshire and its successors and assigns forever, ("Grantee") with Warranty covenants, all its rights, title and interest to a certain parcel of land situated in the City of Nashua, County of Hillsborough, State of New Hampshire situated on the northerly side of Central Street and the easterly side of Pine Street, being a portion of existing Tax Map 80, Lot 89, shown as "Taking Parcel, 4,772 SF, 0.110 Acres" on plan entitled "Acquisition Plan (Lot 89, Map 80) Broad Street Parkway Project, 41 Central Street, Nashua, New Hampshire", dated September 11, 2013 by Hayner/Swanson, Inc., recorded at the Hillsborough County Registry of Deeds as Plan No. _____ ("Plan"), said parcel being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of Central Street; said point being located $571^{\circ}25'35''\text{W}$ a distance of 432.20 feet from the southeast corner of Tax Map 80, Lot 89 and also being located 37.64 feet left of and directly opposite Station 92+61.36 Central Street , thence

$571^{\circ}25'35''\text{W}$ by said northerly sideline of Central Street a distance of 209.18 feet to a point which is located $\text{N}71^{\circ}25'35''\text{E}$ a distance of 0.07 feet from a stone bound found, thence

Northwesterly along a curve to the right having a radius of 20.00 feet, a delta angle of $89^{\circ}52'24''$, and an arc length of 31.37 feet to a point on the easterly sideline of Park Street which is located $\text{N}18^{\circ}42'01''\text{W}$ a distance of 0.17 feet from a stone bound found, thence

$\text{N}18^{\circ}42'01''\text{W}$ by said easterly sideline of Pine Street a distance of 228.16 feet to a point which is located 39.50' left of an directly opposite Station 1572+87.04 Broad Street Parkway , thence

Southeasterly along a curve to the left having a radius of 5039.56 feet, a delta angle of $01^{\circ}41'23''$ and an arc length of 148.62 feet to a point which is located 39.50 feet left of and directly opposite Station 1574+34.49 Broad Street Parkway , thence

Southeasterly along a curve to the left having a radius of 117.50 feet, a delta angle of $13^{\circ}39'12''$ and an arc length of 28.00 feet to a point which is located 42.90 feet left of and directly opposite Station 1574+61.99 Broad Street Parkway , thence

$\text{N}56^{\circ}16'02''\text{E}$ a distance of 7.00 feet to a point which is located 49.69 feet left of and directly opposite Station 1574+60.32 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 110.50 feet, a delta angle of 11°59'52" and an arc length of 23.14 feet to a point which is located 57.62 feet left of and directly opposite Station 1574+81.78 Broad Street Parkway , thence

S44°16'10"W a distance of 7.00 feet to a point which is located 51.34 feet left of and directly opposite Station 1574+84.84 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 117.50 feet, a delta angle of 2°40'42" and an arc length of 5.49 feet to a point which is located 53.88 left of and directly opposite Station 1474+89.66 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 72.50 feet, a delta angle of 60°10'44" and an arc length of 76.15 feet to a point which is located 45.50 left of and directly opposite Station 91+16.22 Central Street, thence

N71°24'43"E a distance of 87.16 feet to a point which is located 45.50 left of and directly opposite Station 92+03.38 Central Street, thence

N18°35'17"W a distance of 8.00 feet to a point which is located 53.50 left of and directly opposite Station 92+03.38 Central Street, thence

N71°24'43"E a distance of 25.30 feet to a point which is located 53.50 left of and directly opposite Station 92+28.68 Central Street, thence

N81°34'41"E a distance of 33.21 feet to a point which is located 47.64 feet left of and directly opposite Station 92+61.36 Central Street, thence

S18°35'17"E a distance of 10.00 feet to the point of beginning.

Containing an area of 4,772 Square Feet or 0.110 Acres.

Meaning and intending to convey a portion of land conveyed to Grantor by deed recorded at the Hillsborough County Registry of Deeds, Book _____, Page _____.

Additionally a temporary construction easement as shown in the Plan is hereby granted.

This conveyance is exempt from real estate transfer tax pursuant to NH RSA 78-B:2(1).

Witness my hand this _____ day of _____, 2014.

 [Name]
 [Title of position]

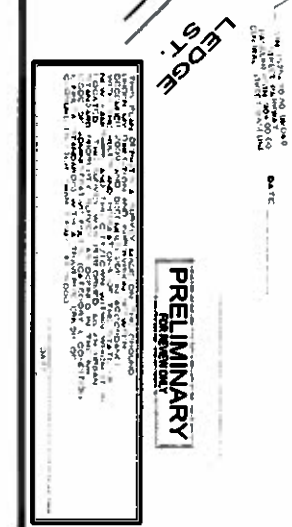
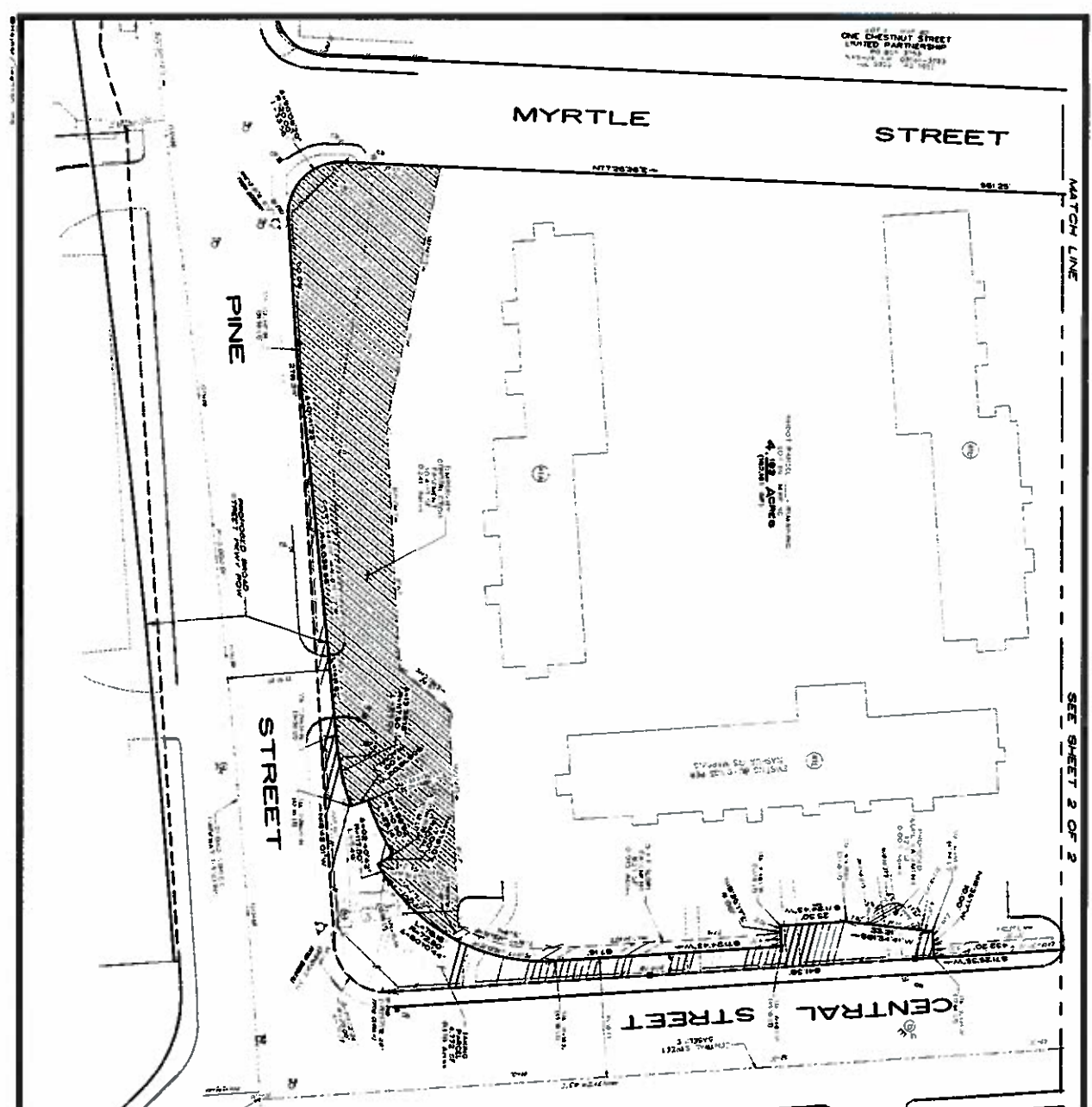
STATE OF NEW HAMPSHIRE
 COUNTY OF _____

This instrument was acknowledged before me on *(date)* by *name(s) of person(s)* as *(type of authority, e.g., officer, trustee, etc.)* of *(name of party on behalf of whom instrument was executed)*.

 (signature of notarial officer)

 Title

My commission expires:_____



NOTES:

1. THIS SITE AREA FRONT TO 120' ON PINE STREET.
2. LOT 89 IS SHOWN IN THE CITY OF NASHUA ASSESSOR MAP # 80.
3. THE PURPOSE OF THIS PLAN IS TO SUBMIT TO THE CITY OF NASHUA AN ACQUISITION PLAN FOR THE PROPOSED BROAD STREET PARKWAY PROJECT.
4. ACQUISITION, WHEN REQUIRED, TO BE SET BY A LATCHED LAND INSTRUMENT AS REQUIRED BY THE CITY OF NASHUA.
5. THE PLAN OPERATES ONLY FROM THE DATE OF RECORDATION TO THE DATE OF THE CITY OF NASHUA'S NEXT ANNUAL REASSESSMENT OF THE CITY OF NASHUA.
6. ALL UTILITIES SHOWN ARE BASED ON THE CITY OF NASHUA'S MOST RECENT RECORDATION MAP # 1100.

PLAN REFERENCES:

LOT 89, MAP 80, CITY OF NASHUA, NEW HAMPSHIRE, 03080. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE CITY OF NASHUA'S RECORDATION MAP # 1100 AND THE CITY OF NASHUA'S RECORDATION MAP # 1100.

PRELIMINARY

ACQUISITION PLAN (LOT 89, MAP 80)

BROAD STREET PARKWAY PROJECT

41 CENTRAL STREET

NASHUA, NEW HAMPSHIRE

PREPARED FOR:

CITY OF NASHUA

229 MAIN STREET, NASHUA, NEW HAMPSHIRE 03080

RECORD OWNER:

NASHUA HOUSING AUTHORITY

40 E. PEARL ST., NASHUA, NEW HAMPSHIRE 03080

10/2 5104 11 SEPTEMBER 2013

