

GENERAL INFORMATION

OWNER / APPLICANT

PUBLIC SERVICE CO OF NH
D/B/A EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270

PREPARED FOR

PUBLIC SERVICE CO OF NH
D/B/A EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270

RESOURCE LIST

PLANNING DEPARTMENT

229 MAIN STREET
P.O. BOX 2019
NASHUA, NH 03061-2019
(603) 589-3114
MATT TAYLOR, DEPUTY MANAGER

CITY ENGINEERING OFFICE

9 RIVERSIDE STREET
NASHUA, NH 03061-2019
(603) 589-3123
JEANNE WALKER, DEPUTY MANAGER

PENNICHUCK WATER WORKS

25 MANCHESTER STREET
P.O. BOX 1947
MERRIMACK, NH 03054-1947
(603) 882-5161
RICHARD PHILBROOK

ENVIRONMENTAL HEALTH

18 MULBERRY STREET
P.O. BOX 2019
NASHUA, NH
(603) 589-4530
HEIDI PEEK

FIRE MARSHAL

177 LAKE STREET
NASHUA, NH 03060
(603) 589-3460

TRAFFIC ENGINEER

13 STADIUM DRIVE
NASHUA, NH 03062
(603) 589-4700
WAYNE HUSBAND

STREET DEPARTMENT

9 STADIUM DRIVE
NASHUA, NH 03062
(603) 589-4750
ERIC RYDER

GAS

LIBERTY UTILITIES
15 BUTTRICK ROAD
LONDONDERRY, NH 03063
800-833-4200

ELECTRIC

EVSOURCE
PO BOX 330
MANCHESTER, NH 03105-0330
800-862-7764

TELEPHONE

FAIRPOINT COMMUNICATIONS
770 ELM STREET
MANCHESTER, NH 03103
(603) 984-3001

CABLE

COMCAST COMMUNICATIONS
322 NASHUA ROAD
1-800-2550-2278

ABUTTERS

MAP 77-17, 77-30
CITY OF NASHUA
229 MAIN STREET
NASHUA, NH 03060-0000

MAP 77-1

NASHUA MILLYARD ASSOCIATES INC.
P.O. BOX 786
NASHUA, NH 03061

MAP 77-2A

PUBLIC SERVICE CO OF NH
P.O. BOX 270
HARTFORD, CT 06141-0270

MAP 77-13

AS TRUSTEE OF PLATO A SPILIOS
C/O INDIANHEAD REALTY TRUST
10 TECHNOLOGY WAY
NASHUA, NH 03060

**LOT LINE ADJUSTMENT PLAN FOR
CITY OF NASHUA AND EVERSOURCE ENERGY**

**3 & 21 PINE STREET,
NASHUA, NEW HAMPSHIRE**

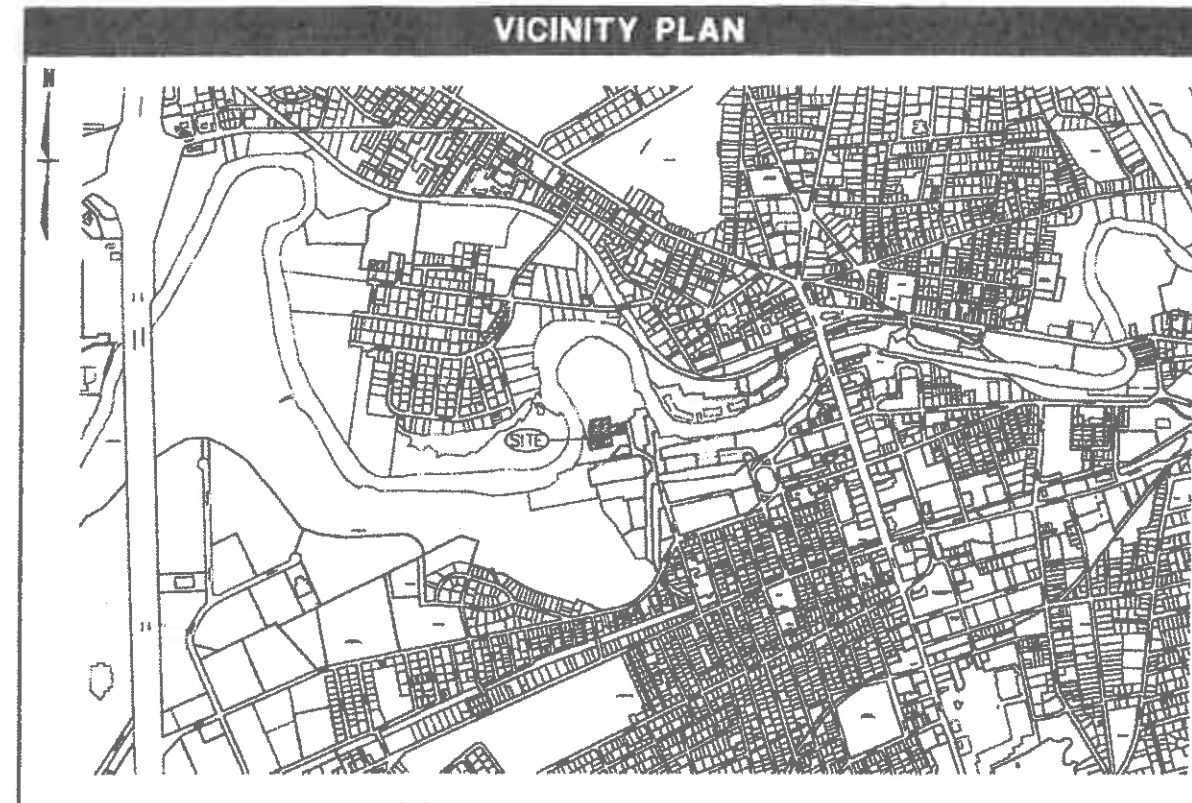
INDEX OF SHEETS

SHEET SHEET TITLE

- 1 COVER SHEET
- 2 OVERALL EXISTING CONDITIONS PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 LOT LINE ADJUSTMENT PLAN

LEGEND

- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- CONCRETE BOUND FOUND
- STONE BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- NAL. OR RAILROAD SPIKE FOUND
- GUARD RAIL
- STUMINOUS CONCRETE CURB
- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- INTEGRAL CONCRETE CURB
- CONCRETE CURB
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RETAINING WALL
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- SIGN
- HYDRANT
- UTILITY POLE
- EDGE OF WETLAND
- DENOTES MAP AND LOT NUMBER
- BROOK, STREAM OR RIVER
- STONEWALL (BOUNDARY)
- STONEWALL (INTERIOR)
- ZONING BOUNDARY
- EDGE OF WATER
- LIMITS OF CLEARING / TREE LINE
- TREES



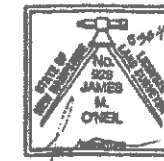
1,000 500 0 1,000
SCALE: 1"=500'



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



OWNER'S STATEMENT
IT IS HEREBY AGREED THAT, AS THE OWNER/DEVELOPER OF THE PROPERTY, I WILL CONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.
OWNER'S SIGNATURE _____ DATE _____

TAX MAP 77 LOT 2A & 17
COVER SHEET
CITY OF NASHUA AND EVERSOURCE ENERGY
3 & 21 PINE STREET,
NASHUA, NEW HAMPSHIRE
OWNED BY
CITY OF NASHUA (MAP 77, LOT 17)
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY
PREPARED FOR
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY
SCALE: AS NOTED 603-634-3286 MAY 15, 2019

TFM Civil Engineers 48 Constitution Drive
Structural Engineers Bedford, NH 03110
Traffic Engineers Phone (603) 472-4488
Land Surveyors Fax (603) 472-9747
Landscape Architects www.tfmoran.com
Scientists

17939.00 DR JMO P#
CK JMO CAD/FAS 17939-00 SURVEY SHEET 1 OF 4

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

APPROVED BY THE NASHUA PLANNING BOARD
ON _____
CHAIRMAN: _____ AND
SECRETARY: _____

REV	DATE	DESCRIPTION	BY	CHK
1	3/20/19	REVISE LOT LINE ADJUSTMENT PLAN PER CHECKLIST	JMO	JMO

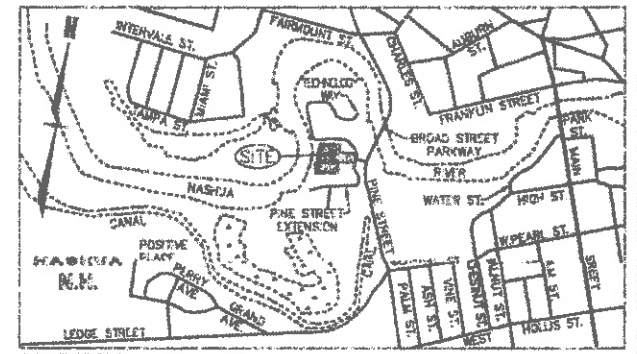
Eversource 3 & 21 Pine St. Nashua

REFERENCE PLANS

SEE SHEET 3 FOR REFERENCE PLANS

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON APRIL 08, 2016 BY CHRISTOPHER K. DANFORTH CWS #027. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES A GUIDELINE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, MAPL 2015 VERSION 3.0.11.77. WETLAND PLANT LIST SOURCE: USACE.



VICINITY PLAN

SCALE: 1"=1,000'

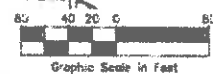
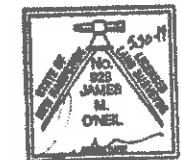
NOTES

- OWNER OF RECORD OF MAP 77 LOT 17 IS THE CITY OF NASHUA 229 MAIN ST NASHUA NH 03063. PARCEL ADDRESS: 21 PINE ST EXT., NASHUA, NH. DEED REFERENCE TO PARCEL: S BK 0313 PG 1826 AND BK 0093 PG 2282 IN THE RECORD AREA = 96,338 SF +/- or 2.202 ACRES +/-.
- OWNER OF RECORD OF MAP 77 LOT 2A IS PUBLIC SERVICE CO OF NH D/B/A EVERSOURCE ENERGY. PO BOX 270, HARRISBORO, CT 06141-0270. PARCEL ADDRESS: 77 PINE ST NASHUA, NH. DEED REFERENCE TO PARCEL: S BK 1242 PG 381 IN THE RECORD AREA = 26,537 SF +/- or 0.6042 ACRES +/-.
- 77-17 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOTS 77-17 AND 77-2A.
- CURRENT ZONING IS O/MU:
 - MIN LOT SIZE: 8,000 SQUARE FEET
 - MIN LOT WIDTH: 50 FEET
 - MIN FRONTAGE: 50 FEET
 - MIN LOT DEPTH: 75 FEET
 - MAX HEIGHT: 80 FEET OR 5 STOREYS
 - MIN BUILDING SETBACKS: 10 FEET FRONT, 30 FEET REAR, 10 FEET SIDE
 - OPEN SPACE PERCENTAGE: 10 PERCENT
 - MAX FLOOR AREA RATIO: 2.0
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 33011005130 EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA, ZONE AE.
- BENCHMARK USED: N100 CORS BASE STATION. VERTICAL DATUM: NAVD 83 (COHS). BENCHMARK SET: AS NOTED.
- HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE. HORIZONTAL DATUM: NAD 83.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTERY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TITMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
- FLOOD ZONES ARE SHOWN ACCORDING TO THE FLOOD INSURANCE MAP 33011005130. BASE FLOOD WATER SURFACE ELEVATION OF 125.7' WAS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DOCUMENT CASE# 14-01-0078P TABLE 6 DATED SEPTEMBER 19, 2014.

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "U" (USING) AS SET FORTH IN TABLE 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS ADOPTED 8/25/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



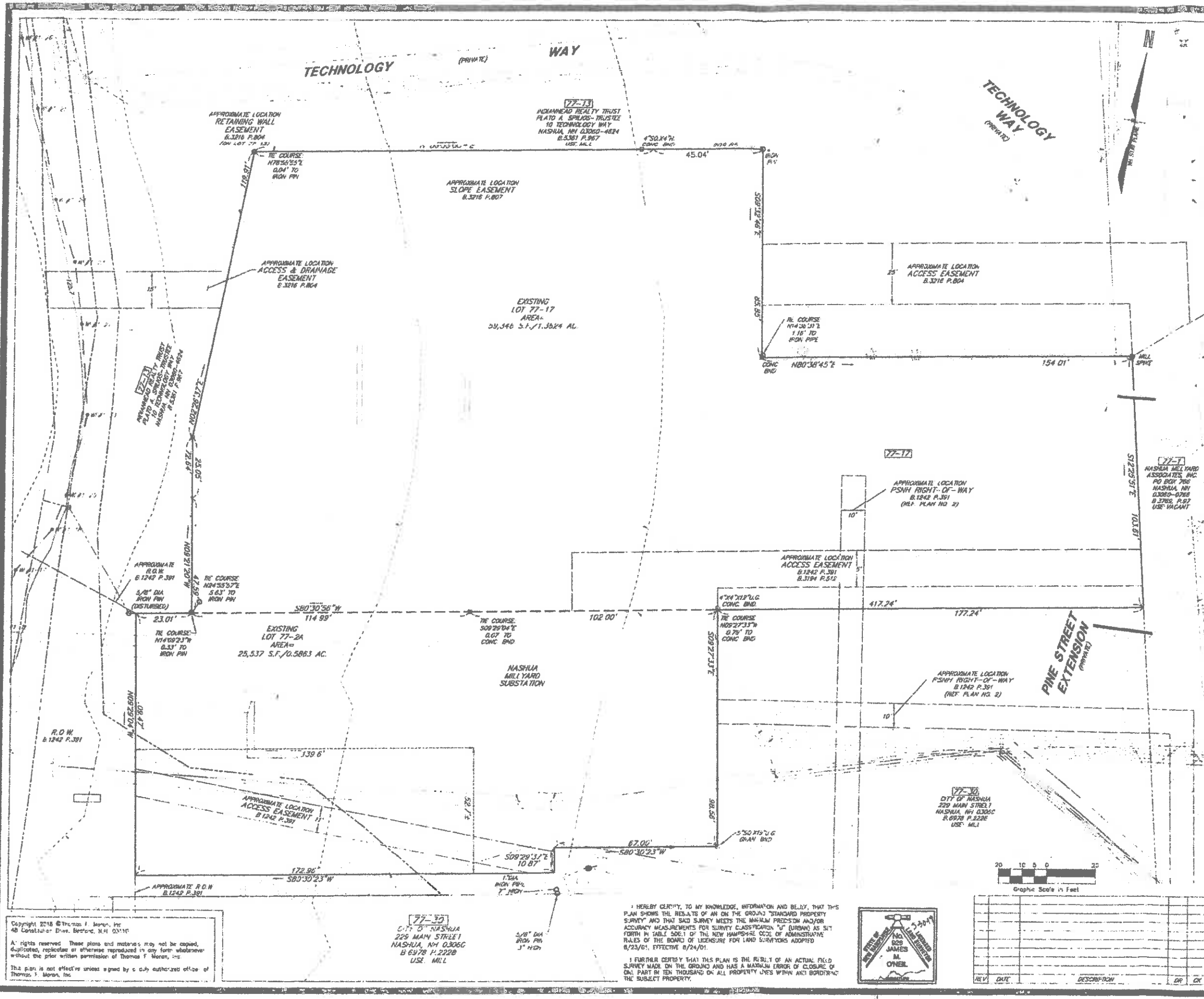
REV.	DATE	DESCRIPTION	BY	CHK

TAX MAP 77 LOT 2A & 17
OVERALL EXISTING CONDITIONS PLAN
 CITY OF NASHUA AND EVERSOURCE ENERGY
 3 & 21 PINE STREET,
 NASHUA, NEW HAMPSHIRE
 OWNED BY
CITY OF NASHUA (MAP 77, LOT 17)
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
 d/b/a EVERSOURCE ENERGY (MAP 77, LOT 2A)
 PREPARED FOR
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
 d/b/a EVERSOURCE ENERGY
 SCALE: 1"=80' **603-694-3256** **MAY 15, 2019**

TFM Civil Engineers 48 Constitution Drive
 Structural Engineers Bedford, NH 03110
 Traffic Engineers Phone: (603) 472-4486
 Land Surveyors Fax: (603) 472-8747
 Landscape Architects www.tfm-nh.com
 Scientist

17939.00 ON TMB FB 2127
 OR JMO OADR# 17939-00 SURVEY SHEET 2 OF 4

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- ### REFERENCE PLANS
- EXHIBIT "A" LIND & RIGHT OF WAY FROM NASHUA N.H. FOUNDATION MAY 2, 1949 P.S.D. OF NH ENGR DEPT PLAN B-6862-4 HCRD PLAN NO.186 AND EXHIBIT "B" LOT "E" LAND & RIGHT OF WAY FROM NASHUA N.H. FOUNDATION MAY 2, 1949 P.S.D. OF NH ENGR DEPT PLAN B-6866-4 HCRD PLAN NO. 3075.
 - APPROXIMATE LOCATION OF RIGHTS OF WAY ACROSS LAND OF NASHUA, N.H. FOUNDATION FOR DISTRIBUTION LINES OF PUBLIC SERVICE CO. OF NEW HAMPSHIRE 1948 AUG. 29, 1949 P.S.D. OF NH ENGR DEPT PLAN B-8868-5, NOT RECORDED.
 - EXHIBIT "C" RIGHT OF WAY ACROSS LAND OF NASHUA N.H. FOUNDATION JUNE 3, 1949 AND LAST REVISED 7-12-82 P.S.D. OF NH ENGR DEPT PLAN B-8988-3 NOT RECORDED. SEE PLAN NO. 3078.
 - PLANS OF LAND ACQUIRED BY THE STATE OF NEW HAMPSHIRE RECORDED IN 8 6978 P.2241, 8 8817, F.2854, 8 8811, P.2513 AND 8 8811, P.2514.
 - LOTS 1,2,26,27,14 AND 17- MAP 77 SUBDIVISION & CONSOLIDATION PLAN M. JAYARD PROPERTIES NASHUA, NEW HAMPSHIRE NOW OR FORMERLY BELONGING TO NASHUA NEW HAMPSHIRE FOUNDATION JAN. 20, 1984 BY HAMILTON ENGINEERING ASSOCIATES, INC. HCRD PLAN NO. 18524.
 - LOT LINE RELOCATION AND EASEMENT PLAN TAX MAP 77 LOTS 13 & 17 PINE STREET EXT. NASHUA, NEW HAMPSHIRE PREPARED FOR 10 PINE STREET LIMITED PARTNERSHIP JULY 25, 1984 BY CJOCCO & CORP INC. HCRD PLAN NO. 18643.
 - LOTS 1,2,14,7,5 AND 18- MAP 77 LOT LINE RELOCATION PLAN M. JAYARD PROPERTIES NASHUA, NEW HAMPSHIRE NOW OR FORMERLY BELONGING TO NASHUA NEW HAMPSHIRE FOUNDATION OCT. 24, 1984 BY HAMILTON ENGINEERING ASSOCIATES, INC. HCRD PLAN NO. 17208.
 - BOUNDARY PLAN OF LAND TAX MAP 77 LOTS 13 & 17 PINE STREET EXT. NASHUA, NEW HAMPSHIRE PREPARED FOR 10 PINE STREET LIMITED PARTNERSHIP JULY 25, 1984 AND REVISED DECEMBER 30, 1992 BY CJOCCO & CORP INC. HCRD PLAN NO. 28203.
 - LOTS 1,8,23 AND 20- MAP 77 LOT LINE RELOCATION PLAN M. JAYARD PROPERTIES NASHUA, NEW HAMPSHIRE NOW OR FORMERLY BELONGING TO NASHUA NEW HAMPSHIRE FOUNDATION DEC 12, 1985 BY HAMILTON ENGINEERING ASSOCIATES, INC. HCRD PLAN NO. 18888.
 - LAND AND BOUNDING FOR JOHN COOY NASHUA NH NOV 9, 1949 BY H. ALEX ENGR HCRD PLAN NO. 1897.
 - BLEACHERY - LOT NASHUA N.H. FOUNDATION NASHUA NH SEPT, 24, 1957 HCRD PLAN NO. 1617 AND NO. 3274.
 - PLAN SHOWING LAND OF W.H. BASHAW CO. INC. & NASHUA INDUSTRIAL-MACHINE CO. NASHUA NH FEB 17, 1960 HCRD PLAN NO. 1803.
 - PROPOSED ROAD-NASHUA, NH FOUNDATION SPRING ELECT. CO. PARKING LOT NASHUA, NH NOVEMBER 1963 BY A.E. MAYNARD CE HCRD PLAN NO. 2588.
 - SUBDIVISION PLAN M. JAYARD PROPERTIES NASHUA, NEW HAMPSHIRE, NOW OR FORMERLY BELONGING TO NASHUA NEW HAMPSHIRE FOUNDATION SEPT. 25, 1979 AND LAST REVISED 6-18-80 BY HAMILTON ENGINEERING ASSOCIATES, INC. HCRD PLAN NO. 13237.
 - RIGHT OF WAY PLAN BROAD STREET PARKWAY PROJECT NASHUA NEW HAMPSHIRE PREPARED FOR/RECORD OWNER: CITY OF NASHUA AUGUST 1, 2018 BY HAYNER/SWANSON, INC. NOT RECORDED.
 - SKETCH OF SURVEY 10 TECHNOLOGY WAY NASHUA NEW HAMPSHIRE PREPARED FOR/RECORD OWNER: NASHUA HEAD REALTY TRUST 6 OCTOBER 2017 BY HAYNER/SWANSON, INC. NOT RECORDED.
 - CITY OF NASHUA PLAN FOR PARCELS 77-17, 21 PINE STREET EXTENSION, PREPARED FOR: CITY OF NASHUA, 229 MAIN STREET, NASHUA, NEW HAMPSHIRE, APR. 26, 2018. CITY ENGINEERS OFFICE. HCRD PLAN NO. 38841.

- ### NOTES
- OWNER OF RECORD OF MAP 77 LOT 17 IS THE CITY OF NASHUA 229 MAIN ST. NASHUA, NH 03080 PARCEL ADDRESS 21 PINE ST. EXT., NASHUA, NH DEED REFERENCE TO PARCEL IS BK. 6313 PG. 1920 AND BK. 9063, PG. 2202 IN THE HCRD AREA = 59,330 S.F. +/- or 1.3622 ACRES +/-.
 - OWNER OF RECORD OF MAP 77 LOT 2A IS PUBLIC SERVICE CO. OF NH D/B/A EVERSOURCE ENERGY PO BOX 270, WARRING, CT 06411-0270, PARCEL ADDRESS: 77 PINE ST. NASHUA, NH DEED REFERENCE TO PARCEL IS BK. 1242 PG. 301 IN THE HCRD. AREA = 25,537 S.F. +/- or 0.5863 ACRES +/-.
 - 77-17 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOTS 77-17 AND 77-2A.
 - CURRENT ZONING IS E/MU.
 - MIN. LOT SIZE: 8,000 SQUARE FEET
 - MIN. LOT WIDTH: 50 FEET
 - MIN. FRONTAGE: 50 FEET
 - MIN. LOT DEPTH: 75 FEET
 - MAX. HEIGHT: 80 FEET OR 8 STORIES
 - MIN. BUILDING SETBACKS: 10 FEET FRONT, 30 FEET REAR, 10 FEET SIDE
 - OPEN SPACE PERCENTAGE: 10 PERCENT
 - MAX. FLOOR AREA RATIO: 2.0
 - EXAMINATION OF THE FLOOD HAZARD RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 330100513D EFFECTIVE DATE: SEPTEMBER 25, 2008, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA, ZONE AE.
 - BENCHMARK USED: NHSD CORS BASE STATION VERTICAL DATUM: NAVD 83 (CORS) BENCHMARK SET: AS NOTED
 - HORIZONTAL COORDINATES: PROJECTION NH STATE PLANE HORIZONTAL DATUM: NAVD 83
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.

**TAX MAP 77 LOT 2A & 17
EXISTING CONDITIONS PLAN**
CITY OF NASHUA AND EVERSOURCE ENERGY
**3 & 21 PINE STREET,
NASHUA, NEW HAMPSHIRE**
 OWNED BY
CITY OF NASHUA (MAP 77, LOT 17)
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY (MAP 77, LOT 2A)
 PREPARED FOR
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY
 SCALE: 1"=20' 603-634-8266 MAY 15, 2019

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77-30
 CITY OF NASHUA
 229 MAIN STREET
 NASHUA, NH 03066
 B.6378 P.2228
 USE: MILL

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON-THE-GROUND STANDARD PROPERTY SURVEY AND THAT SAID SURVEY MEETS THE NASHUA PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE SIDE 1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYS ADOPTED 8/23/01, EFFECTIVE 8/24/01.
 I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



REV	DATE	DESCRIPTION	DR	CK

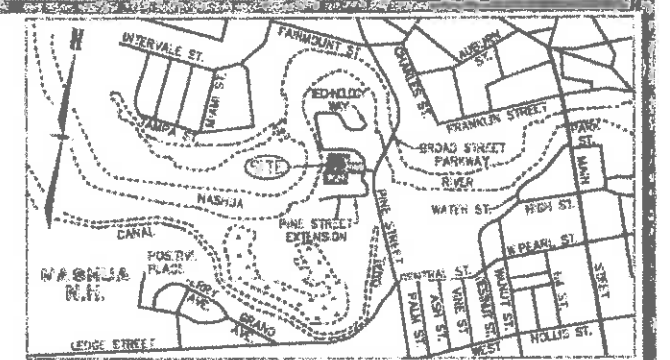
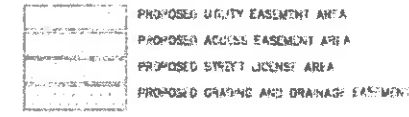
TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

48 Constitution Drive, Bedford, NH 03110
 Phone: (603) 472-4468
 Fax: (603) 472-9747
 www.tfmoran.com

17939 00 DR TNB FB 2127
 OK JMO CAD/KLE 17939-00 SURVEY SHEET 3 OF 4

REFERENCE PLANS
SEE SHEET 3 FOR REFERENCE PLANS

EASEMENT LEGEND



NOTES:

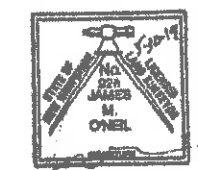
- OWNER OF RECORD OF MAP 77 LOT 17 IS THE CITY OF NASHUA 224 MAIN ST NASHUA, NH 03060 PARCEL ADDRESS: 21 PINE ST. EXT. NASHUA, NH DEED REFERENCE TO PARCEL IS BK 1953 PG 2267, BK 6313 PG 1979 IN THE RECORD AREA = 89,346 S.F. / OR 1.3624 ACRES +/-
- OWNER OF RECORD OF MAP 77 LOT 2A IS PUBLIC SERVICE CO. OF NH 6/A EVERSOURCE ENERGY PO BOX 270, HARTFORD, CT 06141-0270 PARCEL ADDRESS: 3 PINE ST. EXT. NASHUA, NH DEED REFERENCE TO PARCEL IS BK 1242 PG 351 IN THE RECORD AREA = 25,537 S.F. / OR 0.5862 ACRES +/-
- EXISTING MAP 77, LOT 17 AREA: 58,346 S.F. / OR 1.3624 ACRES
PARCEL "A" AREA: 33,814 S.F. / OR 0.7763 ACRES
PROPOSED MAP 77, LOT 17 AREA: 25,537 S.F. / OR 0.5862 ACRES

EXISTING MAP 77, LOT 2A AREA: 25,537 S.F. / OR 0.5863 ACRES
PARCEL "A" AREA: 33,814 S.F. / OR 0.7763 ACRES
PROPOSED MAP 77, LOT 2A AREA: 58,351 S.F. / OR 1.3625 ACRES
- 77-17 INDICATES TAX MAP AND LOT NUMBER
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 77-17 AND 77-2A AS SHOWN HEREIN
- CURRENT ZONING IS G/MU
 - MIN LOT SIZE: 5,000 SQUARE FEET
 - MIN LOT WIDTH: 50 FEET
 - MIN FRONTAGE: 50 FEET
 - MIN LOT DEPTH: 75 FEET
 - MAX HEIGHT: 60 FEET, OR 5 STORIES
 - MIN BUILDING SETBACKS: 10' FRONT, 30' REAR, 10' SIDE
 - OPEN SPACE PERCENTAGE: 10 PERCENT
 - MAX FLOOR AREA RATIO: 2.0
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 3301100130 EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA, ZONE AE
- HORIZONTAL COORDINATES PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83
- EASEMENTS, RIGHTS, AND RESTRICTIONS
EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETECT.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TITANUM INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT 800-SAFE AT 811.

CERTIFICATION:

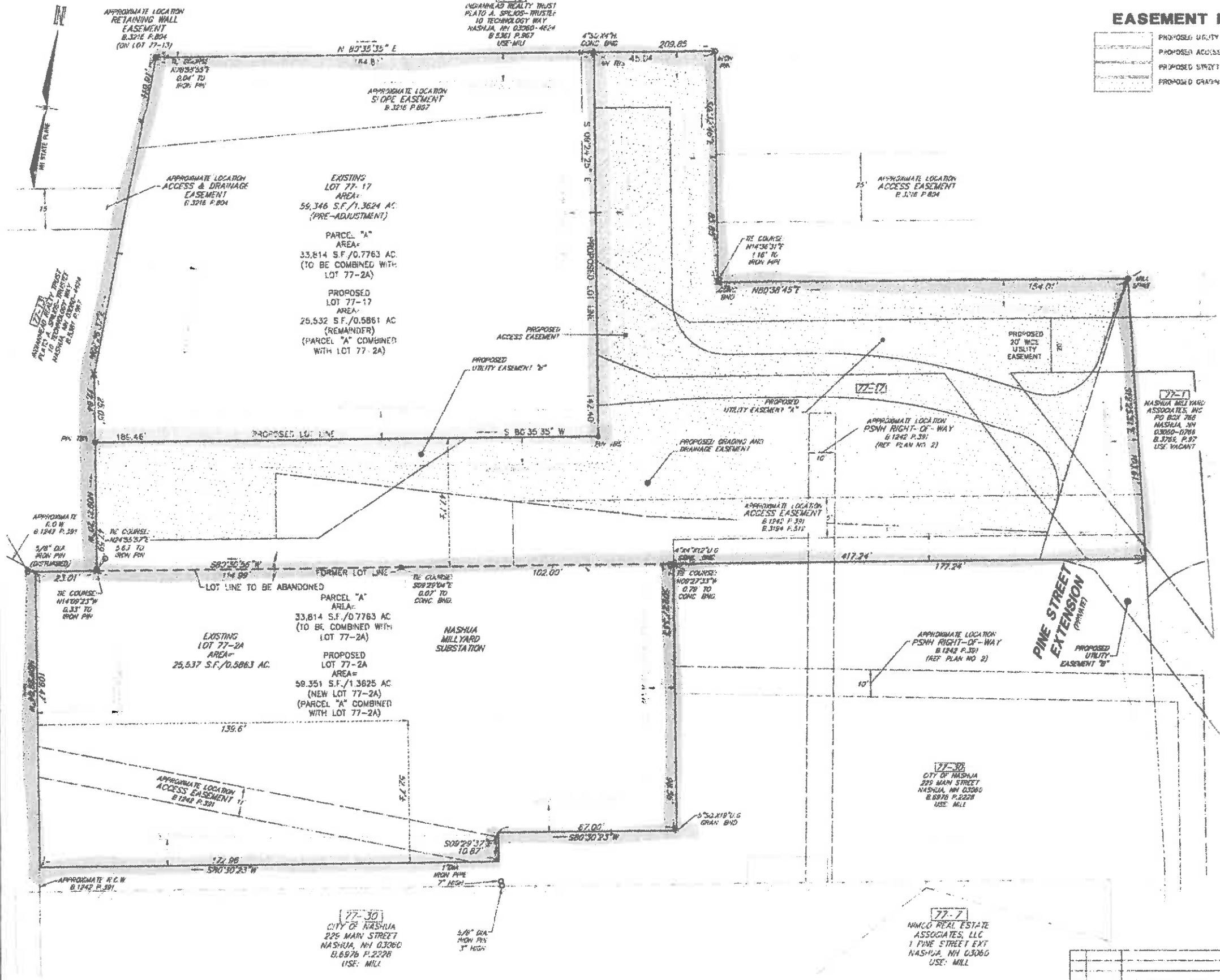
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "2" (URBAN) AS SET FORTH IN TABLE 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS ADOPTED 8/25/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAGNITUDE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



TAX MAP 77 LOTS 17 & 2A
LOT LINE ADJUSTMENT PLAN
CITY OF NASHUA AND EVERSOURCE ENERGY
3 & 21 PINE STREET, NASHUA, NEW HAMPSHIRE
OWNED BY
CITY OF NASHUA (MAP 77, LOT 17)
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
dba EVERSOURCE ENERGY (MAP 77, LOT 2A)
PREPARED FOR
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
dba EVERSOURCE ENERGY
603-634-8288

SCALE: 1"=20'
MAY 16, 2019



APPROVED BY THE NASHUA PLANNING BOARD
BY _____ AND _____
CHAIRMAN SECRETARY

OWNERS SIGNATURE _____ DATE _____
OWNER OR REPRESENTATIVE



REV.	DATE	DESCRIPTION	DR	CK
1	5/08/19	REVISE LOT LINE ADJUSTMENT PLAN FOR CHECKOUT	JMO	JMO

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 CONSTITUTION DRIVE
BEDFORD, NH 03110
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FAX (603) 472-9747
WWW.TFMORAN.COM

17939.00 OR/STB/PB
DR/JMO/and/rle 17939-00 Survey SHEET 4 OF 4