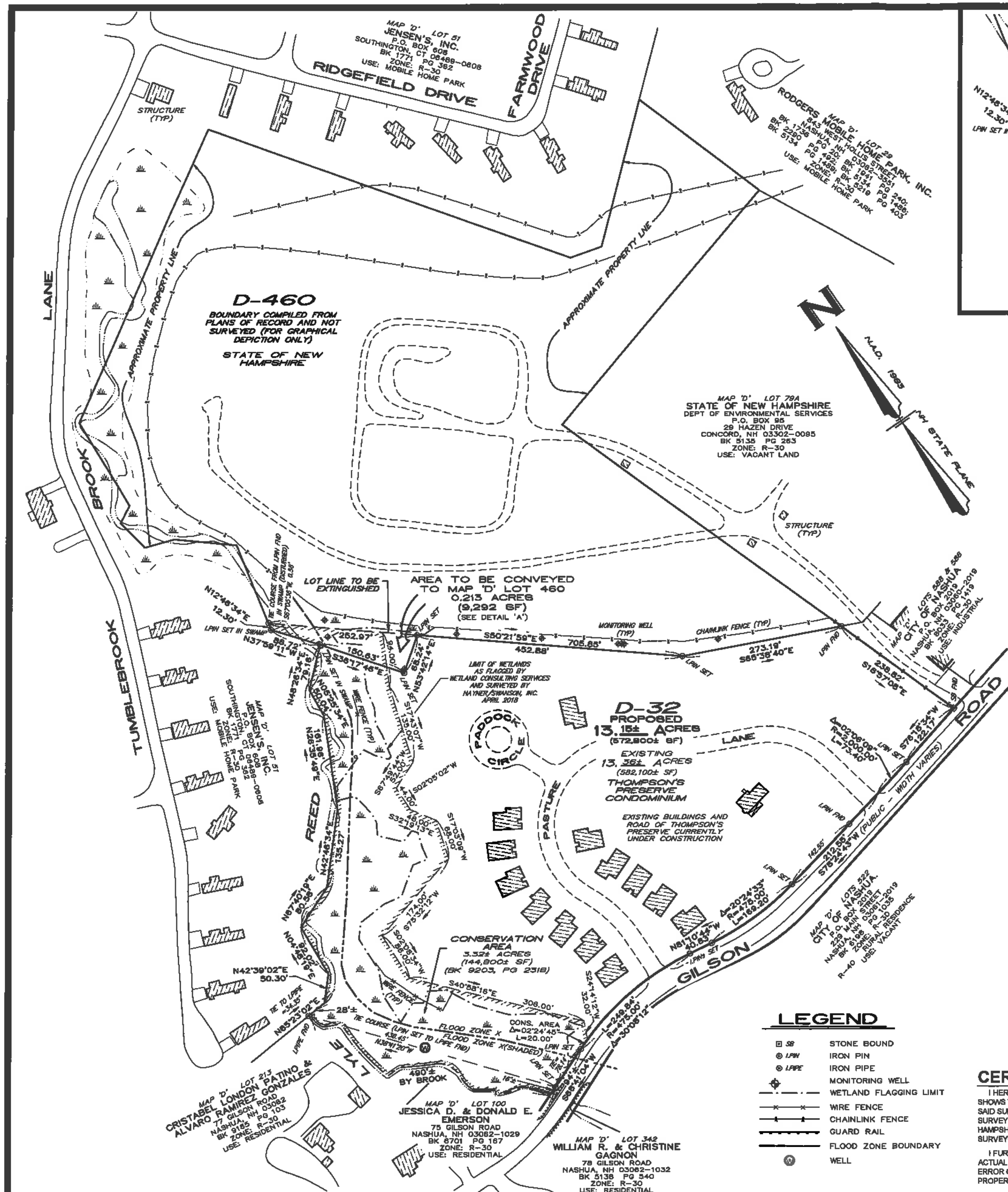
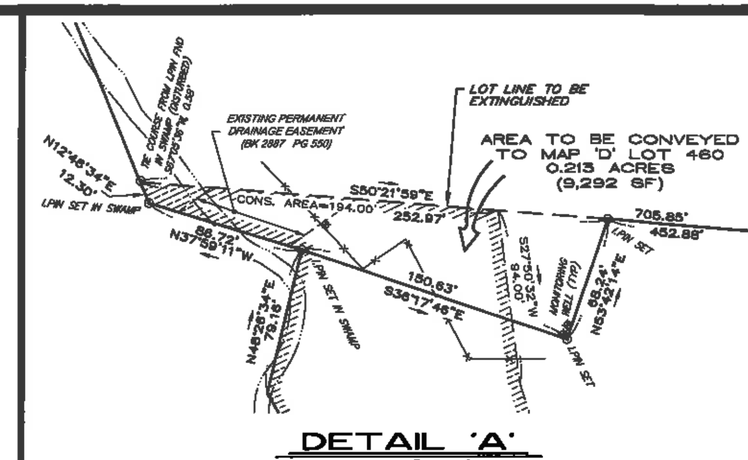


LEGEND

SB	STONE BOUND
LPIN	IRON PIN
LPIPE	IRON PIPE
	MONITORING WELL
	WETLAND FLAGGING LIMIT
	WIRE FENCE
	CHAINLINK FENCE
	GUARD RAIL
	FLOOD ZONE BOUNDARY
	WELL

© Hayner/Swanson, Inc.



DETAIL 'A'

SCALE: 1" = 50'

NOTES – CONT'D:

6. MAP D, LOT 32 MAY BE SUBJECT TO A WELL EASEMENT AS DESCRIBED AT BOOK 2887, PAGE 550. MONITORING WELLS SHOWN WITHIN THE AREA TO BE CONVEYED TO MAP 'D' LOT 460 ARE THE ONLY MONITORING WELLS OBSERVED ON LOT D-32 AT THE TIME OF THE FIELD SURVEY.
7. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
8. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
9. THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
10. SURVEY CONTROL INFORMATION:
    HORIZONTAL DATUM: NAD83
    HORIZONTAL PROJECTION: NH STATE PLANE
    UNITS: US SURVEY FEET
11. PRESENT OWNERS OF RECORD:
    MAP 'D', LOT 32

    THOMPSON'S PRESERVE CONDOMINIUM
    c/o ETCHSTONE PROPERTIES, INC.
    179 AMHERST STREET
    NASHUA, NEW HAMPSHIRE 03064
    BK: 9203, PG: 2345

    MAP 'D', LOT 460
    STATE OF NEW HAMPSHIRE
    NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
    c/o PAUL HEIRTZLER, PE ESQ.
    P.O. BOX 95
    29 HAZEN DRIVE
    CONCORD, NH 03302-0095
    BK. 2887, PG: 550
    BK 3114, PG: 564

[signature] 10/1/19
FOR THOMPSON'S PRESERVE CONDOMIMIUM — DATE

FOR THE STATE OF NEW HAMPSHIRE — DATE

APPROVED
NASHUA CITY PLANNING BOARD

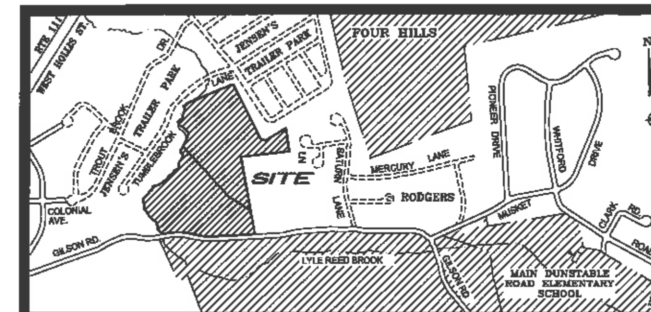
CHAIRMAN — DATE

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 MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 06/23/01, EFFECTIVE 01/01/09.

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 FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE — PAUL C. LIVERSIDGE, LLS



VICINITY MAP — SCALE: 1"=1,000'

PLAN REFERENCES:

1. SUBDIVISION PLAN (LOT 32, MAP 'D'), 69 GILSON ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR BILLIE JO THOMPSON, RECORD OWNER: DORIS THOMPSON, SCALE" 1" = 50', DATED: 6 FEBRUARY 2003 WITH REVISIONS THRU 03/21/03 AND PREPARED BY THIS OFFICE.
   RECORDED: HCRD – PLAN No. 32366
2. NH WATER SUPPLY & POLLUTION CONTROL COMMISSION, ACQUISITION PLAN FOR GILSON ROAD HAZARDOUS WASTE SITE, NASHUA, NEW HAMPSHIRE, SCALE: 1"= 100',
   RECORDED: HCRD – PLAN No. 14535, DATED: NOVEMBER 1971.
   RECORDED: HCRD – PLAN No. 16280, REVISED: JANUARY 18, 1983.
3. PLAN FOR BOUNDARY LINE AGREEMENT BETWEEN LANDS OF A & A ANCTIL AND L & D THOMPSON, NORTH OF GILSON ROAD, NASHUA, NEW HAMPSHIRE, SCALE: 1"= 50', DATED: NOVEMBER 23, 1971, AND PREPARED BY H B FOSHER.
   RECORDED: HCRD – PLAN No. 5705.
4. MASTER SITE PLAN (MAP 'D', LOTS 32 & 311), THOMPSON'S PRESERVE, 65 GILSON ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR: ETCHSTONE PROPERTIES, INC., SCALE: 1" = 50', DATED: 31 JULY 2018 WITH REVISIONS THRU 11/09/18, AND PREPARED BY THIS OFFICE.
5. CONDOMINIUM SITE PLAN (MAP 'D', LOT 32), THOMPSON'S PRESERVE CONDOMINIUM, 65 GILSON ROAD, NASHUA, NEW HAMPSHIRE, RECORD OWNER/DECLARANT: ETCHSTONE PROPERTIES, IN., SCALE: 1" = 50', DATED: 15 APRIL 2019 WITH REVISIONS THROUGH 06/27/19 AND PREPARED BY THIS OFFICE.
   RECORDED: HCRD – PLAN No. 40272.

NOTES:

1. PURPOSE OF PLAN:
   TO RELOCATE A PORTION OF THE LOT LINE BETWEEN MAP 'D', LOTS 32 & 460, CONVEYING 9,292 SF FROM LOT 32 TO LOT 460.
2. PRESENT ZONING: ***R30;*** A-SUBURBAN RESIDENCE
   MINIMUM LOT REQUIREMENTS
   - LOT AREA 30,000 SF
   - LOT FRONTAGE 105 FT
   - LOT WIDTH 130 FT
   - LOT DEPTH 100 FT

   MINIMUM YARD SETBACKS
   - FRONT YARD 30 FT
   - SIDE YARD 20 FT
   - REAR YARD 40 FT
   - MAX. BUILDING HEIGHT 35 FT
   - MAX STORIES 2 1/2

   THIS PROPERTY IS LOCATED WITHIN THE FOUR HILLS LANDFILL GROUND WATER MANAGEMENT ZONE OVERLAY DISTRICT (FHL-GMZ) AND IS SUBJECT TO THE REQUIREMENTS OF SECTION 190.24.1 OF THE NASHUA LAND USE CODE.
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'D'.
4. A PORTION OF THESE PARCELS IS LOCATED IN A FLOOD HAZARD AREA ZONE X (SHADED) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0632D, DATED: SEPTEMBER 25, 2009.
5. MAP D, LOT 32 IS SUBJECT TO AN EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS, LLC FOR INSTALLATION AND MAINTENANCE OF ABOVE/UNDERGROUND LINES AND FACILITIES AS DESCRIBED AT BOOK 9140, PAGE 2314.

No.	DATE	REVISION	BY

LOT LINE RELOCATION PLAN
(MAP 'D', LOTS 32 & 460)

65 GILSON ROAD

NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

THOMPSON'S PRESERVE CONDOMINIMUM

c/o ETCHSTONE PROPERTIES, INC. 179 AMHERST STREET NASHUA, NH 03064 (603) 889-5208

RECORD OWNER:

STATE OF NEW HAMPSHIRE

NHDES c/o PAUL HEIRTZLER, PE ESQ. P.O. BOX 95 CONCORD, NH 03302-0095

100 0 100 200 300 400 FEET
50 0 50 100 METERS
SCALE: 1"=100 Feet
1"=30.480 Meters

5 SEPTEMBER 2019

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street, Nashua, NH 03062, (603) 883-2057
131 Middlesex Turnpike, Burlington, MA 01803, (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 1226A, 1229	DRAWING NAME: 0221–LOT LINE RELOC	0221	1 OF 1
DRAWING LOC: R:\0221\DWG\CONDO_C3D		File Number	Sheet