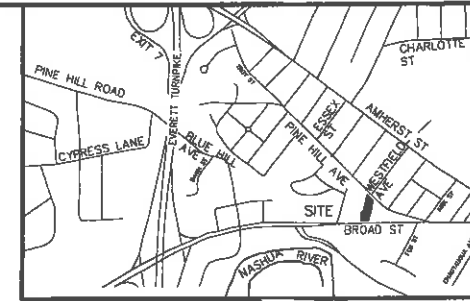


**PLAN REFERENCES:**

1. LOT LINE RELOCATION PLAN OF LAND IN NASHUA, NEW HAMPSHIRE, BOSTON & MAINE CORPORATION TAX MAP 62 LOT 235 TO DAVID C. & CHARLOTTE M. DIOM, TAX MAP 61 LOT 172, 38 BROAD STREET DATED MAY 28, 2008 LAST REVISED 12/08/08, PREPARED BY JOSEPH M. WICHERY, L.L.S., INC. HCRD PLAN NO. 36305.
2. "ROMEO TASCHEREAU, RODMAN & SULLIVAN ST., NASHUA, N.H." DATED DECEMBER 1966, HCRD PLAN NO. 3837.
3. "SECTION OF AMHERST ST. & HOLLIS ROAD, NASHUA, N.H." DATED 1877, ON FILE AT THE CITY OF NASHUA.

**LEGEND**

- GRANITE BOUND FOUND
- GRANITE BOUND SET
- ⊙ 3/4" REBAR W/CAP TO BE SET
- IRON PIPE FOUND
- ⊕ UTILITY POLE
- ⊙ GUY ANCHOR
- BUILDING SETBACK LINE (MIN.)
- 33 STREET ADDRESS



**LOCUS MAP**  
1" = 1000'

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE BETWEEN TAX MAP 61 LOT 5 AND TAX MAP 61 LOT 77.
2. OWNERS OF RECORD:
 

TAX MAP 61 LOT 5 BRAR HOLDINGS, LLC 33 BROAD STREET NASHUA, NH 03064 DEED BK: 8504 PG: 2925 ACCOUNT NO. 12100 RESIDENTIAL	TAX MAP 61 LOT 77 BRAR REALTY, LLC 29 EMERSON LANE HOLLIS, NH 03049 DEED BK: 8740 PG: 2250 ACCOUNT NO. 1040 RESIDENTIAL
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3. PARCEL AREAS
 

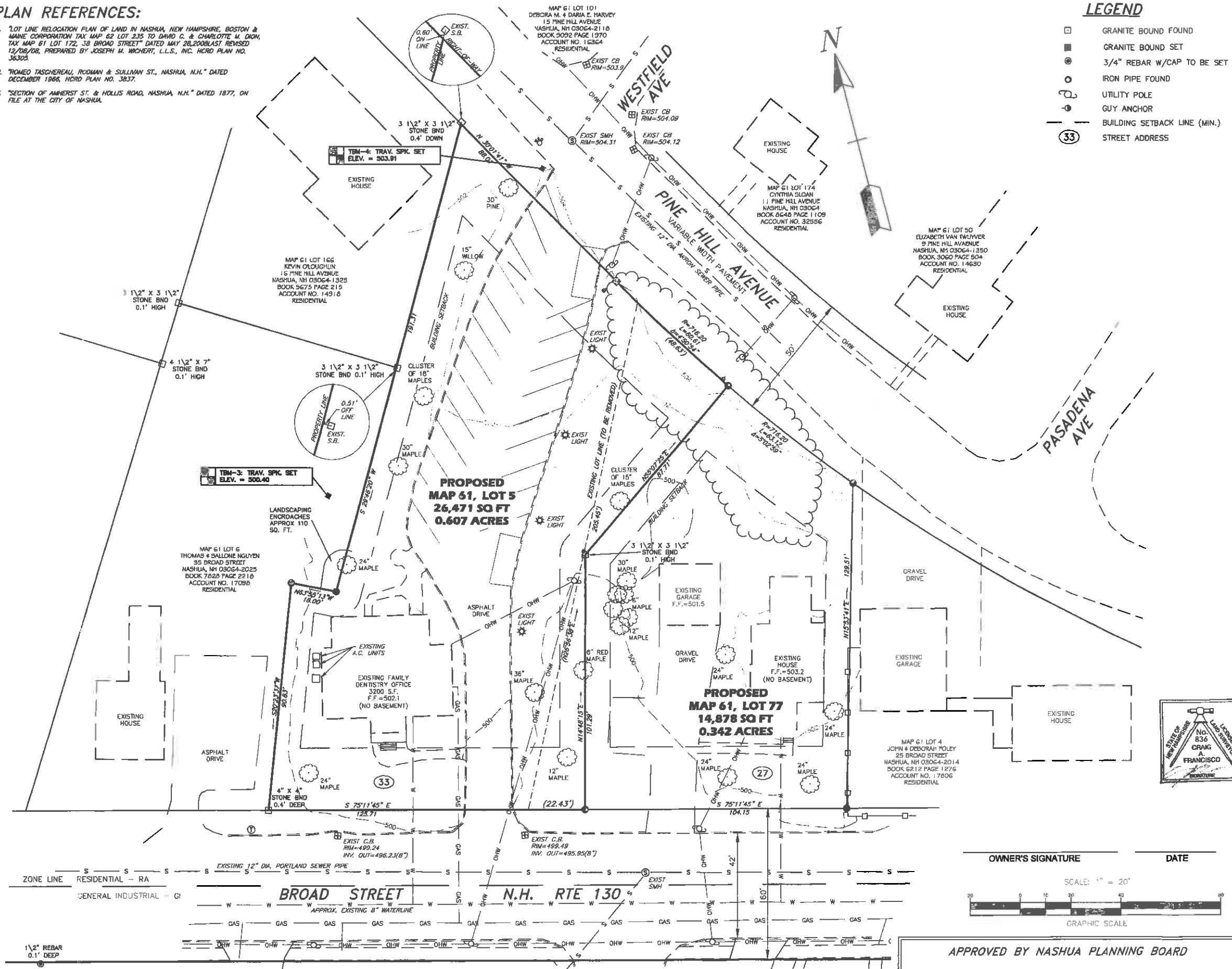
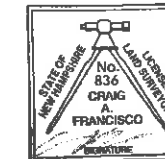
EXISTING AREA	LOT 5	LOT 77
21,153 S.F.	18,196 S.F.	18,196 S.F.
AREA OF EXCHANGE	+3,319 S.F.	-3,319 S.F.
PROPOSED AREA	26,471 S.F.	14,878 S.F.
4. THE PARCELS ARE ZONED R-A: RESIDENTIAL.
 

DIMENSIONAL REQUIREMENTS	R-A	PROP. LOT 5	PROP. LOT 77
MINIMUM LOT AREA	7,500 S.F.	26,471 S.F.	14,878 S.F.
MINIMUM FRONTAGE	60'	123.71'	104.15'
MINIMUM LOT WIDTH	75'	123'	124'
MINIMUM LOT DEPTH	90'	220'	130'
FRONT BUILDING SETBACK	25'	30'	31'
SIDE SETBACK	10'	10.4'	10'
REAR SETBACK	25'	N.A.	N.A.
MAX. FLOOR RATIO	0.5	0.12	0.19
MIN. OPEN SPACE	50%	54%	72%
5. EXISTING USE: LOT 5 IS AN OFFICE BUILDING (DENTIST). (USE VARIANCE GRANTED IN 1972.) SPECIAL EXCEPTION GRANTED JUNE 11, 2013 TO EXPAND DENTAL OFFICE. LOT 77 IS RESIDENTIAL (SINGLE FAMILY).
6. LOTS ARE SERVED BY CITY OF NASHUA SEWER AND PENNACUCK WATER WORKS.
7. BEDFORD DESIGN DID NOT LOCATE ANY UNDERGROUND UTILITIES. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE.
8. THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY.
9. THERE ARE NO WETLANDS ON THE PROPERTY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YR FLOOD PLAN AS PER THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY COMMUNITY PANEL J3011G05130, EFFECTIVE DATE SEPTEMBER 25, 2009.
11. EXISTING PARKING: LOT 5 - 24 SPACES; LOT 77 - 4 SPACES.
12. THERE ARE NO IMPROVEMENTS, CONSTRUCTION OR DEMOLITION PROPOSED.
13. THIS PLAN IS A RESULT OF A FIELD SURVEY PERFORMED IN JULY 2019. THE VERTICAL DATUM IS ASSUMED. THE ADJUTING STRUCTURES WERE TAKEN FROM SATELLITE IMAGERY.
14. A WARNER IS REQUESTED FOR SECTION 190-282(2) WHICH REQUIRES TOPOGRAPHY AND BUILDINGS WITHIN 1000 FEET OF THE PROPERTY BE SHOWN.
15. A DRIVEWAY PLAN WILL BE SUBMITTED AND ACCEPTED BY THE NASHUA PUBLIC WORKS.

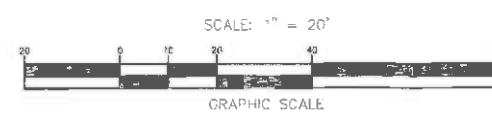
**SURVEY CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."  
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

*[Signature]*  
 LICENSED LAND SURVEYOR  
 DATE: 10.3.19



OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**TAX MAP 61 LOTS 5 & 77**

**LOT LINE RELOCATION PLAN  
BRAR HOLDINGS, LLC**

LOCATED AT:  
**27 & 33 BROAD STREET  
 NASHUA, NEW HAMPSHIRE**

OWNER: BRAR HOLDINGS LLC  
 33 BROAD STREET  
 NASHUA, NH 03064  
 (603) 889-0601  
 DEED BK: 8504 PG: 2925

OWNER: BRAR REALTY LLC  
 29 EMERSON LANE  
 HOLLIS, NH 03049  
 (603) 889-0601  
 DEED BK: 8740 PG: 2250

SCALE: 1" = 20'	AUGUST 21, 2019	SHEET 1 OF 1
DESIGN: JST	DRAWN: JST	CHECKED: CAF
FB: 601	PG: 14	1443-07

**Bedford Design Consultants**  
 ENGINEERS AND SURVEYORS  
 177 East Industrial Park Drive, Manchester, NH 03109  
 Telephone: (603) 822-6533 Fax: (603) 622-4740  
 www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.
10/3/19	ADD NOTE 14 & 15	CAF	B
09/19/19	RE: WISE PER CITY REVIEW	CAF	A