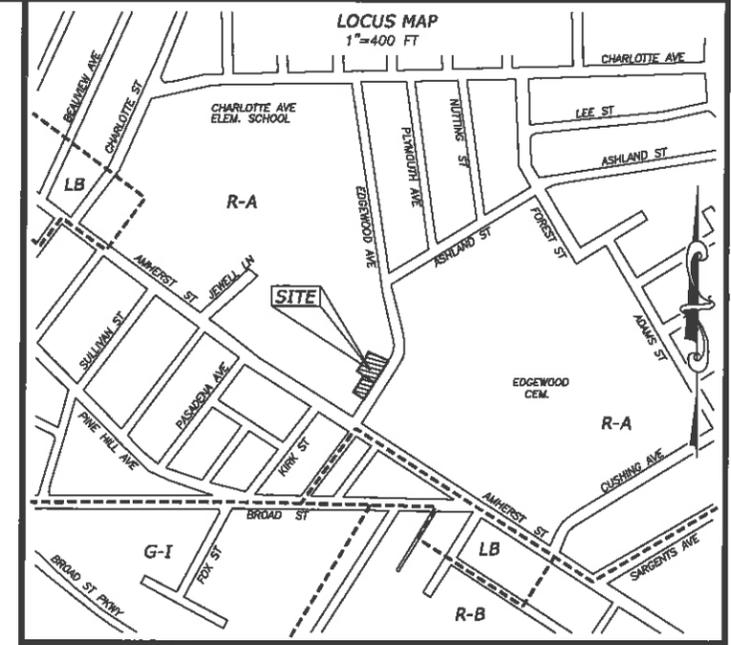
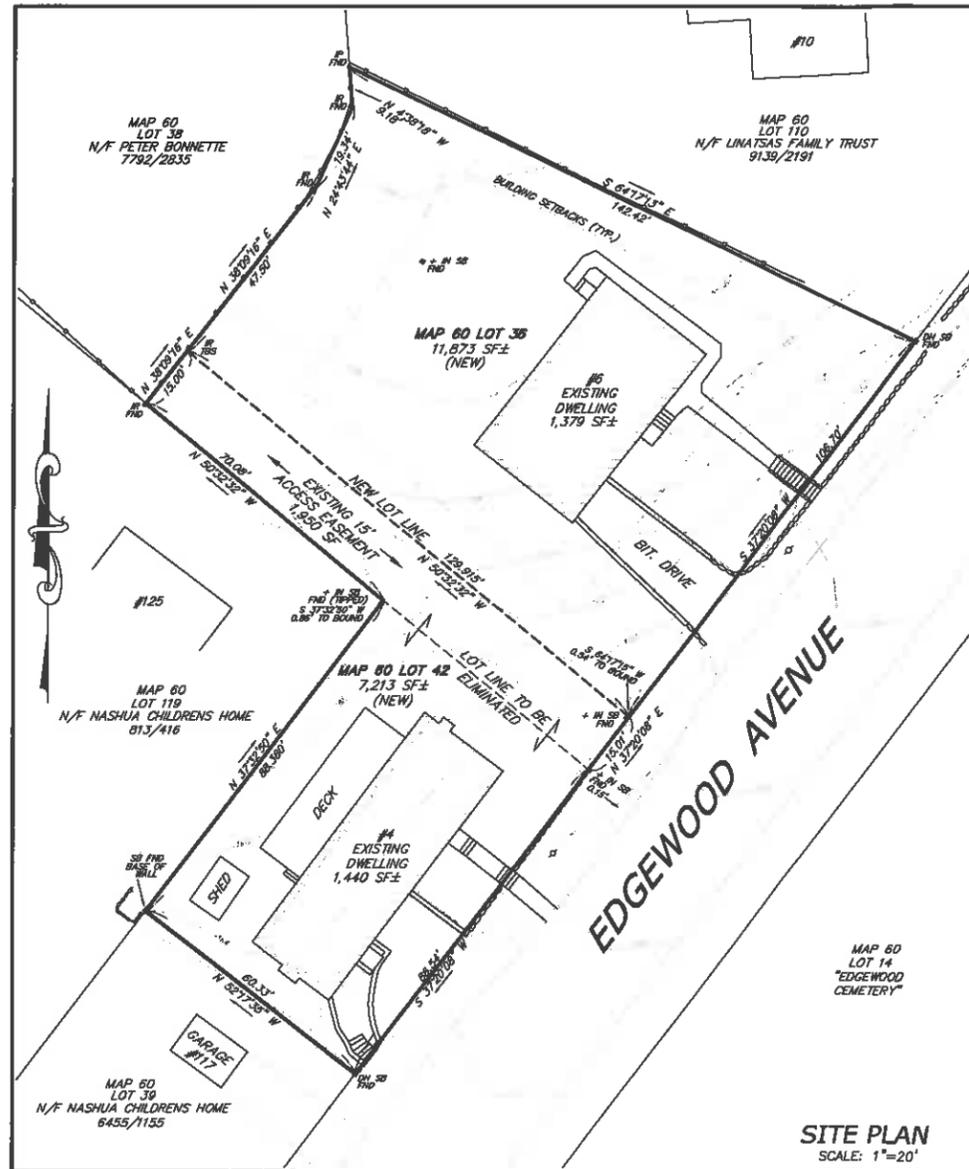
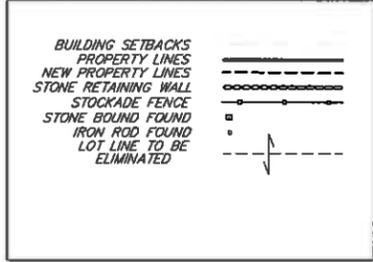


REFERENCE PLAN:  
 1. REFERENCE PLAN: "PLAN OF LAND OF EVERETT W. KEMP, 10 EDGEWOOD AVE, NASHUA, NH, SCALE 1 IN=20 FT, 1954" RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 1127.



- PLAN NOTES:**
- THE PURPOSE OF THIS PLAN IS ILLUSTRATE A LOT LINE RELOCATION PLAN BETWEEN NASHUA LOTS 60-42 AND 60-36.
  - OWNERS OF RECORD:  
 LOT 60-42: THOMAS G. BERGIN & JUSTINE A. BERGIN, 4 EDGEWOOD AVE., NASHUA, NH 03060, HCRD DEED 8965/2610  
 LOT 60-36: JUSTINE A. BERGIN, 6 EDGEWOOD AVE., NASHUA, NH 03060, HCRD DEED 9189/2852
  - CURRENT ZONING DISTRICT: R-A  
 MINIMUM SETBACKS: FRONT= 25', SIDE= 10', REAR= 25', MIN. AREA = 7,300 SF, MIN. FRONTAGE= 60'
  - FOR BOUNDARY INFORMATION SEE PLAN REFERENCE 1.
  - TOPOGRAPHIC INFORMATION DEPICTED HEREON IS A RESULT OF AN ON-THE-GROUND SURVEY PREPARED BY THIS OFFICE IN FEBRUARY 2020.
  - NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOOD PLAN AS PER FIRM MAP NUMBER 33011C0513D.
  - BOTH LOTS ARE SERVICED BY PENNICHUCK WATER AND MUNICIPAL SEWER.
  - THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN IS APPROXIMATE. JEFFREY LAND SURVEY MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. CONTRACTOR IS TO CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.
  - THE ACCESS EASEMENT CURRENTLY LOCATED ON MAP 60 LOT 36 (#6 EDGEWOOD AVE.) WILL NOT BE VOIDED BY THE LOT LINE ADJUSTMENT, BUT WILL IN FACT BE TRANSFERRED TO MAP 60 LOT 42 (#4 EDGEWOOD AVE.).

**PLAN LEGEND**



LOT NUMBER	TOTAL AREA (EXISTING)	CHANGE IN AREA	TOTAL AREA PROPOSED
60-36	12,923 SF±	-1,050 SF±	11,873 SF±
60-42	6,163 SF±	+1,050 SF±	7,213 SF±

**APPROVED - NASHUA CITY PLANNING BOARD**

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

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

**OWNER OF MAP 60 LOT 36**

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**OWNER OF MAP 60 LOT 42**

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

\_\_\_\_\_  
LICENSED LAND SURVEYOR

\_\_\_\_\_  
DATE

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING FEBRUARY OF 2020. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

\_\_\_\_\_  
LICENSED LAND SURVEYOR

\_\_\_\_\_  
DATE

REV.	DESCRIPTION	DATE	BY:
REV. 3			
REV. 2			
REV. 1	TEXT AS PER CITY REVIEW	8/31/20	BY: GRJ

**LOT LINE RELOCATION PLAN**  
 PREPARED FOR  
**THOMAS G. AND JUSTINE A. BERGIN**  
 OWNERS AND APPLICANTS, LOTS 60-42 & 60-36  
 4 & 6 EDGEWOOD AVENUE  
 NASHUA, NH  
 HILLSBOROUGH COUNTY, NH

**JEFFREY LAND SURVEY, LLC**  
 1 BURGESS DRIVE  
 LITCHFIELD, NH 03052