

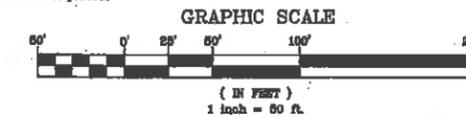
VICINITY PLAN  
SCALE: 1" = 500' +/-

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED LOT LINE ADJUSTMENTS AND CONSOLIDATIONS ON ASSESSOR'S MAP 128 LOT 84 AND MAP 132 LOT 31 SITUATED ON THE WESTERLY END OF WEST GLENWOOD STREET IN NASHUA, NEW HAMPSHIRE. FURTHER TO SHOW INFORMATION FOR A PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF ROSCOMMON INVESTMENTS, LLC AND NO OTHER PURPOSE. LOT AREAS PRIOR TO ADJUSTMENTS: MAP 132 LOT 31: 112,108 S.F. OR 2.573 ACRES. MAP 128 LOT 84: 35,385 S.F. OR 0.812 ACRES.
- PARCEL "A" IS TO BE CONSOLIDATED WITH MAP 132 LOT 84.
- PARCELS "B" & "C" TO BE CONSOLIDATED WITH MAP 132 LOT 31.
- ZONING: URBAN RESIDENCE DISTRICT (R-A)  
MINIMUM BUILDING SETBACKS:  
- FRONT: 25 FT  
- SIDE: 10 FT  
- REAR: 25 FT  
HIGHWAY BUSINESS DISTRICT (HB)  
- FRONT: 20 FT  
- SIDE: 10 FT  
- REAR: 20 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2017 AND JANUARY OF 2018 HAVING A MINIMUM ERROR OF CLOSURE OF NOT LESS THAN ONE PART IN TEN THOUSAND (1/10,000).
- HORIZONTAL DATUM IS NAD 83. NORTH ORIENTATION IS NAD 83. VERTICAL DATUM IS NAVD83.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF NASHUA NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330087 0822 PANEL NUMBER 852 OF 701, EFFECTIVE DATE: APRIL 16, 2011 INDICATES THAT NO PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- BOUNDARY INFORMATION FOR MAP 132 LOT 31 IS BASED ON REFERENCE PLAN 1. THE BEARINGS SHOWN ON REFERENCE PLAN 4 HAVE BEEN TRANSLATED TO MATCH THE BEARING SYSTEM OF THE SURVEY WORK BY THIS OFFICE.
- SUBJECT TRACTS HAVE AVAILABLE MUNICIPAL SEWER SERVICE AND PENNACLUK WATER WORKS WATER SERVICE.
- ANY FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED WITHIN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.

**REFERENCE PLANS:**

- EASEMENT PLAN, MAP 132 LOT 31, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE. DATED: 30 SEPTEMBER 2016. SCALE: 1"=30'. PREPARED BY HATNER/SWANSON INC. HORD PLAN #39110.
- BOUNDARY PLAN - SIKENIWCZ PROPERTY, WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE. SCALE: 1"=50'. DATED: JANUARY 22, 2018. PREPARED BY THIS OFFICE. RECORDED AT THE HORD AS PLAN #39572.



**Lot Line Adjustment & Consolidation Plan**

between the lands of  
**ROSCOMMON INVESTMENTS, LLC & MAG RE HOLDINGS-NASHUA, LLC**  
MAP 132 LOTS 31 & 84 and MAP 128 LOTS 31, 32 & 84  
117 WEST GLENWOOD STREET  
NASHUA, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNERS OF RECORD:**

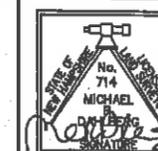
ROSCOMMON INVESTMENTS, LLC 147 D.W. HIGHWAY NASHUA, NH 03080 H.C.R.D. BK. 9045 PG. 874	MAG RE HOLDINGS-NASHUA, LLC 777 WASHINGTON STREET NEWTON, MA 02460 H.C.R.D. BK. 8926 PG. 2664
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Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 35, Bedford, NH 03110 Phone (603) 687-8881

**REVISIONS**

No.	DATE	DESCRIPTION	BY



**SURVEYOR'S 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 DECEMBER OF 2017 AND JANUARY OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1/10,000).  
*Michael D. Berg* 6-16-2020  
LICENSED LAND SURVEYOR DATE

**OWNER'S SIGNATURE BLOCK**

<i>[Signature]</i> ROSCOMMON INVESTMENTS, LLC	6/18/2020 DATE
<i>[Signature]</i> MAG RE HOLDINGS-NASHUA, LLC	6/22/20 DATE

**APPROVED - NASHUA CITY PLANNING BOARD**

CHAIRMAN	DATE
SECRETARY	DATE

**LINE TABLE**

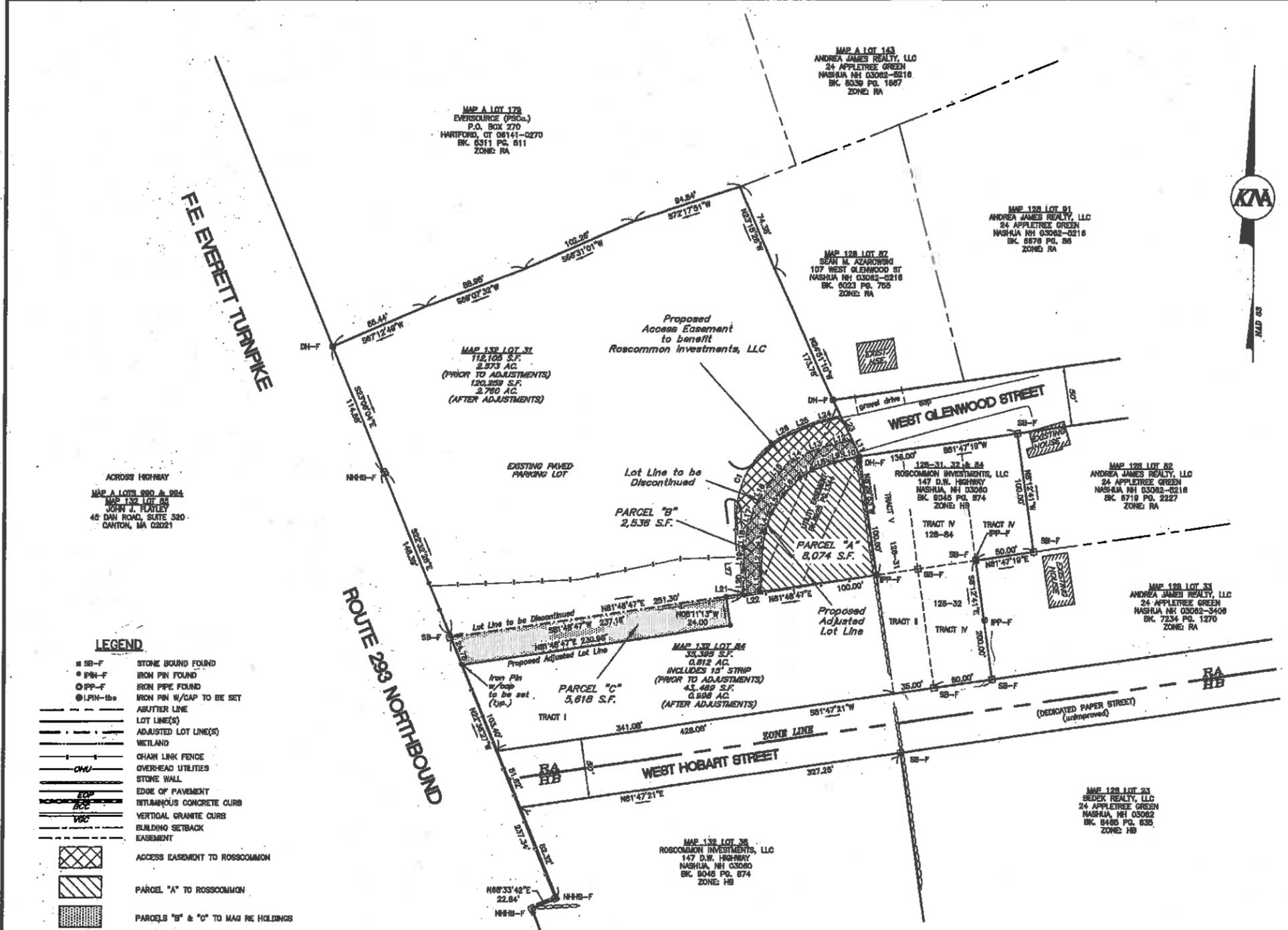
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	16.19	N00°26'13"E	L12	19.78	S78°16'50"W
L2	20.41	N03°04'07"E	L13	22.00	S70°27'06"W
L3	12.76	N08°37'05"E	L14	18.03	S69°32'30"W
L4	17.21	N16°43'40"E	L15	22.84	S46°10'07"W
L5	18.61	N53°36'37"E	L16	22.29	S33°36'37"W
L6	18.42	N45°10'07"E	L17	20.49	S18°43'40"W
L7	12.70	N59°32'30"E	L18	14.64	S08°37'05"W
L8	19.61	N70°27'58"E	L19	21.49	S03°04'07"W
L9	20.84	N78°12'28"E	L20	16.54	S00°28'13"W
L10	1.43	N81°36'00"E	L21	2.28	S03°29'30"E
L11	15.48	N28°18'28"W	L22	15.00	N81°40'47"E
			L23	22.44	S81°11'03"E
			L24	19.04	N76°18'50"E
			L25	24.58	N70°27'58"E
			L26	10.67	S59°32'30"W
			L27	69.83	N05°12'25"W

**CURVE RADII/ARC LENGTH/CHORD LENGTH/CHORD BEARING/DELTA ANGLE**

LINE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	184.76'	180.32'	S27°10'02"W	164°44'55"



**UTILITY NOTE**  
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



- LEGEND**
- SB-F STONE BOUND FOUND
  - IPN-F IRON PIN FOUND
  - IPP-F IRON PIPE FOUND
  - IPIN-1b IRON PIN W/CAP TO BE SET
  - ASUTTER LINE
  - LOT LINE(S)
  - ADJUSTED LOT LINE(S)
  - WETLAND
  - CHAIN LINK FENCE
  - OVERHEAD UTILITIES
  - STONE WALL
  - EDGE OF PAVEMENT
  - BIRMINGHAM CONCRETE CURB
  - VERTICAL GRANITE CURB
  - BUILDING SETBACK EASEMENT
  - ACCESS EASEMENT TO ROSCOMMON
  - PARCEL "A" TO ROSCOMMON
  - PARCELS "B" & "C" TO MAG RE HOLDINGS

**MAP A LOT 178**  
EVENSOURCE (PSC),  
P.O. BOX 270  
HARRIFORD, CT 06111-0270  
BK. 6311 PG. 611  
ZONE: RA

**MAP 128 LOT 87**  
SEAN H. AZAROVICH  
107 WEST GLENWOOD ST  
NASHUA, NH 03082-0218  
BK. 8023 PG. 768  
ZONE: RA

**MAP 128 LOT 91**  
ANDREA JAMES REALTY, LLC  
24 APPLE TREE GREEN  
NASHUA, NH 03082-0218  
BK. 8676 PG. 28  
ZONE: RA

**MAP 128 LOT 82**  
ANDREA JAMES REALTY, LLC  
24 APPLE TREE GREEN  
NASHUA, NH 03082-0218  
BK. 8719 PG. 2227  
ZONE: RA

**MAP 128 LOT 31**  
ANDREA JAMES REALTY, LLC  
24 APPLE TREE GREEN  
NASHUA, NH 03082-3408  
BK. 7234 PG. 1270  
ZONE: RA

**MAP 128 LOT 33**  
SEBEC REALTY, LLC  
24 APPLE TREE GREEN  
NASHUA, NH 03082  
BK. 8485 PG. 838  
ZONE: HB

**MAP 132 LOT 84**  
35,385 S.F.  
0.812 AC.  
INCLUDES 18' STRIP  
(PRIOR TO ADJUSTMENTS)  
43,489 S.F.  
0.998 AC.  
(AFTER ADJUSTMENTS)

**MAP 132 LOT 31**  
112,108 S.F.  
2.573 AC.  
(PRIOR TO ADJUSTMENTS)  
120,329 S.F.  
2.780 AC.  
(AFTER ADJUSTMENTS)

**PARCEL "A"**  
8,074 S.F.

**PARCEL "B"**  
2,538 S.F.

**PARCEL "C"**  
5,618 S.F.