

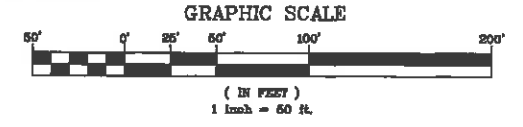
VICINITY PLAN
SCALE: 1" = 500' +/-

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: 112,105 SF, OR 2.573 ACRES. MAP 132 LOT 84: 35,395 SF, 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, 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 330097 0522 PANEL NUMBER 652 OF 701, EFFECTIVE DATE, APRIL 15, 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 1 HAVE BEEN TRANSLATED TO MATCH THE BEARING SYSTEM OF THE SURVEY WORK BY THIS OFFICE.
- SUBJECT TRACTS HAVE AVAILABLE MUNICIPAL SEWER SERVICE AND PENNICHUCK 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.
- A WAIVER IS REQUESTED FROM SECTION LUC 180-252(B)(9) SINCE AN EXISTING CONDITIONS PLAN IS DETAIL IN THE ACCOMPANYING SITE PLAN.

REFERENCE PLANS:

- EASEMENT PLAN, MAP 132 LOT 31, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE. DATED: 30 SEPTEMBER 2016. SCALE: 1"=30'. PREPARED BY HAYNER/SWANSON INC. HCRD PLAN #33110.
- BOUNDARY PLAN - SIENKIEWICZ PROPERTY, WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE. SCALE: 1"=50'. DATED: JANUARY 22, 2018. PREPARED BY THIS OFFICE. RECORDED AT THE HCRD AS PLAN #39872.



Lot Line Adjustment & Consolidation Plan

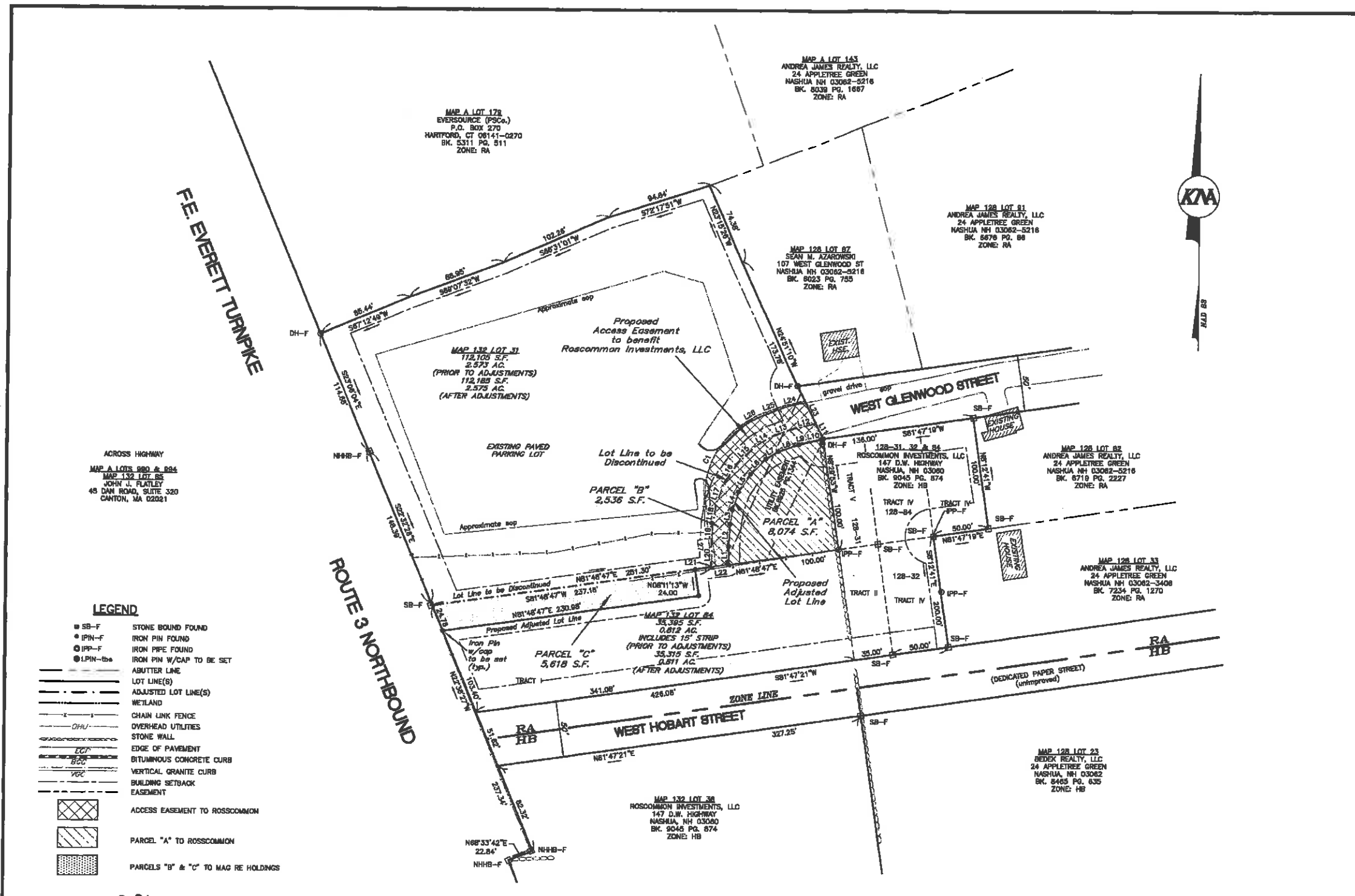
between the lands of
ROSCOMMON INVESTMENTS, LLC & MAG RE HOLDINGS-NASHUA, LLC
MAP 132 LOTS 31 & 84 and MAP 128 LOTS 31, 32 & 84
117 WEST GLENWOOD STREET
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNERS OF RECORD:
ROSCOMMON INVESTMENTS, LLC 147 D.W. HIGHWAY NASHUA, NH 03060 H.C.R.D. BK. 8045 PG. 874 (803) 868-5050
MAG RE HOLDINGS-NASHUA, LLC 777 WASHINGTON STREET NEWTON, MA 02460 H.C.R.D. BK. 8926 PG. 2664 (617) 928-5400

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
19 Commerce Park North, Suite 202, Bedford, NH 03110 Phone (603) 887-2561

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/24/20	MINOR REVISIONS	PCM
2	9/23/20	MINOR REVISIONS	PCM

DATE: JUNE 15, 2020 SCALE: 1"=50'
PROJECT NO: 17-1011-1 SHEET 1 OF 1



LEGEND

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

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.19	N00°26'13"E	L12	18.78	S78°18'50"W
L2	20.41	N03°04'07"E	L13	22.00	S70°27'58"W
L3	12.79	N08°37'05"E	L14	16.03	S59°32'39"W
L4	17.21	N18°43'40"E	L15	22.84	S45°10'07"W
L5	18.81	N33°35'37"E	L16	22.28	S33°35'37"W
L6	19.42	N45°10'07"E	L17	20.49	S18°43'40"W
L7	12.70	N58°32'30"E	L18	14.84	S08°37'05"W
L8	19.81	N70°27'58"E	L19	21.49	S03°04'07"W
L9	20.94	N78°12'28"E	L20	16.54	S00°26'13"W
L10	1.43	N81°36'00"E	L21	2.28	S03°52'30"E
L11	15.48	N26°16'58"W	L22	15.00	N81°48'47"E
			L23	22.44	S26°17'03"E
			L24	19.04	N76°18'50"E
			L25	24.58	N70°27'58"E
			L26	19.87	S59°32'30"W
			L27	59.63	N05°12'29"W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	84.76	80.32	S27°10'02"W	64°44'55"

OWNER'S SIGNATURE BLOCK

ROSCOMMON INVESTMENTS, LLC DATE: 6/18/2020

MAG RE HOLDINGS-NASHUA, LLC DATE: 6/22/20

APPROVED - NASHUA CITY PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER BY 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 R. DeLong 9-24-2020
LICENSED LAND SURVEYOR DATE



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.