RESOLUTION

AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE OF A CERTAIN PARCEL OF LAND ON CENTRAL AND PINE STREETS FOR IMPROVEMENTS FOR THE BROAD STREET PARKWAY PROJECT

CITY OF NASHUA

In the Year Two Thousand and Fourteen

RESOLVED by the Board of Aldermen of the City of Nashua to authorize acceptance of a conveyance for a certain parcel of land for highway right-of-way, sidewalk and traffic signal improvements on Central and Pine Streets, as part of the Broad Street Parkway Project substantially in the form of the attached draft deed and as shown on the attached plan for the following property:

<table>
<thead>
<tr>
<th>Owner</th>
<th>Map/Lot</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nashua Housing Authority</td>
<td>80/89</td>
<td>41 Central Street</td>
</tr>
</tbody>
</table>
RESOLUTION: R-14-031

PURPOSE: Authorizing the acceptance of a conveyance of a certain parcel of land on Central and Pine Streets for improvements for the Broad Street Parkway Project

SPONSOR(S): Mayor Donnalee Lozeau

COMMITTEE ASSIGNMENT: 

FISCAL NOTE: None.

____________________________________________________________

ANALYSIS

This resolution would authorize acceptance of a conveyance of a parcel of land for highway right-of-way, sidewalk and traffic signal improvements on Central and Pine Streets, as part of the Broad Street Parkway Project.

____________________________________________________________

Approved as to form: Office of Corporation Counsel

By: 

Date: May __, 2014
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Nashua Housing Authority, having a business address of 40 East Perl Street, Nashua NH 03060, ("Grantor"), for consideration paid, grants to the City of Nashua, a municipal corporation having its principal place of business at 229 Main Street, Nashua, Hillsborough County, State of New Hampshire and its successors and assigns forever, ("Grantee") with Warranty covenants, all its rights, title and interest to a certain parcel of land situated in the City of Nashua, County of Hillsborough, State of New Hampshire situated on the northerly side of Central Street and the easterly side of Pine Street, being a portion of existing Tax Map 80, Lot 89, shown as “Taking Parcel, 4,772 SF, 0.110 Acres” on plan entitled “Acquisition Plan (Lot 89, Map 80) Broad Street Parkway Project, 41 Central Street, Nashua, New Hampshire”, dated September 11, 2013 by Hayner/Swanson, Inc., recorded at the Hillsborough County Registry of Deeds as Plan No. _______ ("Plan"), said parcel being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of Central Street; said point being located S71°25′35″W a distance of 432.20 feet from the southeast corner of Tax Map 80, Lot 89 and also being located 37.64 feet left of and directly opposite Station 92+61.36 Central Street, thence

S71°25′35″W by said northerly sideline of Central Street a distance of 209.18 feet to a point which is located N71°25′35″E a distance of 0.07 feet from a stone bound found, thence

Northwesterly along a curve to the right having a radius of 20.00 feet, a delta angle of 89°52′24″, and an arc length of 31.37 feet to a point on the easterly sideline of Park Street which is located N18°42′01″W a distance of 0.17 feet from a stone bound found, thence

N18°42′01″W by said easterly sideline of Pine Street a distance of 228.16 feet to a point which is located 39.50′ left of an directly opposite Station 1572+87.04 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 5039.56 feet, a delta angle of 01°41′23″ and an arc length of 148.62 feet to a point which is located 39.50 feet left of and directly opposite Station 1574+34.49 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 117.50 feet, a delta angle of 13°39′12″ and an arc length of 28.00 feet to a point which is located 42.90 feet left of and directly opposite Station 1574+61.99 Broad Street Parkway, thence

N56°16′02″E a distance of 7.00 feet to a point which is located 49.69 feet left of and directly opposite Station 1574+60.32 Broad Street Parkway, thence
Southeasterly along a curve to the left having a radius of 110.50 feet, a delta angle of 11°59'52" and an arc length of 23.14 feet to a point which is located 57.62 feet left of and directly opposite Station 1574+81.78 Broad Street Parkway, thence

S44°16'10"W a distance of 7.00 feet to a point which is located 51.34 feet left of and directly opposite Station 1574+84.84 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 117.50 feet, a delta angle of 2°40'42" and an arc length of 5.49 feet to a point which is located 53.88 left of and directly opposite Station 1474+89.66 Broad Street Parkway, thence

Southeasterly along a curve to the left having a radius of 72.50 feet, a delta angle of 60°10'44" and an arc length of 76.15 feet to a point which is located 45.50 left of and directly opposite Station 91+16.22 Central Street, thence

N71°24'43"E a distance of 87.16 feet to a point which is located 45.50 left of and directly opposite Station 92+03.38 Central Street, thence

N18°35'17"W a distance of 8.00 feet to a point which is located 53.50 left of and directly opposite Station 92+03.38 Central Street, thence

N71°24'43"E a distance of 25.30 feet to a point which is located 53.50 left of and directly opposite Station 92+28.68 Central Street, thence

N81°34'41"E a distance of 33.21 feet to a point which is located 47.64 feet left of and directly opposite Station 92+61.36 Central Street, thence

S18°35'17"E a distance of 10.00 feet to the point of beginning.

Containing an area of 4,772 Square Feet or 0.110 Acres.

Meaning and intending to convey a portion of land conveyed to Grantor by deed recorded at the Hillsborough County Registry of Deeds, Book _____, Page _____.

Additionally a temporary construction easement as shown in the Plan is hereby granted.

This conveyance is exempt from real estate transfer tax pursuant to NH RSA78-B:2(1).

Witness my hand this _____ day of ______________, 2014.

[Name]
[Title of position]

STATE OF NEW HAMPSHIRE
COUNTY OF __________________________

This instrument was acknowledged before me on (date) by name(s) of person(s)) as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

____________________________________
(signature of notarial officer)

____________________________
Title

My commission expires:___________