



RESOLUTION

AUTHORIZING THE CONVEYANCE OF A DISCONTINUED PORTION OF AMHERST STREET

CITY OF NASHUA

In the Year Two Thousand and Eighteen

RESOLVED by the Board of Aldermen of the City of Nashua that the Mayor is authorized to convey all the City's right, title and interest, if any, subject to any restrictions and easements of record to the abutters, 270 Amherst Street, LLC, in a discontinued portion of Amherst Street known as a "Jug Handle", discontinued by vote of the Board of Aldermen on January 9, 2018, by deed substantially in the form of the attached.

RESOLVED FURTHER, that the consideration for the conveyance is the fees for recording the deed and plan, including any transfer tax due.

LEGISLATIVE YEAR 2018

RESOLUTION: R-18-030

PURPOSE: Authoring the conveyance of a discontinued portion of Amherst Street

ENDORSERS: Mayor Jim Donchess

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

ANALYSIS

Pursuant to the procedures in NRO §285-25 “Conveyance of title of discontinued streets,” this resolution authorizes the conveyance of a discontinued portion of Amherst Street, known as a “Jug Handle,” to the abutters, 270 Amherst Street, LLC.

The petition to discontinue the relevant portion of Amherst Street was granted by the Board of Aldermen on January 9, 2018. 270 Amherst Street, LLC has requested that the discontinued portion of Amherst Street be conveyed to them as the abutter. Currently, recording and transfer taxes are as follows: recording of deed \$16, recording of 22 x 34 plan \$24, transfer tax (grantee only) \$20, no LCHIP fees are due as the city is a party to the deed and plan. Upon receipt of the consideration, the Office of Corporation Counsel will record the plan and deed.

Approved as to form: Office of Corporation Counsel

By:  _____

Date: April 18, 2018

After recording return to:
270 Amherst Street, LLC
c/o Saxon Partners, LLC
25 Recreation Park Drive
Hingham, MA 02043

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **The City of Nashua**, a municipal corporation, with an address of 229 Main Street, Nashua, Hillsborough County, New Hampshire 03060 (“Grantor”) grants to **270 Amherst Street, LLC** with an address of c/o Saxon Partners, LLC, 25 Recreation Park Drive, Hingham, MA 02043 with **Quitclaim Covenants**,

A certain parcel of land situated in the City of Nashua, County of Hillsborough, State of New Hampshire, being shown as the cross-hatched area on a plan entitled “Street Discontinuance Plan” dated March 9, 2018, prepared by Jones & Beach Engineers, Inc. to be recorded in the Hillsborough County Registry of Deeds contemporaneously herewith (“Plan”), and being more particularly described in Exhibit A attached.

City of Nashua Resolution R-18-030, “Authorizing the Conveyance of a Discontinued Portion of Amherst Street” which authorizes the Mayor’s signature on this deed, was passed by the Board of Aldermen on _____, 2018.

Subject to all restrictions and easements of record, including but not limited to those shown on the Plan.

The City as Grantor is exempt from real estate transfer tax pursuant to NH Rev 802.03(a).

Dated this ____ day of _____, 2018.

CITY OF NASHUA

By: James W. Donchess, Mayor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this ___ day of _____, 2018, personally appeared the above-named, James W. Donchess, Mayor of the City of Nashua, known to me (or satisfactorily proven) to be the person whose name is subscribed herein and acknowledged that he executed the foregoing instrument for the purposes contained therein.

Notary Public/Justice of the Peace
Print Name:
My Commission Expires:

Legal Description

A certain parcel of land situated in the northerly corner of Tax Map E Lot 268, in the City of Nashua, County of Hillsborough and State of New Hampshire, on Plat titled "Street Discontinuance & Lot Line Adjustment, prepared for City of Nashua, 229 Main Street, Nashua, NH 03060 and 270 Amherst Street, LLC, 174 Colony Place, Plymouth, MA 02360", dated September 11, 2017 with revisions, prepared by Jones & Beach Engineers, Inc., recorded at the Hillsborough County Registry of Deeds as Plat _____; and more particularly bounded and described as follows:

Beginning at a point, being on the southerly sideline of Amherst Street (NH Route 101A), so-called, as shown on said plan;

Thence running S57°03'24"E, along the southerly sideline of said Amherst Street (NH Route 101A), so-called, a distance of 80.24 feet to a point,

Thence turning and running N32°56'36"E, a distance of 9.69 feet to a point;

Thence turning and running S57°03'24"E, a distance of 6.24 feet to a point;

Thence turning and running S20°16'19"E, a distance of 16.18 feet to a point;

Thence turning and running S57°03'24"E, a distance of 74.37 feet to a point;

Thence turning and running S65°36'53"W, a distance of 73.90 feet to a point;

Thence turning and running N56°58'16"W, a distance of 42.00 feet to a point;

Thence turning and running N22°59'43"W, a distance of 110.95 feet to the point of beginning;

Containing 6,831 square feet more or less.

