



## RESOLUTION

### AUTHORIZING THE CONVEYANCE OF DISCONTINUED PORTIONS OF CONANT ROAD

### *CITY OF NASHUA*

*In the Year Two Thousand and Nineteen*

**RESOLVED** by the Board of Aldermen of the City of Nashua that the Mayor is authorized to convey the City's right, title and interest, if any, subject to any restrictions and easements of record and retaining an easement for sidewalk and utility purposes to the respective abutters, Edward and Melissa Gilbertson, and Michael R. Fournier, in discontinued portions of Conant Road, discontinued by vote of the Board of Aldermen on October 9, 2018, by deeds 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 2019**

**RESOLUTION:** R-19-103

**PURPOSE:** Authoring the conveyance of discontinued portions of Conant Road

**ENDORSERS:** Alderman Ernest Jette

**COMMITTEE  
ASSIGNMENT:**

**FISCAL NOTE:** None.

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**ANALYSIS**

Pursuant to the procedures in NRO §285-25 “Conveyance of title of discontinued streets,” this resolution authorizes the conveyance of discontinued portions of Conant Road to the respective abutters.

The petition to discontinue the relevant portions of Conant Road was granted by the Board of Aldermen on October 9, 2018. The abutters have requested that the discontinued portions of Conant Road be conveyed to them as the respective abutters. 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.

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**Approved as to form:**

**Office of Corporation Counsel**

By: 

Date: 1/14/2019

After recording return to:  
Edward and Melissa Gilbertson  
121 Conant Road  
Nashua, NH 03062

### QUITCLAIM DEED AND RESERVATION OF EASEMENT

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 **Edward and Melissa Gilbertson**, married, as joint tenants with rights of survivorship, with an address of 121 Conant Road, Nashua, Hillsborough County, New Hampshire 03062 with **Quitclaim Covenants**,

A certain parcel of land situated in the City of Nashua, County of Hillsborough, State of New Hampshire, being shown as "Area B" on a plan entitled "Proposed Discontinuance Plan" dated April 16, 2018, prepared for Melissa Gilbertson and Michael R. Fournier to be recorded in the Hillsborough County Registry of Deeds contemporaneously herewith ("Plan"), and being more particularly described as follows:

BEGINNING AT A STONE BOUND ON THE WEST SIDE OF KATIE LANE,  
THENCE BY A CURVE WITH A RADIUS OF 25.00' TO THE RIGHT A DISTANCE OF 35.67' TO A STONE BOUND,  
THENCE BY A REVERSE CURVE WITH A RADIUS OF 231.71' A DISTANCE OF 49.98' TO A STONE BOUND,  
THENCE S 44°43'53" E A DISTANCE OF 67.79' TO AN IRON ROD,  
THENCE S 46°40'.26" E A DISTANCE OF 40.45' TO A POINT, THENCE S 36°48'05" E A DISTANCE OF 10.71' TO A POINT,  
THENCE BY A CURVE WITH A RADIUS OF 995.99' TO THE LEFT A DISTANCE OF 110.70' TO A POINT,  
THENCE BY A COMPOUND CURVE WITH A RADIUS OF 25.00' A DISTANCE OF 38.29' TO A POINT,  
THENCE BY A REVERSE CURVE WITH A RADIUS OF 175.00' A DISTANCE OF 49.72' TO A STONE BOUND AND THE POINT OF BEGINNING.  
THE DESCRIBED AREA HAS AN AREA OF APPROXIMATELY 7,632 SF (Property).

City of Nashua Resolution R-19-xxx, "Authorizing the Conveyance of Discontinued Portions of Conant Road" which authorizes the Mayor's signature on this deed, was passed by the Board of Aldermen on \_\_\_\_\_, 2019.

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

Grantor reverses a non-exclusive, perpetual easement over, under, on, upon, through, and across the Property for utility and sidewalk purposes. Such purposes include but are not limited to the construction, installation, maintenance, repair, and restoration of the same by the Grantor, at the Grantor's sole cost and expense, all in accordance with applicable laws, statutes, ordinances, codes, rules, and regulations, as the same may apply from time to time ("City Easement"). The City Easement includes the perpetual right of the Grantor, its employees, and its agents to enter and leave the Property at any reasonable time with workers, equipment and material in order to inspect and survey the easement and to carry out all of the City Easement purposes.

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

CITY OF NASHUA

\_\_\_\_\_  
By: James W. Donchess, Mayor

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_ day of \_\_\_\_\_, 2019, 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:

After recording return to:  
Michael R. Fournier  
119 Conant Road  
Nashua, NH 03062

## QUITCLAIM DEED AND RESERVATION OF EASEMENT

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 Michael R. Fournier, with an address of 119 Conant Road, Nashua, Hillsborough County, New Hampshire 03062 with **Quitclaim Covenants**,

A certain parcel of land situated in the City of Nashua, County of Hillsborough, State of New Hampshire, being shown as "Area A" on a plan entitled "Proposed Discontinuance Plan" dated April 16, 2018, prepared for Melissa Gilbertson and Michael R. Fournier to be recorded in the Hillsborough County Registry of Deeds contemporaneously herewith ("Plan"), and being more particularly described as follows:

BEGINNING AT A STONE BOUND ON THE EAST SIDE OF KATIE LANE,  
THENCE BY A CURVE WITH A RADIUS OF 125.00' TO THE LEFT A DISTANCE OF 27.44' TO A POINT,  
THENCE BY A COMPOUND CURVE WITH A RADIUS OF 25.00' A DISTANCE OF 41.17' TO A POINT,  
THENCE N 46°52'38" E A DISTANCE OF 85.02' TO A STONE BOUND,  
THENCE REVERSING DIRECTION ON A CURVE WITH A RADIUS OF 179.95' TO THE RIGHT A DISTANCE OF 76.95' TO A STONE BOUND,  
THENCE S 71°26'13" W A DISTANCE OF 18.12' TO A STONE BOUND,  
THENCE BY A CURVE WITH A RADIUS OF 25.00' TO THE RIGHT A DISTANCE OF 35.95' TO A STONE BOUND AND THE POINT OF BEGINNING.  
THE DESCRIBED AREA HAS AN AREA OF APPROXIMATELY 1,199 SF (Property).

City of Nashua Resolution R-19-xxx, "Authorizing the Conveyance of Discontinued Portions of Conant Road" which authorizes the Mayor's signature on this deed, was passed by the Board of Aldermen on \_\_\_\_\_, 2019.

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

Grantor reverses a non-exclusive, perpetual easement over, under, on, upon, through, and across the Property for utility and sidewalk purposes. Such purposes include but are not limited to the construction, installation, maintenance, repair, and restoration of the same by the Grantor, at the Grantor's sole cost and expense, all in accordance with applicable laws, statutes, ordinances, codes, rules, and regulations, as the same may apply from time to time ("City Easement"). The City Easement includes the perpetual right of the Grantor, its employees, and its agents to enter and leave the Property at any reasonable time with workers, equipment and material in order to inspect and survey the easement and to carry out all of the City Easement purposes.

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

CITY OF NASHUA

\_\_\_\_\_  
By: James W. Donchess, Mayor

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_ day of \_\_\_\_\_, 2019, 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: