



TOWN OF MERRIMACK INTER-DEPARTMENT COMMUNICATION

DATE: October 6, 2017

AT (OFFICE): Department of Public Works

FROM: Dawn B. Tuomala, PE, LLS, CWS
Deputy Director/Town Engineer

SUBJECT: Curtis M. Wheeler, Jr.
Tax Map 6A-1 Lots 103, 152 & 153
6 Lakeside Drive
Sewer, Building Improvements and Road Easements

TO: Eileen Cabanel
Town Manager

Project Description: Due to a failing sewage disposal system on Lot 103, Mr. Thomas Quinn from Law Office of Thomas F. Quinn, approached me regarding obtaining a sewer and building easement from the Town. The easement will allow Mr. Wheeler to replace his septic system that exists on lot 103 with a new septic system on lot 75. The new system will be State and Town compliant and will be further away from Baboosic Lake but will require crossing Lakeside Drive with their sewer line.

Upon receipt of the easement plan it was obvious that the road was not built entirely within the Town's Right Of Way and the house was built within the ROW. Therefore there also needs to be a deed from Mr. Wheeler to the Town allowing the road to remain on their land.

The information supplied was presented to Attorney Keriann Roman for approval. She has requested a few changes and additions. These are presently being changed. All of the documents shall be ready for Town Council's consideration and signature. Mr. Wheeler would like to have this accomplished as quickly as possible so that he may build the new septic system.

Should you have any questions please let me know,

Dawn

CC: Kyle Fox; Director
File

EASEMENT NOTES:

EASEMENT A - PROPOSED BUILDING IMPROVEMENTS USE EASEMENT FROM TOWN OF MERRIMACK TO LOT 6A-1/103 (860x 5.7).

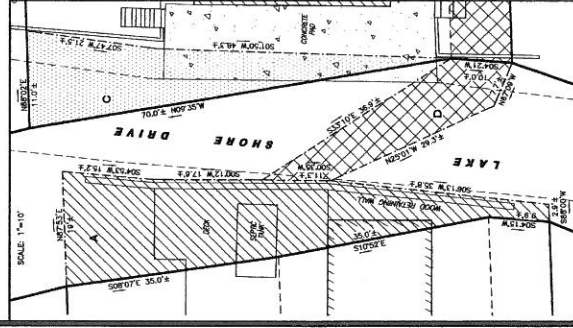
EASEMENT B - PROPOSED BUILDING IMPROVEMENTS USE EASEMENT FROM TOWN OF MERRIMACK TO LOT 6A-1/103 (860x 5.7).

EASEMENT C - RIGHT OF WAY EASEMENT FROM LOT 6A-1/102 TO TOWN OF MERRIMACK (860x 5.7).

EASEMENT D - SEPTIC EASEMENT FROM TOWN OF MERRIMACK TO LOT 6A-1/103 FOR UNDERGROUND LINES CROSSING RIGHT OF WAY (860x 5.7).

EASEMENT E - SEPTIC EASEMENT FROM LOT 6A-1/103 TO LOT 6A-1/103 FOR UNDERGROUND LINES CROSSING RIGHT OF WAY (860x 5.7).

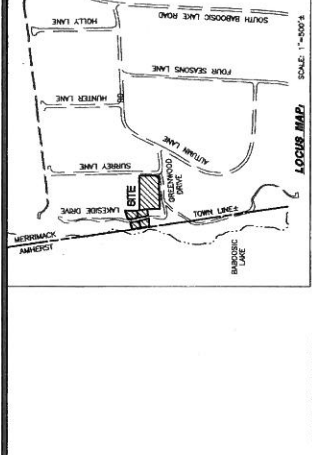
EASEMENT F - SEPTIC EASEMENT FROM LOT 6A-1/103 TO LOTS 6A-1/103 & 6A-1/102 FOR UNDERGROUND SEPTIC LINES & LEACH FIELD (860x 5.7).



- LEGEND:**
- RIGHT-OF-WAY BOUNDARY
 - PROPERTY LINE
 - ARBITRARY LOT LINE
 - FORMER TRACT LINE
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - EXISTING GRAVEL ROAD
 - EDGE OF WATER
 - EXISTING TAX MAP & LOT NUMBER
 - EXISTING BUILDING
 - PROPOSED R.O.W. EASEMENT
 - PROPOSED BUILDING IMPROVEMENTS EASEMENT
 - PROPOSED SEPTIC EASEMENT

GRAPHIC SCALE

REV.	DATE	TOWN COMMENTS	BY	JOB. NO.	DR. CR.
A	5/17/2017				
B					
C					



- REFERENCE PLANS:**
- "BOUNDARY PLAN FOR COVER & CLARE CADDAN, 30 LAKESSIDE DRIVE, MERRIMACK, NH 03055, DATED DECEMBER 14, 2000, BY GRANITE STATE SURVEYING, INC., NOT RECORDED.
 - "BOUNDARY & EXISTING CONDITIONS PLAN - TAX MAP 6A-1 LOT 113, 28 AKESIDE DRIVE - COLLEEN M. RAYMOND - MERRIMACK, NEW HAMPSHIRE, SCALE 1"=10', DATED MARCH 23, 2006, BY MERIDIAN LAND SERVICES, INC., NOT RECORDED.
 - SURVEY "A-H, & D, PARKHURST" DATED SEPT. 1913 AND RECORDED AT THE H.C.R.D. AS PLAN NO. 553.
 - "LOTS - OF - WILLARD PARKER - BABOOSIC LAKE - MERRIMACK, N.H.", SCALE 1"=20', DATED SEPTEMBER 1997 BY WILLIAM FALCONER, H.C.R.D. PLAN NO. 1561.
 - "1987 LAYOUT - OF - HOUSE LOTS - BY - WILLARD PARKER - BABOOSIC LAKE - MERRIMACK - MERRIMACK", SCALE: 1"=20', RECORDED AT THE H.C.R.D. AS PLAN NO. 1497.
 - "FOUR SEASONS - MERRIMACK BABOOSIC LAKE NEW HAMPSHIRE" SCALE: 1"=100', RECORDED BY A.E. MERRIMACK, CE AND RECORDED AT THE H.C.R.D. AS PLAN NO. 3770.
 - "PLAN OF LOTS - FOUR SEASONS ESTATES - MERRIMACK, NEW HAMPSHIRE" SHEET 1 OF 5, NO SCALE, DATED JUNE 25, 1933, BY WILLIAM G. MACADAMS, H.C.R.D. PLAN NO. 8977.
 - "PLAN OF LOT LINE CHANGE - AMHERST, NH - OWNED BY - TOWN OF AMHERST" SCALE: 1"=200' DATED OCT. 8, 1991, PREPARED BY AMHERST SURVEY ASSOCIATES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 2496.
- NOTES:**
- THE OWNER OF RECORD FOR THE PROPOSED EASEMENT PARCELS ARE:
 6A-1/103, 104, 105 & 106 - CURTIS M. WHEELER, JR., 14 QUAKER DRIVE, DERRY, NH 03038. SEE H.C.R.D. VOL. 8538 PG. 3, 242 & 334.
 6A-1/175 - NORMANUS M. & JOANNE S. GRENON, 6 LAKESSIDE DRIVE, MERRIMACK, NH 03054. SEE H.C.R.D. VOL. 7513 PG. 173.
 LAKE SHORE DRIVE RIGHT OF WAY - NO DOCUMENT RECORDED
 2. THE PURPOSE OF THIS PLAN IS TO DEFINE EASEMENTS ON TAX MAP 6A-1 LOTS 103, 102, 104 & 75, RELATIVE TO THE APPROXIMATE BOUNDARY LINES.
 3. BOUNDARY LINES SHOWN ARE APPROXIMATE BASED UPON RECORD PLANS, DEEDS AND PHYSICAL EVIDENCE (FENCING).
 4. BEARINGS ARE MAGNETIC AND REFER TO REFERENCE PLAN NO. 1.

PROPOSED EASEMENT PLAN
LANDS OF:
CURTIS M. WHEELER, JR.,
NORMANUS M. & JOANNE S. GRENON
AND THE
TOWN OF MERRIMACK
TAX MAP 6A-1 LOTS 103, 102, 104 & 75
MERRIMACK, NEW HAMPSHIRE
 SCALE: 1" = 20'
 MARCH 6, 2017



MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SITE DESIGN
 310 OLD WABARA ROAD, AMHERST, NH 03051
 TEL: 603-973-1441
 FAX: 603-973-1348

PROJECT NO. 08866-04 SHEET NO. 1 OF 1

CERTIFICATION:

I, CURTIS M. WHEELER, JR., CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND LOTS SHOWN ARE THOSE OF PUBLIC OR PRIVATE PROPERTY AND ARE NOT TO BE CONSIDERED AS NEW LOTS. NO NEW LOTS ARE SHOWN (RSA 676:18.III & 676:14).

DATE: _____

PHASE 2/2017 P-02 BY J2
 IN: W:\08866-04\08866-04\08866-04.dwg