

PB Approval

From: [Casey Wolfe](#)
To: [Dawn Tuomala](#); [Robert Price](#)
Subject: RE: Old Blood
Date: Wednesday, December 22, 2021 9:49:22 AM

Great! See below for the Board's motion:

The Board voted 5-0-0 to release the \$60,989 performance bond being held for the Old Blood Road upgrades project as part of the Richard Prince subdivision, and further, establish a maintenance bond in the amount of \$11,535, which is 10% of the original projected bond amount for the project, to be held for a period of two (2) years after the Town Council votes to accept the aforementioned improvements as outlined in a memo from Dawn Tuomala, Deputy Director of Public Works/Town Engineer dated December 21, 2021 on a motion made by Brian Dano and seconded by Barbara Healey.

Casey Wolfe

Assistant Planner
Town of Merrimack, NH
6 Baboosic Lake Road
Merrimack, NH 03054
V:{603} 424-3531 | E: cwolfe@merrimacknh.gov
<http://www.merrimacknh.gov>

From: Dawn Tuomala
Sent: Wednesday, December 22, 2021 9:10 AM
To: Robert Price <RPrice@merrimacknh.gov>
Cc: Casey Wolfe <cwolfe@merrimacknh.gov>
Subject: Old Blood

Good Morning Robert,

How did Old Blood Road go last night?

Dawn B. Tuomala, PE, LLS, CWS

Deputy DPW Director/Town Engineer
Town of Merrimack
6 Baboosic Lake Road
Merrimack, NH 03054
(603) 424-5137
DTuomala@MerrimackNH.Gov



TOWN OF MERRIMACK INTER-DEPARTMENT COMMUNICATION

DATE: December 21, 2021

AT (OFFICE): Department of Public Works

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

SUBJECT: Road Acceptance/Maintenance Bond Request
Old Blood Road
Richard Prince Subdivision

TO: Timothy Thompson,
Community Development Director

A final inspection of Old Blood Road upgrades as part of the Richard Prince Subdivision, was performed by the Public Works Department. Road and Drainage As-Built Plans dated October 29, 2020 were reviewed. The right of way improvements are found to be in substantial accordance with the requirements of the Town of Merrimack. The section of Old Blood Road is a 1,210 LF section of the roadway, ending in a hammerhead turn around area.

The Department additionally recommends that the Planning Board recommend acceptance of Old Blood Road by Town Council in accordance with Section 5.01.1 f of the Subdivision Regulations. The Department recommends that the reduced Performance bond of \$60,989 be released and a Maintenance Bond in the amount of \$11,535, which is 10% of the original projected bond amount for the project, be put in place for another 2 years after the Town Council has voted to accept the improvements on Old Blood Road as part of the Richard Prince Subdivision.

Should you have any questions please let me know,

Dawn

EC: Kyle Fox, DPW Director
Robert Price, Planning and Zoning Administrator
Xenia Simpson, Bond Manager
Casey Wolfe, Assistant Planner
Lori Barrett, Operations Manager
John Tenhave
File

Return to:
Town of Merrimack
6 Baboosic Lake Road
Merrimack, NH 03054

WARRANTY DEED

Old Blood Properties, LLC, a New Hampshire limited liability company, with an address of 20 Middlesex Street, P.O. Box 660, Town of North Chelmsford, County of Middlesex, and Commonwealth of Massachusetts 01863 (“Grantor”), for consideration paid, hereby grant, sell, and convey to the **Town of Merrimack**, a municipal political body, with a principal place of business at 6 Baboosic Lake Road, Town of Merrimack, County of Hillsborough and the State of New Hampshire 03054, (“Grantee”) with WARRANTY CONENANTS, the following:

A certain roadway being shown as “RIGHT OF WAY DEDICATION PLAN LAND OF: OLD BLOOD PROPERTIES, LLC ASSOCIATED WITH TAX MAP 5B LOTS 85, 85-1, 85-2 & 3-1-1 MERRIMACK, NEW HAMPSHIRE”, dated October 7, 2021, prepared by Meridian Land Services, Inc., and recorded in the Hillsborough County Registry of Deeds as Plan No. _____ (hereinafter referred to as the “Plan”), more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of Old Blood Road at the northwest corner of Lot 5B/90-1 and the southwest corner of Lot 5B/89, thence along said sideline,

By a curve to the right having a radius of 275.00’ and an arc length of 133.01’ to a point, and

North 34° 43’ 06” East, a distance of 95.14’ to a point, and

By a curve to the left having a radius of 325.00’ and an arc length of 272.22’ to a point, and

North 13° 16’ 23” West, a distance of 86.38’ to a point, and

By a curve to the right having a radius of 25.00’ and an arc length of 39.27’ to a point, and

North 76° 43’ 37” East, a distance of 57.50’ to a point, and

North 13° 16’ 23” West, a distance of 58.00’ to a point, and

South 76° 43’ 37” West, a distance of 82.50’ to a point, and

North 13° 16’ 23” West, a distance of 134.00’ to a point along the southerly lot line of Lot 5B/96-15, thence along said lot line,

North 13° 16' 23" West, a distance of 134.00' to a point along the southerly lot line of Lot 5B/96-15, thence along said lot line,

North 79° 30' 43" West, a distance of 19.14' to a point at the south west corner of Lot 5B/96-15, thence continuing in the same direction,

A distance of 8.88' to a point at the former easterly sideline of Old Blood Road, thence along said former easterly sideline of Old Blood Road,

South 04° 37' 27" East, for a distance of 11.22' to a point, and

South 04° 34' 17" West, for a distance of 82.10' to a point at the easterly lot line of Lot 5B/3-1-1, thence

South 14° 17' 43" East, a distance of 139.07' to a point, and

South 13° 16' 23" East, a distance of 86.38' to a point, and

By a curve to the right having a radius of 275.00' and an arc length of 230.35' to a point, and

South 34° 43' 06" West, a distance of 95.12' to a point, and

By a curve to the left having a radius of 325.00' and an arc length of 4.27' to a point at the former easterly sideline of Old Blood Road, thence along said sideline of Old Blood Road,

South 05° 04' 04" West, for a distance of 147.44' to a point, thence

South 82° 57' 52" East, a distance of 9.69' to the point of beginning.

TOGETHER WITH the perpetual, non -exclusive right and easement to extend and maintain such slopes and embankments beyond the limits of said Roadway as may be necessary for flowage, drainage and erosion in accordance with the standards adopted by the Town of Merrimack.

The premises granted herein shall be used as a public right of way with the right to use said Roadway for all purposes for which streets and drives are commonly used in the Town of Merrimack. As such, the Grantor shall have the right to use the Roadway in the same manner and for the same purposes that the public would commonly use such roadway.

The Grantee agrees by its acceptance of this conveyance, that it shall be responsible for all required maintenance and repairs of the Roadway and that such maintenance and repair shall be conducted in a manner so as not to unreasonably interfere with the Grantor's and Grantor's successors and assigns use of any property abutting the Roadway. The Grantee further agrees

that is shall repair and replant or reseed any disruption caused by it while exercising its rights described herein.

For title reference, see Book 7769, Page 2187 recorded at the Hillsborough County Registry of Deeds.

This is not homestead property.

Dated this 15 day of NOVEMBER, 2021.

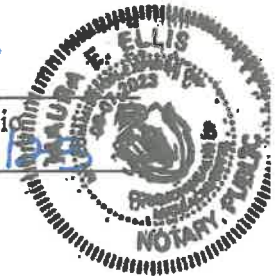
OLD BLOOD PROPERTIES, LLC

By: [Signature]
Name: Jon Campanelli
Title: Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Norfolk

This instrument was acknowledged before me on November 15, 2021
by Jon Campanelli, Manager of Old Blood Properties, LLC.

[Signature]
Justice of the Peace / Notary Public
My Commission Expires 9/7/23

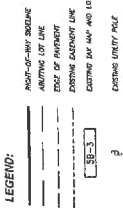
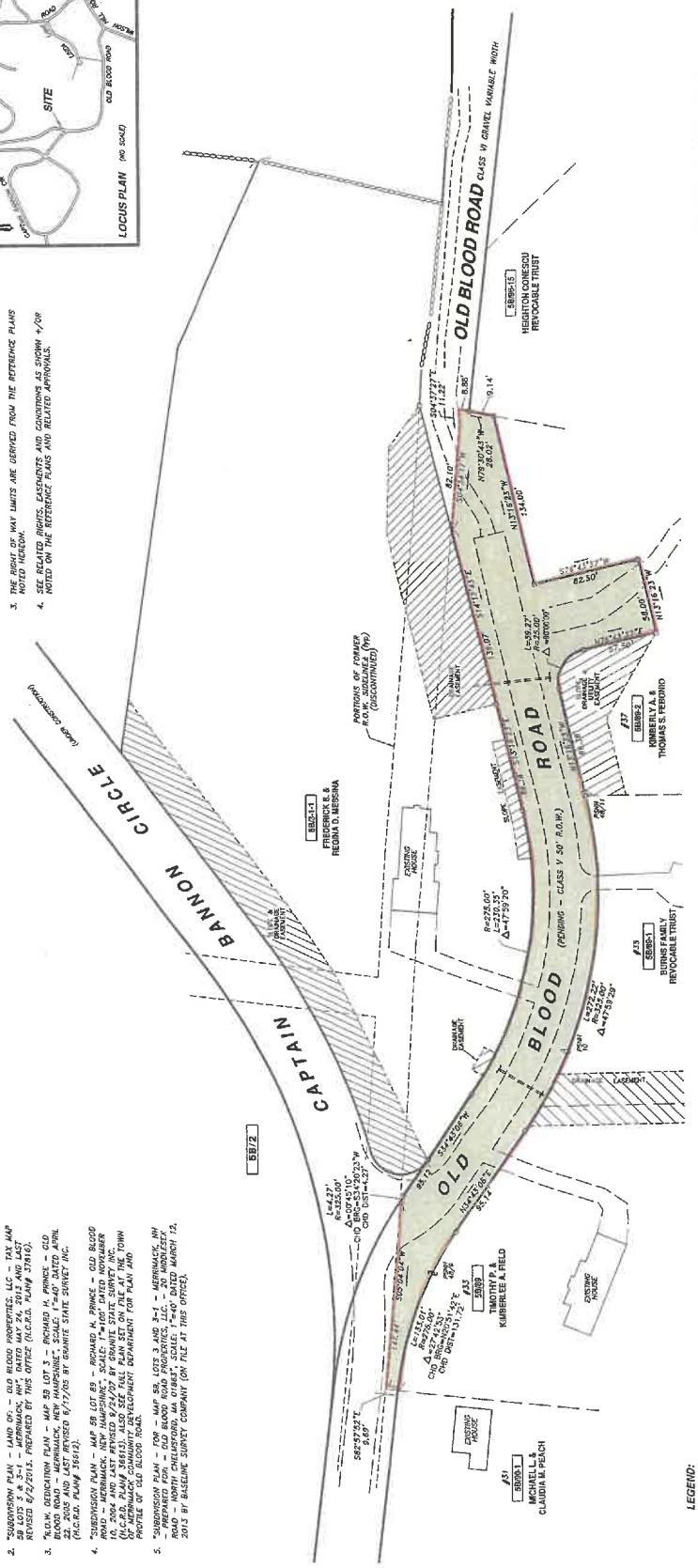
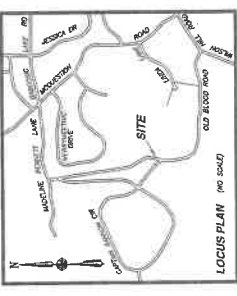


REFERENCE PLANS:

1. "CASCADILLA HILL - CLUSTER SUBDIVISION PLAN - PREPARED FOR: - OLD BLOOD PROPERTIES, LLC - AND - JOSEPH A. MARY EL. WARD - TAX MAP 5/20/2016. PREPARED BY THIS OFFICE (SCALE: PLANNING 30'11").
2. "SUBDIVISION PLAN - LAND ON: - OLD BLOOD PROPERTIES, LLC - TAX MAP 5/20/2016. PREPARED BY THIS OFFICE (SCALE: PLANNING 30'11").
3. "BLOCK REDIVISION PLAN - MAP 59 LOT 3 - RICHARD H. PRINCE - OLD BLOOD ROAD - MERRIMACK, NEW HAMPSHIRE". SCALE: 1"=40' DATED APRIL 2015.
4. "SUBDIVISION PLAN - MAP 59 LOT 3 - RICHARD H. PRINCE - OLD BLOOD ROAD - MERRIMACK, NEW HAMPSHIRE". SCALE: 1"=40' DATED NOVEMBER 10, 2004 AND LAST MODIFIED BY THIS OFFICE (SCALE: PLANNING 30'11").
5. "MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT FOR PLAN AND PROFILE OF OLD BLOOD ROAD". MAP 59, LOTS 3 AND 3-A - MERRIMACK, NH ROAD - NORTH CHELSEA, MA 01837. SCALE: 1"=40' DATED MARCH 12, 2013 BY BASELINE SURVEY COMPANY (ON FILE AT THIS OFFICE).



- NOTES:**
1. THE PURPOSE OF THIS RIGHT OF WAY DEDICATION PLAN IS TO DEFINE THE LIMITS OF A DEDICATED PORTION OF OLD BLOOD ROAD FOR TOWN ACCEPTANCE.
 2. THE INTEREST IN THE RIGHT OF WAY FOR ACCEPTANCE OF OLD BLOOD ROAD IS HELD BY OLD BLOOD PROPERTIES, LLC. SEE RECORD MAP 5/20/2016 AND NOVEMBER 13, 2006.
 3. THE RIGHT OF WAY LIMITS ARE DERIVED FROM THE REFERENCE PLANS NOTED HEREON.
 4. SEE RELATED PARTS, EASEMENTS AND CONDITIONS AS SHOWN 1/2"=1" NOTED ON THE REFERENCE PLANS AND RELATED APPROPRIATE.



GRAPHIC SCALE

1" = 40'

FEET	INCHES
0	0
20	0.5
40	1
60	1.5
80	2
100	2.5

CERTIFICATION:
 I, CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE PLANS AND RELATED INTERESTS OR RIGHTS ALREADY ESTABLISHED AND THAT NO NEW RIGHTS ARE SHOWN (SEE EXHIBIT # 1, 2, 3, 4, 5).



RIGHT OF WAY DEDICATION PLAN
 LAND OF:
OLD BLOOD PROPERTIES, LLC
 ASSOCIATED WITH TAX MAP 59 LOTS 3, 3A, 3B, 3C & 3D-1
 MERRIMACK, NEW HAMPSHIRE
 SCALE: 1" = 40'
 OCTOBER 7, 2021



MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | EROSION DESIGN
 MERRIMACK, NEW HAMPSHIRE FAX: 603-882-1344
 MERIDIAN@LANDSERVICES.COM

PROJECT NO. 2017.03 | SHEET NO. 1 OF 1

