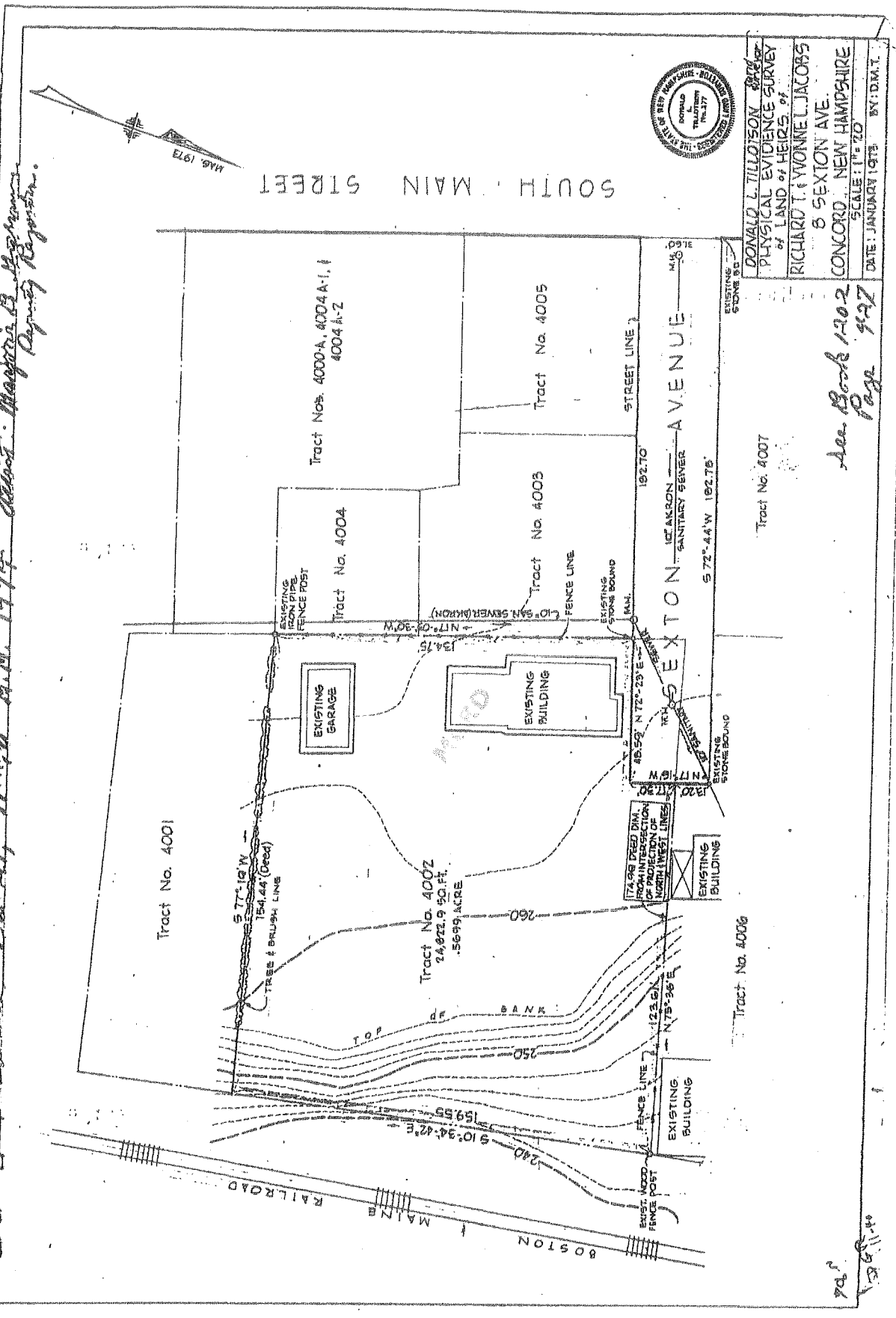


2538 Records Feb 21, 11-40 A.M. 1974 *Magister B. M. ... Registry Register.*



DONALD L. TILLOTSON  
 PHYSICAL EVIDENCE SURVEY  
 of LAND of HEIRS of  
 RICHARD T. & YVONNE L. JACOBS  
 8 SEXTON AVE.  
 CONCORD, NEW HAMPSHIRE  
 SCALE: 1" = 20'  
 DATE: JANUARY 1974 BY: D.M.T.

*See Book 1-202  
 Page 927*

*70.8  
 1968*

Exhibit #2

B1203 P218

Know All Men By These Presents

THAT I, Donald J. Jacobs of Concord, County of Merrimack and State of New Hampshire, Executor under the will of the estate of Yvonne L. Jacobs, late of said Concord, by the power conferred by Probate Court and every other power, for consideration hereby paid, grant to the City of Concord, a municipal corporation having its place of business in the County of Merrimack and State of New Hampshire, a certain tract of land with the buildings thereon situated in Concord and known as #8-10 Sexton Avenue, being Lot #4002 on the City of Concord Engineer's Map, bounded and described as follows:

Beginning at a stone bound on the Southerly side of Sexton Avenue marking the Northeast corner of land, now or formerly, of Pasquale F. Alosa and Francesca Alosa and the Northwest corner of the premises herein conveyed; thence North seventy-two degrees twenty-three minutes East (N 72° 23' E) forty-eight and fifty-nine one-hundredths feet (48.59') along the Southerly side of said Sexton Avenue to its terminus; thence North seventeen degrees sixteen minutes West (N 17° 16' W) seventeen and thirty one-hundredths feet (17.30') along the end of said Sexton Avenue to land, now or formerly, of Herbert L. Taylor and Helen G. Taylor; thence North seventy-five degrees thirty-six minutes East (N 75° 36' E) one hundred twenty-three and sixty-one one-hundredths feet (123.61') following a fence line on part along said Taylor land to a wooden fence post at land of Boston and Maine Railroad; thence South ten degrees thirty-four minutes forty-two seconds East (S 10° 34' 42" E) one hundred fifty-nine and fifty-five one-hundredths feet (159.55') along said Railroad land to land, now or formerly, of Pauline Hueftline and Michael Alosa; thence South seventy-seven degrees nineteen minutes West (S 77° 19' W) one hundred fifty-four and forty-four one-hundredths feet (154.44') following a tree and bush line in part along said Hueftline and Alosa land to an iron pipe at land, now or formerly, of Pasquale F. Alosa and Francesca Alosa; thence North seventeen degrees three minutes thirty seconds West (N 17° 03' 30" W) one hundred thirty-four and seventy-five one-hundredths feet (134.75') along said Alosa land to the point of beginning, containing 24822.9 square feet and being the premises shown on Physical evidence survey of land of heirs of Richard T. and Yvonne L. Jacobs, 8 Sexton Avenue, Concord, New Hampshire, dated January 1973, made by Donald L. Elliotson, R. L. S., and recorded in Merrimack County Registry of Deeds as Plan #3538.

Meaning and intending hereby to describe and convey all and the same premises conveyed by John F. Howe to Richard T. Jacobs and Yvonne L. Jacobs by deed dated March 4, 1939, and recorded in Merrimack County Registry of Deeds, Book 567, Page 386, and the same premises conveyed by Oliver G. Normandeau and Lena L. Normandeau to Richard T. Jacobs and Yvonne L. Jacobs by deed dated December 21, 1944, and recorded in Merrimack County Registry of Deeds, Book 611, Page 246. For chain of title, see Book 560, Page 291, Book 445, Page 243, Book 445, Page 242 and Merrimack County Probate Records, #59177, 58085, 40767, 39811, 23003 and 17382.

B1203P218

B1203 P219

Witness my hand and seal this 28<sup>TH</sup> day of February, 1974.

WITNESS:

*Donald G. Rainie*

ESTATE OF YVONNE L. JACOBS

BY: *Donald J. Jacobs*  
Executor

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK

On this the 28<sup>TH</sup> day of February, 1974, before me, Donald G. Rainie, the undersigned officer, personally appeared Donald J. Jacobs, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

MERRIMACK COUNTY RECORDS  
Recorded Mar. 1, 11-40A, M. 1974

*Donald G. Rainie*  
Justice of the Peace

*Kathleen M. Roy Shroy*  
REGISTER

B1203P219

B1202P427

ty of Concord



CITY PLANNING BOARD

CITY HALL • CONCORD, NEW HAMPSHIRE 03301 • 603-224-1955

February 21, 1974

STATE CAPITAL  
New Hampshire

COUNTY SEAT  
Merrimack County

URBAN COMMUNITIES  
City Proper  
Fennsbook  
East Concord  
West Concord  
Concord Heights  
Millville

AREA  
64 Square Miles

POPULATION  
33,000

HOUSES  
10,700

ASSESSED VALUATION  
\$108,702,105

TAX RATE  
\$47.25

Mrs. Kathleen M. Roy  
Register of Deeds  
County of Merrimack  
Concord, New Hampshire

Dear Mrs. Roy:

Please be advised that the plan entitled Physical Evidence Survey of Land of Heirs of Richard T. & Yvonne L. Jacobs, 8 Sexton Avenue, Concord, New Hampshire prepared by Donald L. Tillotson and dated January 1973 is not a subdivision of land requiring the approval of this board. It delineates the property as it exists and may be recorded by you without this board's endorsement.

#3538

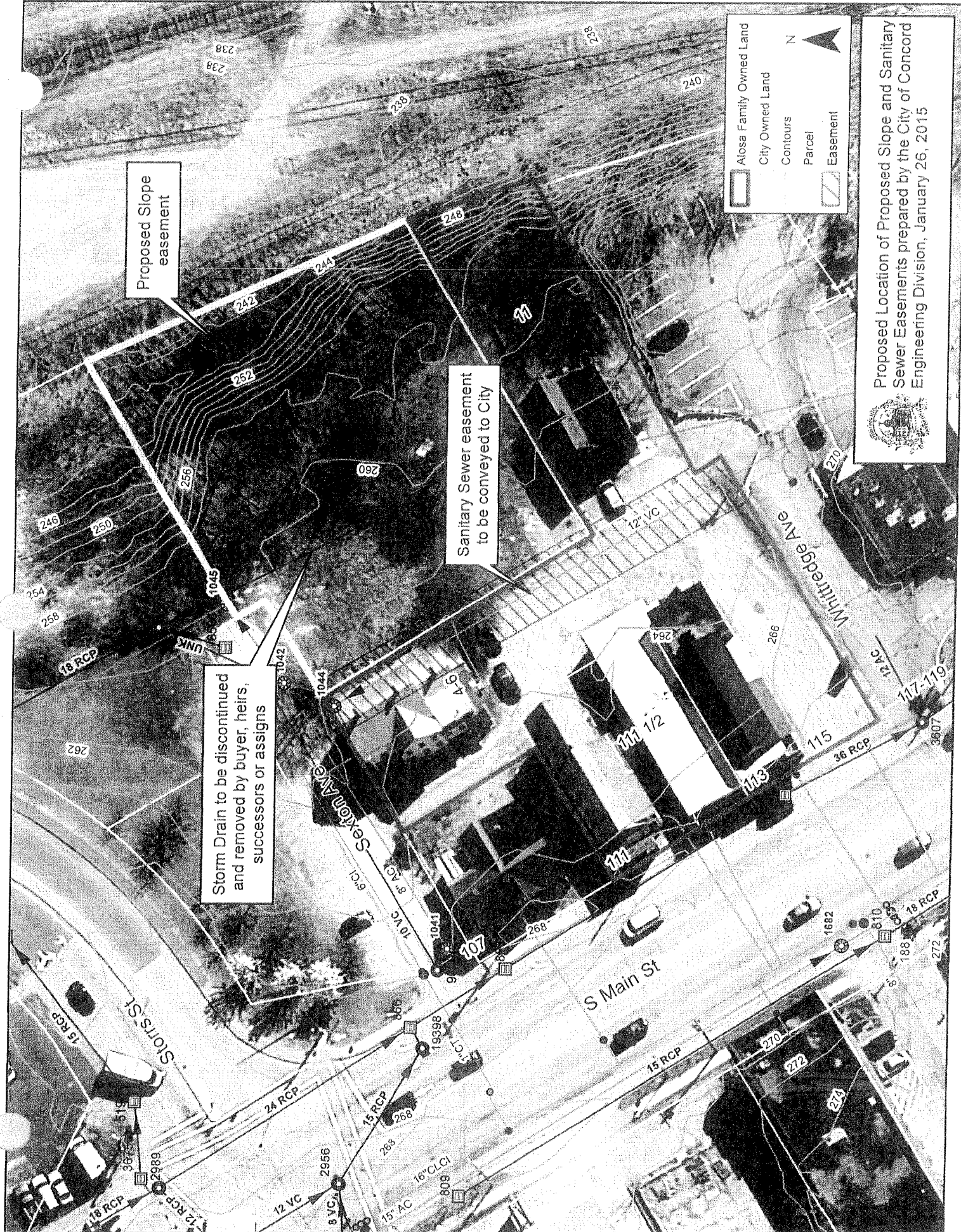
CITY PLANNING BOARD  
*Gustaf H. Lehtinen*  
Gustaf H. Lehtinen, Clerk

GHL/b

MERRIMACK COUNTY RECORDS  
Recorded Feb. 21, 11-40A.M. 1974

*Kathleen M. Roy*  
REGISTER

B1202P427



Proposed Slope easement

Sanitary Sewer easement to be conveyed to City

Storm Drain to be discontinued and removed by buyer, heirs, successors or assigns

Legend:

- Alosa Family Owned Land
- City Owned Land
- Contours
- Parcel
- Easement

North Arrow

Proposed Location of Proposed Slope and Sanitary Sewer Easements prepared by the City of Concord Engineering Division, January 26, 2015

RETURN TO:

**DEED OF EASEMENT**  
**SLOPE EASEMENT**

XYZ LLC, a New Hampshire limited liability company with an address of 33 South Sixth Street, Anytown, New Hampshire 03123 ("Grantor"), for consideration paid, grants to the CITY OF CONCORD, a municipal corporation with a principal office at 41 Green Street, Concord, Merrimack County, New Hampshire 03301 ("Grantee"), with QUITCLAIM COVENANTS, slope easements situated in Concord for roadway purposes including, but not limited to, construction, fill, maintenance, and repair of slopes and embankments at such an angle as will hold the material of said slopes in repose against ordinary erosion. Said slope easements containing a total of \_\_\_\_\_ sq. ft., more or less, across a portion of the property known as Map \_\_\_\_\_, Block \_\_, Lot \_\_ on the City of Concord Assessors Maps, as shown on a plan set entitled, "Right-of-Way, Plans of Proposed Transportation and Roadway Improvements, \_\_\_\_\_ Road"; dated \_\_\_\_\_ with revision dated \_\_\_\_\_; scale: 1" = 20'; prepared by Surveyor, Inc., on file at the City of Concord Community Development Department.

The Grantor, its successors, and assigns, agrees that it will not, without the consent of the Grantee, alter, erect, or maintain any building or other improvement, including landscaping, upon the above-described easement areas that may unreasonably interfere with or endanger the above-granted rights and easement or the operation and maintenance thereof, and that the City may cause to have removed any such building or improvement, including landscaping, that may be wholly or partly within the above-described easement area at the expense of the then owner of the land upon which the above-described easement lies.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

**XYC CORPORATION**

By: \_\_\_\_\_  
Printed Name:  
Its  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_, the above-named \_\_\_\_\_, \_\_\_\_\_ (title) of XYZ LLC for  
the purposes therein contained.

\_\_\_\_\_  
Justice of the Peace/Notary Public  
My commission expires:

RETURN TO:

*EASEMENT DEED*  
*SANITARY SEWER EASEMENT*

MARY Q. DOE, of 456 Spaulding Street, Concord, New Hampshire ("Grantor"), for consideration paid grants to the CITY OF CONCORD, a municipal corporation with a principal place of business at 41 Green Street, Concord, Merrimack County, New Hampshire 03301 ("Grantee"), with Quitclaim Covenants, the perpetual right and easement to enter upon and to lay, construct, reconstruct, operate, and to reenter as necessity may require, to repair, replace, or maintain a sanitary sewer pipes and appurtenances in, on, or through a portion of the Grantor's land, located on Street Name, Concord, said portion being described as follows (Insert description to):

Beginning at a point on the northerly right-of-way line of Street Name, said point being North 56°-57'-25" West, a distance of 57.54 feet from a concrete bound at an angle point on the southerly right-of-way of Street Name;

Thence North 13°-16'-20" West, a distance of 35.00 feet to a point;

Thence North 75°-26'-00" East, a distance of 40.00 feet to a point;

Thence South 13°-16'-20" East, a distance of 35.00 feet to a point on the northerly right-of-way line of Street Name;

Thence by said right-of-way South 75°-26'-00" West, a distance of 40.00 feet to the point of beginning.

Containing 1,400 square feet or 0.03 acres, more or less, and meaning and intending to describe a proposed drainage easement as shown on a plan entitled, "Resubdivision and Subdivision Plan for Mary Q. Doe," dated August 19, 2002, as prepared by Burd Engineering, and recorded in the Merrimack County Registry of Deeds as Plan No. \_\_\_\_\_.

The Grantor, her successors, and assigns, agrees that she will not, without the consent of the Grantee, alter, erect, or maintain any building or other improvement, including landscaping, upon the above-described easement area that may unreasonably interfere with or endanger the above-granted rights and easement or the operation and maintenance thereof, and that the City



may cause to have removed any such building or improvement, including landscaping, that may be wholly or partly within the above-described easement area at the expense of the then owner of the land upon which the above-described easement lies.

*Executed* on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

\_\_\_\_\_  
Mary Q. Doe

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, the undersigned officer, personally appeared the above-named Mary Q. Doe, who executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Justice of the Peace/Notary Public