



City of Keene
New Hampshire

**MUNICIPAL SERVICES,
FACILITIES AND INFRASTRUCTURE
COMMITTEE
AGENDA
Council Chambers B
May 10, 2017
6:00 PM**

Janis O. Manwaring
Randy L. Filiault
Robert J. O'Connor
Stephen L. Hooper
Gary P. Lamoureux

-
1. Reagan Messer/Moco Arts - Request to Relocate Stairs - City Hall Parking Garage
 2. Jan Manwaring/Keene Serenity Center - Request to Temporarily Close a Section of Carpenter Street
 3. Jessica Karp - Request for Stop Sign - Darling Road/Mountain View Road Intersection
 4. Departmental Presentation - Cartegraph and Your Gov - Parks, Recreation and Facilities Department
 5. Petition for the Absolute Discontinuance of a Portion of Castle Street
Resolution R-2017-01
Resolution R-2017-02
Resolution R-2017-03

MORE TIME ITEMS:

- A. Driveway Code Review
- B. Reconstruction of the City Roadways and the Addition of Sidewalk Construction to Reconstruction Projects - Council Policy
- C. Liberty Utilities - Relating to the Absolute Discontinuance of a Portion of Production Avenue
Resolution R-2017-17

Non Public Session
Adjournment



Transmittal Form

April 27, 2017

TO: Mayor and Keene City Council

FROM: Reagan Messer, Executive Director of MoCo Arts

THROUGH: Patricia A. Little, City Clerk

ITEM: 1.

SUBJECT: Reagan Messer/Moco Arts - Request to Relocate Stairs - City Hall Parking Garage

COUNCIL ACTION:

In City Council May 4, 2017.

Referred to the Municipal Services, Facilities and Infrastructure Committee.

ATTACHMENTS:

Description

Communication - Messer

BACKGROUND:

MoCo Arts is moving forward with its relocation to a new facility at 38 Roxbury Street, the former site of the YMCA. As part of their site plan approval, the project requires the relocation of the stairs from the upper level of the City Hall Parking Structure. The request is seeking an agreement for the relocation of the stairs.

In City Council May 4, 2017.

Referred to the Municipal Services, Facilities,
and Infrastructure Committee.


Patricia Castle
City Clerk



April 10, 2017

Mayor and City Council
3 Washington Street
Keene, NH 03431

RE: Negotiation of Agreement for Stairs from City Hall Parking Structure

Dear Mr. Mayor and City Council:

The MoCo Arts Family is moving forward with our project that will relocate MoCo from our current home at 76 Railroad Street to our soon to be new facility at 38 Roxbury Street. We feel this is an exciting time for MoCo, the city of Keene and our community as we move onto the former site of the YMCA. The revitalization of the City's East side has been in discussion for years and MoCo is proud to be a part of these efforts.

Part of our site plan approval and project requires the relocation of the stairs from the upper level of the City Hall Parking Structure that are located on MoCo Arts property. We would like to initiate discussions with the City Manager to develop an agreement for the relocation of the stairs.

Thank you for your consideration of our request.

Sincerely,



Reagan Messer
Executive Director/Artistic Director of Dance
MoCo Arts

Transforming Lives Through Movement & Creative Expression

76 Railroad St. Keene, NH 03431 (603) 357-2100 www.moco.org



Transmittal Form

May 2, 2017

TO: Mayor and Keene City Council

FROM: Jan Manwaring, Keene Serenity Center Board of Directors

THROUGH: Patricia A. Little, City Clerk

ITEM: 2.

SUBJECT: Jan Manwaring/Keene Serenity Center - Request to Temporarily Close a Section of Carpenter Street

COUNCIL ACTION:

In City Council May 4, 2017.

Referred to the Municipal Services, Facilities and Infrastructure Committee.

ATTACHMENTS:

Description


Communication - Manwaring

BACKGROUND:

The Keene Serenity Center is holding a celebration on Saturday, June 10 in the Carpenter Field. They are requesting that that portion of Carpenter Street immediately in front of their building be closed to vehicular traffic to allow electrical cords to cross the street to musicians who will be providing music.

In City Council May 4, 2017.

Referred to the Municipal Services, Facilities and Infrastructure Committee.


City Clerk

Keene Serenity Center
36 Carpenter Street
Keene, New Hampshire
603-358-1505

May 3, 2017

To the Honorable Mayor Kendall Lane and City Councilors,

The Keene Serenity Center is holding its Annual Barbecue and Summer Celebration on Saturday, June 10, 2017 across the street at Carpenter Field from 11AM to 4PM. It is our biggest fundraiser of the year. We are having a number of activities as well as several folk musicians. We need electricity for their equipment.

We are requesting that 36 Carpenter Street, the building of the Keene Serenity Center, be closed off, approximately 100 feet so that we may run electrical cords across the street to the musicians. Drivers can still go around this area, either through Kingsbury Street at the southern end to Valley Street and then to Church Street, or at the northern end through our parking lot to Kirk Court to Church Street and then Valley Street to Water Street. We are also requesting a dozen cones to mark off this short section of Carpenter Street.

We appreciate your support of our efforts to assist those in recovery or seeking sobriety from alcohol and other drugs. We are a 501(c)(3) organization with 13 active board directors and about 40 members that work to create a safe place for peer recovery activities to occur. Thank you for your consideration

Sincerely,


Jan Manwaring
Secretary, Board of Directors



Transmittal Form

May 2, 2017

TO: Mayor and Keene City Council

FROM: Jessica Karp

THROUGH: Patricia A. Little, City Clerk

ITEM: 3.

SUBJECT: Jessica Karp - Request for Stop Sign - Darling Road/Mountain View Road Intersection

COUNCIL ACTION:

In City Council May 4, 2017.

Referred to the Municipal Services, Facilities and Infrastructure Committee.

ATTACHMENTS:

Description

Communication - Karp

BACKGROUND:

Jessica Karp resides on Darling Road and she is requesting a stop sign be installed at the intersection of Darling Road and Mountain View Road.

In City Council May 4, 2017.

Referred to the Municipal Services, Facilities and Infrastructure Committee.


Patricia Costello
City Clerk

May 2, 2017

Dear Mayor Kendall W. Lane and Keene City Council,

My name is Jessica Karp, I am a resident of Keene & a homeowner on Darling Road. I would like to propose the addition of a stop sign at the Darling Road and Mountain View Road intersection. This intersection has continually proven to be very dangerous. The traffic coming down the Mountain View Road hill does not currently have a stop sign, and therefore the cars drive down and do not hesitate to pull out into oncoming traffic on Darling Road. I have had several occurrences where I have been driving down Darling Road, towards West Surry Road, and have had to stop in the middle of the intersection to prevent being in a collision. Driving this route daily, I can say that on many occasions, I have witnessed the motorists drive through the intersection without doing as little as turning their head to look for oncoming traffic. This is truly concerning. I believe a stop sign for Mountain View Road would be beneficial to the neighborhood for the safety of motorists, pedestrians and the neighborhood children. Thank you for your consideration.

Jessica Karp







City of Keene, N.H.
Transmittal Form

February 10, 2017

TO: Mayor and Keene Council

FROM: Kurt D. Blomquist, PE, Public Works Director/Emergency Management Director

THROUGH: Medard Kopczynski, City Manager

ITEM: 5.

SUBJECT: Petition for the Absolute Discontinuance of a Portion of Castle Street

COUNCIL ACTION:

In City Council February 16, 2017.

Referred to the Municipal Services, Facilities and Infrastructure Committee.

Site visit set for March 16, 2017 at 5:45 PM.

Public Hearing set for March 16, 2017 at 7:00 PM.

RECOMMENDATION:

That Resolutions R-2017-01, R-2017-02 and R-2017-03 be referred to the Municipal Services, Facilities and Infrastructure Committee for consideration and recommendation and that a site visit be scheduled.

ATTACHMENTS:

Description

Petition for Discontinuance

Resolution R-2017-01

Resolution R-2017-02

Deed for Discontinued Portion

Resolution R-2017-03

Deed for released Drainage Easement

Deed for relocated Drainage Easement

BACKGROUND:

The City's FY7 - 22 Capital Improvement Program included \$114,390 in bond funding for the Castle Street Rehabilitation project. As described in the funding request, the project was initially envisioned as a partnership between Keene Housing and the City, with the City performing repairs of the street and Keene Housing completing repairs to the sidewalk and adjacent facilities.

During the development of the project design, it was determined that it would be beneficial to both the City and Keene Housing to discontinue a portion of Castle Street. This approach allows Keene Housing to design site improvements that do not comport with prescribed street standards. On November 17, 2016, the Council authorized the City Manager to "do all things necessary to prepare and submit a Petition for the discontinuance

of Castle Street and negotiate with Keene Housing for the rehabilitation of Castle Street to be incorporated into the Harper Acres improvement project.” Enclosed with this memorandum are the following documents pursuant to the Councils authorization:

1. Petition for Discontinuance
2. Resolution R-2017-01 – Relating to the Absolute Discontinuance of a Portion of Castle Street
3. Resolution R-2017-02 – Relating to a Deed for the Discontinued Portion of Castle Street
4. Deed without Covenants – for the Discontinued Portion of Castle Street
5. Resolution R-2017-03 – Relating to the Release of Drainage Easements and the Acceptance of a Deed for a Relocated Drainage Easement
6. Deed without Covenants – for the Released Drainage Easement
7. Easement Deed with Warranty Covenants – for a relocated Drainage Easement

CITY OF KEENE

**PETITION FOR THE ABSOLUTE DISCONTINUANCE OF
A PORTION OF CASTLE STREET**

TO: The Honorable Mayor and City Council:

The undersigned represents that for the accommodation of the Public, there is occasion for the absolute discontinuance of a portion of Castle Street at the following location:

Beginning at a granite bound at the intersection of the northerly line of Castle Street and the westerly line extended of Ashuelot Street; Thence

South 4° 18' 22" East along the proposed terminus of Castle Street and the westerly sideline of Ashuelot Street a distance of 80.44 feet to a point, said point being North 4° 18' 11" West a distance of 91.36 feet to an iron pipe at the south east corner of lands now or formerly of Monadnock Affordable Housing Corporation; Thence

Following a non-tangent curve to the left with a Delta angle of 90° 50' 00" and a radius of 30.00 feet an arc length of 47.56 feet to a point, said point being North 49° 43' 27" West a distance of 42.73 feet from the last mentioned point; Thence

South 84° 51' 33" West a distance of 197.20 feet to a point; Thence

Following a curve to the right with a Delta angle of 90° 00' 00" and radius of 245.00 feet an arc length of 384.85 feet to a point; Thence

North 5° 08' 27" West a distance of 59.95 feet to the northerly terminus of Castle Street; Thence

North 84° 51' 33" East a distance of 50.01 feet along said terminus to a point; Thence

South 5° 08' 27" East a distance of 19.96 feet to a point; Thence

Following a curve to the left with a Delta angle of 90° 00' 00" and a radius of 10.00 feet an arc length of 15.71 feet to a point; Thence

North 84° 51' 33" East a distance of 20.68 feet to a point; Thence

South 5° 08' 27" East a distance of 43.76 feet to a point; Thence

South 84° 51' 33" West a distance of 13.37 feet to a point; Thence

Following a curve to the left with a Delta angle of 99° 11' 48" and a radius of 15.00 feet an arc length of 25.97 feet to a point; Thence

Following a curve to the left with a Delta angle of 80° 48' 12" and a radius of 195.00 feet an arc length of 275.01 feet to a point; Thence

North 84° 51' 33" East a distance of 228.36 feet to the point of beginning.

Containing 33,303 square feet, more or less.

Reserving to the City of Keene, the right to pass and repass, with men, machinery and equipment, the right to construct, reconstruct, and to maintain sanitary sewer, and appurtenances thereto, but not private services, within the discontinued portion of Castle Street as shown on the plan described herein or as previously reserved. Monadnock Affordable Housing Corporation will assume all costs and expenses for any private lateral

lines, to construct, reconstruct, and maintain services and appurtenances within the discontinued portion of said street.

Reserving to the City of Keene, the right to pass and repass, with men, machinery and equipment, the right to construct, reconstruct, and to maintain drainage ditches and main storm sewer lines connecting them, and the appurtenances thereto, but not private laterals, and site specific drainage within the discontinued portion of Castle Street as shown on the plan described herein or as previously reserved. Monadnock Affordable Housing Corporation will assume all costs and expenses for any private lateral lines, to construct, reconstruct, and maintain services and appurtenances within the discontinued portion of said street.

Reserving to the City of Keene, the right to pass and repass, with men, machinery and equipment, the right to construct, reconstruct, and to maintain water mains, hydrants and valves, and appurtenances thereto, but not private laterals or services, within the discontinued portion of Castle Street as shown on the plan described herein or as previously reserved. Monadnock Affordable Housing Corporation will assume all costs and expenses for any private lateral lines, to construct, reconstruct, and maintain lateral lines, services, and appurtenances within the discontinued portion of said street.

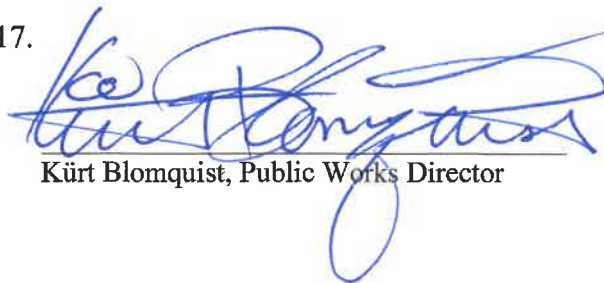
Reserving to the City of Keene the right of passage over the within described tract of land for all public safety vehicles such as, but not limited to, fire trucks, ambulances, and police cars, on all occasions when the officer in charge of the vehicle deems there be to be an emergency which requires such passage.

Reserving any utility easements, permits, and licenses of record at the time of the discontinuance in accordance with New Hampshire RSA 231:46.

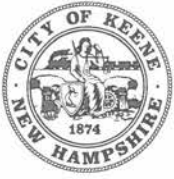
Meaning and intending to absolutely discontinue that portion of Castle Street that lies westerly of Ashuelot Street, as shown on a plan entitled "Discontinuance Plan, Portions of Castle Street, Prepared for City of Keene," dated December 12, 2016, by SVE Associates, to be recorded at the Cheshire County Registry of Deeds.

The undersigned, therefore, requests that you absolutely discontinue that portion of Castle Street as described above.

Dated this 10th day of February, 2017.



Kürt Blomquist, Public Works Director



CITY OF KEENE

R-2017-01

In the Year of Our Lord Two Thousand andSeventeen.....

A RESOLUTION RELATING TO THE ABSOLUTE DISCONTINUANCE OF A
PORTION OF CASTLE STREET

Resolved by the City Council of the City of Keene, as follows:

That the Keene City Council is of the opinion that there is no further need to use a portion of Castle Street for the accommodation of the public and that there is occasion for the absolute discontinuance of said portion of Castle Street as described in the attached Description of Complete Discontinuance, subject to the following conditions:

1. All affected property owners associated and in connection with the discontinuance agree to the discontinuance and either waive their rights to any damages, or accept damages paid, and sign an agreement to such effect; and
2. All documentation is in a content and form acceptable to the City Attorney and City Engineer.
3. That Monadnock Affordable Housing Corporation shall indemnify and save harmless the City of Keene from any and all damages that may be claimed as a result of said discontinuance.

Kendall W. Lane, Mayor



CITY OF KEENE

R-2017-02

Seventeen

In the Year of Our Lord Two Thousand and

RELATING TO A DEED FOR THE DISCONTINUED PORTION OF

A RESOLUTION CASTLE STREET

Resolved by the City Council of the City of Keene, as follows:

That The City Manager is authorized to do all things necessary to execute the attached deed for that portion of Castle Street lying westerly of Ashuelot Street, as shown on a plan entitled "Discontinuance Plan, Portions of Castle Street, Prepared for City of Keene," dated December 12, 2016, by SVE Associates, to be recorded at the Cheshire County Registry of Deeds, subject to the following condition;

All documents shall be a form and content acceptable to the City Attorney, and City Engineer.

Kendall W. Lane, Mayor

THE SPACE ABOVE IS FOR RECORDING INFORMATION

No transfer tax pursuant to RSA 78-B:2, I

DEED WITHOUT COVENANTS

The **CITY OF KEENE**, a New Hampshire municipal corporation, with a principal place of business at 3 Washington Street, Keene, Cheshire County, New Hampshire 03431, for consideration paid, hereby grants to **MONADNOCK AFFORDABLE HOUSING CORPORATION**, a New Hampshire non-profit corporation, with an address of 831 Court Street, Keene, Cheshire County, New Hampshire 03431, **WITHOUT COVENANTS**, all its right, title, and interest in:

That portion of Castle Street located in KEENE, Cheshire County, to be discontinued as shown on a plan entitled "Discontinuance Plan, Portions of Castle Street, Prepared for City of Keene," dated December 12, 2016, by SVE Associates, recorded at the Cheshire County Registry of Deeds immediately prior hereto.

Reserving to the City of Keene, the right to pass and repass, with men, machinery and equipment, the right to construct, reconstruct, and to maintain sanitary sewer, and appurtenances thereto, but not private services, within the discontinued portion of Castle Street as shown on the plan described herein or as previously reserved. Monadnock Affordable Housing Corporation will assume all costs and expenses for any private lateral lines, to construct, reconstruct, and maintain services and appurtenances within the discontinued portion of said street.

Reserving to the City of Keene, the right to pass and repass, with men, machinery and equipment, the right to construct, reconstruct, and to maintain drainage ditches and main storm sewer lines connecting them, and the

appurtenances thereto, but not private laterals, and site specific drainage within the discontinued portion of Castle Street as shown on the plan described herein or as previously reserved. Monadnock Affordable Housing Corporation will assume all costs and expenses for any private lateral lines, to construct, reconstruct, and maintain services and appurtenances within the discontinued portion of said street.

Reserving to the City of Keene, the right to pass and repass, with men, machinery and equipment, the right to construct, reconstruct, and to maintain water mains, hydrants and valves, and appurtenances thereto, but not private laterals or services, within the discontinued portion of Castle Street as shown on the plan described herein or as previously reserved. Monadnock Affordable Housing Corporation will assume all costs and expenses for any private lateral lines, to construct, reconstruct, and maintain lateral lines, services, and appurtenances within the discontinued portion of said street.

Reserving to the City of Keene the right of passage over the within described tract of land for all public safety vehicles such as, but not limited to, fire trucks, ambulances, and police cars, on all occasions when the officer in charge of the vehicle deems there be to be an emergency which requires such passage.

Reserving any utility easements, permits, and licenses of record at the time of the discontinuance in accordance with New Hampshire RSA 231:46.

Meaning and intending to absolutely discontinue that portion of Castle Street that lies westerly of Ashuelot Street, as shown on a plan entitled "Discontinuance Plan, Portions of Castle Street, Prepared for City of Keene," dated December 12, 2016, by SVE Associates, to be recorded at the Cheshire County Registry of Deeds.

See Resolution R-2017-01, Relating to the Absolute Discontinuance of a Portion of Castle Street, adopted by the City of Keene on _____, and Resolution R-2017-02, Relating to a Deed for the Discontinued Portion of Castle Street, both to be recorded immediately prior hereto.

WITNESS its hand this _____ day of _____, 2017.

CITY OF KEENE

Witness: _____

By: _____
Medard Kopczynski, City Manager
Duly authorized

STATE OF NEW HAMPSHIRE
CHESHIRE, SS

On this the _____ day of _____, 2017, before me, the undersigned officer, personally appeared Medard Kopczynski, who acknowledged himself to be the City Manager of Keene, New Hampshire, a municipal corporation, and that he as such City Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as City Manager.

Notary Public / Justice of the Peace



CITY OF KEENE

R-2017-03

In the Year of Our Lord Two Thousand and ... Seventeen

A RESOLUTION RELATING TO THE RELEASE OF DRAINAGE EASEMENTS AND THE ACCEPTANCE OF A DEED FOR A RELOCATED DRAINAGE EASEMENT

Resolved by the City Council of the City of Keene, as follows:

That the City of Keene release to Monadnock Affordable Housing Corporation all its right, title and interest in and to two (2) drainage easements shown on the plan entitled "Discontinuance Plan, Portions of Castle Street, Prepared for City of Keene," dated December 12, 2016, by SVE Associates, to be recorded at the Cheshire County Registry of Deeds. Said rights having been originally conveyed to the City of Keene by deed of The Faulkner & Colony Manufacturing Company and recorded on September 20, 1940, at Volume 489, Page 402, and by deed of Emile J. Legere, Inc., Barker Realty Co., Inc. and Philip Michael Hamblet, recorded on April 26, 1968, at Volume 779, Page 111, and authorize the City Manager to do all things necessary to execute and deliver a Deed without Covenants thereto.

That the City Manager be authorized to accept an Easement Deed with warranty covenants from Monadnock Affordable Housing Corporation for the purpose of constructing, reconstructing, and maintaining a relocated drainage system for surface water as shown on the above-described plan, and also shown on a plan entitled 'Proposed Relocated Drainage Easements over lands of Monadnock Affordable Housing Association, Prepared for City of Keene,' dated December 12, 2016, by SVE Associates, to be recorded at the Cheshire County Registry of Deeds.

Kendall W. Lane, Mayor

THE SPACE ABOVE IS FOR RECORDING INFORMATION

No transfer tax pursuant to RSA 78-B:2, I

DEED WITHOUT COVENANTS

The **CITY OF KEENE**, a New Hampshire municipal corporation, with a principal place of business at 3 Washington Street, Keene, Cheshire County, New Hampshire 03431, for consideration paid, hereby grants to **MONADNOCK AFFORDABLE HOUSING CORPORATION**, a New Hampshire non-profit corporation, with an address of 831 Court Street, Keene, Cheshire County, New Hampshire 03431, **WITHOUT COVENANTS**, all its right, title, and interest in:

The rights of way across land of the grantee in the City of KEENE for the purpose of constructing, reconstructing, and maintaining drainage easements as shown on the plan entitled "Discontinuance Plan, Portions of Castle Street, Prepared for City of Keene," dated December 12, 2016, by SVE Associates, to be recorded at the Cheshire County Registry of Deeds.

Said rights having been originally conveyed to the City of Keene by deed of The Faulkner & Colony Manufacturing Company and recorded on September 20, 1940, at Volume 489, Page 402, and by deed of Emile J. Legere, Inc., Barker Realty Co., Inc. and Philip Michael Hamblet, recorded on April 26, 1968, at Volume 779, Page 111, of the Cheshire County Registry of Deeds.

See Resolution R-2017-03, Relating to the Release of Drainage Easements and the Acceptance of a Deed for a Relocated Drainage Easement, adopted by the City of Keene on _____, recorded herewith.

WITNESS its hand this _____ day of _____, 2017.

CITY OF KEENE

Witness: _____

By: _____
Medard Kopczynski, City Manager
Duly authorized

STATE OF NEW HAMPSHIRE
CHESHIRE, SS

On this the _____ day of _____, 2017, before me, the undersigned officer, personally appeared Medard Kopczynski, who acknowledged himself to be the City Manager of Keene, New Hampshire, a municipal corporation, and that he as such City Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as City Manager.

Notary Public / Justice of the Peace

THE SPACE ABOVE IS FOR RECORDING INFORMATION

No transfer tax pursuant to RSA 78-B:2, I

EASEMENT DEED

That **MONADNOCK AFFORDABLE HOUSING CORPORATION**, a New Hampshire non-profit corporation, with an address of 831 Court Street, Keene, Cheshire County, New Hampshire 03431, for consideration paid, hereby grants to **CITY OF KEENE**, a New Hampshire municipal corporation, with a principal place of business at 3 Washington Street, Keene, Cheshire County, New Hampshire 03431, with **WARRANTY COVENANTS**:

An easement for drainage over a parcel of land now or formerly owned by Monadnock Affordable Housing Corporation and shown on a plan entitled, "Proposed Relocated Drainage Easements over lands of Monadnock Affordable Housing Corporation, Prepared for the City of Keene," dated December 12, 2016; by SVE Associates, and recorded herewith at the Cheshire County Registry of Deeds, and being more particularly described as follows:

Beginning near a 1" iron pipe at the northeast corner of lands now or formerly of Monadnock Affordable Housing Corporation and in the line of lands now or formerly of John E. Smeltz, Jr. and Julie C. Dickenson; Thence

South 6° 34' 34" West along the easterly line between said Corporation, said Smeltz & Dickerson and lands now or formerly of Douglass Vassall Trust & Leslie Vassall Trust, Eric P. and Kristine E. Yannone, Richard Latti Living Trust, and Mark T. and Maria J. Christopherson a distance of 304.69 feet to a point, said point being North 6° 34' 34" East a distance of 70.62 feet from a common corner between said Corporation and said Christopherson; Thence

South 57° 25' 19" West a distance of 75.49 feet to a point; Thence

South 48° 28' 48" West a distance of 46.07 feet to a point; Thence

South 30° 49' 18" West a distance of 232.89 feet to a point; Thence

Following a curve to the left with a Delta angle of 47° 41' 57" and a radius of 35.00 feet an arc length of 29.14 feet to a point; Thence

South 16° 52' 39" East a distance of 116.46 feet to a point; Thence
Following a curve to the left with a Delta angle of 44° 08' 41" and a radius
of 35.00 feet an arc length of 26.97 feet to a point; Thence
South 61° 01' 19" East a distance of 90.14 feet to a point; Thence
South 20° 56' 50" East a distance of 135.93 feet to a point in the line of
lands now or formerly of JRR Properties, LLC, said point being South 85° 23' 44"
West a distance of 9.22 feet from the southeast corner of said Corporation;
Thence
South 85° 23' 44" West along said JRR a distance of 31.26 feet to a point,
said point being North 85° 23' 44" East a distance of 4.52 feet from the south west
corner of said corporation and the south east corner of lands now or formerly of
the City of Keene; Thence
North 20° 56' 50" West a distance of 116.19 feet to a point; Thence
North 61° 01' 19" West a distance of 78.41 feet to a point in the line of
lands of said City of Keene; Thence
North 35° 43' 26" West along said City a distance of 58.52 feet to a point;
Thence
North 16° 52' 39" West a distance of 106.91 feet to a point; Thence
Following a curve to the right with a Delta angle of 47° 41' 57" and a
radius of 65.00 feet an arc length of 54.11 feet to a point; Thence
North 30° 49' 18" East a distance of 237.55 feet to a point; Thence
North 48° 28' 48" East a distance of 53.08 feet to a point; Thence
North 57° 25' 19" East a distance of 76.47 feet to a point; Thence
North 6° 34' 34" East a distance of 205.05 feet to a point; Thence
North 29° 51' 20" West a distance of 79.26 feet to a point in the lines of
land of the City of Keene; Thence
North 85° 13' 29" East along said City a distance of 68.41 feet to the point
of beginning.

Containing 30,343 square feet, more or less.

See Resolution R-2017-03, Relating to the Release of Drainage Easements
and the Acceptance of a Deed for a Relocated Drainage Easement, adopted by the
City of Keene on _____, recorded immediately prior
hereto.

WITNESS its hand this _____ day of _____, 2017.

MONADNOCK AFFORDABLE
HOUSING CORPORATION

Witness: _____

By: _____

Duly authorized

STATE OF NEW HAMPSHIRE
CHESHIRE, SS

On this the _____ day of _____, 2017, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of Keene, New Hampshire, a municipal corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Notary Public / Justice of the Peace