

B-96

B-84

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY, 2021.

NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL B-97 ARE ROBERT & PATRICIA BOORAEM, 110 PUTNAM HILL ROAD, LYNDEBOROUGH, NH 03082. THE DEED REFERENCE FOR THE PARCEL IS BK. 8612 PG. 997, DATED SEPTEMBER 19, 2013 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS AS SHOWN.
3. ZONING FOR THE ENTIRE PARCEL IS RESIDENCE-AGRICULTURE DISTRICT. BUILDING SETBACKS ARE 35' FRONT AND 15' SIDE AND REAR. PORTIONS OF THE SITE ARE LOCATED IN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 50 FT. SETBACK SHALL BE MAINTAINED FROM ALL WETLANDS. PORTIONS OF THE SITE ARE LOCATED IN THE AQUIFER PROTECTION OVERLAY DISTRICT AND THE WATERSHED PROTECTION DISTRICT.
4. TOPOGRAPHY AND EXISTING SITE CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY THIS OFFICE ON JANUARY 12, 2021 TOGETHER WITH THE REFERENCE PLAN. VERTICAL DATUM IS NAVD88. REFERENCE BENCHMARK IS A STANDARD USCGS DISK STAMPED "R 26 RESET 1983" SET IN THE NORTHEAST WINGWALL OF A CONCRETE BRIDGE 094/162 OVER STONY BROOK.
5. PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLAN AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. THIS OFFICE MAKES NO GUARANTEE OF THE TITLE TO THE APPROXIMATE LOT LINES SHOWN HEREON.

LEGAL DESCRIPTION:

BEGINNING AT A PIN & CAP ON THE NORTH SIDE OF FOREST ROAD, SAID PIN & CAP BEING THE WESTERN COMMON LOT CORNER BETWEEN LOTS B-98 & SUBJECT LOT B-97; THENCE N82°E ALONG SAID COMMON LOT LINE, 105 FEET TO A POINT; THENCE S05°E, 121 FEET TO A POINT; THENCE S60°W, 100 FEET TO A POINT ON THE NORTH SIDE OF FOREST ROAD; THENCE N10°W, 113 FEET ALONG FOREST ROAD TO A POINT; THENCE N10°W, 44 FEET ALONG FOREST ROAD TO THE POINT OF BEGINNING.

B-97

4.557 ACRES
198,488 SQ.FT.
(PER REF. PLAN)

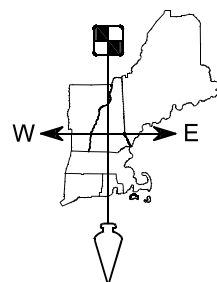
PROPOSED AREA TO BE REMOVED FROM FLOOD HAZARD
13,728 SQ.FT.

REFERENCE PLAN:

"BOUNDARY PLAT - LAND OF - ROBERT & PATRICIA - BOORAEM - MAP B, LOT 97 - N.H. ROUTE 31 - (FOREST ROAD) - WILTON - HILLSBOROUGH COUNTY - NEW HAMPSHIRE", SCALE: 1"=50', DATED: APRIL 8, 2013, PREPARED BY: TODD LAND USE CONSULTANTS, LLC & RECORDED AS PLAN #37706 IN THE H.C.R.D.

B-122

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE
LAND CONSULTANTS, PLLC

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Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

**LETTER OF MAP AMENDMENT
(L.O.M.A.) AREA REMOVAL EXHIBIT**

PREPARED FOR:

RANDY NORWALT

TAX MAP PARCEL B-97

(317 FOREST ROAD)

WILTON, NEW HAMPSHIRE

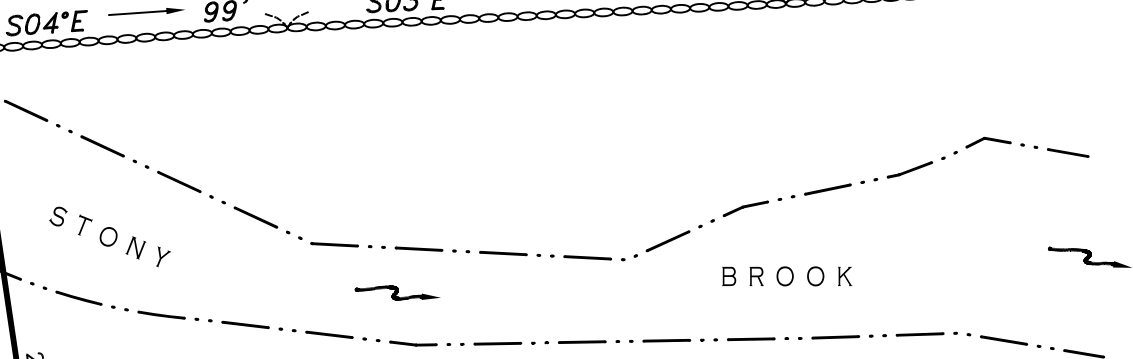
SCALE: 1" = 60'

MARCH 11, 2021

FILE: 2794EH00.dwg

PROJ. NO. 2794.00

SHEET NO. 1 OF 1



B-98

B-85

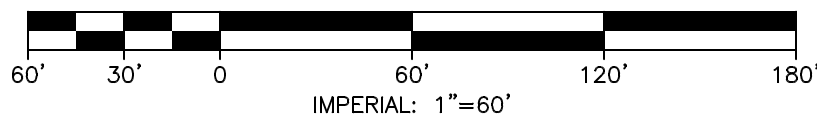
B-86

FOREST ROAD

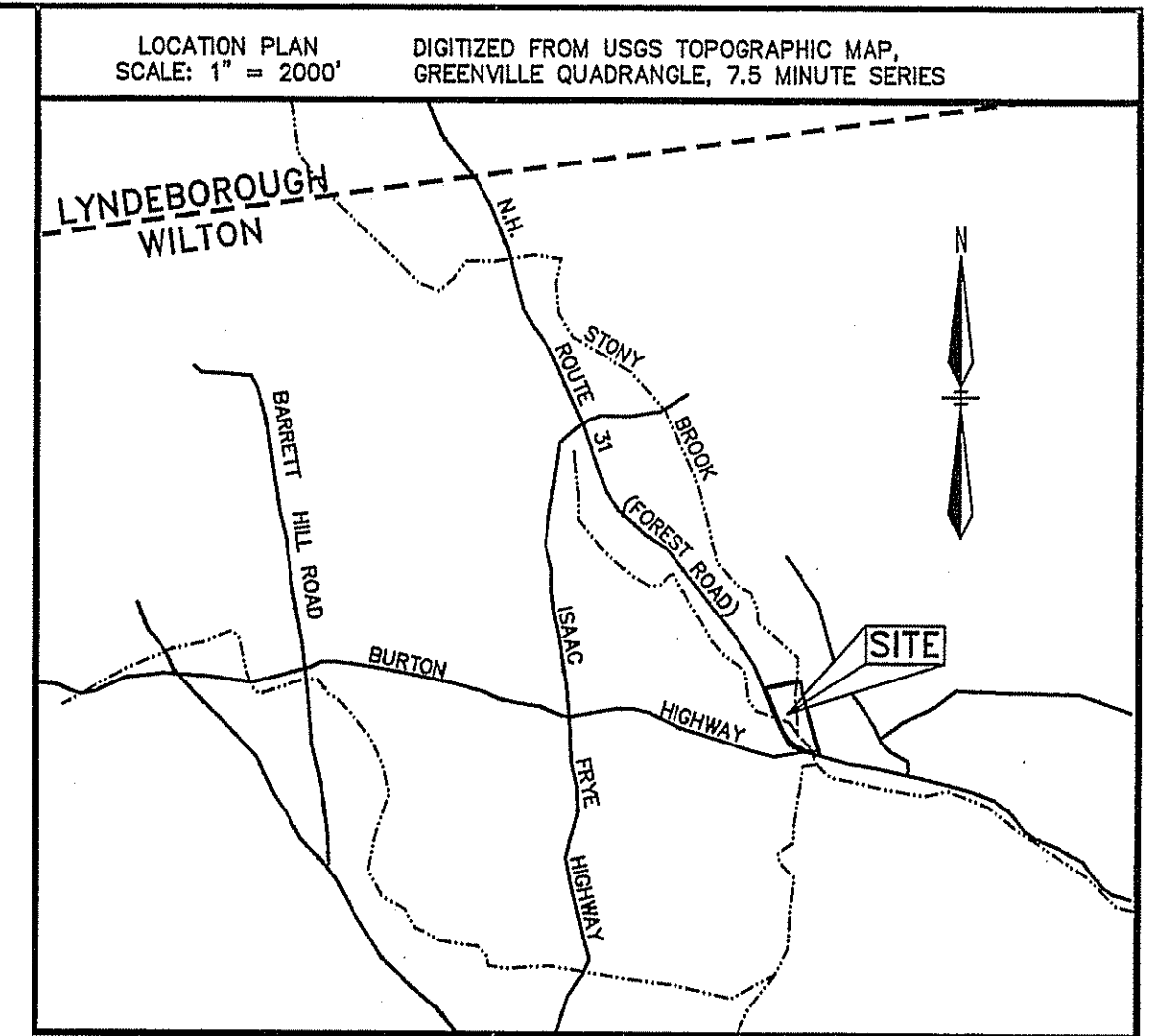
AKA N.H. ROUTE 31

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GRAPHIC SCALES

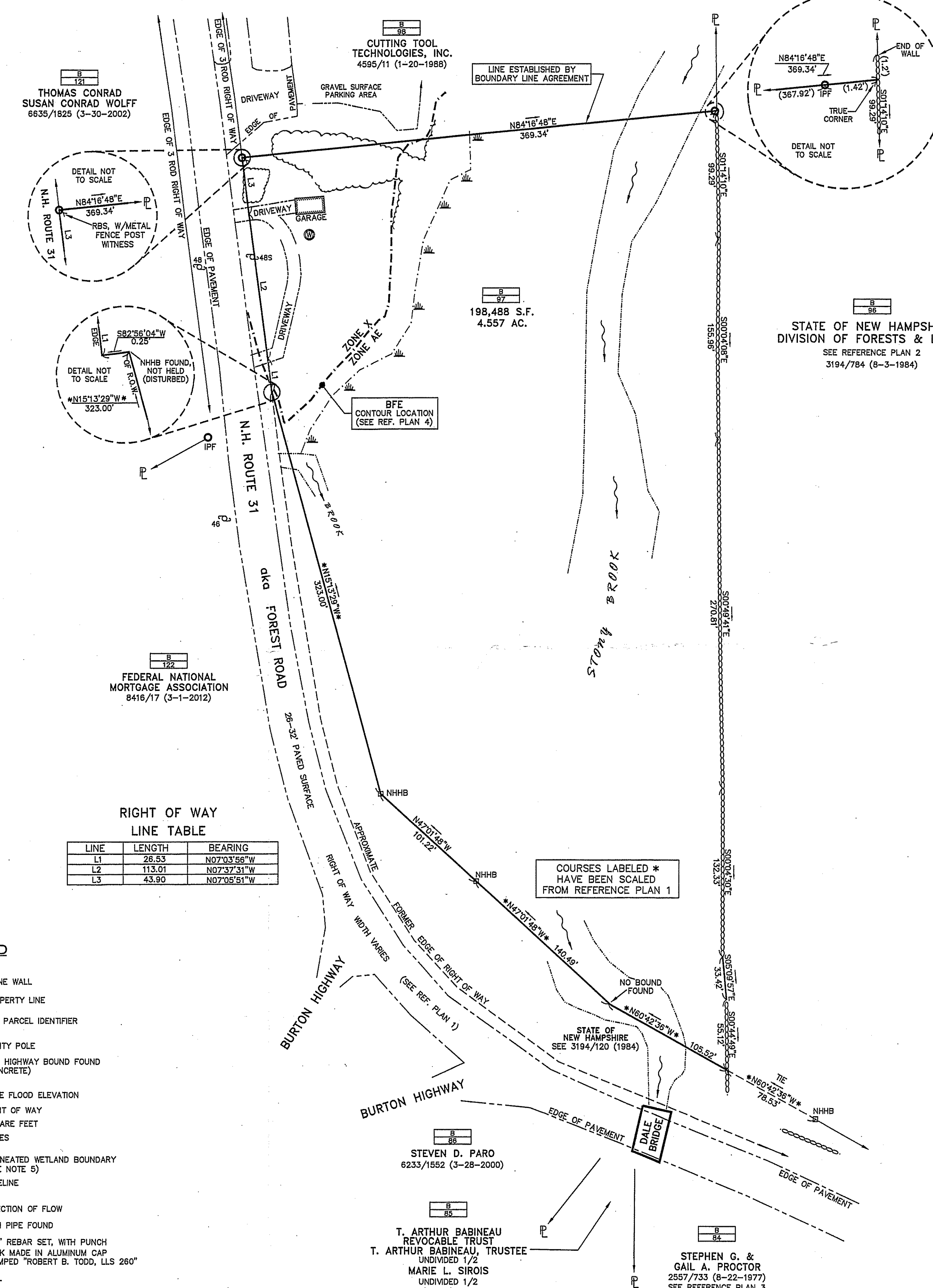


REV.	DATE	DESCRIPTION	C/O	DR	CK



- NOTES**
- OWNERS OF RECORD: ROBERT & PATRICIA BOORAEM
104 CARANETTA DRIVE
LAKEWOOD, N.J. 08701
 - FOR DESCRIPTION SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD)
VOL. 8465 PG. 1587 (AUGUST 30, 2012).
 - PLAT COMPILED FROM AN ELECTRONIC TOTAL STATION INSTRUMENT SURVEY HAVING A RELATIVE PRECISION OF 1 PART IN 10,000 PERFORMED ACCORDING TO STANDARDS FOR THE SURVEY OF REAL PROPERTY, CLASSIFICATION R, SET FORTH IN ADMINISTRATIVE RULES LAN 502 AND LAN 503 ADOPTED 9-16-2003 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-A:58 AND RSA 541-1.
 - BEARING AND DISTANCE OF LINES AND AREA COMPUTED ON A GATEWAY E SERIES COMPUTER RUNNING AUTOCAD LAND DEVELOPMENT DESKTOP.
 - THE PURPOSE AND INTENT OF THIS PLAT IS TO SHOW THE METES AND BOUNDS OF THE RELEVANT BOUNDARY LINES DESCRIBED IN THE LOCUS DEED, AND TO PROVIDE THE METES AND BOUNDS OF THE NORTH LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT RECORDED HEREWITH.
 - WETLANDS SHOWN HEREON WERE DELINEATED BY RICHARD KOHLER, CWS 253, ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3", APRIL 2004.
 - ALL MONUMENTS SHOWN ON THIS PLAN HAVE BEEN SET AS OF APRIL 4, 2013.
 - THE LOCATION OF THE SEPTIC SYSTEM DESCRIBED IN ITEMS 1 AND 2 OF THE SEWAGE SYSTEM AND DRAINAGE DITCH AGREEMENT, RECORDED IN BOOK 2530 PAGE 557 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, HAS NOT BEEN FOUND. THE CURRENT OWNERS HAVE NO INTENTION OF USING SAID SEWER SYSTEM. THE DRAINAGE DITCH (AND PIPE) DESCRIBED IN ITEMS 3 AND 4 OF SAID AGREEMENT HAS NOT BEEN FOUND ON THE PROPERTY SHOWN HEREON AND THE CURRENT OWNERS ACKNOWLEDGE THAT RIGHTS TO THE DITCH MAY ENCUMBER THIS PROPERTY AND BENEFIT LOT B/98.

- REFERENCE PLANS**
- "PLANS OF PROPOSED HIGH HAZARD ELIMINATION PROJECT, HES-HHS-289(2), N.H. PROJECT NO. S-2399, N.H. ROUTE 31 SHEET 19 DATED 1984 BY THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.
 - "RIGHT-OF-WAY AND TRACK MAP, PETERBOROUGH R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 52+80 TO STATION 105+60" SHEET V18/2 DATED JUNE 30, 1914 AND LAST REVISED JULY 1952 BY THE OFFICE OF VALUATION ENGINEER.
 - HCRD PLAN NO. 9592 "SUBDIVISION, FINAL PLAN FOR FORREST H. BAXTER, WILTON N.H., BAXTER'S STONEY RIVER LOT" DATED NOVEMBER 1975 BY NORMAN W. DRAPER.
 - FLOOD INSURANCE RATE MAP NUMBER 33011C0432D, EFFECTIVE DATE SEPTEMBER 25, 2009 BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - TOWN OF WILTON ASSESSOR'S MAP SHEET B.



RIGHT OF WAY LINE TABLE

LINE	LENGTH	BEARING
L1	26.53	N07°03'56"W
L2	113.01	N07°37'31"W
L3	43.90	N07°05'51"W

- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - TAX PARCEL IDENTIFIER
 - UTILITY POLE
 - N.H. HIGHWAY BOUND FOUND (CONCRETE)
 - BFE
 - R.O.W.
 - S.F.
 - AC.
 - DELINEATED WETLAND BOUNDARY (SEE NOTE 5)
 - TREELINE
 - WOODED
 - OPEN
 - DIRECTION OF FLOW
 - IRON PIPE FOUND
 - 5/8" REBAR SET, WITH PUNCH MARK MADE IN ALUMINUM CAP STAMPED "ROBERT B. TODD, LLS 260"
 - WELL

Plan 37706 1 of 1 DWG 175
 Register of Deeds, Hillsborough County
 37706 DWG 175

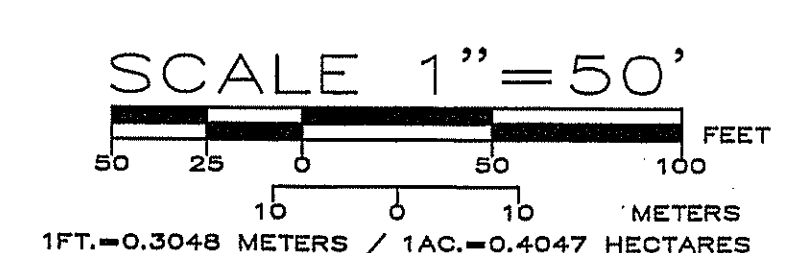
**BOUNDARY PLAT
 LAND OF
 ROBERT & PATRICIA
 BOORAEM
 MAP B, LOT 97
 N.H. ROUTE 31
 (FOREST ROAD)
 WILTON
 HILLSBOROUGH COUNTY
 NEW HAMPSHIRE**

I CERTIFY THAT THIS SURVEY & PLAT WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.
 Robert B. Todd
 ROBERT B. TODD, LLS 260

REVISIONS

NO.	DATE	DESCRIPTION	BY

TODD
 LAND USE CONSULTANTS, LLC
 ROBERT B. TODD 336 FRANCESTOWN ROAD NEW BOSTON N.H. 603/487-2996
 PROFESSIONAL SERVICES / LAND SURVEYS • FORESTRY • SEPTIC DESIGNS
 SOIL ANALYSES • LAND USE PLANNING • WETLAND SCIENCE
 TRESPASS DAMAGE APPRAISAL • LANDSCAPE DESIGN
 DATE: APRIL 8, 2013
 SHEET 1 OF 1
 JOB NO. 10,163
 FIELD BOOK & PAGE: 288-55



PURSUANT TO RSA 676:18,III AND RSA 672:14
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 DATE 4/10/13
 Robert B. Todd
 ROBERT B. TODD, LLS 260