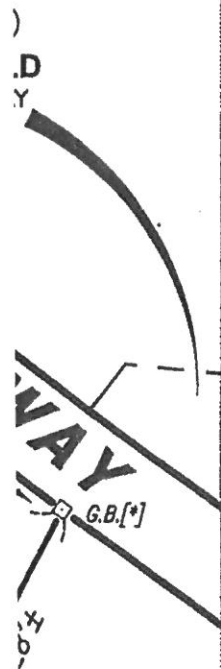


-47-3 - DAVID
McCARTIE -
199 AND REVISED
RECORDED AS PLAN

RUST



122 BURTON HIGHWAY
WILTON, NH 03086
BK 5920 PG 1934 3/31/1998

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOT A-47-3 IS THE HELLER-BLACKMER REVOCABLE TRUST, H. BLACKMER ROBICHAUD, TRUSTEE - 126 BURTON HIGHWAY, WILTON, NH 03086. THE DEED REFERENCE FOR THE PARCEL IS BOOK 8953, PAGE 2939 DATED 3/17/2017 IN THE H.C.R.D.

THE OWNERS OF RECORD FOR TAX MAP LOT A-47-1 ARE DAVID A. & ELIZABETH DEYSHER - 74 STAGECOACH ROAD, WILTON, NH 03086. THE DEED REFERENCE FOR THE PARCELS IS BOOK 5741, PAGE 299 DATED 8/1/1996 IN THE H.C.R.D.

2. EXISTING TAX MAP LOT A-47-3 HAS 26.5± ACRES WITH 201± FT. OF FRONTAGE ON BURTON HIGHWAY. EXISTING TAX MAP LOT A-47-1 HAS 28.3± ACRES WITH 422.35 FT. OF FRONTAGE ON STAGECOACH ROAD.

3. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINES BETWEEN EXISTING TAX MAP LOTS A-47-3 AND A-47-1 BY SUBTRACTING PARCEL-A FROM LOT A-47-1 AND ADDING PARCEL-A TO LOT A-47-3. PARCEL-A IS NOT TO BE CONSIDERED A SEPERATE BUILDING LOT, AND NO NEW LOTS HAVE BEEN CREATED AS A RESULT OF THIS LOT LINE ADJUSTMENT.

4. ZONING FOR LOTS A-47-1 & A-47-3 IS GENERAL RESIDENCE AND AGRICULTURAL DISTRICT (RA).

NORMAL FRONTAGE LOT:

MIN. LOT SIZE = 87,120 SQ.FT. (2 ACRES)

MIN. ROAD FRONTAGE=200 FT.

MIN. BUILDING SETBACKS=35 FT. FROM ALL LINES, 50 FT. FOR BACK LOTS

5. PORTIONS OF LOTS A-47-1 & A-47-3 ARE LOCATED IN THE WATERSHED PROTECTION DISTRICT AND THE AQUIFER PROTECTION OVERLAY DISTRICT, AS SHOWN.

6. THE BOUNDARY INFORMATION SHOWN FOR THE LOTS WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.

7. THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION WERE DEVELOPED FROM THE REFERENCE PLAN CITED, AERIAL IMAGES AND PLANS OF RECORD.

8. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN RECORDED DEED RESTRICTIONS FOR THE SUBJECT PARCELS OTHER THAN THOSE SHOWN HEREON, IF ANY.

9. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

10. PORTIONS OF THE SITE LIE WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, TOWN OF WILTON, COMMUNITY NO. 330102, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0432D DATED SEPTEMBER 25, 2009, AS SHOWN.

11. JURISDICTIONAL WETLANDS SHOWN HEREON WERE DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON.

12. A VARIANCE WAS GRANTED (CASE #8/14/96-1) ON AUGUST 14, 1996 TO PERMIT REDUCED FRONTAGE OF 201 FEET ON LOT A-47-3, SUBJECT TO THE STIPULTION THAT RESIDENTIAL DEVELOPMENT SHALL BE RESTRICTED TO A SINGLE FAMILY DWELLING ON EACH LOT (A-47-2 AND A-47-3).

NRCS SOILS LEGEND: