

APPROVED BY THE WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____
 CHAIRMAN: _____ AND _____
 VICE CHAIR OR DESIGNATED MEMBER _____

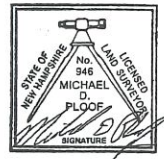
CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT."

OWNER(S) SIGNATURE, (LOT A-47-3) _____ DATE: 4/5/18

OWNER(S) SIGNATURE, (LOT A-47-1) _____ DATE: _____

A-45
OCCHIALINI 2015 FAMILY TRUST
 JN & AM OCCHIALINI, TRUSTEES
 189 BURTON HIGHWAY
 WILTON, NH 03086
 BK 8742 PG 1475 2/24/2015



REFERENCE PLAN:

"LOT LINE ADJUSTMENT - PLAN OF LAND - LOTS A-47-1 & A-47-3 - DAVID A. & ELIZABETH DEYSHER - AND - JOHN CHRISTOPHER - MCCARTIE - WILTON, NEW HAMPSHIRE, SCALE: 1"=100', DATED APRIL 22, 1999 AND REVISED THROUGH JUNE 16, 1999 BY MONADNOCK SURVEY, INC. AND RECORDED AS PLAN #29899 IN THE H.C.R.D."

LOT LINE ADJUSTMENT AREA CHART

LOT NO.	FORMER AREA	PROPOSED CHANGE	FINAL AREA
A-47-3	26.5± ACRES (1,154,160± SF)	+ PARCEL A (601,300± SF)	40.3± ACRES (1,755,460± SF)
A-47-1	28.3± ACRES (1,232,500± SF)	- PARCEL A (601,300± SF)	14.5± ACRES (631,200± SF)

B-140-9
MESERVE FAMILY REVOCABLE LIVING TRUST
 DD & M MESERVE, TRUSTEES
 123 BURTON HIGHWAY, PO BOX 392
 WILTON, NH 03086
 BK 7303 PG 2861 8/24/2004

B-130
TOWN OF WILTON
 42 MAIN STREET, PO BOX 83
 WILTON, NH 03086

B-129
TERRIANNE DOLD
 109 BURTON HIGHWAY
 WILTON, NH 03086

B-127-1
THOMAS C. & MELISSA J. SCHULTZ
 122 BURTON HIGHWAY
 WILTON, NH 03086
 BK 5920 PG 1934 3/31/1998

B-127
ROBERT D. INGRAHAM
 110 BURTON HIGHWAY
 WILTON, NH 03086

B-126
JUNE DONAHUE REVOCABLE TRUST
 JUNE T. DONAHUE TRUSTEE
 PO BOX 321
 WILTON, NH 03086
 BK 7807 PG 2833 2/6/2007

B-125
THEODORE WATERMAN JR.
 ROBIN M. WATERMAN
 910 ISAAC FRYE HIGHWAY
 WILTON, NH 03086
 BK 5841 PG 175 8/11/1997

D-1
HOOVER REVOCABLE TRUST 4/28/88
 C/O HUBERT HOOVER
 15227 SE 366TH PL
 AUBURN, WA 98002-9473
 BK 6817 PG 2126 1/21/2003

NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT A-47-3 HEIDI B. ROBICHAUD, TRUSTEE - 126 BURTON HIGHWAY FOR THE PARCEL IS BOOK 9051, PAGE 112 DATED 8/1/1999 IN THE H.C.R.D.
- THE OWNERS OF RECORD FOR TAX MAP LOT A-47-1 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.
- 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.
- 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 SEPARATE BUILDING LOT, AND NO NEW LOTS HAVE BEEN CREATED AS A RESULT OF THIS LOT LINE ADJUSTMENT.
- 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
- PORTIONS OF LOTS A-47-1 & A-47-3 ARE LOCATED IN THE WATERSHED PROTECTION DISTRICT AND THE AQUIFER PROTECTION OVERLAY DISTRICT, AS SHOWN.
- 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.
- THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION WERE DEVELOPED FROM THE REFERENCE PLAN CITED, AERIAL IMAGES AND PLANS OF RECORD.
- 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.
- THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- 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.
- JURISDICTIONAL WETLANDS SHOWN HEREON WERE DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON.
- 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 STIPULATION THAT RESIDENTIAL DEVELOPMENT SHALL BE RESTRICTED TO A SINGLE FAMILY DWELLING ON EACH LOT (A-47-2 AND A-47-3).

NRCS SOILS LEGEND:

SOURCE: REFERENCE PLAN HCRD#29899

SOIL BOUNDARY
22A COLTON LOAMY SAND 0 TO 3% SLOPES
104 PODUNK FINE SANDY LOAM
105 RUMNEY LOAM
142C MONADNOCK FINE SANDY LOAM 8 TO 15% SLOPES
161C LYMAN-TURNBRIDGE-ROCK OUTCROP COMPLEX 3 TO 15% SLOPES
197 BOROHENISTS, PONDED 3 TO 8% SLOPES

REV.	DATE	DESCRIPTION	C/O	DR	MOP	CK
A	04/02/18	ADD NOTE#12 & CONTIG. DRY AREAS		TJB		MOP

LOT LINE ADJUSTMENT PLAN
TAX MAP A - PARCELS 47-3 & 47-1
BURTON HIGHWAY & STAGECOACH ROAD
WILTON, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
THE HEIDI B. ROBICHAUD
REVOCABLE TRUST
HEIDI B. ROBICHAUD, TRUSTEE
 126 BURTON HIGHWAY WILTON, NH 03086 (LOT A-47-3)
 AND:
DAVID A. & ELIZABETH DEYSHER
 74 STAGECOACH ROAD WILTON, NH 03086 (LOT A-47-1)

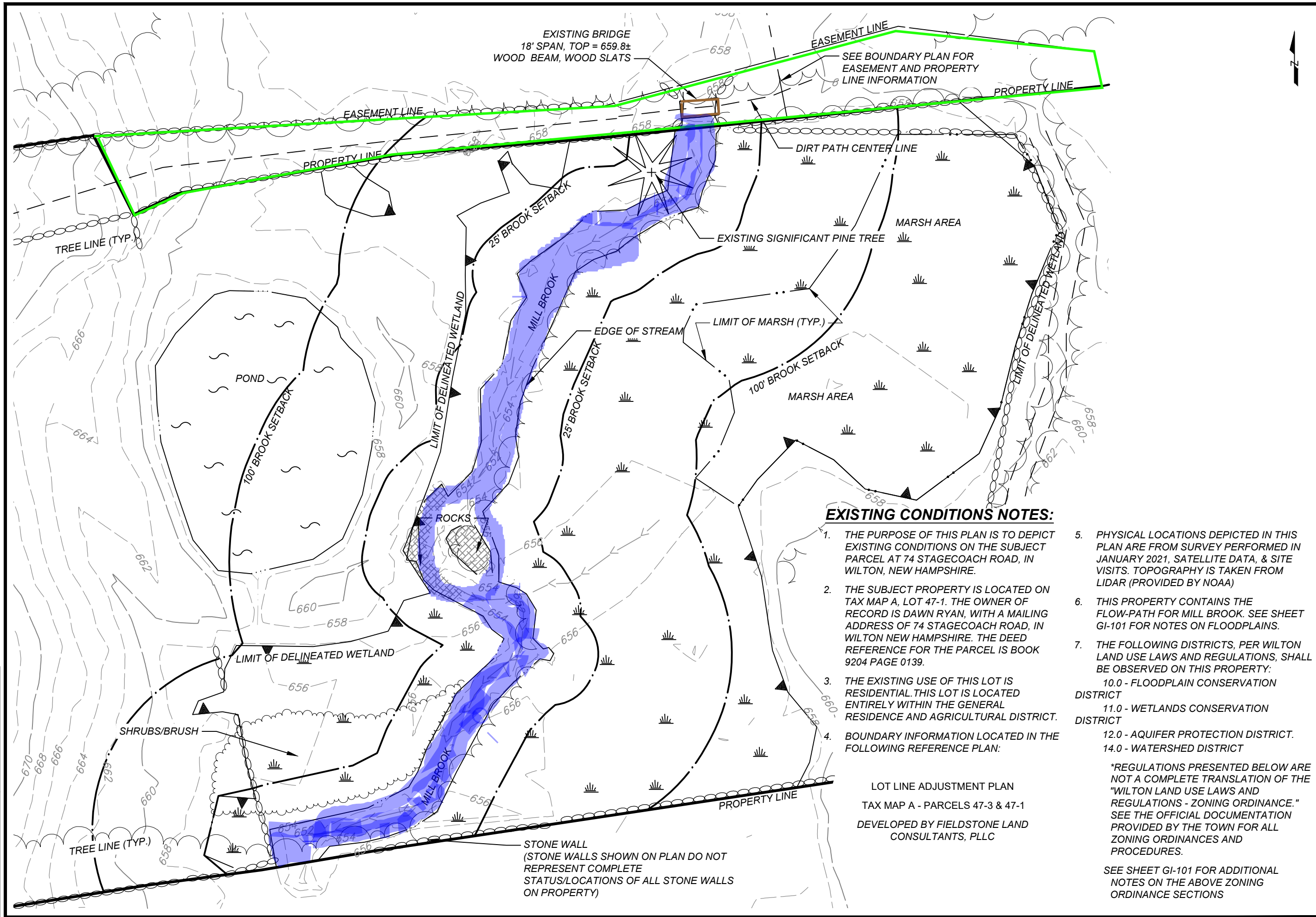
SCALE: 1" = 100' FEBRUARY 26, 2018

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

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EXISTING CONDITIONS NOTES:

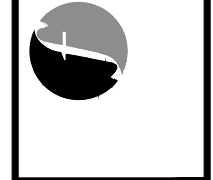
1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS ON THE SUBJECT PARCEL AT 74 STAGECOACH ROAD, IN WILTON, NEW HAMPSHIRE.
2. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP A, LOT 47-1. THE OWNER OF RECORD IS DAWN RYAN, WITH A MAILING ADDRESS OF 74 STAGECOACH ROAD, IN WILTON NEW HAMPSHIRE. THE DEED REFERENCE FOR THE PARCEL IS BOOK 9204 PAGE 0139.
3. THE EXISTING USE OF THIS LOT IS RESIDENTIAL. THIS LOT IS LOCATED ENTIRELY WITHIN THE GENERAL RESIDENCE AND AGRICULTURAL DISTRICT.
4. BOUNDARY INFORMATION LOCATED IN THE FOLLOWING REFERENCE PLAN:
 LOT LINE ADJUSTMENT PLAN
 TAX MAP A - PARCELS 47-3 & 47-1
 DEVELOPED BY FIELDSTONE LAND CONSULTANTS, PLLC
5. PHYSICAL LOCATIONS DEPICTED IN THIS PLAN ARE FROM SURVEY PERFORMED IN JANUARY 2021, SATELLITE DATA, & SITE VISITS. TOPOGRAPHY IS TAKEN FROM LIDAR (PROVIDED BY NOAA)
6. THIS PROPERTY CONTAINS THE FLOW-PATH FOR MILL BROOK. SEE SHEET GI-101 FOR NOTES ON FLOODPLAINS.
7. THE FOLLOWING DISTRICTS, PER WILTON LAND USE LAWS AND REGULATIONS, SHALL BE OBSERVED ON THIS PROPERTY:
 10.0 - FLOODPLAIN CONSERVATION DISTRICT
 11.0 - WETLANDS CONSERVATION DISTRICT
 12.0 - AQUIFER PROTECTION DISTRICT.
 14.0 - WATERSHED DISTRICT

*REGULATIONS PRESENTED BELOW ARE NOT A COMPLETE TRANSLATION OF THE "WILTON LAND USE LAWS AND REGULATIONS - ZONING ORDINANCE." SEE THE OFFICIAL DOCUMENTATION PROVIDED BY THE TOWN FOR ALL ZONING ORDINANCES AND PROCEDURES.

SEE SHEET GI-101 FOR ADDITIONAL NOTES ON THE ABOVE ZONING ORDINANCE SECTIONS

SCALE:	HORIZ.: 1" = 50'
	VERT.: N/A
DATUM:	HORIZ.: NAD83
	VERT.: NAVD83
	GRAPHIC SCALE

FUSS & O'NEILL
 50 COMMERCIAL STREET
 MANCHESTER, NEW HAMPSHIRE 03101
 603.668.8223
 www.fandob.com



DAWN RYAN
 EXISTING CONDITIONS - DETAIL EXHIBIT
 75 STAGECOACH ROAD
 NEW HAMPSHIRE

PROJ. No.: 20200972.A10
 DATE: MARCH 2021

EX-101A