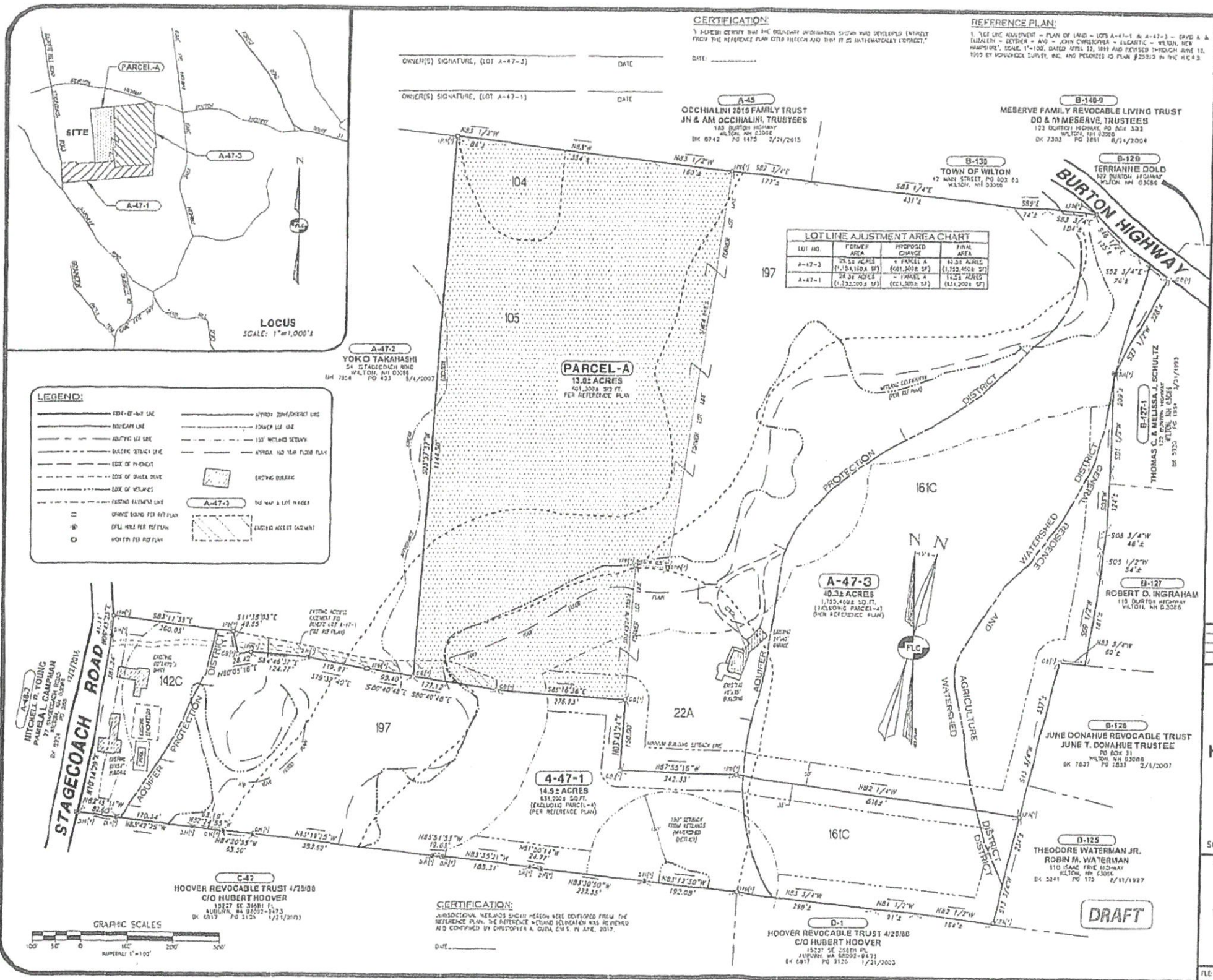


Ryan Variance Application (House)

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NOTES:

- THE FINISH OF RECORD FOR TAX MAP LOT A-47-3 IS THE HELLER-BLACKMER REVOCABLE TRUST, H. BLACKMER ROBICHAUD, TRUSTEE - 120 BURTON HIGHWAY, WILTON, NH 03086, THE REC 83 REFERENCE FOR THE PARCEL IS BOOK 4533, PAGE 2133 DATED 11/17/2017 IN THE REC 83.
- THE FINISH OF RECORD FOR TAX MAP LOT A-47-1 AND DIVD A & B (LAWREN DEYSHER - AND - JOHN CHRISTOPHER BLACKMER - WILSON, NEW HAMPSHIRE, SCALE 1"=100', DATED APRIL 22, 1999 AND REVISED THROUGH JUNE 15, 1999 BY HOWARD & SUTHERLAND, INC. AND RECORDS AS PLAN #25202 IN THE REC 83.
- EXISTING TAX MAP LOT A-47-2 HAS 28.32 ACRES WITH 2018 FT. OF FRONTAGE ON BURTON HIGHWAY, EXISTING TAX MAP LOT A-47-1 HAS 28.32 ACRES WITH 122.31 FT. OF FRONTAGE ON STAGECOACH ROAD.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINES BETWEEN EXISTING TAX MAP LOTS A-47-2 AND A-47-1 BY SUBTRACTING PARCEL A FROM LOT A-47-1 AND ADDING PARCEL A TO LOT A-47-2. PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BOUNDING LOT, AND NO FINISH LINES HAVE BEEN DRAWN AS A RESULT OF THIS LOT LINE ADJUSTMENT.
- ZONING FOR PARCEL A AND LOTS A-47-1 & A-47-2 IS GENERAL RESIDENCE AND AGRICULTURE DISTRICT (RA).
- INTERNAL FRONTAGE LOT: NET LOT SIZE = 67,120 SQ. FT. (2 ACRES) NET ROAD FRONTAGE = 200 FT. NET BUREAU SETBACKS = 25 FT. FROM ALL LINES, 10 FT. FOR TRUCK LOTS.
- LOTS A-47-1 & A-47-2 ARE LOCATED IN THE WATERSHED PROTECTION DISTRICT, THE WESTERN PORTION OF LOTS A-47-1 & A-47-2 AND ALL OF PARCEL A ARE LOCATED WITHIN THE ADJUTER PROTECTION OVERLAY DISTRICT, THERE IS A 150 FT. SETBACK FROM ALL WETLANDS.
- THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREIN AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN UNRECORDED DEED RESTRICTIONS FOR ANY OF THE SUBJECT PARCELS OTHER THAN THOSE SHOWN IF ANY.
- THE PARCELS ARE SERVED BY SEWERAGE LINES AND SEPTIC SYSTEMS.
- ALL SUBJECT PARCELS LIE WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD HAZARD STUDY (FHS) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, TOWN OF WILTON, COMMUNITY NO. 330122 PREPARED BY THE FEDERAL ELECTRICITY MANAGEMENT AGENCY, MAP NUMBER 33011201420 DATED SEPTEMBER 25, 2009.

NRCS SOILS LEGEND:
 SOURCE: REFERENCE PLAN #25202
 - - - - - SOIL BOUNDARY
 22A - CO. SOIL (LAWREN DEYSHER - AND - JOHN CHRISTOPHER BLACKMER - WILSON, NEW HAMPSHIRE, SCALE 1"=100', DATED APRIL 22, 1999 AND REVISED THROUGH JUNE 15, 1999 BY HOWARD & SUTHERLAND, INC. AND RECORDS AS PLAN #25202 IN THE REC 83)
 104 - WETLAND SOIL
 105 - WETLAND SOIL
 142C - WETLAND SOIL
 161C - WETLAND SOIL
 197 - WETLAND SOIL

APPROVED BY THE WILTON PLANNING BOARD

DATE: _____ CERTIFIED BY: _____
 OFFICIAL: _____ AND
 VICE CHAIR ON DESIGNATED MEMBERSHIP: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK

LOT LINE ADJUSTMENT PLAN
 TAX MAP A - PARCELS 47-3 & 47-1
 BURTON HIGHWAY & STAGECOACH ROAD
 WILTON, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
HELLER-BLACKMER REVOCABLE TRUST
H. BLACKMER ROBICHAUD, TRUSTEE
 120 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 15, 2018
 Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
 2001 FISH STREET, WILTON, NH 03086
 PH: (603) 927-2141 FAX: (603) 927-2141
 WWW.FIELDSTONELANDCONSULTANTS.COM

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