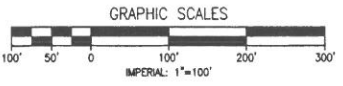
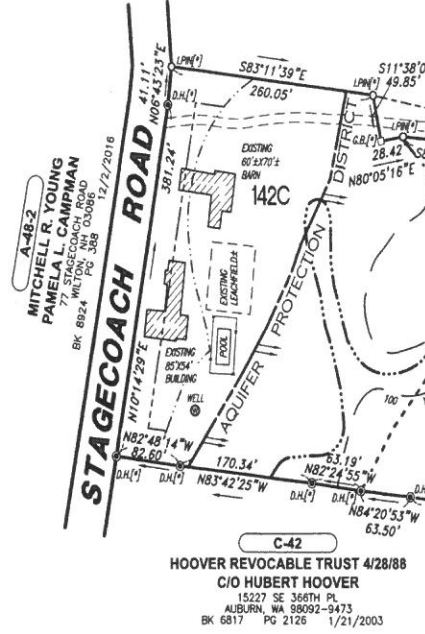


LEGEND:

—	RIGHT-OF-WAY LINE	- - -	APPROX. ZONE/DISTRICT LINE
—	BOUNDARY LINE	- - -	FORMER LOT LINE
—	ADJUTING LOT LINE	- - -	WETLAND SETBACK
—	BUILDING SETBACK LINE	- - -	APPROX. 100 YEAR FLOOD PLAN
—	EDGE OF PAVEMENT	- - -	EXISTING BUILDING
—	EDGE OF GRAVEL DRIVE	- - -	EXISTING EASEMENT
—	EDGE OF WETLANDS	- - -	PROPOSED ACCESS EASEMENT
—	EXISTING EASEMENT LINE	- - -	TAX MAP & LOT NUMBER
○	GRANITE BOUND PER REF PLAN	□	PROPOSED ACCESS EASEMENT
●	DRILL HOLE PER REF PLAN		
○	IRON PIN PER REF PLAN		



APPROVED BY THE WILTON PLANNING BOARD

ON: 4-6-2018 CERTIFIED BY: [Signature]

CHAIRMAN: [Signature] AND [Signature]

VICE CHAIR OR DESIGNATED MEMBER: [Signature]

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) Heidi B. Robichaud, Trustee DATE: 04-04-2018

OWNER(S) SIGNATURE, (LOT A-47-1) David A. & Elizabeth Deysher DATE: 04-04-18

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 MONAGNOCK 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)

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

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
110 BURTON HIGHWAY
WILTON, NH 03086
BK 9920 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 98092-9473
BK 6817 PG 2126 1/21/2003

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT A-47-3 IS THE HEIDI B. ROBICHAUD REVOCABLE TRUST, HEIDI B. ROBICHAUD, TRUSTEE - 126 BURTON HIGHWAY, WILTON, NH 03086. THE DEED REFERENCE FOR THE PARCEL IS BOOK 9051, PAGE 112 DATED 02/16/2018 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.
 - 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 AGRICULTURE 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 33011004320 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	MONAGNOCK FINE SANDY LOAM 8 TO 15% SLOPES
161C	LYMAN-TURNBRIDGE-ROCK OUTCROP COMPLEX 3 TO 15% SLOPES
197	BOROHEMISTS, PONDED 3 TO 8% SLOPES

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

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

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