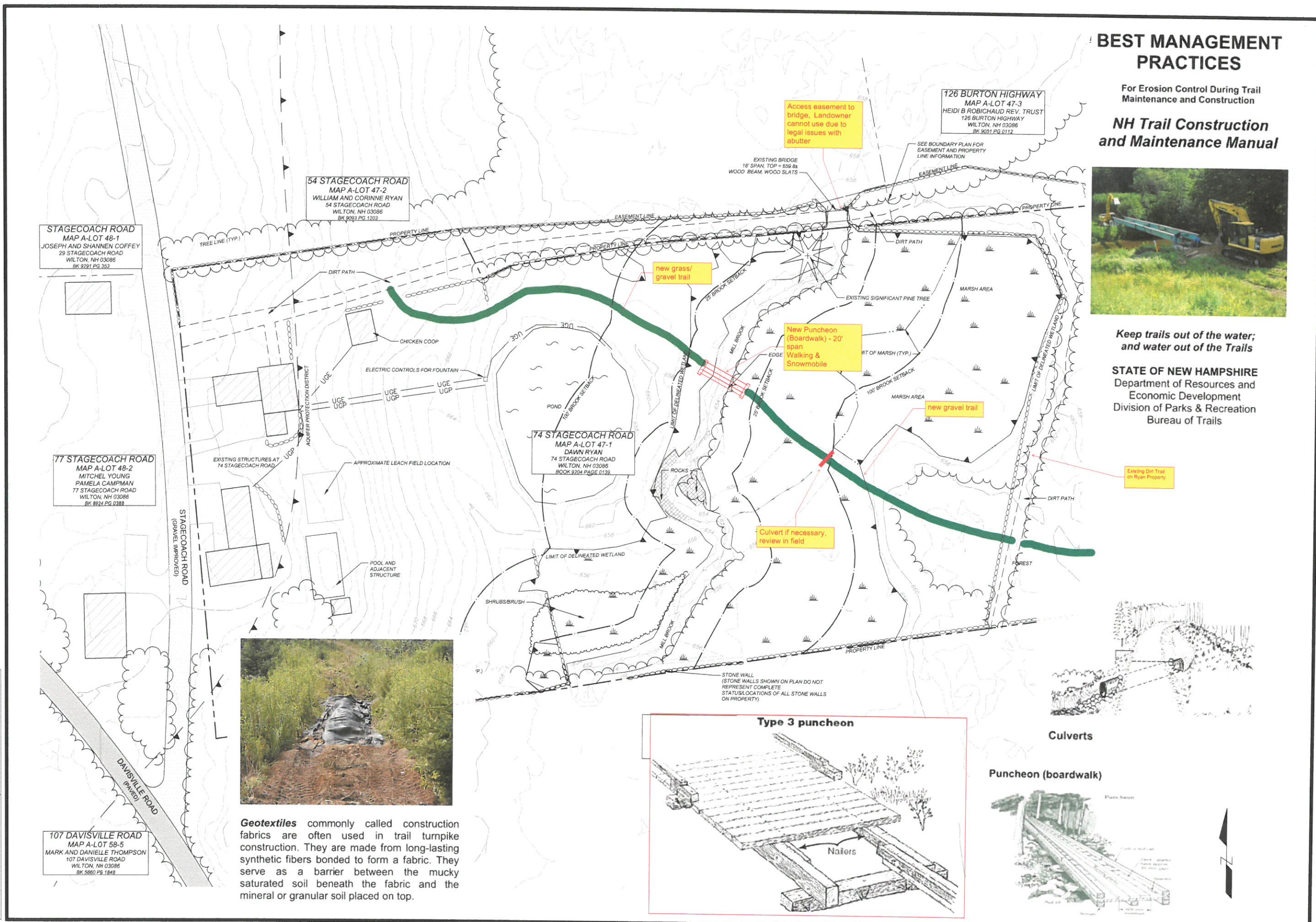


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File Path: J:\DWG\2020\972A10\PLAN\20200972 - EXC.dwg Layout: EX-101 Plotted: Fri, June 18, 2021 - 10:53 AM User: jhawey
Plotter: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 CTB File: —
LAYER VIEW:



BEST MANAGEMENT PRACTICES

For Erosion Control During Trail Maintenance and Construction

NH Trail Construction and Maintenance Manual



Keep trails out of the water; and water out of the Trails

STATE OF NEW HAMPSHIRE
Department of Resources and Economic Development
Division of Parks & Recreation
Bureau of Trails

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

SCALE:	HORIZ.: 1"=40'	VERT.: N/A
DATUM:	HORIZ.: NAD83 - NH	VERT.: NAVD88
GRAPHIC SCALE		

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

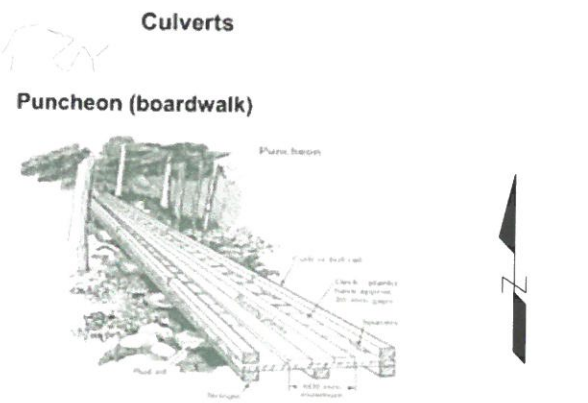
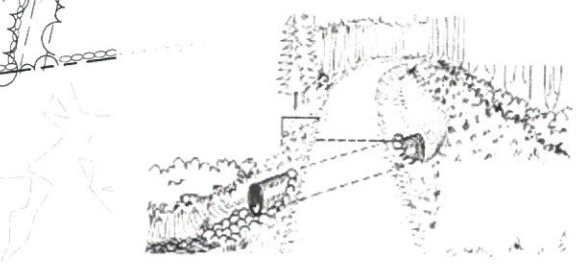
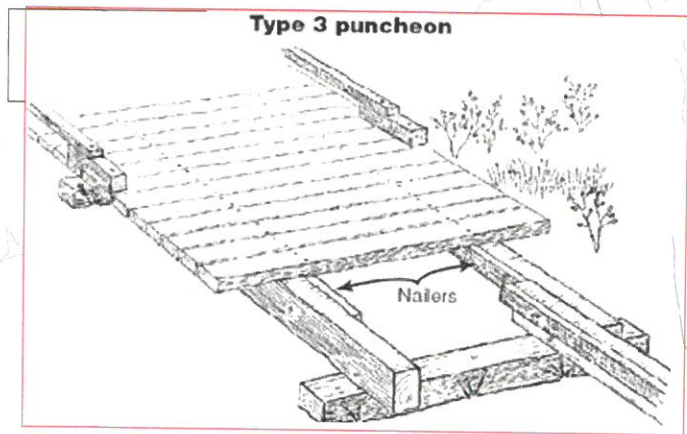
RYAN PROPERTY IMPROVEMENTS
EXISTING CONDITIONS
74 STAGECOACH ROAD
TM A LOT 47-1
WILTON, NEW HAMPSHIRE

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

EX-101



Geotextiles commonly called construction fabrics are often used in trail turnpike construction. They are made from long-lasting synthetic fibers bonded to form a fabric. They serve as a barrier between the mucky saturated soil beneath the fabric and the mineral or granular soil placed on top.



Existing Bridge within easement

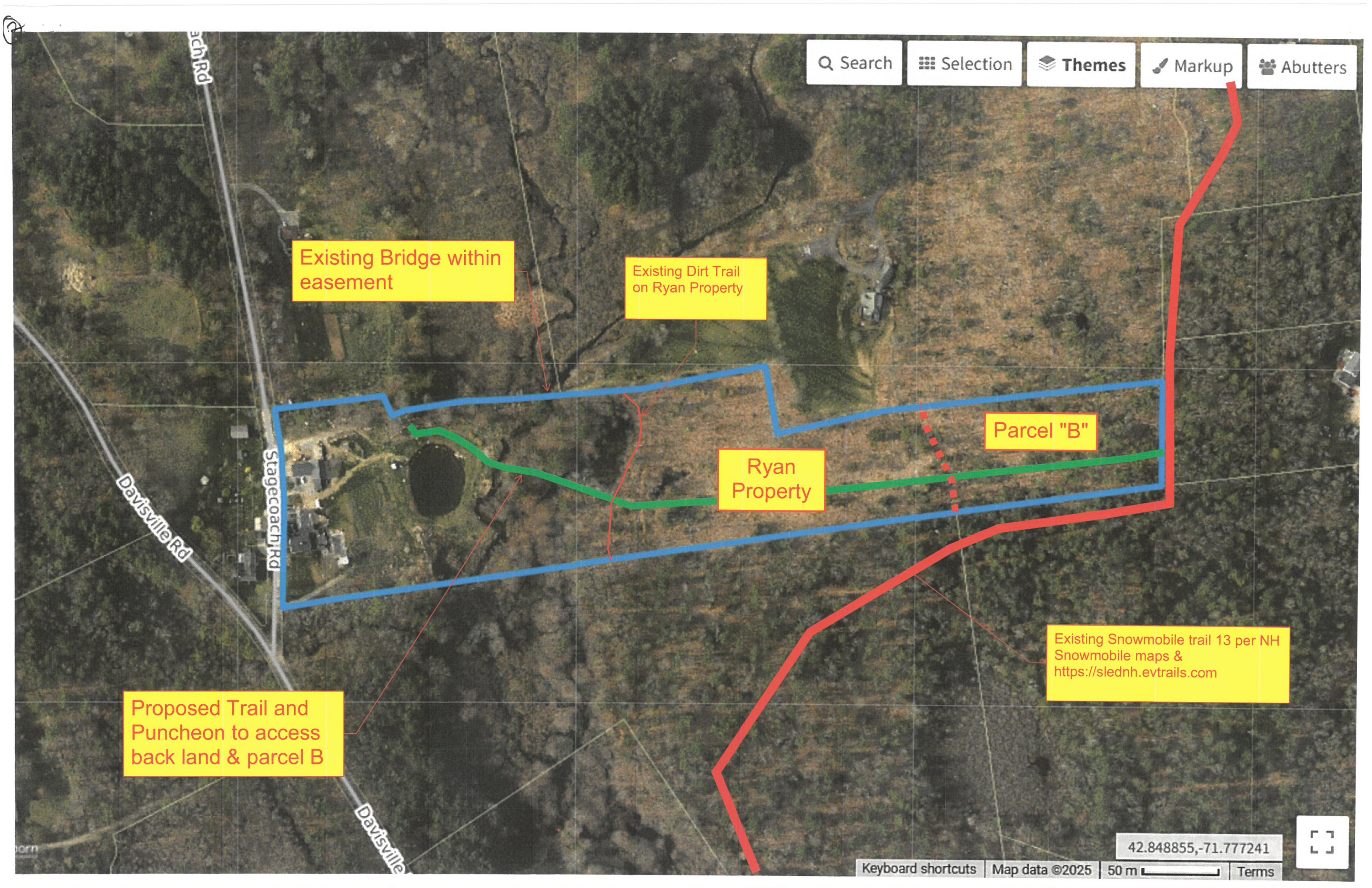
Existing Dirt Trail on Ryan Property

Parcel "B"

Ryan Property

Existing Snowmobile trail 13 per NH Snowmobile maps & <https://slednh.evtrails.com>

Proposed Trail and Puncheon to access back land & parcel B



3



Search Selection Themes Markup At

Proposed Snowmobile trail on Ryan Property

Existing Dirt Trail on Ryan Property

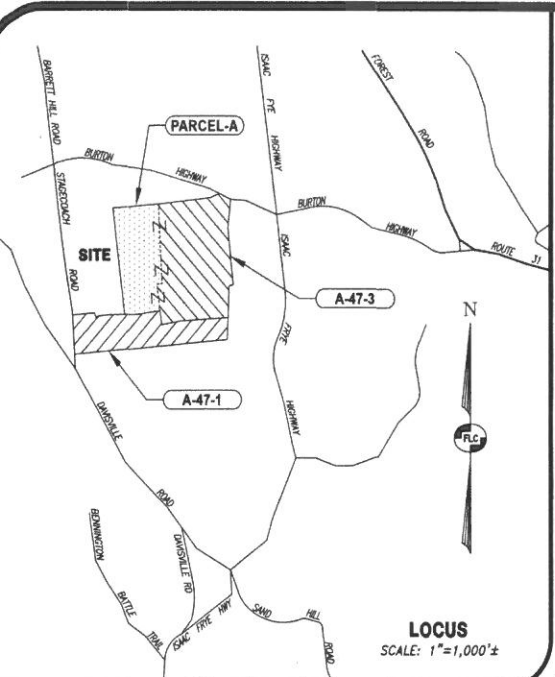
Existing Snowmobile trail 13 per NH Snowmobile maps & <https://slednh.evtrails.com>

Ryan Property

13

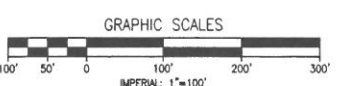
42.856005,-71.780488

Keyboard shortcuts Map data ©2025 Google 100 m Terms



LEGEND:

—	RIGHT-OF-WAY LINE	---	APPROX. ZONE/DISTRICT LINE
—	BOUNDARY LINE	---	FORMER LOT LINE
---	ABUTTING LOT LINE	---	WETLAND SETBACK
---	BUILDING SETBACK LINE	---	APPROX. 100 YEAR FLOOD PLAN
---	EDGE OF PAVEMENT	---	EXISTING BUILDING
---	EDGE OF GRAVEL DRIVE	---	A-47-3 TAX MAP & LOT NUMBER
---	EDGE OF WETLANDS	---	PROPOSED ACCESS EASEMENT
---	EXISTING EASEMENT LINE	---	
○ G.B.(*)	GRANITE BOUND PER REF.PLAN		
○ D.H.(*)	DRILL HOLE PER REF.PLAN		
○ I.P.W.(*)	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 04-04-2018 DATE: 4/5/18

OWNER(S) SIGNATURE, (LOT A-47-1) David A. & Elizabeth Deyscher 04-04-18 DATE: [Blank]



REFERENCE PLAN:

"LOT LINE ADJUSTMENT - PLAN OF LAND - LOTS A-47-1 & A-47-3 - DAVID A. & ELIZABETH DEYSCHER - 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 (601,300± SF)	+ PARCEL A (601,300± SF)	40.3± ACRES 1,755,460± SF (1,755,460± SF)
A-47-1	28.3± ACRES 1,232,500± SF (601,300± SF)	- PARCEL A (601,300± SF)	14.5± ACRES 631,200± SF (631,200± SF)

- 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 DEYSCHER - 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 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 33011C04320 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 HCR#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	LIVAN-TURNBRIDGE-ROCK OUTCROP COMPLEX 3 TO 15% SLOPES
197	BOROHAMISTS, PONDED 3 TO 8% SLOPES

A	04/02/18	ADD NOTE#12 & CONTIG. DRY AREAS	TJB	MOP
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:

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

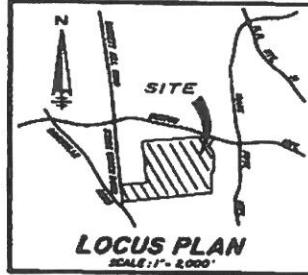
FIELDSTONE

LAND CONSULTANTS, PLLC

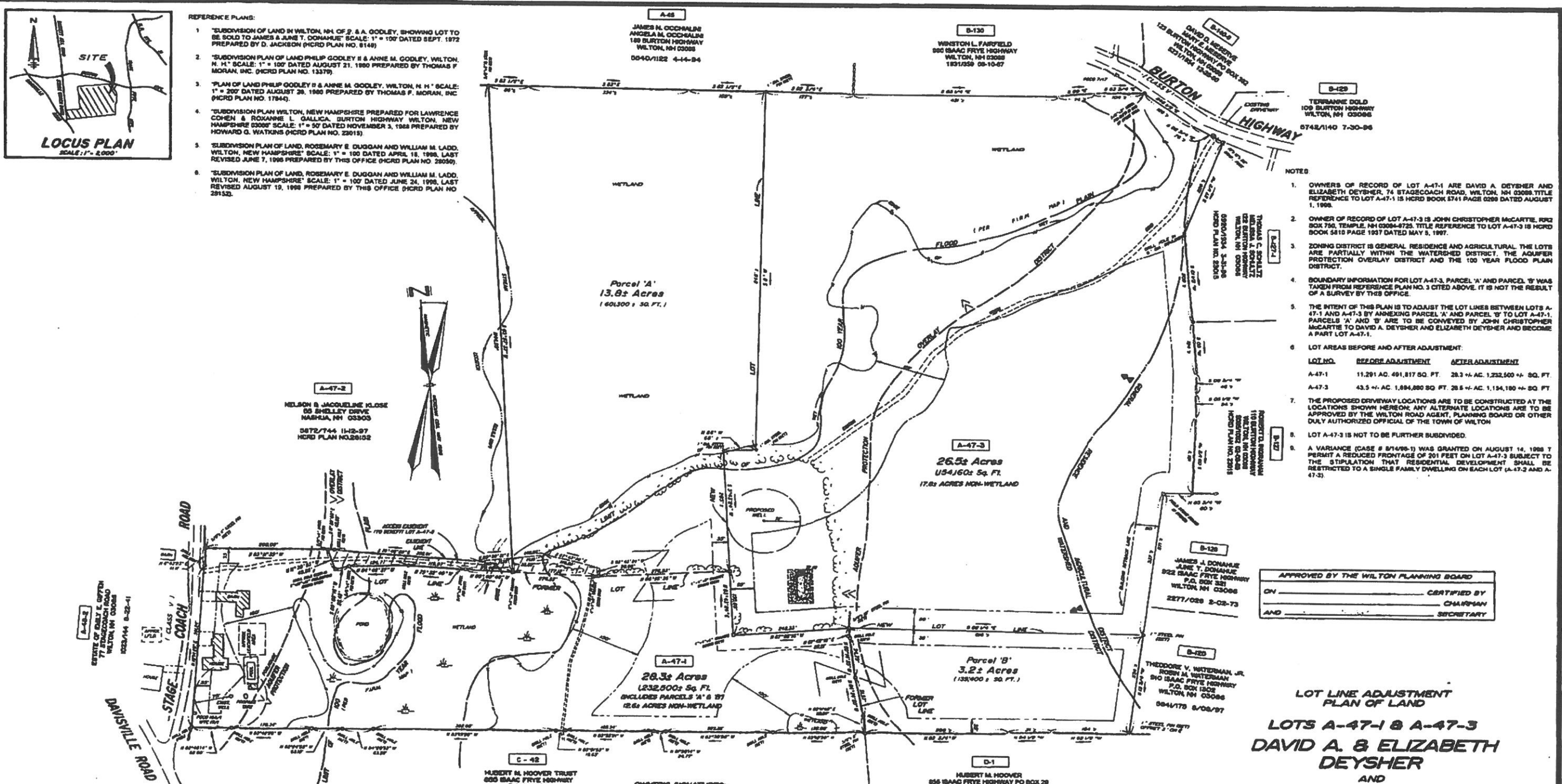
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

39688 Dwr 183

29899



- REFERENCE PLANS:
1. "SUBDIVISION OF LAND IN WILTON, NH, OF J. & A. GODLEY, SHOWING LOT TO BE SOLD TO JAMES & JANE T. DONAHUE" SCALE: 1" = 100' DATED SEPT. 1972 PREPARED BY D. JACKSON (HCRD PLAN NO. 8148)
 2. "SUBDIVISION PLAN OF LAND PHILIP GODLEY II & ANNE M. GODLEY, WILTON, N. H." SCALE: 1" = 100' DATED AUGUST 21, 1980 PREPARED BY THOMAS F. MORAN, INC. (HCRD PLAN NO. 13379)
 3. "PLAN OF LAND PHILIP GODLEY II & ANNE M. GODLEY, WILTON, N. H." SCALE: 1" = 200' DATED AUGUST 29, 1980 PREPARED BY THOMAS F. MORAN, INC. (HCRD PLAN NO. 17844)
 4. "SUBDIVISION PLAN WILTON, NEW HAMPSHIRE PREPARED FOR LAWRENCE COHEN & ROHANNE L. GALLICA, BURTON HIGHWAY WILTON, NEW HAMPSHIRE 03068" SCALE: 1" = 50' DATED NOVEMBER 3, 1988 PREPARED BY HOWARD G. WATKINS (HCRD PLAN NO. 23013)
 5. "SUBDIVISION PLAN OF LAND, ROSEMARY E. DUGGAN AND WILLIAM M. LADD, WILTON, NEW HAMPSHIRE" SCALE: 1" = 100' DATED APRIL 18, 1988, LAST REVISED JUNE 7, 1988 PREPARED BY THIS OFFICE (HCRD PLAN NO. 28050)
 6. "SUBDIVISION PLAN OF LAND, ROSEMARY E. DUGGAN AND WILLIAM M. LADD, WILTON, NEW HAMPSHIRE" SCALE: 1" = 100' DATED JUNE 24, 1988, LAST REVISED AUGUST 19, 1988 PREPARED BY THIS OFFICE (HCRD PLAN NO. 29152)



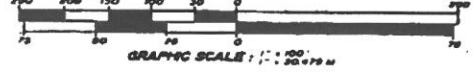
- NOTES:
1. OWNERS OF RECORD OF LOT A-47-1 ARE DAVID A. DEYSHER AND ELIZABETH DEYSHER, 74 STAGECOACH ROAD, WILTON, NH 03068. TITLE REFERENCE TO LOT A-47-1 IS HCRD BOOK 5741 PAGE 0289 DATED AUGUST 1, 1998.
 2. OWNER OF RECORD OF LOT A-47-3 IS JOHN CHRISTOPHER MCCARTIE, RFD BOX 750, TEMPLE, NH 03084-8723. TITLE REFERENCE TO LOT A-47-3 IS HCRD BOOK 5810 PAGE 1937 DATED MAY 5, 1997.
 3. ZONING DISTRICT IS GENERAL RESIDENCE AND AGRICULTURAL. THE LOTS ARE PARTIALLY WITHIN THE WATERSEED DISTRICT, THE AQUIFER PROTECTION OVERLAY DISTRICT AND THE 100 YEAR FLOOD PLAN DISTRICT.
 4. BOUNDARY INFORMATION FOR LOT A-47-3, PARCEL 'A' AND PARCEL 'B' WAS TAKEN FROM REFERENCE PLAN NO. 3 CITED ABOVE. IT IS NOT THE RESULT OF A SURVEY BY THIS OFFICE.
 5. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS A-47-1 AND A-47-3 BY ANNEXING PARCEL 'A' AND PARCEL 'B' TO LOT A-47-1. PARCELS 'A' AND 'B' ARE TO BE CONVEYED BY JOHN CHRISTOPHER MCCARTIE TO DAVID A. DEYSHER AND ELIZABETH DEYSHER AND BECOME A PART LOT A-47-1.
 6. LOT AREAS BEFORE AND AFTER ADJUSTMENT:

LOT NO.	BEFORE ADJUSTMENT	AFTER ADJUSTMENT
A-47-1	11,291 AC. 491,817 SQ. FT.	28.3 ± AC. 1,232,500 ± SQ. FT.
A-47-3	43.5 ± AC. 1,884,880 SQ. FT.	28.6 ± AC. 1,194,100 ± SQ. FT.
 7. THE PROPOSED DRIVEWAY LOCATIONS ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN HEREON. ANY ALTERNATE LOCATIONS ARE TO BE APPROVED BY THE WILTON ROAD AGENT, PLANNING BOARD OR OTHER DULY AUTHORIZED OFFICIAL OF THE TOWN OF WILTON.
 8. LOT A-47-3 IS NOT TO BE FURTHER SUBDIVIDED.
 9. A VARIANCE (CASE # 871495-1) WAS GRANTED ON AUGUST 14, 1988 TO PERMIT A 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-47-3 AND A-47-3).

APPROVED BY THE WILTON PLANNING BOARD
 ON _____ CERTIFIED BY _____
 AND _____ CHAIRMAN
 _____ SECRETARY

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' APRIL 22, 1999

OWNER'S SIGNATURES:
 David A. Deysher 4-26-99
 Elizabeth Deysher 4-26-99
 John Christopher McCartie 4-26-99



REV	DATE	DESCRIPTION	DR	CH
1	3/18/99	GENERAL REVISIONS	SJS	PEY
2	4/22/99	GENERAL REVISIONS	CH	PEY

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
 WILTON STATION - 90 MAIN ST - PO BOX 607 - WILTON, N.H. 03068
 TEL (603) 864-2348 FAX (603) 864-9894

29899 - Survey 136

95-01 NY 22 NOV 65

13176

PLAN 20899 UNH 136

SHEET 1 OF 2