

Symbol Legend

	MANHOLE
	SIGN
	SIGN WITH END POSTS
	POST/BOLLARD
	WELL & 75' RADIUS
	STONE WALL
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	IRON PIN/PIPE
	DRILL HOLE
	DISK
	CAPPED 5/8" REBAR
	5/8" REBAR WITH CAP (SET)
	SOILS TYPE KEY LETTER
	HILLSBOROUGH COUNTY REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED BOOK & PAGE AT HCRD
	FOUND
	SET



NAD83
NH State Plane 2024

Soils Key

1-2-3	MONADNOCK FINE SANDY LOAM	8-15% SLOPES
1-2-3	MONADNOCK FINE SANDY LOAM	15-35% SLOPES

I. Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

- SUBDIVISION PLAN OF LAND, ALFRED J. & EDNA CANN, WILTON, NH, DATED JUNE 25, 1975, BY THOMAS F. MORAN, INC (Plan 8491 HCRD)
- SUBDIVISION PLAN OF LAND, ANTHONY C. BLAIR, WILTON, NH, DATED AUGUST 18, 1978, BY THOMAS F. MORAN, INC (Plan 11542 HCRD)
- LOT LINE RELOCATION, WILTON, NEW HAMPSHIRE PREPARED FOR No. WILTON REAL ESTATE TRUST & RICHARD S. KAHN, DATED NOVEMBER 23, 1988, BY HOWARD G. WATKINS (Plan 23720 HCRD)
- LOT LINE ADJUSTMENT BETWEEN LANDS OF KAHN & BLACKBURN LIVING TRUST AND LANDS OF KARON S. WALKER, DATED MARCH 13, 2024, BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC (Plan 4211 HCRD)

II. Notes

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN TAX MAP A-040 AND A-041-1.
- THE OWNER OF PARCEL A-041-1 IS THE KAHN & BLACKBURN LIVING TRUST, 52 BARRETT HILL ROAD, WILTON, NH 03086 - 90342183.
- THE OWNERS OF PARCEL A-040 IS WILLIAM & DEB ABRAHAMS-DEMATTE, 72 BARRETT HILL ROAD, WILTON, NH 03086 - 64942362.
- NORTH SHOWN ON THIS PLAN IS REFERENCED TO NAD83 NH STATE PLANE GRID. BASED ON A STATIC GPS SURVEY PERFORMED IN MARCH 2024 USING AN G3S GNSS RECEIVER.
- THE BOUNDARY INFORMATION DEPICTED HEREON ARE THE RESULT OF A PRECISE INSTRUMENT SURVEY.
- TOPOGRAPHY SHOWN ON THIS PLAN WAS DEVELOPED FROM MERRIMACK RIVER BASIN WATERSHED POINT CLOUD DATA - PUBLISHED IN 2019, OBTAINED FROM <http://lidar.unh.edu/map>. THE VERTICAL DATUM IS NAVD88. CONTOUR INTERVAL IS FIVE (5) FEET.
- JURISDICTIONAL WETLANDS WERE NOT DELINEATED FOR THIS PROJECT.
- SOILS LINES AND TYPES SHOWN HEREON WERE OBTAINED FROM NRCS WEB SOIL SURVEY ONLINE PROGRAM, SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>, ACCESSED MARCH 12, 2024.
- WAIVERS HAVE BEEN GRANTED FROM SUBDIVISION REGULATION SECTIONS
- THE FEE SCHEDULE IN APPENDIX VIII TO THE WILTON LAND USE LAWS AND REGULATIONS AS OF THE DATE OF APPROVAL WILL BE APPLICABLE TO ANY NEW DEVELOPMENT ON LOTS CREATED BY THIS SUBDIVISION FOR A TIME PERIOD DETERMINED BY NH RSA 674:39, AFTER WHICH THE FEE SCHEDULE IN EFFECT AT THE TIME OF APPLICATION FOR A BUILDING PERMIT WILL APPLY.
- ALL NEW DRIVEWAYS MUST CONFORM TO THE WILTON DRIVEWAY REGULATIONS, INCLUDING OBTAINING A DRIVEWAY PERMIT PRIOR TO CONSTRUCTION AND ANY NECESSARY DRIVEWAY WAIVERS. ANY DRIVEWAY RELOCATION REQUIRES PRIOR APPROVAL OF THE WILTON PLANNING BOARD.
- NO OTHER PERMITS ARE REQUIRED FOR THIS LOT LINE ADJUSTMENT.

III. Easements, Covenants & Restrictions

- PARCEL A-041-1 & A-040 ARE SUBJECT TO COVENANTS DESCRIBED IN 2415:53 PERTAINING TO USE, STRUCTURES, CONSTRUCTION, MOTOR VEHICLES, ANIMALS & NUISANCE.
- PARCELS A-040 & A-041-1 ARE SUBJECT TO AND BENEFITED BY EASEMENTS AND COVENANTS PERTAINING TO THE DRIVEWAY PASSING OVER BOTH PROPERTIES, AS SHOWN HEREON. SEE 5652:974
- PARCEL A-040 & 41-1 ARE SUBJECT TO AND BENEFITED BY COMMON UTILITY EASEMENTS. SEE 5653:1667
- PARCEL A-040 BENEFITS FROM A NON-EXCLUSIVE RIGHT TO DRAW WATER FROM A WELL LOCATED ON LOT A-041-1, SHOWN HEREON. SEE 5653:1667.

Zoning Districts

RA (General Residence & Agricultural District)
REQUIREMENTS

LOT SIZE	2 ACRES
LOT WIDTH	175'
FRONTAGE	200'

BUILDING & SEPTIC SETBACKS	
FRONT	35'
SIDE	35'
REAR	35'

Watershed Overlay District

REQUIREMENTS	
LOT SIZE	6 ACRES
FRONTAGE	300'

Wetland Conservation Overlay District

Floodplain Conservation Overlay District

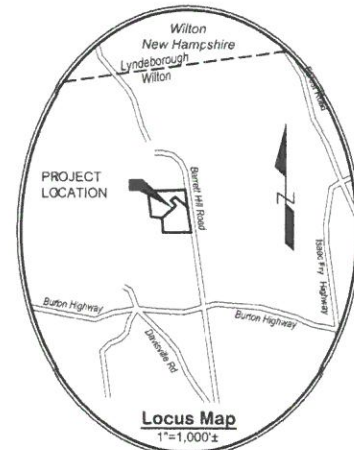
SEE TOWN OF WILTON ZONING ORDINANCES CONCERNING
ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

Graphic Scale



1" = 60'

NO.	DATE	REVISION	BY



Owner Certification

I/WE CERTIFY THAT I/WE AM/ARE THE CURRENT
OWNER(S) OF THE TRACTS SHOWN HEREON AND THAT
I/WE APPROVE OF THE SUBDIVISION.

OWNERS/APPLICANTS PARCEL [A-040] DATE

OWNERS/APPLICANTS PARCEL [A-041-1] DATE

APPROVED BY THE
WILTON PLANNING BOARD
ON: _____

CERTIFIED BY _____, CHAIR,

AND BY _____, VICE CHAIR

OR DESIGNATED MEMBER.

Surveyor's Certification

PURSUANT TO RSA 676: 16 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE WITH A POSITION TOLERANCE THAT MEETS OR EXCEEDS NH LAW 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

Lot Line Adjustment

BETWEEN LANDS OF
Kahn & Blackburn Living Trust
located at
Tax Map A Lot 041-1 - Book 9034, Page 2183
52 Barrett Hill Road, Wilton, Hillsborough County, New Hampshire

AND LANDS OF
William & Deb Abrahams-Dematte
located at
Tax Map A Lot 040 - Book 6494, Page 2362
72 Barrett Hill Road, Wilton, Hillsborough County, New Hampshire

Surveyed 02/2024 & 03/2025 Plan prepared 03/25/2025
Project No. H25-015 Cad File No. H25-015 BLADJ.dwg
Huntley Survey & Design, PLLC
NH & VT Land Surveying, Wetlands & NH Septic System Design
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