

NOTES (CONTINUED):

- (A) EXISTING LOT D-102 MAY BE SUBJECT TO A UTILITY EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE D/B/A EVERSOURCE, HOWEVER NO DEED HAS BEEN RECOVERED IN THE H.C.R.D.
- (B) EXISTING LOT D-102 IS SUBJECT TO EXISTING RIGHTS OF WAY AS DECLARED IN BK.6139 PG.1830 DATED 7/20/99 IN THE H.C.R.D.
- 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.
- THE INTENDED FUTURE USE OF LOTS D-101 AND D-102 IS SINGLE FAMILY RESIDENTIAL. THIS USE REQUIRES A VARIANCE FROM THE TOWN OF WILTON ZONING ORDINANCE.

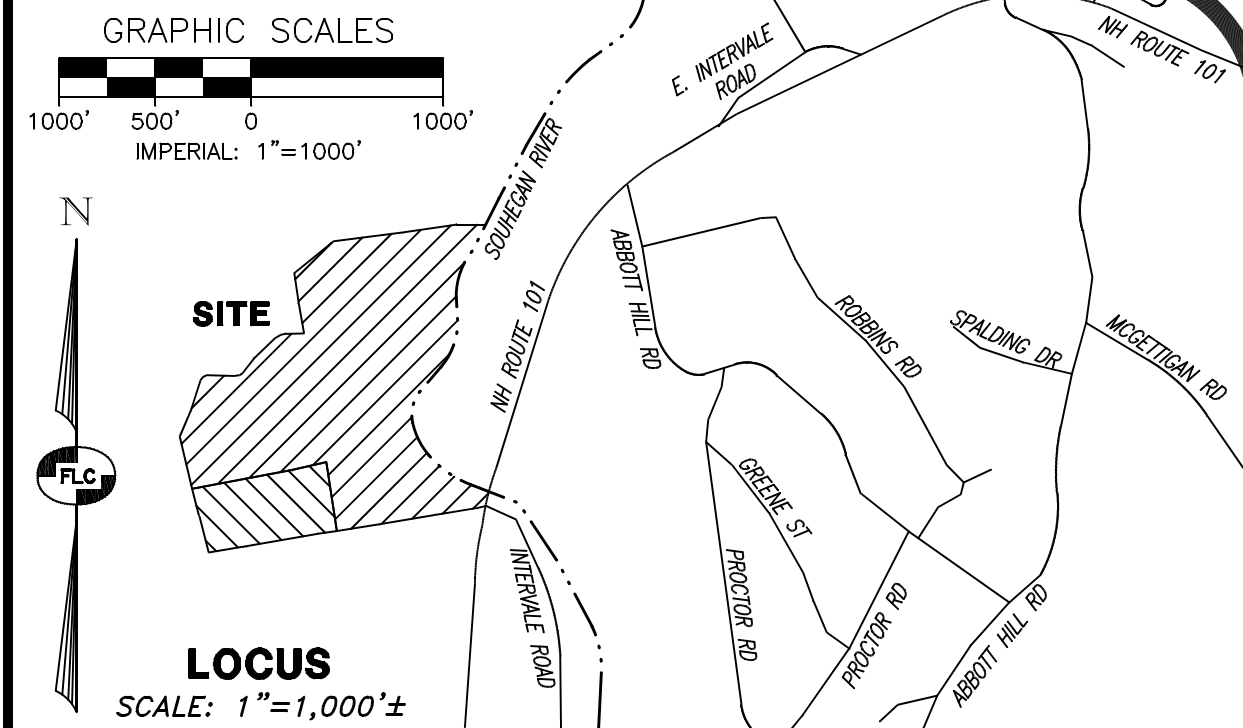
REFERENCE PLAN:

"THE PROPERTY - OF - WILTON ASSOCIATES - LAND VEST PROPERTIES, INC.", SCALE: 1"=100', DATED: NOVEMBER 6, 1973, PREPARED BY: JOHN C. CALHOUN, JR. & RECORDED AS PLAN #8254 IN THE H.C.R.D.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EXISTING STONE WALL
- EXISTING TREELINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- OVERHEAD UTILITY LINE
- DRAIN LINE

- D-102**
 - IRON PIN FOUND
 - GRANITE BOUND FOUND
 - IRON PIPE FOUND
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - IRON PIN TO BE SET
 - UTILITY POLE & GUY
 - CATCH BASIN
 - PRIVATE WELL
- EXISTING BUILDING
- EXISTING GRAVEL SURFACE
- PROPOSED ACCESS EASEMENT
- PARCEL-A



NOTES:

- THE OWNER OF RECORD FOR TAX MAP D. LOTS 101 & 102 ARE PAUL JOSEPH POISSON AND LISA MARIE CARTER, TRUSTEES OF THE J&L REVOCABLE TRUST OF 2013 - PO BOX 688, WILTON, NH 03086. THE DEED REFERENCE FOR THE PARCELS IS VOL.8584 PG.783 DATED JUNE 24, 2013 IN THE H.C.R.D.
- THE APPLICANT IS ANDREW LUONGO - 325 GIBBONS HIGHWAY, WILTON, NH 03086.
- THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A REVISION OF THE COMMON LOT LINE BETWEEN TAX MAP LOTS D-101 & D-102 BY SUBTRACTING PARCEL-A FROM LOT D-102 AND ADDING PARCEL-A TO LOT D-101, AND TO CREATE AN ACCESS EASEMENT OVER REVISED LOT D-101 FOR THE BENEFIT OF REVISED LOT D-102, AS SHOWN. CURRENTLY LOT D-101 CONTAINS 5,567 ACRES WITH NO FRONTAGE AND D-102 CONTAINS 30.1± ACRES WITH 221.72 FT. OF FRONTAGE. THE INTENT OF THIS LOT LINE ADJUSTMENT IS TO TRANSFER THE PARCEL-A, WHICH CONTAINS 6.743 ACRES OF AREA AND 200.00 FEET OF THE FRONTAGE FROM LOT D-102 TO LOT D-101. PARCEL-A IS NOT A SEPARATE BUILDING LOT. THIS LOT LINE ADJUSTMENT REQUIRES A VARIANCE FROM THE WILTON ZONING REGULATIONS TO ALLOW AN EXISTING CONFORMING LOT (D-102) TO BECOME A NON-CONFORMING LOT DUE TO FRONTAGE IN ORDER FOR AN EXISTING LAND LOCKED NON-CONFORMING LOT (D-101) TO BECOME CONFORMING.
- THE TOTAL AREA OF EXISTING TAX MAP PARCEL D-101 IS 5,567 ACRES OR 242,496 SQ.FT. WITH NO FRONTAGE. THE TOTAL AREA OF EXISTING TAX MAP PARCEL D-102 IS 30.1± ACRES PER THE TAX CARD WITH 221.72 FT. FRONTAGE ALONG ROUTE 101.
- LOT NUMBERS REFER TO THE TOWN OF WILTON ASSESSORS MAP D.
- ZONING FOR THE PARCEL IS THE INDUSTRIAL DISTRICT (I).
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF OCTOBER & NOVEMBER, 2022 AND LIDAR INFORMATION PROVIDED BY USGS. HORIZONTAL ORIENTATION IS THE NH STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM IS NAVD83. ORIENTATION AND DATUM WERE ESTABLISHED FROM A GPS CORRS SOLUTION.
- JURISDICTIONAL WETLANDS ON PARCEL-A AND IN THE SPECIFIED 2-ACRE AREAS DENOTED HEREON WERE DELINEATED DURING AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN NOVEMBER, 2023 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
- THE SITE IS PARTIALLY LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT. THE SITE IS NOT LOCATED IN THE WELLHEAD OR WATERSHED PROTECTION DISTRICTS.
- LOT D-102 IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY PRIVATE WELL AND SEPTIC SYSTEM. LOT D-101 IS CURRENTLY VACANT.
- THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF WILTON, NEW HAMPSHIRE, COMMUNITY NO. 330102, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 330110C0434D, DATED: SEPTEMBER 25, 2009.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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CONCEPTUAL LOT LINE ADJUSTMENT EXHIBIT

TAX MAP D LOTS 101 & 102
(325 GIBBONS HIGHWAY)
WILTON, NEW HAMPSHIRE

PREPARED FOR:
ANDREW LUONGO
325 GIBBONS HIGHWAY WILTON, NH 03086

LAND OF:
J&L REVOCABLE TRUST OF 2013
PO BOX 688 WILTON, NH 03086

SCALE: 1" = 100' MAY 20, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
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