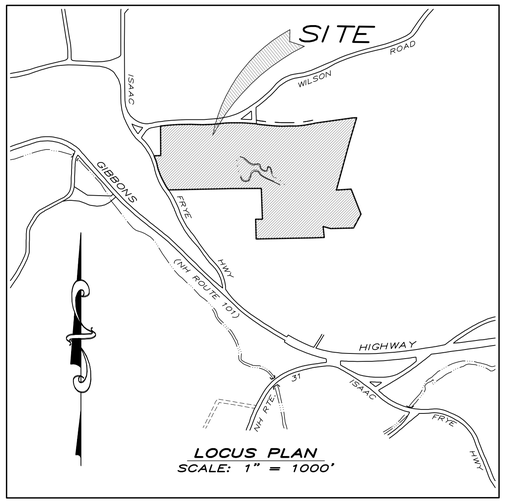


LOCUS PLAN
SCALE: 1" = 1000'

ABUTTERS LIST

C–76
MATTHEW D. BANGERT
MARION M. KEARNS
203 WILSON ROAD
WILTON, NH 03086
8540/1627 03–22–2013
(HCRD PLAN NO. 12215)

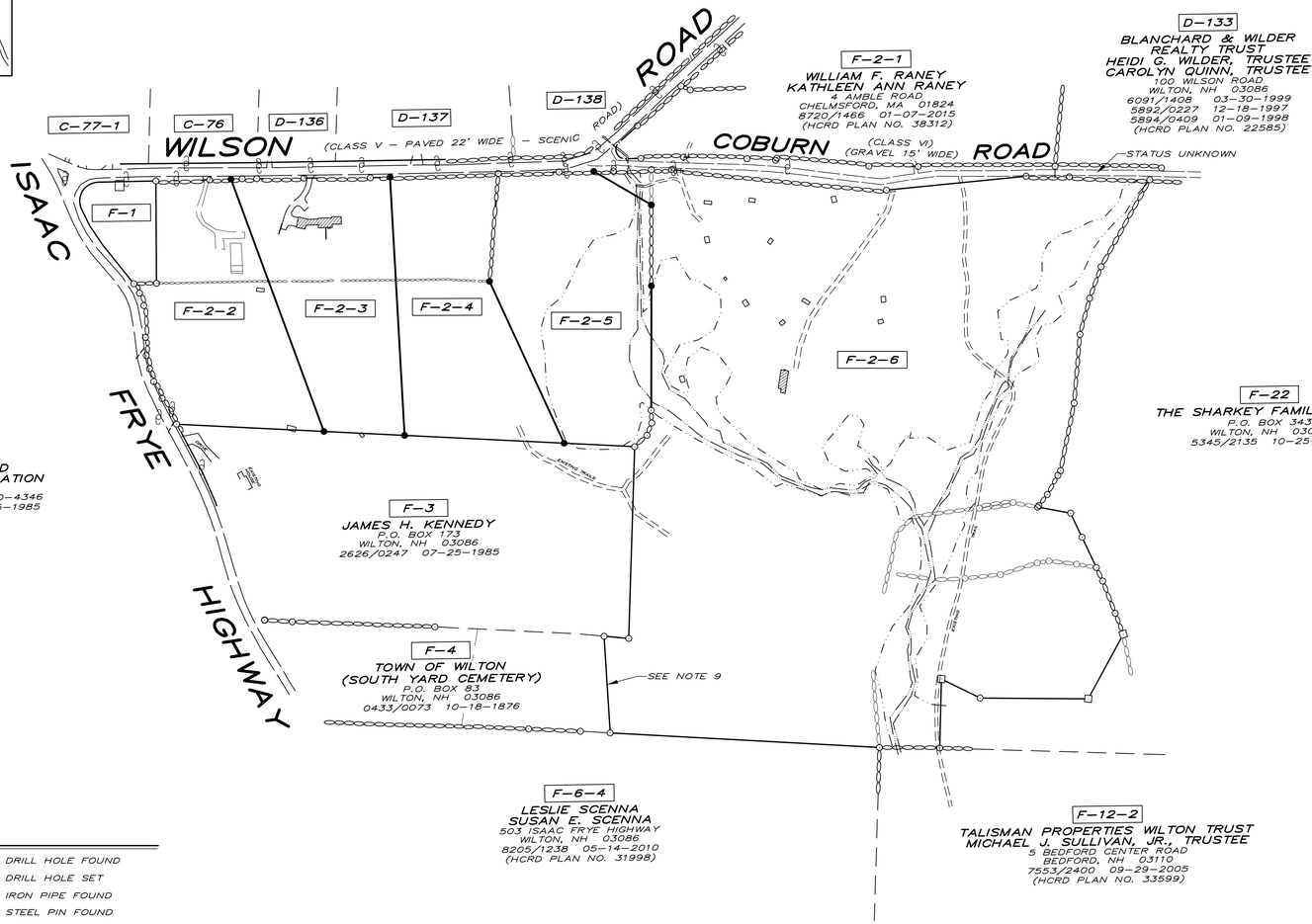
C–77–1
BLANCHARD FAMILY REVOCABLE TRUST
HEIDI WILDER, TRUSTEE
CAROLYN QUINN, TRUSTEE
221 WILSON ROAD
WILTON, NH 03086
7870/1888 05–07–2007

D–136
SOPURKH SING KHALSA
SNATAM KAUR KHALSA
195 WILSON ROAD
WILTON, NH 03086
8722/0923 01–15–2015
(HCRD PLAN NO. 12215)

D–137
SARAH L. POLLOCK
P.O. BOX 284
WILTON, NH 03086
8720/0537 09–17–2014
(HCRD PLAN NO. 12215)

F–1
BLANCHARD FAMILY REVOCABLE TRUST
HEIDI WILDER, TRUSTEE
CAROLYN QUINN, TRUSTEE
221 WILSON ROAD
WILTON, NH 03086
7870/1888 05–07–2007

D–138
ELIZABETH B. SULLIVAN, TRUSTEE
JANET H. HYMOWITZ, TRUSTEE
ZACHARY BENJAMIN SULLIVAN
ADINA BETH SULLIVAN
KATHERINE B. SULLIVAN
HANNAH B. SULLIVAN
DANFORTH B. SULLIVAN
438 GILMORE POND ROAD
JAFFREY, NH 03452
7939/0081 01–02–2008
7691/2904 02–24–2006



F–2–1
WILLIAM F. RANEY
KATHLEEN ANN RANEY
4 AMBLE ROAD
CHELMSFORD, MA 01824
8720/1466 01–07–2015
(HCRD PLAN NO. 38312)

D–133
BLANCHARD & WILDER REALTY TRUST
HEIDI G. WILDER, TRUSTEE
CAROLYN QUINN, TRUSTEE
100 WILSON ROAD
WILTON, NH 03086
6091/1408 03–30–1999
5892/0227 12–18–1997
5894/0409 01–09–1998
(HCRD PLAN NO. 22585)

E–16
NEW ENGLAND FORESTRY FOUNDATION
P.O. BOX 1346
LITTLETON, MA 01460–4346
3490/0366 II 01–25–1985

F–3
JAMES H. KENNEDY
P.O. BOX 173
WILTON, NH 03086
2626/0247 07–25–1985

F–4
TOWN OF WILTON
(SOUTH YARD CEMETERY)
P.O. BOX 83
WILTON, NH 03086
0433/0073 10–18–1876

F–22
THE SHARKEY FAMILY TRUST
P.O. BOX 343
WILTON, NH 03086
5345/2135 10–25–2004

F–6–4
LESLIE SCENNA
SUSAN E. SCENNA
503 ISAAC FRYE HIGHWAY
WILTON, NH 03086
8205/1238 05–14–2010
(HCRD PLAN NO. 31998)

F–12–2
TALISMAN PROPERTIES WILTON TRUST
MICHAEL J. SULLIVAN, JR., TRUSTEE
5 BEDFORD CENTER ROAD
BEDFORD, NH 03110
7553/2400 09–29–2005
(HCRD PLAN NO. 33599)

REFERENCE PLANS:

1. "BOUNDARY PLAN OF LAND, LOT F–2–1, DONNA S. JOAS 1997 TRUST, WILTON, NEW HAMPSHIRE" SCALE: 1" = 50' DATED APRIL 25, 2013 PREPARED BY THIS OFFICE (HCRD PLAN NO. 38312).
2. "TAX MAP F, LOTS 12–2, 12–3, 12–4, 12–5, AND 12–6 LOT CONSOLIDATION PLAN, WILTON WOODS COMMERCIAL INDUSTRIAL PARK, ROUTE 101, WILTON, NEW HAMPSHIRE, PREPARED FOR TALISMAN PROPERTIES, LLC, OWNED BY: TALISMAN PROPERTIES AND MANCHESTER–NASHUA CELLULAR TELEPHONE LP" SCALE: 1" = 100' DATED AUGUST 16, 2004 LAST REVISED SEPTEMBER 24, 2004 PREPARED BY TFMORAN, INC. (HCRD PLAN NO. 33599).
3. "TAX MAP F LOT 6, SUBDIVISION PLAN OF LAND OF GAMBREL BROOK INC., ROUTE 101, WILTON, NH PREPARED FOR GAMBREL BROOK INC., 76 BRIDGE STREET, MILFORD, NH 03055" SCALE: 1" = 100' DATED JUNE 10, 2002 LAST REVISED SEPTEMBER 3, 2002 PREPARED BY TFMORAN, INC. (HCRD PLAN NO. 31998).
4. "SUBDIVISION PLAN, WILTON, NEW HAMPSHIRE PREPARED FOR ISAAC K. BLANCHARD, WILSON ROAD, WILTON, NEW HAMPSHIRE 03086" SCALE: 1" = 100' DATED AUGUST 4, 1988 PREPARED BY HOWARD G. WATKINS, LLS (HCRD PLAN NO. 22585).
5. "SUBDIVSIION OF LAND OF CLEVELAND W. & ROSELLA H. BEARD, WILTON, N.H." SCALE: 1" = 50' DATED FEBRUARY 12, 1980 PREPARED BY PHILLIP W. IRELAND, SURVEYOR (HCRD PLAN NO. 12998).

NOTES:

1. OWNER OF RECORD OF LOT F–2 IS DONNA S. JOAS, TRUSTEE OF THE DONNA S. JOAS 1997 TRUST, 192 WILSON ROAD, WILTON, NH 03086.
2. TITLE REFERENCE TO LOT F–2 IS HCRD BOOK 8530 PAGE 0442, DATED FEBRUARY 21, 2013.
3. ZONING DISTRICT IS GENERAL RESIDENCE & AGRICULTURAL. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM FRONTAGE IS 200 FEET. MINIMUM BUILDING SETBACK IS 35 FEET FROM ALL LOT LINES. THE SITE LIES PARTIALLY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT.
4. THE LOTS DO NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANEL 434 OF 701, COMMUNITY–PANEL NO. 33011C 0434D, EFFECTIVE DATE SEPTEMBER 25, 2009.
5. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT F–2, CREATING FOUR NEW RESIDENTIAL LOTS.
6. THE TOTAL AREA OF LOT F–2 IS 61.893 ACRES (2,696,077 SQ FT).
7. NHDES CONSTRUCTION APPROVAL NO. FOR LOT F–2–3 IS CA2013111766, DATED FEBRUARY 11, 2013, APPROVED FOR OPERATION AUGUST 14, 2013.
8. ALL NEW LOTS TO BE SERVICED BY ON–SITE SEPTIC SYSTEMS AND WELLS.
9. THIS LINE WAS AGREED UPON WITH THE CEMETARY TRUSTEES, AT THEIR MEETING ON MAY 28, 2013.

OWNER'S SIGNATURE:

DONNA S. JOAS, TRUSTEE _____ DATE

APPROVED BY THE WILTON PLANNING BOARD
ON _____ CERTIFIED BY
_____ CHAIR, AND
_____ VICE–CHAIR OR
DESIGNATED MEMBER.

LEGEND

	EDGE OF PAVEMENT	DHF	DRILL HOLE FOUND
	EDGE OF GRAVEL	DHS	DRILL HOLE SET
	EDGE OF WETLAND	IPF	IRON PIPE FOUND
	EDGE OF WATER	SPF	STEEL PIN FOUND
	STONE WALL	SPS	STEEL PIN SET
	TREELINE	GBF	GRANITE BOUND FOUND
	LIMIT OF AQUIFER PROTECTION OVERLAY DISTRICT	UP	UTILITY POLE
	BUILDING SETBACK LINE	75'	WELL WITH 75' PROTECTIVE WELL RADIUS

400 300 200 100 0 400
120 0 120
GRAPHIC SCALE: 1" = 200'
1" = 60.960 M

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MINIMUM RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES. ALL MONUMENTS WERE FOUND OR SET AS SHOWN."

FEBRUARY 18, 2015
DATE

STATE OF NEW HAMPSHIRE · LICENSED LAND SURVEYOR · No. 768 · DAWN B. TUOMALA · SIGNATURE

"WETLAND BOUNDARIES WERE DELINEATED BY THIS OFFICE. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH TECHNIQUES OUTLINED IN THE 'CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y–87–1' AND 'FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND–VERSION 3, APRIL 2004'."

FEBRUARY 18, 2015
DATE

STATE OF NEW HAMPSHIRE · DAWN B. TUOMALA · No. 104 · CERTIFIED WETLAND SCIENTIST

REV.	DATE	DESCRIPTION	DR	CK

FILE	1690	TYPE	SUB	IDX	1690SUB768	FB	215

SUBDIVISION PLAN OF LAND LOT F–2 DONNA S. JOAS 1997 TRUST WILTON, NEW HAMPSHIRE

SCALE: 1" = 200' FEBRUARY 18, 2015

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION – 99 MAIN ST. – PO BOX 607 – WILTON, N.H. 03086
TEL: (603) 654–2345 FAX: (603) 654–9894 WWW.MONADNOCKSURVEY.COM

C-77-1 | C-76 | D-136 | D-137 | D-138 | D-133

WILSON ROAD (CLASS V – PAVED 22' WIDE – SCENIC ROAD)

COBURN ROAD (CLASS VI – GRAVEL 15' WIDE)

ISAAC FRYE HIGHWAY

N 78°58'28" E 52.18'
N 77°55'10" E 101.71'
N 78°49'38" E 143.53'
N 77°56'38" E 87.07'
N 79°20'54" E 125.79'
N 79°42'37" E 177.26'
N 78°01'13" E 52.78'
342.03'
289.25'
N 78°40'54" E 162.04'
S 62°45'45" E 78.00'
N 85°29'16" E 576.03'
N 74°20'11" E 374.92'
N 80°38'07" E 115.58'
N 82°06'31" E 214.59'
N 78°58'28" E 92.84'
N 54°09'05" E
S 05°19'46" E 289.07'
S 10°01'41" E 216.35'
S 13°12'47" E 669.69'
S 30°17'56" E 717.94'
S 34°47'56" E 476.29'
S 12°36'13" E 33.93'
S 11°26'18" W 35.34'
S 37°08'18" W 44.53'
S 10°05'06" W 89.65'
S 04°59'52" W 99.94'
S 05°10'30" E 184.04'
S 01°24'54" W 184.12'
S 18°57'40" W 74.67'
S 27°03'48" W 42.32'
S 89°36'01" E 89.35'
S 35°13'48" E 39.63'
S 31°19'44" E 92.48'
S 30°47'40" E 59.78'
S 18°22'57" W 196.17'
N 73°39'39" W 115.00'
289.00'
S 80°23'56" W
S 08°32'58" E 184.48'
S 80°25'21" W 160.63'
S 83°09'08" W 452.49'
N 85°14'56" E 66.00'
N 08°14'00" W 512.42'
N 13°12'47" W 258.79'
S 83°06'46" W 720.18'
TIE COURSE S 83°06'46" W 79.70'
N 78°52'31" E 80.50'
N 10°12'10" W 273.19'
N 40°52'00" W 29.19'
N 28°52'33" W 35.19'
N 13°09'07" W 84.88'
N 12°24'50" W 48.43'
N 23°47'36" W 36.59'
N 28°25'34" W 36.06'
N 36°17'59" W 50.51'
N 39°14'09" W 78.61'
S 82°48'34" W 393.69'
215.73'
426.59'
1224.51'
188.49'
160.87'
71.12'
160.16'
S 19°09'42" W
266.16'

F-1 | F-2-1 | F-2-2 | F-2-3 | F-2-4 | F-2-5 | F-2-6 | F-3 | F-4 | F-6-4 | F-22

F-2-3 5.000 ACRES 217,804 SQ FT

F-2-4 5.000 ACRES 217,803 SQ FT

F-2-2 5.001 ACRES 217,825 SQ FT

F-2-5 5.965 ACRES 259,843 SQ FT 2.666 ACRES 116,127 SQ FT UPLAND

F-2-6 40.928 ACRES 1,782,828 SQ FT REMAINDER 34.826 ACRES 1,517,012 SQ FT UPLAND

EXISTING WELL | EXISTING BUILDING TO BE REMOVED | EXISTING SHED | EXISTING GAZEBO | EXISTING FA WILLSON | EXISTING TRAILS | EXISTING TRAIL | EXISTING BROOK | BUILDING SETBACK LINE | PROTECTION OVERLAY DISTRICT | AQUIFER PROTECTION OVERLAY DISTRICT | GATE | TP1 | TP2 | TP3 | TP4 | TP5 | TP6 | EDA | WETLAND | BROOK | 75' | 50' | 35' | 12" RCP | 1" IPS UP 4" | 1" IPS UP 6" | 1" SPF UP 1" | GBF | IPS | DHF | DHS

E-16
NEW ENGLAND FORESTRY FOUNDATION
P.O. BOX 1346
LITTLETON, MA 01460-4346
3490/0366 II 01-25-1985

F-3
JAMES H. KENNEDY
P.O. BOX 173
WILTON, NH 03086
2626/0247 07-25-1985

F-4
TOWN OF WILTON
(SOUTH YARD CEMETERY)
P.O. BOX 83
WILTON, NH 03086
0433/0073 10-18-1876

F-6-4
LESLIE SCENNA
SUSAN E. SCENNA
503 ISAAC FRYE HIGHWAY
WILTON, NH 03086
8205/1238 05-14-2010
(HCRD PLAN NO. 31998)

F-22
THE SHARKEY FAMILY TRUST
P.O. BOX 343
WILTON, NH 03086
7345/2135 10-25-2004

N
14-3/4°
N.H. GRID – NAD '83
MAGNETIC MERIDIAN

LEGEND

	EDGE OF PAVEMENT	DHF	DRILL HOLE FOUND
	EDGE OF GRAVEL	DHS	DRILL HOLE SET
	EDGE OF WETLAND	IPF	IRON PIPE FOUND
	EDGE OF WATER	SPF	STEEL PIN FOUND
	STONE WALL	SPS	STEEL PIN SET
	TREELINE	GBF	GRANITE BOUND FOUND
	LIMIT OF AQUIFER PROTECTION OVERLAY DISTRICT		UTILITY POLE
	BUILDING SETBACK LINE	75'	WELL WITH 75' PROTECTIVE WELL RADIUS

GRAPHIC SCALE: 1" = 100' / 1" = 30.480 M (200 150 100 50 0 200 / 60 0 60)

OWNER'S SIGNATURE:

DONNA S. JOAS, TRUSTEE _____ DATE

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MINIMUM RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES. ALL MONUMENTS WERE FOUND OR SET AS SHOWN."

FEBRUARY 18, 2015
DATE

STATE OF NEW HAMPSHIRE LAND SURVEYOR NO. 768 DAWN B. TUOMALA SIGNATURE

"WETLAND BOUNDARIES WERE DELINEATED BY THIS OFFICE. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH TECHNIQUES OUTLINED IN THE 'CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1' AND 'FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND-VERSION 3, APRIL 2004'."

FEBRUARY 18, 2015
DATE

STATE OF NEW HAMPSHIRE DAWN B. TUOMALA No. 104 CERTIFIED WETLAND SCIENTIST

APPROVED BY THE WILTON PLANNING BOARD

ON _____ CERTIFIED BY

_____ CHAIR, AND

_____ VICE-CHAIR OR

DESIGNATED MEMBER.

F-12-2

SUBDIVISION PLAN OF LAND LOT F-2 DONNA S. JOAS 1997 TRUST WILTON, NEW HAMPSHIRE

SCALE: 1" = 100' FEBRUARY 18, 2015

REV.	DATE	DESCRIPTION	DR	CK

FILE	1690	TYPE	SUB	IDX	1690SUB768	FB	215

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION – 99 MAIN ST. – PO BOX 607 – WILTON, N.H. 03086
TEL: (603) 654-2345 FAX: (603) 654-9894 WWW.MONADNOCKSURVEY.COM

C-77-1 | C-76 | D-136 | D-137 | D-138 | F-2-1 | D-133

WILSON ROAD (CLASS V – PAVED 22' WIDE – SCENIC ROAD)

COBURN ROAD (CLASS VI – GRAVEL 15' WIDE)

ISAAC FRYE HIGHWAY

F-1

F-2-3
5.000 ACRES
217,804 SQ FT

F-2-4
5.000 ACRES
217,803 SQ FT

F-2-5
5.965 ACRES
259,843 SQ FT
~~3.606 ACRES~~
116,127 SQ FT
UPLAND

F-2-2
5.001 ACRES
217,825 SQ FT

F-2-6
40.928 ACRES
1,782,828 SQ FT
REMAINDER
34.826 ACRES
1,517,012 SQ FT
UPLAND

EXISTING BUILDING TO BE REMOVED

EXISTING SHED

75' EXISTING WELL

EXISTING PAVILION

EXISTING TRAILS

EXISTING PASSES

WETLAND

BROOK

BUILDING SETBACK

PROTECTION OVERLAY DISTRICT

AQUIFER PROTECTION OVERLAY DISTRICT

GATE

DRIVE

DUSTROD

OHW

EDA

TP1 TP2 TP3 TP4 TP5 TP6

DHF DHS IPF SPF SPS GBF

E-16
NEW ENGLAND FORESTRY FOUNDATION
P.O. BOX 1346
LITTLETON, MA 01460-4346
3490/0366 II 01-25-1985

F-3
JAMES H. KENNEDY
P.O. BOX 173
WILTON, NH 03086
2626/0247 07-25-1985

F-4
TOWN OF WILTON
(SOUTH YARD CEMETERY)
P.O. BOX 83
WILTON, NH 03086
0433/0073 10-18-1876

F-6-4
LESLIE SCENNA
SUSAN E. SCENNA
503 ISAAC FRYE HIGHWAY
WILTON, NH 03086
8205/1238 05-14-2010
(HCRD PLAN NO. 31998)

F-22
THE SHARKEY FAMILY TRUST
P.O. BOX 343
WILTON, NH 03086
7345/2135 10-25-2004

F-12-2

SCS SOIL LEGEND

SOIL BOUNDARIES SHOWN HEREON AS DEPICTED BY DOTTED LINE AND SOIL SYMBOL (77D) WERE DEVELOPED FROM NRCS USDA WEB SOIL SURVEY.

SYMBOL	SOIL NAME	SLOPES
15	SEARSPORT MUCK	LEVEL
22B	COLTON LOAMY SAND	3–8%
22C	COLTON LOAMY SAND	8–15%
22E	COLTON LOAMY SAND	15–50%
77D	MARLOW STONY LOAM	15–35%
142B	MONADNOCK FINE SANDY LOAM	3–8%
143C	MONADNOCK STONY FINE SANDY LOAM	8–15%
143D	MONADNOCK STONY FINE SANDY LOAM	15–35%
197	BOROHEMISTS, PONDED	LEVEL
214B	NAUMBURG FINE SANDY LOAM	3–8%
613B	CROGHAM LOAMY FINE SAND	3–8%

143C / 143D ..... DENOTES SOIL BOUNDARY

TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF A SURVEY BY THIS OFFICE. THE VERTICAL DATUM IS NAVD 1988. CONTOUR INTERVAL IS 2 FEET.

LEGEND

- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- EDGE OF WATER
- STONE WALL
- TREELINE
- LIMIT OF AQUIFER PROTECTION OVERLAY DISTRICT
- BUILDING SETBACK LINE
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- IPF IRON PIPE FOUND
- SPF STEEL PIN FOUND
- SPS STEEL PIN SET
- GBF GRANITE BOUND FOUND
- UTILITY POLE
- 75' WELL WITH 75' PROTECTIVE WELL RADIUS

GRAPHIC SCALE: 1" = 100'
1" = 30.480 M

N.H. GRID – NAD '83
MAGNETIC MEDIAN
14-3/4°

TOPOGRAPHIC & SOILS OVERLAY SUBDIVISION PLAN OF LAND LOT F-2

DONNA S. JOAS 1997 TRUST

WILTON, NEW HAMPSHIRE

SCALE: 1" = 100' FEBRUARY 18, 2015

REV.	DATE	DESCRIPTION	DR	CK

FILE	1690	TYPE	SUB	IDX	1690SUB768	FB	215

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
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