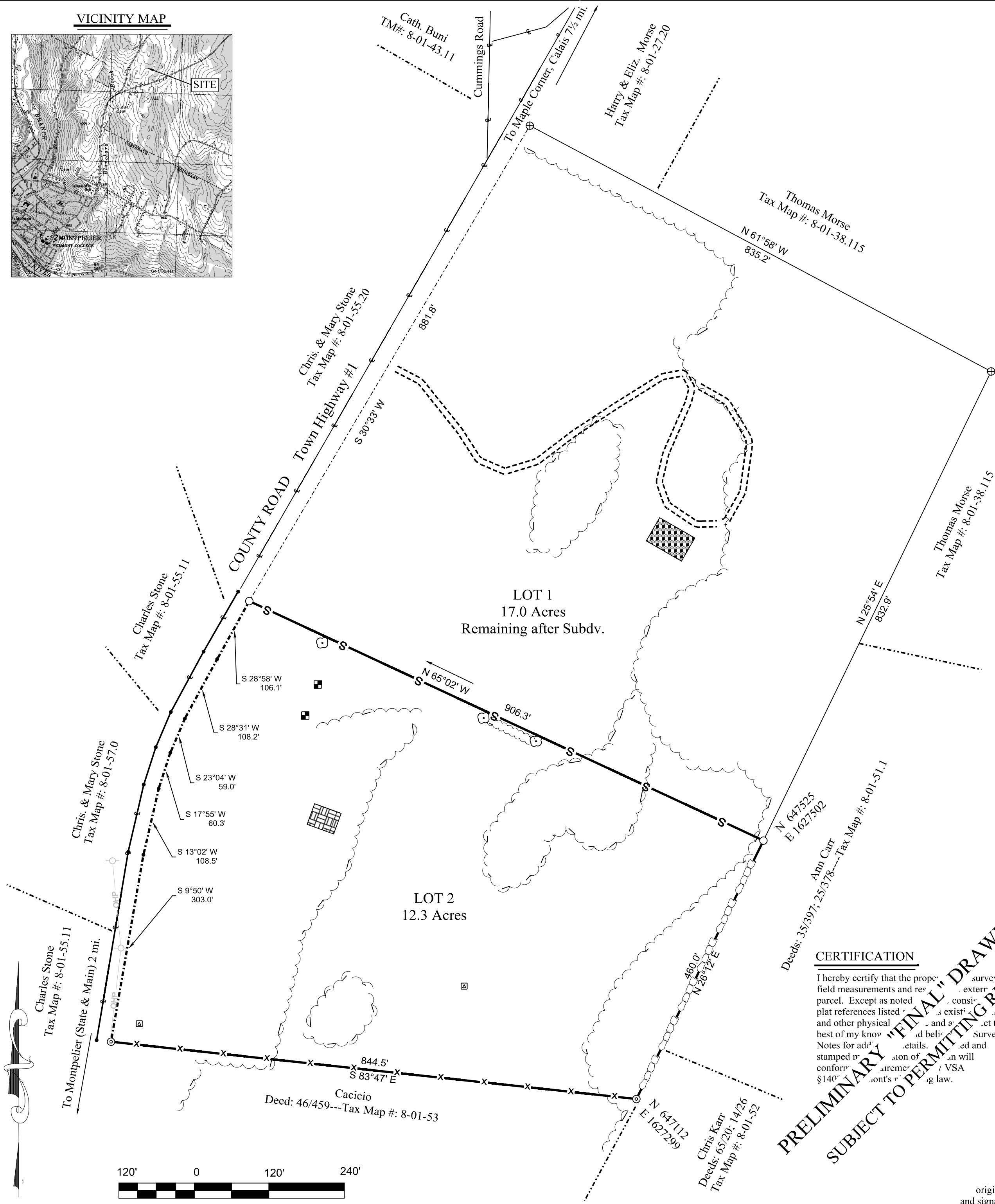
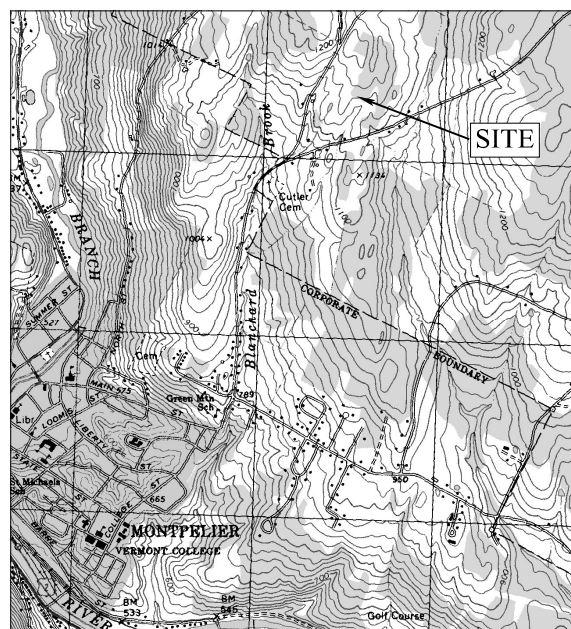


VICINITY MAP



SURVEY NOTES

- 1) All bearings refer to GRID NORTH. Basis of bearing is derived from GPS readings taken on control traverse points. Dimensions are calculated from a closed "Total Station" survey in substantial compliance with Board Standards for "Rural Lands" rotated to orient with Grid North. The corners shown as monumented by this survey have 5/8" - 4' long rebar with 2" aluminum caps. Unless otherwise noted, the Reveal [R:] for all monuments, set or found, is approximately 12" to 18". GPS coordinates are shown solely as an aid in re-locating the survey points. GPS coordinates are not sufficiently accurate to be controlling as to location of the easement lines or corners. GPS coordinate labels are Vermont State Plane Coordinates, NAD 83, feet.
- 2) The purpose of this survey is to subdivide Lot 2 from the original Atwood-Stone parcel on this side of the County Road. Only the subdivided lot was surveyed with the remainder of the parcel depicted hereon based on the dimensions shown on the map referenced in Note 4a rotated to grid north per Note 1. Acreage determined to the limits of an assumed 3-rod right-of-way on the County Road; actual right-of-way not researched in this project. This parcel was conveyed to the Susan Atwood-Stone Living Trust by deed recorded at Bk. 113 Pg. 304; "key deed" in chain is Bk. 57 Pg. 27.
- 3) Identification or delineation of any easements, rights of way, public land locations, Vermont lease lands, encroachments, objection to title, etc. was not part of the scope of this project. Nevertheless, except as noted, no evidence of such encumbrances was observed during field work. Two developed springs exist on Lot 2; rights to those springs were not researched. One deed found in the Atwood chain suggests part or all of this land is "lease land"; no further information was uncovered.
- 4) In addition to the various deeds referenced hereon the following maps were consulted in the preparation of this survey:
 - a) "Property of Ann Talbot Stone" dated 5/19/73 by James H. West, L.S. 370, bearing Drawing No. 11; recorded as Slide #75 in Hanging File #49.
 - b) "Total Station Survey of the Ann F. Carr Two-Lot Subdivision, Town Highway #3, E. Montpelier, VT." dated December 8, 2000, by John H. Thetford, L.S. #589; recorded as Slide #59

LEGEND

- Set 5/8" Rebar w/ 2" Aluminum Cap (L.S.#555)
- ⊙ Found 1" Galv. Iron Pipe
- ⊕ Purported Iron Pipe - not recovered in this survey
- Unmarked Point
- ⊖ Power Pole
- ⊙ Large Maple Near Line
- Septic System Test Pit
- ⊠ Developed Spring
- Existing Driveway
- OHP— Overhead Power Line
- - - - - Approx. 3-rod Right-of-way - County Road
- ⋯ Abutters' Property Line (per tax map)
- Centerline Town Road (as traveled)
- ⊖ Line of Large Maples
- ⊖ Edge of Woods/Field
- S— Subdivision Line
- ⊖ Existing Stone Wall/Wire Fence Boundary
- X—X— Remnant Wire Boundary Fence
- ⊠ Proposed House Location (Approx.)
- ⊠ Existing House (Approx.)
- N ##### GPS Coordinates (See Note 1)
- E #####

MUNICIPAL ENDORSEMENT

This mylar is identical to the final plat approved by resolution of the Development Review Board of the Town of East Montpelier, Vermont on the ____ day of _____, _____, subject to the requirements and conditions of said resolution.
 Signed this ____ day of _____, _____, by _____,
 Zoning Administrator, East Montpelier.

CERTIFICATION

I hereby certify that the proper survey measurements and references are based on field measurements and references to exterior boundaries of the parcel. Except as noted, all monuments shown on this plat are in accordance with deed and plat references listed on this drawing and are in accordance with the Vermont Statutes and other physical monuments and are subject to the best of my knowledge and belief. Survey Notes for additional details, and stamped in accordance with the provisions of the Vermont Statutes, shall conform to the requirements of the Vermont Statutes, §140, and the Vermont Surveying Law.

PRELIMINARY "FINAL" DRAWING
SUBJECT TO PERMITTING REVIEW

SUBDIVISION OF ATWOOD-STONE LIVING TRUST PROPERTY
COUNTY ROAD, EAST MONTPELIER, VERMONT

FOR
SUSAN ATWOOD, EAST MONTPELIER, VERMONT
BY

PAUL W. HANNAN, L.S. **CALAIS, VERMONT**

SURVEYED: P.H., C.J. **TITLE: P.H.**

SCALE: 1" = 120' **DRAWN: P.H.**

JUNE, 2017 **PROJ. NO.: 16-062-006**



Copy not valid without original raised surveyor's seal and signature. Copyright © 2017