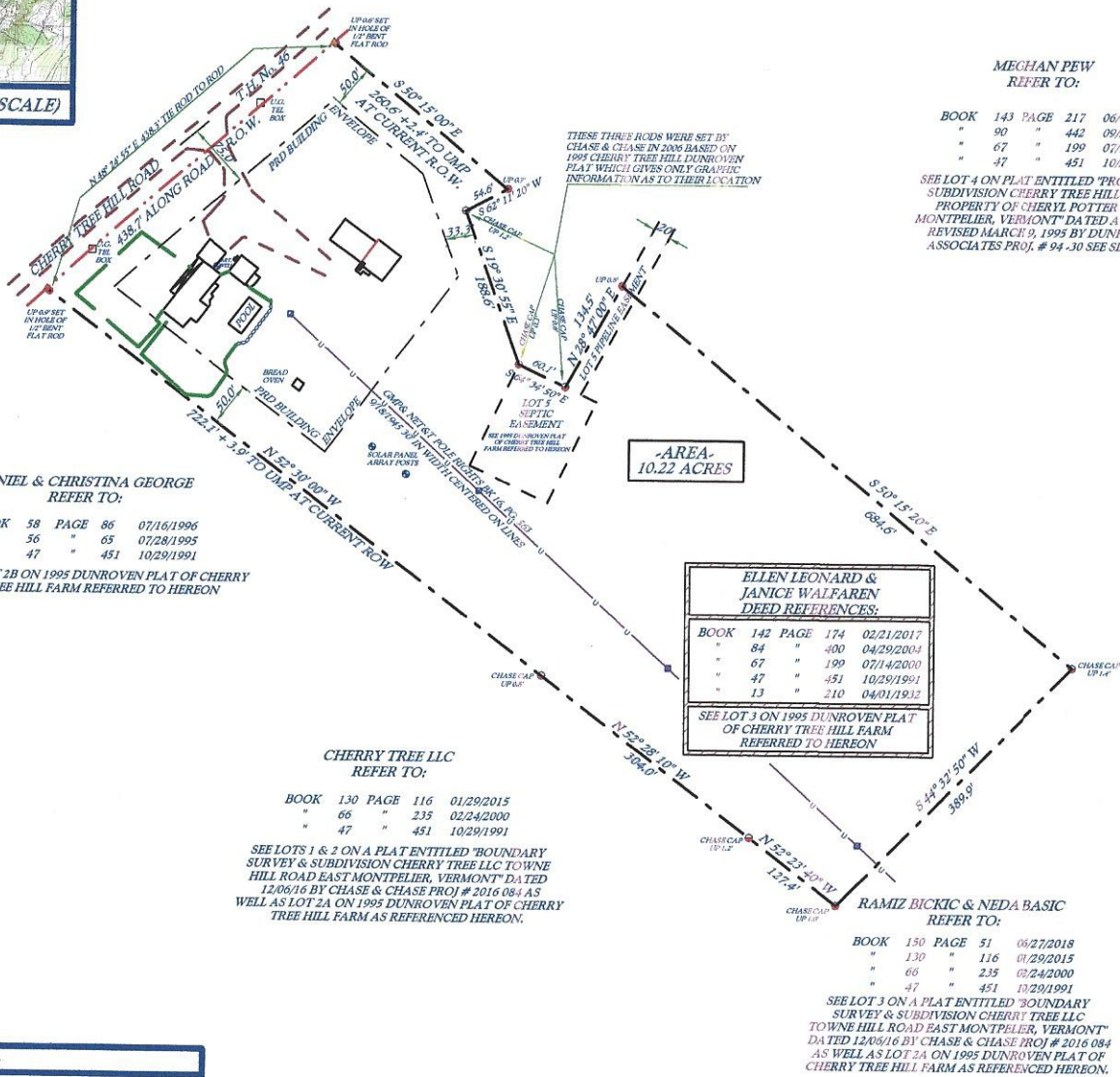


-LOCUS- (NOT TO SCALE)



-AREA-
10.22 ACRES

DANIEL & CHRISTINA GEORGE
REFER TO:

BOOK	58	PAGE	86	07/16/1996
"	56	"	65	07/28/1995
"	47	"	451	10/29/1991

SEE LOT 2B ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM REFERRED TO HEREON

CHERRY TREE LLC
REFER TO:

BOOK	130	PAGE	116	01/29/2015
"	66	"	235	02/24/2000
"	47	"	451	10/29/1991

SEE LOTS 1 & 2 ON A PLAT ENTITLED "BOUNDARY SURVEY & SUBDIVISION CHERRY TREE LLC TOWNE HILL ROAD EAST MONTPELIER, VERMONT" DATED 12/08/16 BY CHASE & CHASE PROJ # 2016 081 AS WELL AS LOT 2A ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM AS REFERENCED HEREON.

ELLEN LEONARD & JANICE WALFAREN DEED REFERENCES:				
BOOK	142	PAGE	174	02/21/2017
"	84	"	400	04/29/2004
"	67	"	199	07/14/2000
"	47	"	451	10/29/1991
"	13	"	210	04/01/1932

SEE LOT 3 ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM REFERRED TO HEREON

RAMIZ BIKTIC & NEDA BASIC
REFER TO:

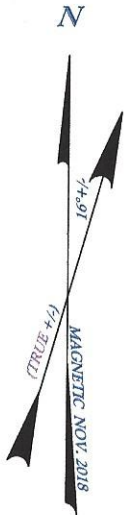
BOOK	150	PAGE	51	06/27/2018
"	130	"	116	01/29/2015
"	66	"	235	02/24/2000
"	47	"	451	10/29/1991

SEE LOT 3 ON A PLAT ENTITLED "BOUNDARY SURVEY & SUBDIVISION CHERRY TREE LLC TOWNE HILL ROAD EAST MONTPELIER, VERMONT" DATED 12/08/16 BY CHASE & CHASE PROJ # 2016 084 AS WELL AS LOT 2A ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM AS REFERENCED HEREON.

MECHAN PEW
REFER TO:

BOOK	143	PAGE	217	06/02/2017
"	90	"	442	09/26/2005
"	67	"	199	07/14/2000
"	47	"	451	10/29/1991

SEE LOT 4 ON PLAT ENTITLED "PROPOSED SUBDIVISION CHERRY TREE HILL FARM PROPERTY OF CHERYL POTTER EAST MONTPELIER, VERMONT" DATED AUG. 1994 REVISED MARCH 9, 1995 BY DUNROVEN ASSOCIATES PROJ. # 94-30 SEE SLIDE 81



-CERTIFICATION-

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND CONSISTENT WITH THE DEED AND PLAT REFERENCES LISTED AS WELL AS EXISTING MONUMENTATION AND OTHER PHYSICAL EVIDENCE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LOCATION OF THE TESTED MOUND SITE FOR TWO NEW TWO BEDROOM HOUSES SCALED FROM THE LAWRENCE SITE PLAN ARE NOT CERTIFIED BY THIS SURVEYOR AS CORRECT.

**2ND REVISED
PROPOSED
FINAL COPY
5/16/2019**

SCALE: 1 INCH = 100 FEET



-LEGEND-

	PROPERTY LINE
	RIGHT OF WAY LIMIT
	LINE OF FENCED YARD
	EDGE OF GRAVEL
	STONE WALL
	UTILITY LINE
	5/8" DIA. REROD SET WITH CAP
	5/8" DIA. REROD FOUND
	IRON STAKE / HOUSE SITE CORNER
	UNMARKED POINT
	GROUND LEASE LIMITS

-NOTE-

THE METES AND BOUNDS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1:489,127 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.09 FEET PLUS 1:5,000.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED AT THE SITE ON NOVEMBER 19, 2018 AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN ADJOINING COURSES.

THE AREA HAS BEEN CALCULATED TO THE RIGHT-OF-WAY LIMITS OF CHERRY TREE HILL ROAD (T.H. 46) WHICH IS ASSUMED TO BE 1 1/2 RODS (24.75') SOUTHEASTERLY OF AND PARALLEL TO THE EXISTING CENTERLINE. THE RIGHT-OF-WAY LINE IS THE PROPERTY LINE AND THE ROAD CENTER LINE APPEARS TO HAVE BEEN MOVED BY 2.5' TO 4' TO THE NORTH WEST OF ITS 1995 LOCATION BASED ON THE DUNROVEN PLAT DATA OF THAT DATE.

SURVEY OF PROPERTY BELONGING TO:
ELLEN LEONARD & JANICE WALFAREN
CHERRY TREE HILL ROAD EAST MONTPELIER, VERMONT

SCALE:	1 INCH = 100 FEET
DATE:	DECEMBER, 2018
SURVEYED BY:	LMG
DRAFTED BY:	LMG
CHECKED BY:	LMG



FILE No. A 18-527