

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS
OR CONDITIONS LISTED IN PERMIT
Permit #: WW-5-3703-2
Date: 05/22/2023

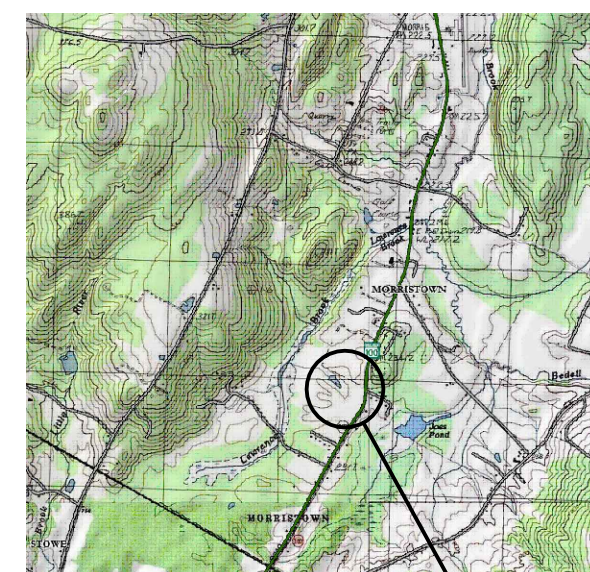
NOTES:

- THIS PLAT IS BASED ON DEED RECORDS AND FIELD SURVEY STATION ON 07/11/19.
- BEARINGS ARE BASED ON THE TRVERSE (PLAT REFERENCE TO VOLUME 201 PAGE 7).
- THIS PARCEL WAS CONVEYED BY DEED TO THE TRVERSE AND VOLUME 201 PAGE 7.
- REBARS SET ARE NO. 5 REINFORCING BARS SET IN THE TRVERSE STAMPED "TRUDELL CONSULTING".
- DISTANCES ARE SHOWN TO THE SECOND CORNER ONLY.
- AN ATTEMPT HAS BEEN MADE TO LOCATE THE RIGHTS OF WAY, LEASE LINES, EASEMENTS, ENCUMBRANCES MAY EXIST.
- UNDERGROUND UTILITY LINES ARE SHOWN ON THE PLAT. UNDERGROUND LINES MAY BE LOCATED BY THE FIELD OR READILY FOUND.
- VT ROUTE 100 RIGHT IS ASSUMED TO BE MONUMENTED FROM ALL LOT CORNERS OF LOTS 1-10 AS OF 07/15/2019.
- THIS PROPERTY IS SUBJECT TO THE VILLAGE OF MORRISVILLE ELECTRIC TRANSMISSION LINE.
- FOR ADDITIONAL INFORMATION SEE PLAT/RECORDS.
- THE SUBJECT PROPERTY LIES WITHIN THE AGRICULTURAL ZONE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	95.77'	85.92'	S89°09'31"W	91°27'06"
C2	60.00'	229.65'	113.01'	N64°32'04"E	219°18'00"
C3	3345.66'	428.67'	428.37'	S28°37'51"W	7°20'28"

1. THIS PLAT IS BASED ON DEEDS RECORDED IN THE TOWN MORRISWORTH LAND RECORDS AND FEATURES LOCATED IN THE FIELD WITH A TOTAL STATION ON 07/11/19.
2. BEARINGS ARE BASED ON MAGNETIC NORTH TAKEN ALONG A LEG OF THE TRAVERSE (PLAT REFERENCE 1) .
3. THIS PARCEL WAS CONVEYED TO HOWARD IN VOLUME 178 PAGE 112 AND VOLUME 201 PAGE 70.
4. REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LLS 732".
5. DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
6. AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
7. UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
8. VT ROUTE 100 RIGHT IS ASSUMED TO BE 3 RODS PER EXISTING MONUMENTATION FROM SURVEYS OF RECORD AND STATE STATUTE.
9. ALL LOT CORNERS OF LOTS 8, 9, & 10 WERE WITNESSED BY CEDAR POSTS AS OF 07/15/2019.
10. THIS PROPERTY IS SUBJECT TO A THIRTY FOOT WIDE EASEMENT TO THE VILLAGE OF MORRISVILLE WATER AND LIGHT DEPARTMENT FOR ELECTRIC TRANSMISSION LINES PER v. 70 p. 273 & 529.
11. FOR ADDITIONAL INFORMATION ON ASSOCIATED EASEMENTS AND RIGHTS OF WAY SEE PLAT/PLAN REFERENCE 6.
12. THE SUBJECT PROPERTY LIES FULLY IN THE RURAL RESIDENTIAL AGRICULTURAL ZONE.



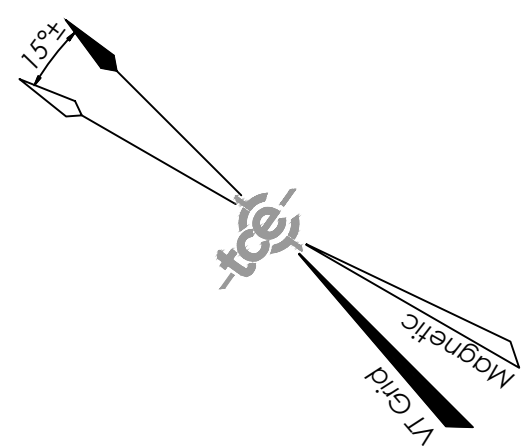
LEGEND

- | | | |
|---|---|--------------------------------------|
| FOR |  | REBAR (SET FLUSH IN 2019) |
| ENTS AND |  | CONCRETE MONUMENT (SET IN 2006) |
| |  | REINFORCING BAR (SET IN 2006) |
| AL |  | REINFORCING BAR (FOUND) |
| |  | CALCULATED POINT |
| |  | UTILITY POLE |
| ----- OH ----- | | OVERHEAD UTILITY LINE |
| ----- x ----- | | BARBED WIRE FENCE |
|   | | EXISTING BOUNDARY LINE |
| ----- - | | EXISTING ADJOINING BOUNDARY LINE |
|  | | PROPOSED BOUNDARY LINE |
| ----- - - - - - | | PROPOSED EASEMENT LINE |
| ----- - - | | EXISTING EASEMENT LINE |
| ----- - - - - - | | EXISTING BOUNDARY LINE TO BE REMOVED |
| C1 | | CURVE DATA TABLE REFERENCE |

PLAT/PLAN REFERENCES:

1. "SUBDIVISION PLAT VISTA MEADOWS, ROUTE 100 MORRISTOWN, VT." DATED 4/13/06 AND LAST REVISED JULY 11, 2008 BY TRUDELL CONSULTING ENGINEERS AND RECORDED AS MAP SLIDE 312 IN THE TOWN OF MORRISTOWN LAND RECORDS.
2. "SUBDIVISION PLAT SUGAR HOUSE RIDGE ASSOCIATES PROPERTY VT. RTE. 100 MORRISTOWN, VERMONT" DATED DECEMBER 2002 BY ALLEN J. NEWTON AND RECORDED AS MAP SLIDE 78 IN THE TOWN OF MORRISTOWN LAND RECORDS.
4. "GAIL AMES SUBDIVISION RTE 100 MORRISTOWN" DATED MARCH 1992 BY ALLEN J. NEWTON AND RECORDED AS MAP SLIDE 118 IN THE TOWN OF MORRISTOWN LAND RECORDS.
5. "TRANSIT AND TAPE SURVEY OF RYDER BROOK STABLES SUBDIVISION MORRISTOWN, VT." DATED 11/28/78 BY VALLEY SURVEYORS AND RECORDED AS MAP SLIDE 26 OF THE MORRISTOWN LAND RECORDS.
6. "OVERALL SITE PLAN C2-01" DATED 10/17/18 BY TRUDELL CONSULTING ENGINEERS.

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*This plat is for Agency of Natural Resources
permitting purposes only and not for recording in
the land records.*

John Pitrowiski (Signature)

TOWN OF MORRISTOWN, VT.

RECEIVED FOR RECORD AT _____ O'CLOCK ____ M.,
_____, 2022 AND RECORDED IN SLIDE# _____ ATTEST:

TOWN CLERK

- | | | | |
|---|------------------------------------|------------|-----|
| 3 | BLA Lots 1, 8, 9, Adjust Easements | 05/12/2023 | JPP |
| 2 | BLA Lots 8 and 9, Adjust Easements | 05/03/2023 | JPP |
| 1 | Revised Road Name | 09/02/22 | JPP |

Revisions	#	Description	Date	By
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BOUNDARY LINE ADJUSTMENT PLAT LANDS OF Donald R. & Marianne Howard

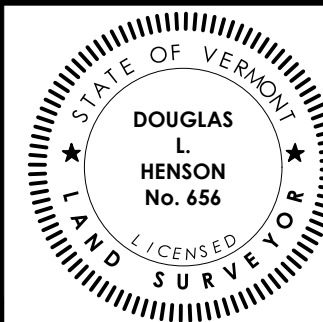
Parcel ID# 16046 & 16047
4200 VT Route 100
Morristown, Vermont

Date: <u>7-11-2012</u>	Drawn By: <u>HAB/NLS</u>	Crd file: <u>18-166</u>	Project #: <u>18-166</u>
Scale: <u>1" = 120'</u>	Surveyed By: <u>HAB/NLS</u>	Field Bk: <u>358</u>	Sheet: S1-02

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION
ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS,
AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE
REQUIREMENTS OF 27 VSA SECTION 1403. DATED

THIS 3RD DAY OF MAY, 2023

DOUGLAS L, HENSON, L.S. 656



TRUDELL CONSULTING ENGINEERS

478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802.879.6331 | WWW.TCEVT.COM