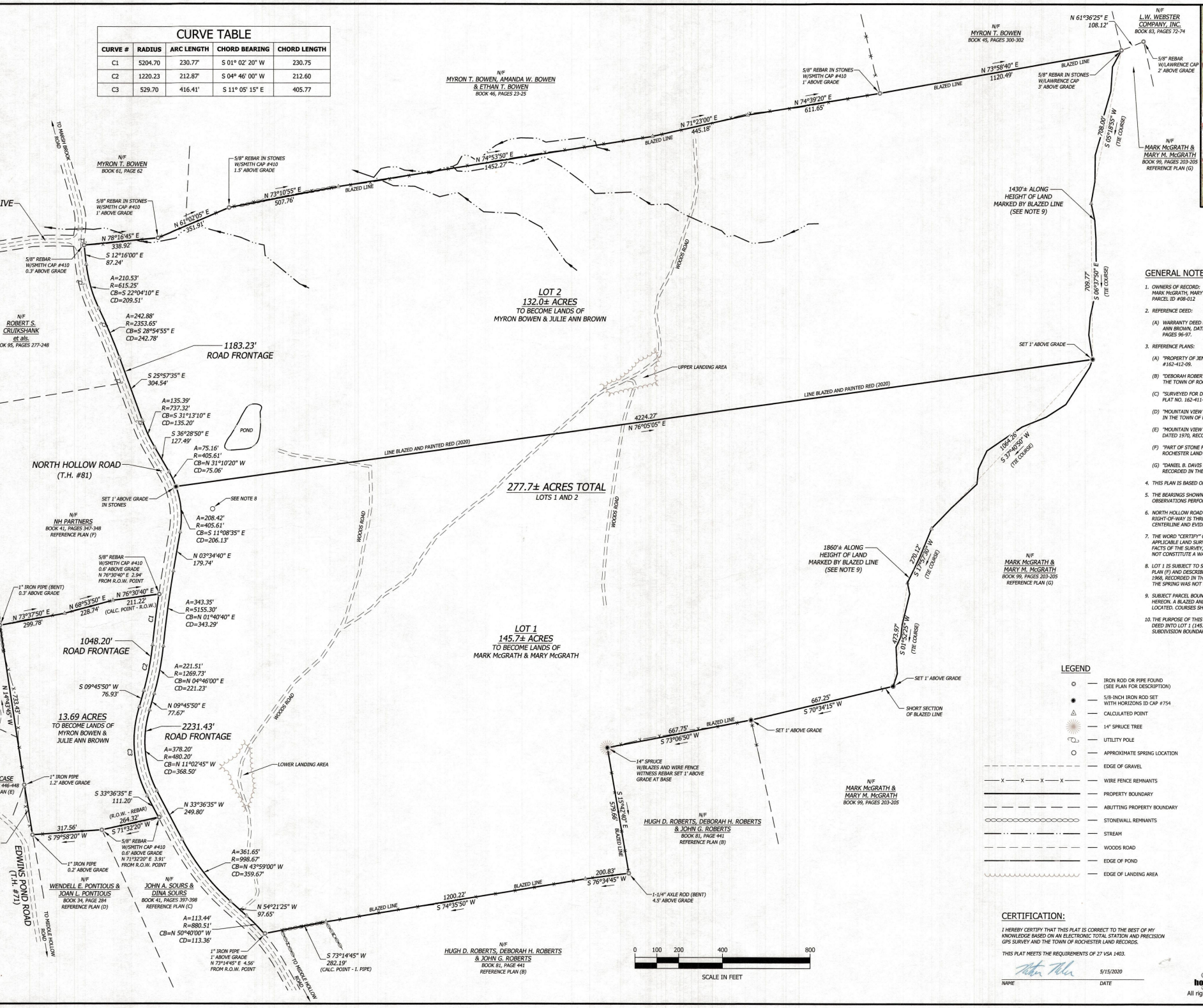
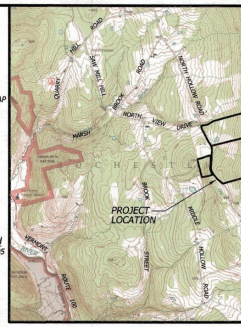
CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5204.70	230.77'	S 01° 02' 20" W	230.75
C2	1220.23	212.87'	S 04° 46' 00" W	212.60
C3	529.70	416.41'	S 11° 05' 15" E	405.77





VICINITY MAP

GENERAL NOTES:

1. OWNERS OF RECORD:
   MARK McGRATH, MARY McGRATH, MYRON BOWEN AND JULIE ANN BROWN
   PARCEL ID #08-012
2. REFERENCE DEED:
   (A) WARRANTY DEED FROM JENNIFER STONE TO MARK McGRATH, MARY McGRATH, MYR
   ANN BROWN, DATED MARCH 5, 2020, RECORDED IN THE TOWN OF ROCHESTER LAN
   PAGES 96-97.
3. REFERENCE PLANS:
   (A) "PROPERTY OF JENNIFER ANN STONE", BY NORMAN R. SMITH, INC., DATED AUGUST
   #162-412-09.
   (B) "DEBORAH ROBERTS SUBDIVISION", BY NORMAN R. SMITH, INC., DATED DECEMBER
   THE TOWN OF ROCHESTER LAND RECORDS AS MAP #1-123.
   (C) "SURVEYED FOR DINAH SOURS", BY NORMAN R. SMITH, INC., DATED JUNE 25, 1991,
   PLAT NO. 162-411-91, RECORDED IN THE TOWN OF ROCHESTER LAND RECORDS AS
   (D) "MOUNTAIN VIEW ACRES - MC COY ALLOTMENT", BY LES McINTYRE, DATED OCTOBE
   IN THE TOWN OF ROCHESTER LAND RECORDS AS MAP #1-14.
   (E) "MOUNTAIN VIEW ACRES SURVEYED 1965 & 1966 ALSO SHOWING ROAD SYSTEM - 1
   DATED 1970, RECORDED IN THE TOWN OF ROCHESTER LAND RECORDS AS MAP #1-
   (F) "PART OF STONE FARM", BY LES McINTYRE, DATED JANUARY 27, 1968, RECORDED I
   ROCHESTER LAND RECORDS IN BOOK 35, PAGE 522.
   (G) "DANIEL B. DAVIS ESTATE - MOUNT CUSHMAN AREA", BY WAYNE D. LAWRENCE, DAT
   RECORDED IN THE TOWN OF ROCHESTER LAND RECORDS AS MAP #1-115.
4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN APRIL OF 2020.
5. THE BEARINGS SHOWN HEREON REFER TO VERMONT GRID NORTH AND ARE BASED ON S
   OBSERVATIONS PERFORMED.
6. NORTH HOLLOW ROAD (TOWN HIGHWAY #81) AS SHOWN HEREON IS A GRAVEL, PUBLIC
   RIGHT-OF-WAY IS THREE RODS WIDE (49.5') PER VERMONT STATUTE AND IS DEFINED B
   CENTERLINE AND EVIDENCE FOUND IN THE FIELD.
7. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMP
   APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OP
   FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD
   NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. LOT 1 IS SUBJECT TO SPRING AND WATERLINE RIGHTS IN FAVOR OF NH PARTNERS AS D
   PLAN (F) AND DESCRIBED IN DEED FROM OLIVER E. STONE TO RODMAN C. ROCKFELLER
   1968, RECORDED IN THE TOWN OF ROCHESTER LAND RECORDS BOOK 35, PAGES 522-52
   THE SPRING WAS NOT DETERMINED AS NO SPRING STRUCTURES WERE OBSERVED IN TH
9. SUBJECT PARCEL BOUNDARY FOLLOWS THE HEIGHT OF LAND ALONG THE EASTERLY BOU
   HEREON. A BLAZED AND PAINTED LINE GENERALLY RUNNING ALONG THE HEIGHT OF LAN
   LOCATED. COURSES SHOWN ALONG THE EASTERLY BOUNDARY ARE TIE COURSES ONLY.
10. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE 277.7± ACRES OF LAND CONTAINED I
    DEED INTO LOT 1 (145.7± ACRES) AND LOT 2 (132.0± ACRES) AS SHOWN HEREON. LOCA
    SUBDIVISION BOUNDARY IS AS DIRECTED BY MARK McGRATH AND MIKE BOWEN.

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- 5/8-INCH IRON ROD SET WITH HORIZONS ID CAP #754
- CALCULATED POINT
- 14" SPRUCE TREE
- UTILITY POLE
- APPROXIMATE SPRING LOCATION
- EDGE OF GRAVEL
- WIRE FENCE REMNANTS
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- STONEWALL REMNANTS
- STREAM
- WOODS ROAD
- EDGE OF POND
- EDGE OF LANDING AREA

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON AN ELECTRONIC TOTAL STATION AND PRECISION GPS SURVEY AND THE TOWN OF ROCHESTER LAND RECORDS.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

NAME — DATE 5/15/2020

STATE OF VERMONT — NATHAN P. NADEAU No. 754 — LICENSED SURVEYOR — LAND

© 2020 horizons LLC/Engineering All rights reserved

horizons Engineering
LITTLETON NH • NEW
NEW LONDON NH • POMFRET VT

SUBDIVISION BOUNDARY SURVE
MARK McGR
1074 NORTH HOLLOW ROAD, ROCH
& MIKE BO
2124 NORTH HOLLOW ROAD, ROCH
OF PROPERTY LOCA
1498 NORTH HOLLO
ROCHESTER, WINDSOR COU
DEED BOOK 105, PAGES
PARCEL ID NUMBER 08

NO.	DATE	REVISION DESCRIP

DAT 4/
SUR
CHE
S