

**Surveyor's Notes:**

Joseph Robert Fuster and Patricia Fuster to Central Vermont Public Service Corporation (predecessor in title to Green Mountain Power) and the New England Telephone and Telegraph Company (predecessor in title to Consolidated Communications of Vermont, LLC), Pittsfield Land Records, Book 26, page 141: 6/07/1977. 50-foot wide easement.

Joseph E. Fuster to Joseph Robert Fuster & Patricia Fuster, Book 26, page 59: 2/01/1977. Home Farm.

Joseph E. Fuster & Frances Fuster to Joseph R. Fuster & Patricia A. Fuster, Book 23, page 329: 9/30/1970. Two acres of land, more or less.

Rodney Switt to the State of Vermont, Book 16, page 544: 11/05/1936. Highway takings Parcel B.

For additional survey and title information, reference is had to MAP A.

In addition to those shown, this property is subject to, or benefited by any other rights or easements that may exist, whether written, unwritten, or implied.

This was a closed traverse survey balanced by the method of Least Squares. Bearings are based on solar observations taken at Corner 11. Distances are shown in U.S. Survey Feet.

The records were researched by Richard F. Luma, L.S. #480, Stockbridge, Vermont. Surveying assistant, Benjamin Bump, Randolph, Vermont.

**MAP DESCRIPTION**

A Resurvey And Subdivision For ARTHUR M. AND SANDRA E. BEGIN, H & W. Portion Of The "SWISS FARM" In Lots 7 and 10 Of The First Division Pittsfield - Rutland County - Vermont PROJECT: 96-500, dated 2/28/1997 by Richard F. Luma, L.S. #480. Filed in Map Book 1, page 131.

B PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, TOWNS OF PITTSFIELD AND STOCKBRIDGE, BETHEL, RUTLAND ROAD, F.A.P. 101-3, approved Sept 15 1936. Sheets 11 and 12. On file at Vermont headquarters, Montpelier, Vermont.

**LEGEND:**

- Bk - pg = Immediate deed reference
- (Bk - pg) = Deed reference
- = Boundary line surveyed
- ..... = Adjacent boundary line
- ..... = Former boundary line
- = R. O. W. line
- = Utility line
- = Range or Lot line
- = Wire wall
- = Gravel drive
- = Capped Rebar Found (CRF)
- = Capped Rebar Set (CRS)
- = Capped Rebar Set (CRS) with 2" aluminum cap stamped "R.F. LUMA, LS480, 1996" (or "1999")
- = a 5/8" rebar set with 2 1/2" aluminum cap stamped "R.F. LUMA, LS480, 2020"
- = Iron pipe found (IPF)
- = 4"x4" VHD conc. mch. found (99-4477) = Pittsfield Tax Map ID number (753)
- = Driven well
- △ = Corner point (not set)

**MONUMENT EVIDENCE FOUND:**

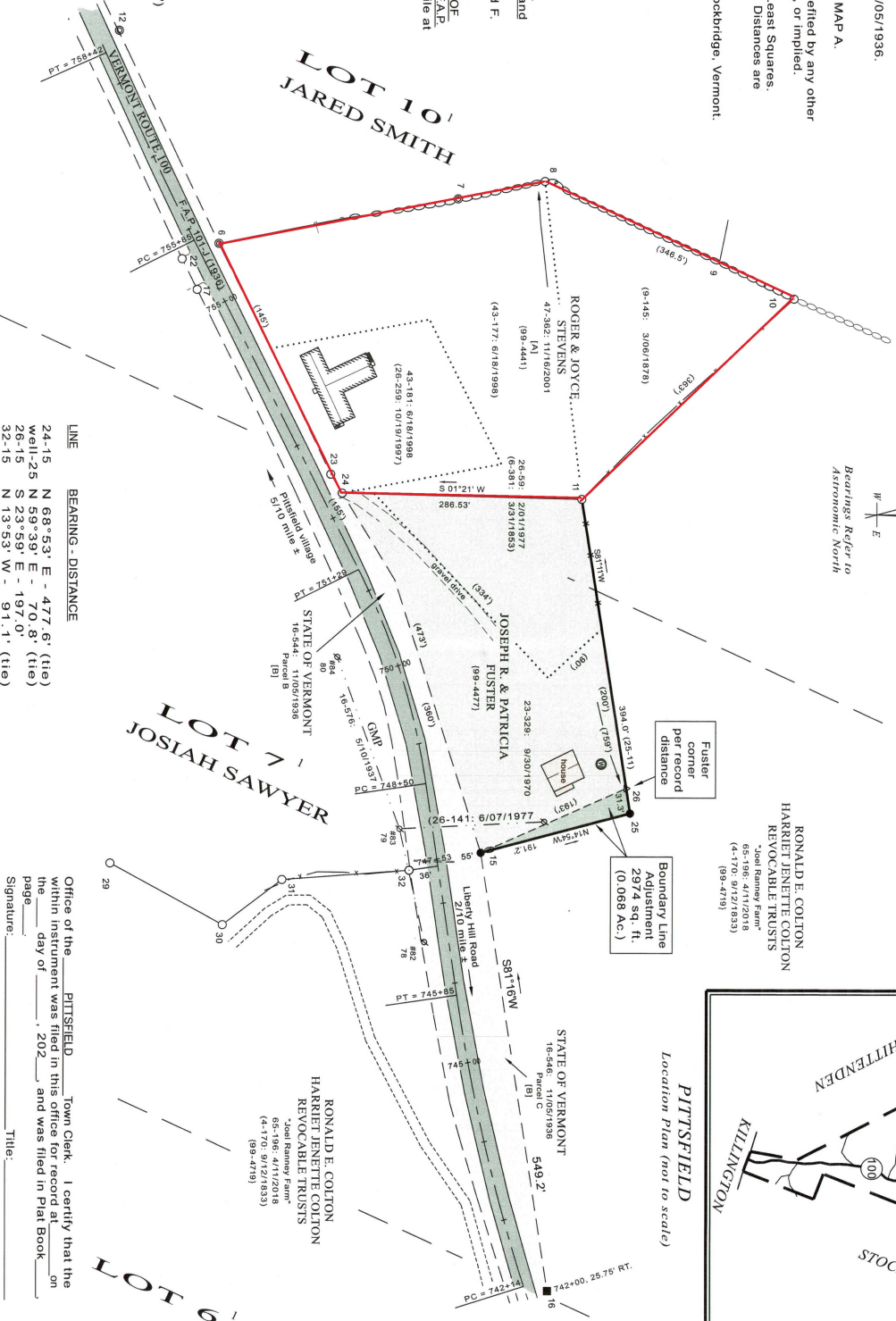
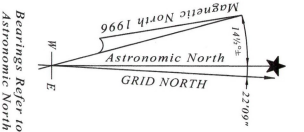
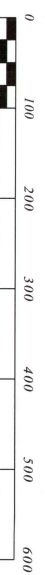
- 11 CRF, flush
- 15 CRF, flush
- 24 CRF, flush
- 32 CRF in mound of stones

**REPLACED WITH, or SET:**

- Solid, left as is
- CRS per Hwy. Project F.A.P. 101-3
- Solid, left as is
- CRS at Cotton-Fuster agreed location
- Solid, left as is

A 6-foot steel witness post was set on the northerly side of Corners 11, 15 & 25

Scale In Feet



LINE	BEARING-DISTANCE
24-15	N 68° 53' E - 477.6' (tie)
well-25	N 59° 39' E - 70.8' (tie)
26-15	S 23° 59' E - 197.0'
32-15	N 13° 53' W - 91.1' (tie)

I certify to Joseph R. and Patricia A. Fuster that this plat is based on information abstracted from deeds of record, prior surveys as noted and on evidence found on the ground.

I certify that this plat meets the requirements of 27 VSA Section 1403.

This certification is only valid when it is accompanied by my impression seal.

SIGNED: *Richard F. Luma* DATE: 10/13/2020  
Richard F. Luma, L.S. #480

Partial Survey With Boundary Line Adjustment For RECORDED OWNERS: JOSEPH R. AND PATRICIA A. FUSTER, H & W 4477 VT Route 100 - Pittsfield, Vermont. 05762	
Fuster And Cotton Trusts Property In Lots 7 And 10 Of The First Division Pittsfield - Rutland County - Vermont	
SURVEYED BY: R.F. Luma Associates, P.C. MAP BY: R.F. Luma, L.S., Stockbridge, VT. DISK FILE: 859.Dwg SCALE: 1" = 100'	10/09/2020 PROJECT: 20-859 SHEET: 1/1