

THIS PLAT CONFORMS TO USA TITLE 27 SECTION 1403.



REMAINING LAND OF
DEBORAH TURNBULL
LOT 1 AREA
60.8 ACRES ±
(SEE REFERENCE 1)
VOL. 68 PAGE 184, 486

REMAINING LAND OF
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LOT 2 AREA
3.5 ACRES ±
PART OF
VOL. 68 PAGE 184, 486

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VOL. 68 PAGE 184, 486

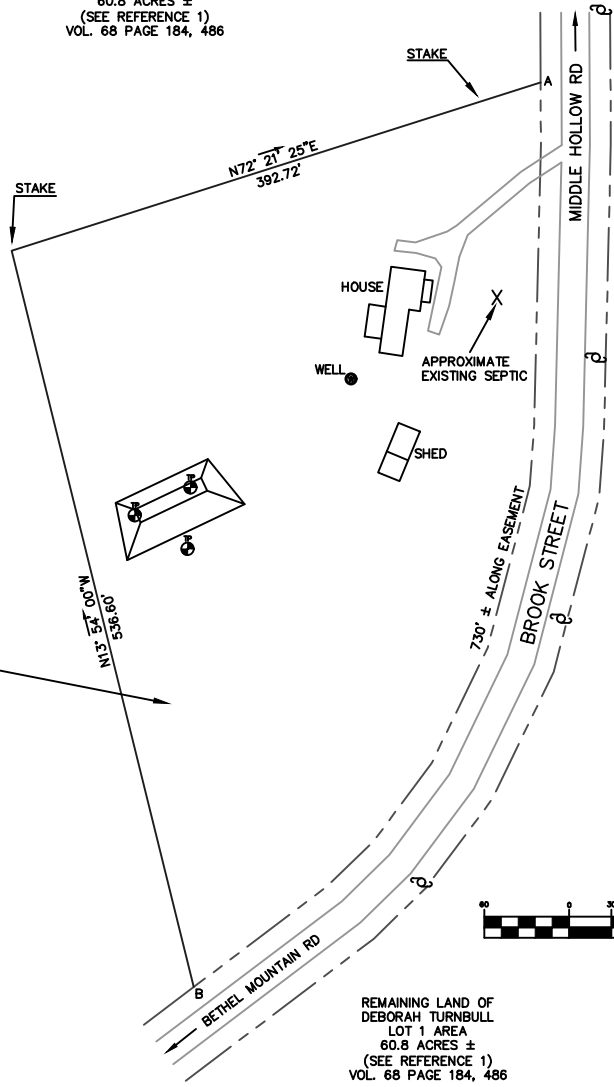
REFERENCE:

1. A SURVEY ENTITLED "PROPERTY OF DEBORAH A. TURNBULL ROCHESTER, VT." DATED 10-10-01 BY NORMAN R. SMITH.

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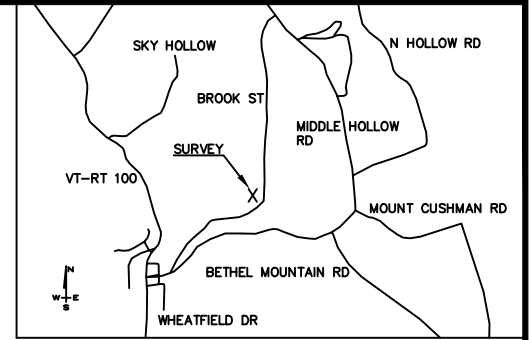
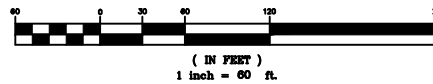
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TIE LINES

AB S20°58'36"W 685.33'

GRAPHIC SCALE



LOCATION MAP
(NOT TO SCALE)

LEGEND

- IRON ROD SET - CAPPED #5 (HT.)
- UTILITY POLE
- EASEMENT LINE
- EDGE OF TRAVEL

CERTIFICATION

THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE ROCHESTER MUNICIPAL OFFICE AND ON EXISTING PHYSICAL EVIDENCE FOUND AT THE SITE. THE SURVEY WAS COMPLETED BY A FIVE SECOND TOTAL STATION CLOSED TRAVERSE WITH A PRECISION RATIO OF 1:50,553. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON SOLAR OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 43°-52'-55" NORTH LATITUDE AND 72°-47'-36" WEST LONGITUDE ON SEPTEMBER 11, 2024. BROOK STREET IS ASSUMED TO BE IN THE APPROXIMATE CENTER OF A THREE ROD RIGHT OF WAY. THE PROPERTY MAY BE ENCUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A SUBDIVISION SURVEY IN ROCHESTER, VERMONT FOR

DEBORAH TURNBULL

AMERICAN SURVEY COMPANY
SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA

VERMONT OFFICE	WILLIAMSTOWN, VT
CHIEF OF PARTY	R. C. TOWNSEND
COMPILED	SEPTEMBER 26, 2024
APPROVED	<i>Robert Townsend</i>