-LOCUS- (NOT TO SCALE)

JOHN M. ERICSON III & RICHARDA ERICSON

 # 3 LIBERTY STREET LOT DEED REFERENCES:

BOOK 609	PAGE	130	05/20/2011	
" 78	"	229	03/30/1956	
" 42	"	180	04/28/1925	
" 35	"	399	01/08/1923	
" 35	"	120	10/20/1920	
" 17	"	35	03/01/1920	
" 22	"	445	05/20/1906	

 # 159 MAIN STREET LOT DEED REFERENCES:

BOOK 649	PAGE 169	03/11/2013	
" 123	" 125	03/30/1956	
" 34	" 9	08/05/1917	
" 28	" 88	05/12/1871	
OLD TOWN RECORDS			
" 14	" 119	03/24/1841	

SEE PLAT ENTITLED MARGARET DWINELL LIBERTY & BROWN STREETS MONTPELIER, VERMONT PROPERTY SURVEY" DATED 30 SEPTEMBER 1997 BY WAYNE D. LAWRENCE

MATTHEW & MICHELLE RUFFLE

#1 LIBERTY STREET DEED REFERENCES:

BOOK 651	PAGE 209	04/10/2013	
" 57	" 105	04/12/1941	
" 35	" 120	10/20/1920	
" 17	" 35	03/01/1920	
" 22	" 445	05/20/1906	

SEE W. LAWRENCE PLAT FOR DWINELL

-NOTE-

THE METES AND BOUNDS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1: 55987 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.08 FEET PLUS 1: 5,000.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED AT THE SITE ON APRIL 4, 2013 AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN ADJOINING COURSES.

THE AREA HAS BEEN CALCULATED TO THE DEED CONSTRUCTION LIMITS OF THE ADJOINING STREETS BASED ON MONUMENTS FOUND. BROWN STREET IS 1 ROD (16.5) WIDE. NO RECORD WIDTH HAS BEEN FOUND FOR MAIN STREET OR LIBERTY STREET.

REBOD SET BY B. BELL IS OUT OF POSITION BY 0.4 FEET BUT HAS BEEN ACCEPTED BY OWNERS FOR USE AS THE CORNER.

OVERHEAD POWERLINES BETWEEN POLES HAVE NOT BEEN SHOWN DUE TO DRAFTING CONSTRAINTS.

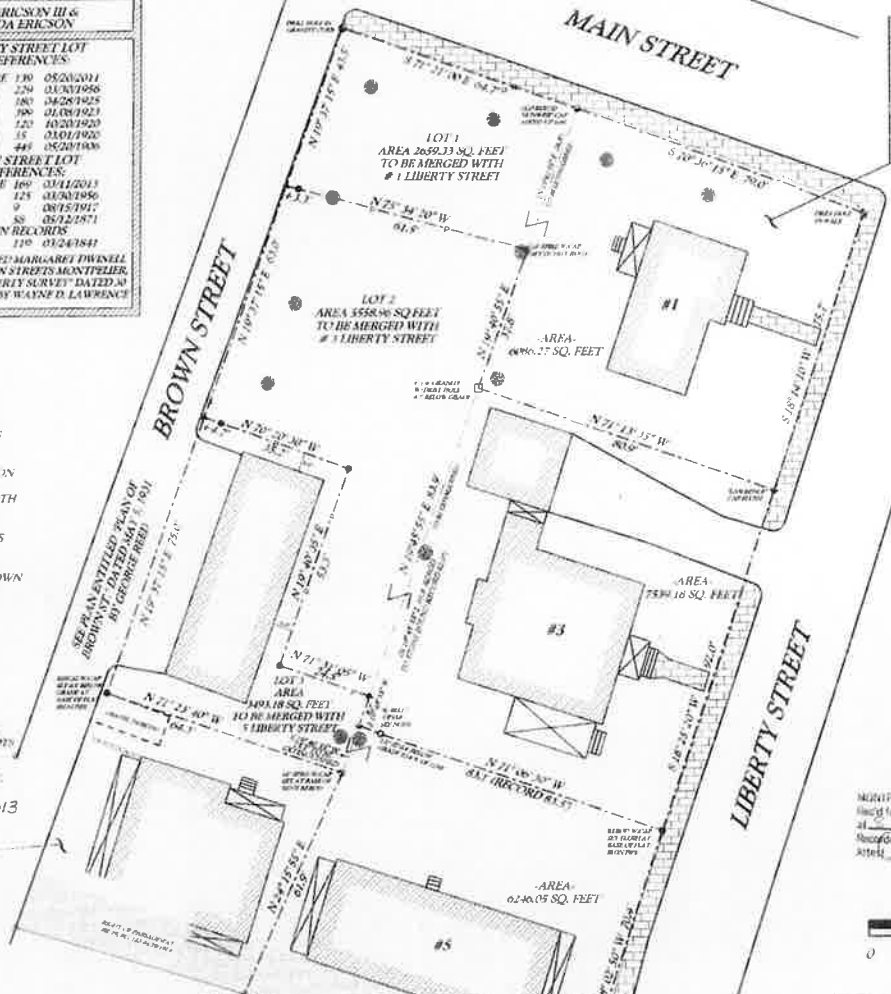
-REQUIRED LOT LINE ADJUSTMENT STATEMENT-

APPROVAL OF THIS LOT LINE ADJUSTMENT DOES NOT CONSTITUTE CREATION OF A SEPARATE PARCEL OR LOT. IT SIMPLY ADJUSTS THE PHYSICAL LOCATION OF THE COMMON BOUNDARY OF THE ADJOINING PARCELS OR LOTS. ANY FUTURE SUBDIVISION OF THESE PARCELS OR LOTS MUST BE APPROVED BY THE DEVELOPMENT REVIEW BOARD. THIS LOT LINE ADJUSTMENT HAS BEEN APPROVED PURSUANT TO SECTION 403 OF THE CITY OF MONTPELIER ZONING AND SUBDIVISION REGULATIONS.

Trina Brookmyer-Baker 7/23/2013

JOHN PAGE REFER TO:

BOOK 456	PAGE 137	06/16/2004	
" 69	" 396	12/13/1951	
" 37	" 30	03/01/1920	
" 22	" 445	05/20/1906	


MAIN STREET
BROWN STREET
LIBERTY STREET
N
MAGNETIC APRIL 2013
TRUE
LOT 1
AREA 2659.33 SQ. FEET
TO BE MERGED WITH
1 LIBERTY STREET
LOT 2
AREA 5558.96 SQ FEET
TO BE MERGED WITH
3 LIBERTY STREET
LOT 3
AREA
1493.18 SQ. FEET
TO BE MERGED WITH
5 LIBERTY STREET
-AREA-
6946.27 SQ. FEET
-AREA-
7599.18 SQ. FEET
-AREA-
6246.05 SQ. FEET
#1
#3
#5
N 71° 19' 15" W
80.0'
S 18° 34' 18" W
N 71° 19' 30" W
80.1' (RECORD 80.0')
N 71° 52' 15" W
90.2'
N 71° 21' 40" W
N 71° 31' 15" W
N 71° 31' 15" W
N 71° 31' 15