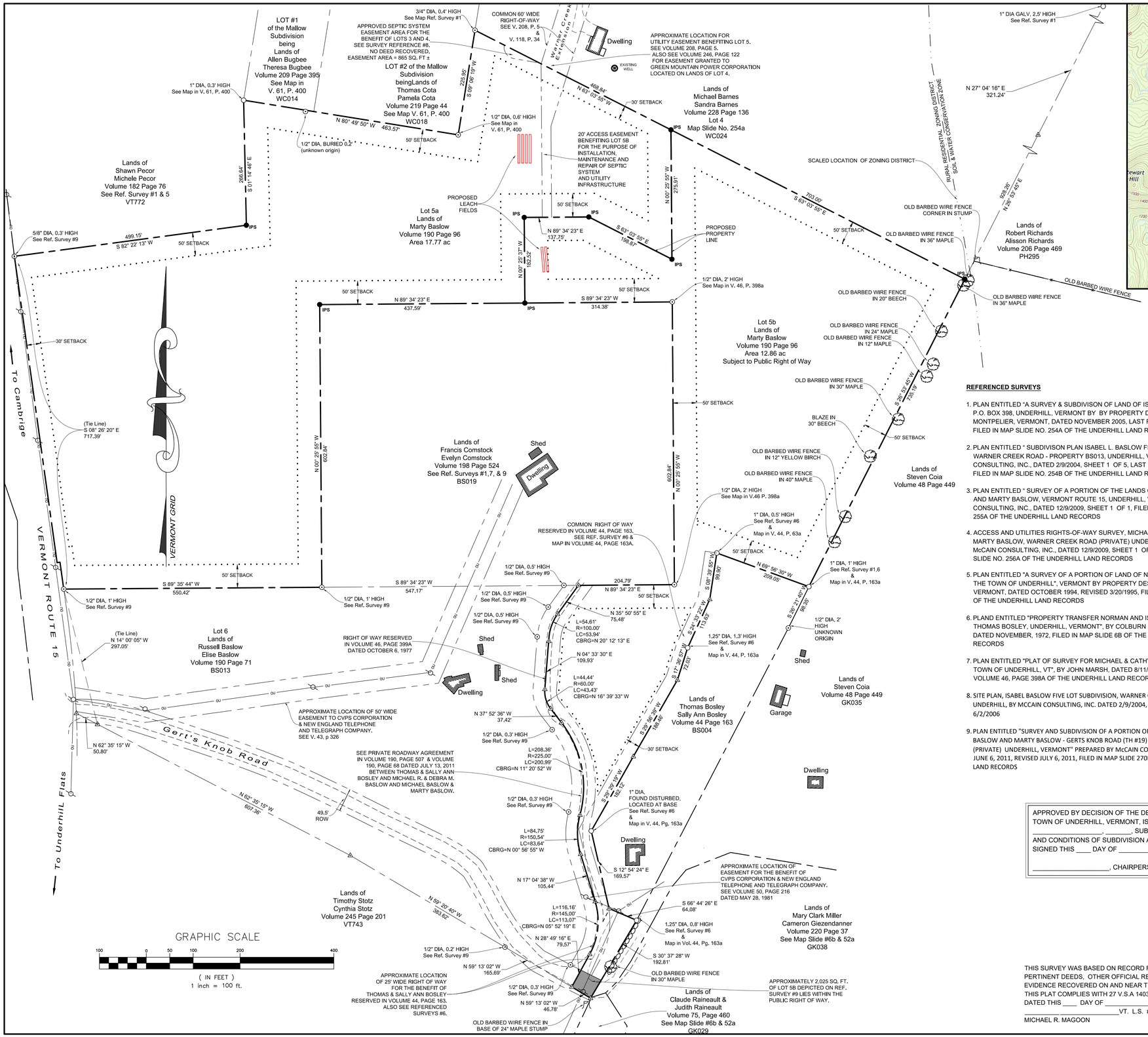

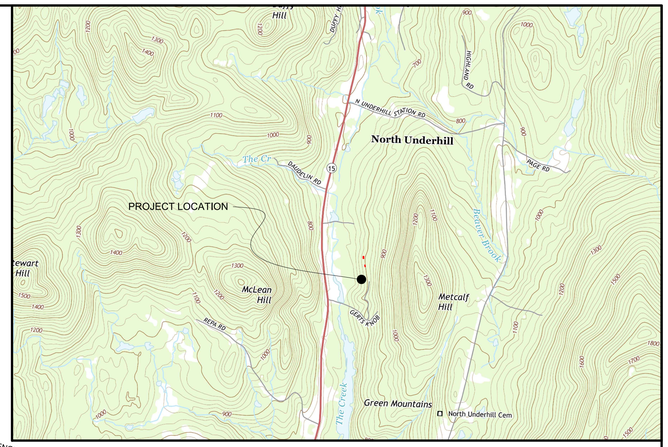

LEGEND

UTILITY POLE	R.O.W. OR EASEMENT LINE
FOUND STEEL ROD (INSIDE DIAMETER NOTED)	PROPERTY LINE
FOUND STEEL PIPE (INSIDE DIAMETER NOTED)	BUILDING SETBACK LINE
SET STEEL ROD (1/2" DIAMETER) RBS	BARBED WIRE FENCE
SET STEEL PIPE (3/4" I.D.) IPS	EDGE OF GRAVEL
POINT NOT MONUMENTED	
DRILLED WELL	APPROXIMATE BUILDING LOCATION
OLD STONE FENCE	

REFERENCED SURVEYS

1. PLAN ENTITLED "A SURVEY & SUBDIVISON OF LAND OF ISABEL L. BASLOW, P.O. BOX 398, UNDERHILL, VERMONT BY BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED NOVEMBER 2005, LAST REVISED 10/12/2006, FILED IN MAP SLIDE NO. 254A OF THE UNDERHILL LAND RECORDS
2. PLAN ENTITLED " SUBDIVISON PLAN ISABEL L. BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD - PROPERTY BS013, UNDERHILL, VT, BY McCAIN CONSULTING, INC., DATED 2/9/2004, SHEET 1 OF 5, LAST REVISED 10/1/2009, FILED IN MAP SLIDE NO. 254B OF THE UNDERHILL LAND RECORDS
3. PLAN ENTITLED " SURVEY OF A PORTION OF THE LANDS OF MICHAEL BASLOW AND MARTY BASLOW, VERMONT ROUTE 15, UNDERHILL, VERMONT, BY McCAIN CONSULTING, INC., DATED 12/9/2009, SHEET 1 OF 1, FILED IN MAP SLIDE NO. 255A OF THE UNDERHILL LAND RECORDS
4. ACCESS AND UTILITIES RIGHTS-OF-WAY SURVEY, MICHAEL BASLOW AND MARTY BASLOW, WARNER CREEK ROAD (PRIVATE) UNDERHILL, VERMONT BY McCAIN CONSULTING, INC., DATED 12/9/2009, SHEET 1 OF 1, FILED IN MAP SLIDE NO. 256A OF THE UNDERHILL LAND RECORDS
5. PLAN ENTITLED "A SURVEY OF A PORTION OF LAND OF NORMAN BASLOW IN THE TOWN OF UNDERHILL", VERMONT BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED OCTOBER 1994, REVISED 3/20/1995, FILED IN MAP SLIDE 98 OF THE UNDERHILL LAND RECORDS
6. PLAND ENTITLED "PROPERTY TRANSFER NORMAN AND ISABEL BASLOW TO THOMAS BOSLEY, UNDERHILL, VERMONT", BY COLBURN OUTINOFF CORP., DATED NOVEMBER, 1972, FILED IN MAP SLIDE 6B OF THE UNDERHILL LAND RECORDS
7. PLAN ENTITLED "PLAT OF SURVEY FOR MICHAEL & CATHY BASLOW IN THE TOWN OF UNDERHILL, VT", BY JOHN MARSH, DATED 8/11/1977 FILED IN VOLUME 46, PAGE 398A OF THE UNDERHILL LAND RECORDS
8. SITE PLAN, ISABEL BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD, UNDERHILL, BY MCCAIN CONSULTING, INC. DATED 2/9/2004, LAST REVISED 6/2/2006
9. PLAN ENTITLED "SURVEY AND SUBDIVISION OF A PORTION OF LOT 5 - MICHAEL BASLOW AND MARTY BASLOW - GERTS KNOB ROAD (TH #19) AND BASLOW LANE (PRIVATE) UNDERHILL, VERMONT" PREPARED BY McCAIN CONSULTING INC. DATED JUNE 6, 2011, REVISED JULY 6, 2011, FILED IN MAP SLIDE 270B OF THE UNDERHILL LAND RECORDS

PLAN NOTES

1. THE BASIS OF BEARINGS IS REFERENCED TO THE VERMONT STATE PLANE COORDINATE SYSTEM (NAD83) IMPLEMENTING REAL-TIME KINEMATIC GNSS (RTK) SURVEYING METHOD WITH STATE OF VERMONT CORS STATION NETWORK (VECTOR)
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT. LOT SIZE ≥ 3 AC; ROAD FRONTAGE ≥ 250'; PRINCIPLE STRUCTURE FRONT YARD SETBACK ≥ 30'; SIDE/REAR SETBACK ≥ 50'; BUILDING HEIGHT ≤ 35'.
3. THE SUBJECT PROPERTY MAY BE ENCUMBERED BY A UTILITY EASEMENT LOCATED ALONG ROUTE 15. NO EASEMENT WAS RECOVERED.
4. THE SURVEYED PREMISES MAY BE SUBJECT TO A LIFE ESTATE RESERVED BY ISABEL L. BASLOW IN VOLUME 155, PAGE 143 DATED MAY 29, 2006.
5. THE SURVEYED PREMISES MAY BE SUBJECT TO SPRING RIGHTS RESERVED IN VOLUME 46, PAGE 399 DATED OCTOBER 6, 1977. EXACT LOCATION OF SPRING NOT IDENTIFIED.
6. THE SURVEYED PREMISES MAY BENEFIT OR BE SUBJECT TO ANCIENT SPRING RIGHTS MENTIONED IN VOLUME 31 PAGE 51 FOUND IN THE BASLOW CHAIN OF TITLE.
7. THE SURVEYED PREMISES MAY BE SUBJECT TO AN ANCIENT RIGHT FOR THE BENEFIT OF ELECTRIC LIGHT AND POWER LINE AS DESCRIBED IN VOLUME 31, PAGE 51.

RECORDED _____

AT_____ .M. IN

SLIDE NO._____ OF MAP RECORDS.

ATTEST_____
(UNDERHILL, VERMONT MUNICIPAL CLERK)

APPROVED BY DECISION OF THE DEVELOPMENT REVIEW BOARD, TOWN OF UNDERHILL, VERMONT, ISSUED ON THE ____ DAY OF _____, _____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SUBDIVISION AND PLAT APPROVAL. SIGNED THIS ____ DAY OF _____, _____, BY

_____, CHAIRPERSON.

THIS SURVEY WAS BASED ON RECORD RESEARCH OF PERTINENT DEEDS, OTHER OFFICIAL RECORDS, AND EVIDENCE RECOVERED ON AND NEAR THE PROPERTY. THIS PLAT COMPLIES WITH 27 V.S.A 1403(B)(2)(8). DATED THIS ____ DAY OF _____, 2020

_____VT. L.S. # 611

MICHAEL R. MAGOON

STATE OF VERMONT
MICHAEL R. MAGOON
No. 611
LICENSED LAND SURVEYOR

DATE	REVISION	BY
08/04/2020	ADDED PARCEL ID NUMBERS	MLD
07/31/2020	REVISED 20' WIDE SEPTIC AND UTILITY EASEMENT	RAW
06/08/2020	SCALED LOCATIONS FOR ZONING DISTRICTS	RAW
05/04/2020	REVISED LOTS 5A AND 5B CONFIGURATION	RAW
04/07/2020	GENERAL REVISIONS AND ADDED 20' WIDE ACCESS EASMENT	MLD
03/20/2020	REMOVED EASEMENT AND MODIFIED LOTS 5A AND 5B	MLD

CLIENT
MARTY BASLOW
65 COLONEL PAGE ROAD
ESSEX JUNCTION, VT 05452

PROJECT TITLE
BASLOW SUBDIVISION
FOR PARCEL WC037

DRAWING TITLE
SUBDIVISION PLAT
STATE ROUTE 15 & OFF WARNER CREEK ROAD & GERT'S KNOB ROAD
UNDERHILL, VERMONT

Survey	BFD / RAW
Design	- - -
Drawn	BFD
Checked	MRM
Date	02/26/2020

Donald L. Hamlin Consulting Engineers, Inc.
136 Pearl Street
Essex Junction, Vermont

Scale	1" = 100'
Job	19-245
File	
Drawing	SP-1