



**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)	⊙	BARBED WIRE FENCE	---
SET STEEL PIPE (3/4" I.D.)	⊖	EDGE OF GRAVEL	---
POINT NOT MONUMENTED	○	APPROXIMATE BUILDING LOCATION	▒
DRILLED WELL	⊙		
OLD STONE FENCE	⊖		

**REFERENCED SURVEYS**

1. PLAN ENTITLED "A SURVEY & SUBDIVISION OF LAND OF ISABEL L. BASLOW, P.O. BOX 398, UNDERHILL, VERMONT, BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED NOVEMBER 2005, LAST REVISED 10/12/2005, FILED IN MAP SLIDE NO. 254A OF THE UNDERHILL LAND RECORDS
2. PLAN ENTITLED "SUBDIVISION PLAN ISABEL L. BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD - PROPERTY 55013, 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. 258A 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 88 OF THE UNDERHILL LAND RECORDS
6. PLAN ENTITLED "PROPERTY TRANSFER NORMAN AND ISABEL BASLOW TO THOMAS BOSLEY, UNDERHILL, VERMONT, BY COLBURN OUTINOFF CORP., DATED NOVEMBER, 1972, FILED IN MAP SLIDE 66 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 48, 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 2708 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 48, PAGE 398 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)

DATE	REVISION	BY
04/05/2010	ADDED PARCEL ID NUMBERS	MRM
07/01/2010	REVISED 20' WIDE SEPTIC AND UTILITY EASEMENT	RAW
06/28/2020	SCALED LOCATIONS FOR ZONING DISTRICTS	RAW
09/24/2020	REVISED LOTS 5A AND 5B CONFIGURATION	RAW
04/07/2021	GENERAL REVISIONS AND APPROVED EASEMENT	MRM
04/07/2021	REMOVED EASEMENT AND MONUMENTED LOTS 5A AND 5B	MRM

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	Scale	1" = 100'
Design	---	Job	19-245
Drawn	BFD	File	
Checked	MRM	Drawing	<b>SP-1</b>
Date	02/26/2020		

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

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)(B). DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020  
 MICHAEL R. MAGOON  
 VT. L.S. # 611

