ZONING INFORMATION

	WATER CONSERVATION
MINIMUM LOT SIZE	5 Acres
MINIMUM FRONTAGE	300'
MINIMUM SETBACKS	
Principal	
(front/side/rear)	30/50/50
Accessory	
(front/side/rear)	30/20/20
MAX BUILDING COVERAGE	20 %
MAX LOT COVERAGE	30 %
MAX HEIGHT	35'
PUD,PRD	Allowed

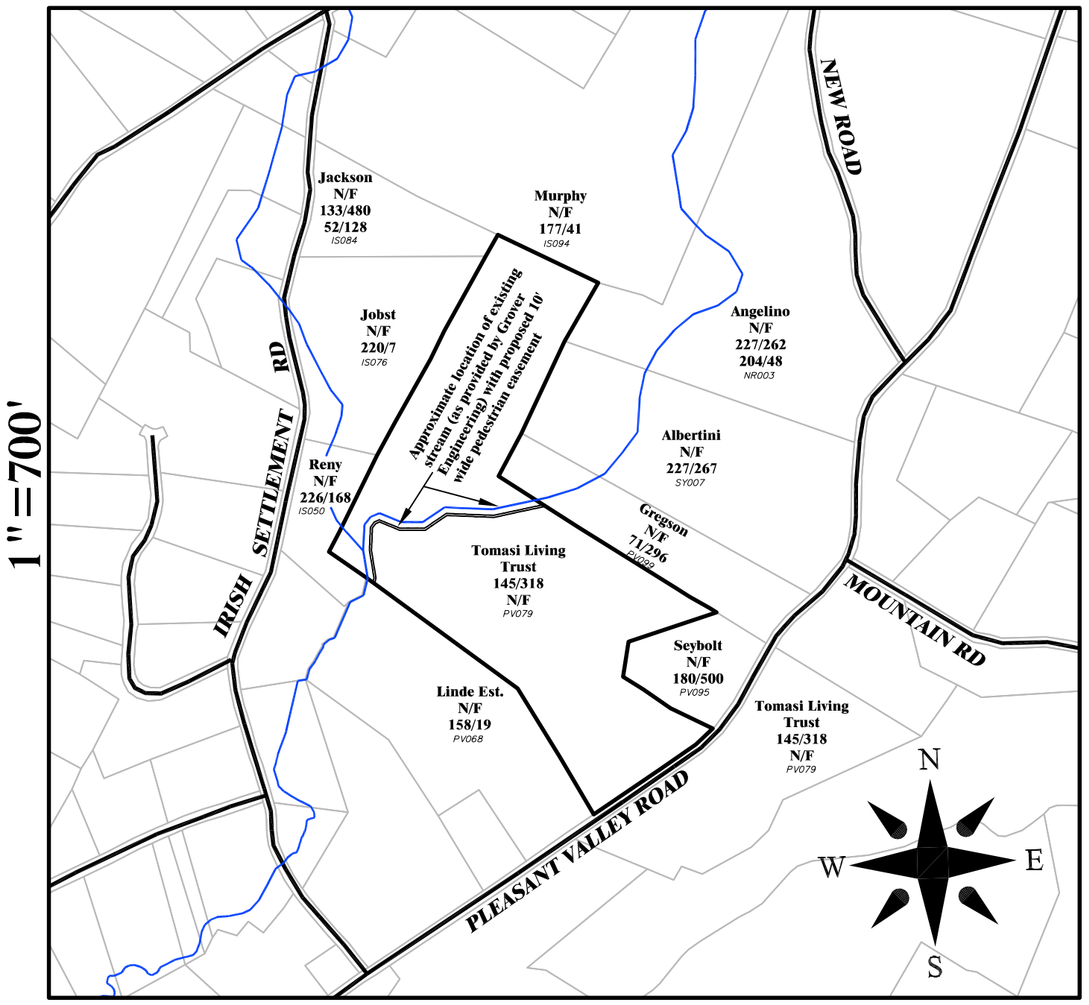
Approved by decision of the Development Review Board, Town of Underhill, Vermont issued on the _____ day of _____, _____, subject to all requirements and conditions of subdivision and plat approval. Signed this _____ day of _____, _____, by

_____,
Chairperson.

LEGEND

- Surveyed Property Line
- Subdivision Boundary
- Adjacent Land Property Line
- Sideline of Easement
- Watercourse
- Fenceline
- Existing Grade Contour (VCGI)
- Stonewall
- Well
- Iron Pipe/Rebar Found
- Rebar SET or to be SET
- Calculated Point
- n/f — Now or Formerly
- 53/291 — Land Records Volume / Page

DETAIL PLAN
1"=100'



OVERALL PLAN
1"=700'

SURVEY NOTES

1. This 2-Lot Subdivision has been compiled from field surveys and record evidence including the following plans:
a. "Plat of Survey for Mrs. William O'Connell," prepared by John A. Marsh, dated 10/23/70 and recorded in Volume 43, Page 178 in the Land Records of the Town of Underhill.
b. "Plat of Survey for Mary P. Tomasi," prepared by John A. Marsh, dated 2/14/89, and recorded in Slide #7 in the Land Records of the Town of Underhill.
c. "Plat of Land to be Conveyed By Mary P. O'Connell," prepared by John A. Marsh, undated, and recorded in Slide #4 in the Land Records of the Town of Underhill.
d. "Plat of Survey for Mrs. William Linde," prepared by John A. Marsh, dated 3/30/70, and recorded in the Land Records of the Town of Underhill.
2. North orientation is based on survey grade static GPS observations made on May 9, 2017 utilizing a Trimble R8 receiver. The resultant horizontal datum is NAD 83(2011) epoch 2010.0. The vertical datum is based on NAVD 88 using the geoid model, Geoid12A
3. The improvements shown hereon were located by a survey on the ground completed in May 9, 2017.
4. Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/13. A random traverse control loop was established using a Trimble S6 Robotic Total Station in unison with a Trimble Controller.
5. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
6. The premises shown and described hereon maybe subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures which are readily apparent from a casual above-ground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent. Only those deeds, plats and plans, of public record, which are properly indexed in the Town of Underhill Land Records have been reviewed, examined and utilized for the purpose of this survey.
7. This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
8. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
9. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap stamped VT 741.
10. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
11. Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
12. This survey is certified to The Tomasi Living Trust for the singular purpose of creating a 2-Lot subdivision, as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the purpose stated above.
13. The public right-of-way of Pleasant Valley Road is assumed 3 rods (49.5 ft) wide as provided under Vermont Statute Title 19, Chapter 1, and Section 32. "A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the terminations and boundaries cannot be determined." Limits of the road Right of Way are based on a collaboration of existing monuments and the centerline of the existing traveled way.
14. This is an ORIGINAL Mylar.

Town of Underhill, VT
Received for Record

_____ A.D. _____

at _____o'clock _____minutes____M

and recorded in _____

attest: _____
Town Clerk

OWNER / APPLICANT

TOMASI LIVING TRUST
c/o MARTHA LANE
286 PONUS RIDGE
NEW CANAAN, CT 06840

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741 — 7/20/17 Dated

STATE OF VERMONT
CHRISTOPHER A. HAGGERTY
No. 741
LICENSED LAND SURVEYOR

DATE -	REVISION -	BY -
Date of SURVEY 5/9/17	☐ RECORD DRAWING ■ FINAL ☐ PRELIMINARY ☐ SKETCH/CONCEPT	Date of Plat 5/10/17
SURVEYORS GK/MS/JP		JOB# UNDH0028
DRAWN GK/CH		FILE SUBDIV-WS
CHECKED Closure GK		PLAN SHEET # 1 of 1
SCALE 1"=100'		

Button Professional Land Surveyors, PC
20 Kimball Ave. Suite 203N South Burlington VT 05403 802-863-1812
1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0685 www.bapls.com

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PLAT OF 2-LOT SUBDIVISION SHOWING LANDS OF THE
TOMASI LIVING TRUST
79 PLEASANT VALLEY ROAD, UNDERHILL, VERMONT