

Legend

- Boundary Line
- Adjoining Property Line
- Setback Line
- Approximate Water Line
- Overhead Utility Line
- Stone Wall
- Barbed Wire Fence
- Original Proprietors Lot
- Concrete/Marble Monument Found
- Found Iron Pipe/ Rebar
- Set Iron Pipe/ Rebar
- Sign
- Utility/Guywire
- Deciduous Tree

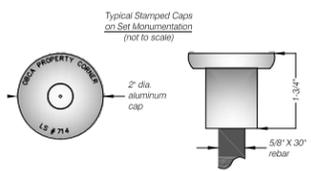
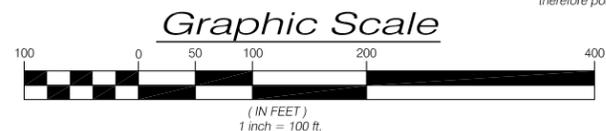
Location Plan-n.t.s.

Subject Parcel

Roland & Rachel Burroughs
 Book 43 Page 2
 Recorded October 14, 1971
 Tax Map Parcel BE046
 Area = 9.28 Acres to Right or Way limits.
 (Area to centerline of Beartown Road = 9.93 Ac.)

Survey Notes

1. The survey is based upon research performed in the Underhill Town Land Records and the following plats and plans:
 - a. "Parcels 1, 3, 4, 5, 6 & 7 of Trust Deed-Susan Kusserow", prepared by Harris Abbott, L.S., dated August 20, 1979 and filed in slide 35 of the Town of Underhill Land Records.
 - b. "Final Plat and Boundary Line Adjustment, Susan Kusserow & William Lewis", prepared by Bradford Holden, L.S., dated September 2012 and filed in slide 278 of the Town of Underhill Land Records.
 - c. "Plat of Lot for Betty Hall", prepared by John Marsh, L.S., dated July 1973 and filed in front sleeve of Book 38 of the Town of Underhill Land Records.
 - d. "2 Lot Subdivision for Suzanne Kusserow", prepared by Walter Urie, P.E., dated March 1994 and filed in slide 130 of the Town of Underhill Land Records.
 - e. "Subdivision of Property of Suzanne K, Kusserow", prepared by Moore-Nassau, dated September 1983 and filed in slide 63 of the Town of Underhill Land Records.
 - f. "Property Survey for G.M. Ainsworth", prepared by Harris Abbott, L.S., dated November 1965, and filed in the front sleeve of Book 38 of the Town of Underhill Land Records.
 - g. "Survey for Walter & Marie Tedford" prepared by Tami Bass, L.S., dated October 1995, and filed in slide 138 of the Town of Underhill Land Records.
 - h. Beers Atlas of Underhill Vermont, 1869
2. Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on August 17, 2016 from a Trimble R6 Unit with differential corrections from CORS Station Richmond. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 86 (geoid12a).
3. Survey methods employed (total station) 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 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Underhill Land Records.
5. This survey depicts the property lines of the Roland and Rachel Burroughs based upon record research conducted by December 8, 2016.
6. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
7. This plat is for the identification of boundary lines of the Roland and Rachel Burroughs. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of the Roland and Rachel Burroughs are certified to, all others not warranted to be correct and are subject to revisions.
8. Right of Way for Beartown Road is based on previous surveys listed on the plat and existing monumentation. No layout for Beartown Road was recovered therefore V.S.A. Title 19 § 32 was utilized for the Right of Way width.
9. Valid for recording if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.
10. A portion of the parcel herein surveyed lies within Lot 58 in the 1st division, with the lot being designated as a School Lot, therefore portion may be subject to lease payments.



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

Joseph R. Flynn, L.S. 714 Dated



6/29/17 REWSON Added Parcel Codes and revised top of bank reference to top of slope per 6/17 Preliminary DRB approval

SURVEY	JRF	DESIGN	NONE	DRAWN	JRF	CHECKED	SWK/DWB	SCALE	1"= 100'
RECORD DRAWING		PRELIMINARY		FINAL		SKETCH/CONCEPT			

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Subdivision Plat
 46 Beartown Road - Underhill, Vermont
Roland & Rachel Burroughs

BY	DWB
DATE	4-10-2017
JOB#	2016-51
FILE	2016-51-PLAT
PLAN SHEET #	PL1