

BEARINGS ARE BASED UPON VT. GRID NORTH DERIVED FROM SURVEY GRADE GPS OBSERVATIONS PROCESSED THROUGH OPUS

NAD 83 (2011)

HH015
ERIC J. & KRISTEN L. BARKER
W.D. VOLUME 105 PAGES 268-269
SURVEY IN SLIDE 93B

HH010
ANDREW R. & NICOLE L. BLODGETT
W.D. VOLUME 91 PAGES 41-43
SURVEY IN SLIDE 97B



LE072
BRADLEY J. ELDRED FAMILY TRUST
NANCY L. ELDRED FAMILY TRUST
W.D. VOLUME 242 PAGES 315-319
SURVEY IN V.49 P.35

LE068
KATHERINE F. LESSER TRUST
W.D. VOLUME 207 PAGES 54-56
SURVEY IN V.49 P.35

LE054
JOHN PEDRIN
W.D. VOLUME 90 PAGES 36-37
SURVEY IN V.49 P.35

LE049
JAMES D. & ELIZABETH A. MACDONALD
W.D. VOLUME 44 PAGE 117

OR044
MARK & DAWN WEIR
W.D. VOLUME 141 PAGES 152-153
SURVEY IN SLIDE 125A

LE059
PETER M. BINGHAM
Q.C. VOLUME 227 PAGES 239-240
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SURVEY IN VOLUME 48 PAGE 374A

AREA WHERE THE BROOK JUMP ITS BANK. SOUTH CHANNEL APPEARS TO BE THE ORIGINAL COURSE

BOUNDARY FOLLOWS CENTER OF BROOK +/- 1301 FEET

BOUNDARY FOLLOWS CENTER OF BROOK +/- 201 FEET

WETLANDS DELINEATED BY GILMAN & BRIGGS ENVIRONMENTAL ON MAY 25, 2018

DIVISION LINE BETWEEN ORIGINAL TOWN LOTS 1+2 IN THE FIRST DIVISION

LOT 3 IS SUBJECT TO AN EXISTING UNDERGROUND UTILITY EASEMENT SERVICING LOT 1 AND FUTURE LOT 2

REPLACEMENT SEPTIC EASEMENT AREA TO BENEFIT LOT 1

1. FOR ALL WATER, WASTEWATER AND TOPOGRAPHIC DETAILS REFER TO PLANS PREPARED BY WILLIS DESIGN ASSOCIATES, INC.
2. FOR DRIVEWAY DESIGN AND IMPROVEMENT DETAILS TO THE EXISTING DRIVE REFER TO PLANS PREPARED BY KREBS & LANSING CONSULTING ENGINEERS, INC.
3. REFER TO THE FOLLOWING UTILITY EASEMENTS OF RECORD, AREAS DEMARKED BY (UEA) AND THE UNDERGROUND EASEMENT SERVICING LOT 1. VOLUME 61 PAGES 411-412.

LEGEND

- △ CALCULATED POINT
- 3/4" REBAR TO BE SET
- IRON ROD/PIPE FOUND
- AG=HEIGHT ABOVE GRADE
- BG=HEIGHT BELOW GRADE
- STONE WALL
- UTILITY POLE
- (UEA) UTILITY EASEMENT AREA

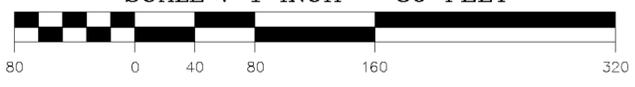
APPROVED BY THE RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF UNDERHILL, VERMONT ON THE _____ DAY OF _____, 2019, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 2019, BY _____ CHAIRPERSON.

FINAL PLAT
PROPOSED THREE LOT SUBDIVISION
FOR
PETER M. BINGHAM
59 LOWER ENGLISH SETTLEMENT ROAD
UNDERHILL, VERMONT
JANUARY 23, 2019

PREPARED BY
BRADFORD L. HOLDEN
LAND SURVEYOR
60 COVEY ROAD
UNDERHILL, VERMONT

RECEIVED FOR RECORD _____, 2019
AT _____ O'CLOCK AM/PM AND RECORDED IN HANGING FILE _____ OF THE UNDERHILL LAND RECORDS ATTEST: _____ TOWN CLERK

SCALE : 1 INCH = 80 FEET



LINE	BEARING	LENGTH
A-B	N44°04'E	22.1'
B-C	N41°23'W	229.3'
C-D	N83°52'E	88.8'
D-E	R=25.0'	L=39.3'
E-F	N06°08'W	62.0'
F-G	R=25.0'	L=39.3'
G-H	S83°52'W	32.0'
H-I	R=25.0'	L=39.3'
I-J	S06°08'E	62.0'
J-K	S83°52'W	18.8'
K-L	N41°23'W	218.3'
L-B	S44°04'W	25.1'

I CERTIFY THIS PLAT IS BASED UPON THE RECORD RESEARCH AND PRIOR SURVEYS REFERENCED HEREON, PHYSICAL EVIDENCE FOUND AND INFORMATION PROVIDED BY THE CLIENT. MEASUREMENTS ARE BASED UPON A TOTAL STATION SURVEY IN CONJUNCTION WITH SURVEY GRADE GPS OBSERVATIONS. THIS PLAT MEETS THE MINIMUM STANDARD OF TITLE 27 VSA SECTION 1403.