

# **SURVEY NOTES**

ROBOTIC TOTAL STATION PERIMETER SURVEY OF RILEY PARCEL BY MEASUREMENTS MADE BY DANIEL MULLIGAN AND JACOB DERRY IN FEBRUARY 2024.  
THE LINE FROM UNDISBURSED FOUND MONUMENTS AT POINT 8 AND POINT 9 MEASURES 514.81 FEET NOT 520.0 FEET AS PER REFERENCE MAP 1. MONUMENT 13 WAS RESET USING RECORD DISTANCES FROM POINT 1 AND POINT 12.  
BEARINGS ARE BASED UPON GPS DERIVED VERMONT GRID NORTH - NAD 83 (GCRS) 3PC (44007)  
OBSERVED ON SITE IN FEBRUARY 23, 2024.

BEARINGS ARE ACCURATE TO THE NEAREST 20" OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.  
DISTANCES ARE ACCURATE TO THE NEAREST 0.08', BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.

VARIATIONS IN BEARINGS AND DISTANCES RELATIVE TO THE NOTED REFERENCE SURVEY MAPS ARE DUE TO A REFINEMENT IN SURVEY METHOD AND/OR A DIFFERENT BASIS OF BEARINGS.  
ELMORE MOUNTAIN ROAD IS ASSUMED TO BE A 3 ROD RIGHT OF WAY CENTERED ON EXISTING TRAVELED WAY FOR PURPOSES OF AREA CALCULATIONS.

CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.  
DRAFTING BY TERESA MERRILL.

BASED UPON DEED INSTRUCTIONS, OBSERVATIONS AND SPREADSHEETS FOUND IN BOOK 80 PAGES 480-485. STRUCTURES MUST BE BUILT IN THE WOODED AREA, AND NO STRUCTURES MAY BE PLACED IN THE OPEN AREA ON THIS LOT LESS THAN 250 FEET FROM THE STELLA MARTIN PROPERTY LINE, OR MORE THAN 150 FEET EASTERLY OF EDGE OF WOODS ON THIS LOT. ALL OTHER OPEN SPACE IS A NO BUILD ZONE.

## **REFERENCE MAPS**

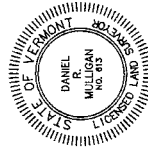
- 1) PLAN OF LAND IN MORRISTOWN, VERMONT - PROPERTY OF PHILIP A. GODDARD, JR., & NATURE CONSERVANCY - REVISED JULY 1984 BY J.P.R. ASSOCIATES, INC., AND RECORDED IN MAP SLIDE 59 (2 SHEETS).
- 2) PLAN OF LAND IN MORRISTOWN, VERMONT AND ELMORE, VERMONT - THE PROPERTY OF VIRGINIA B. SWANSON - AUGUST 1988 BY SPEAR SURVEYING, INC., AND RECORDED IN MAP SLIDE 152.
- 3) PLAN OF LAND IN MORRISTOWN, VERMONT BEING CONVEYED BY JOHN & MADELINE SHERA TO PHILIP A. JR., & ROBERTA T. GODDARD - JANUARY 1973 BY J.P.R. ASSOCIATES, INC., AND RECORDED IN MAP SLIDE 10.
- 4) SUBDIVISION PARCEL FROM LANDS OF ROBERTA T. GODDARD - UPPER ELMORE MOUNTAIN ROAD - MORRISTOWN, VERMONT - OCTOBER 12, 1989 BY ALLEN J. NEWTON AND RECORDED IN MAP SLIDE 137.
- 5) MAP OF THE JAMES S. & HELEN H. SCHOTT PROPERTY - ELMORE MOUNTAIN ROAD - MORRISTOWN, VERMONT - SEPTEMBER 1971 BY J. PHILIP RICH AND RECORDED IN MAP SLIDE 30.

## **TITLE SOURCE**

SEAN FOLEY TO SEAN RILEY BY WARRANTY DEED DATED SEPTEMBER 13, 2021 AND RECORDED IN BOOK 302 PAGES 308-307 OF THE TOWN OF MORRISTOWN LAND RECORDS.

## **MONUMENT TABLE**

| POINT | TYPE                                       | SIZE (INCHES) | REVEAL | SURVEYOR CAP | REMARKS        |
|-------|--------------------------------------------|---------------|--------|--------------|----------------|
| 1     | REBAR                                      | 5/8           | 6      | NEWTON       | FOUND STABLE   |
| 2     | REBAR                                      | 5/8           | 15     | RICH         | FOUND STABLE   |
| 3     | REBAR                                      | 5/8           | 18     | NEWTON       | FOUND STABLE   |
| 4     | REBAR                                      | 5/8           | 12     | -            | FOUND STABLE   |
| 5     | REBAR                                      | 5/8           | 12     | -            | FOUND STABLE   |
| 6     | REBAR                                      | 5/8           | 12     | -            | FOUND STABLE   |
| 7     | REBAR                                      | 1/2           | 6      | -            | FOUND STABLE   |
| 8     | REBAR                                      | 5/8           | 12     | -            | FOUND STABLE   |
| 9     | REBAR                                      | 5/8           | 3      | -            | FOUND STABLE   |
| 10    | REBAR                                      | 5/8           | 3      | -            | FOUND STABLE   |
| 11    | REBAR                                      | 5/8           | 3      | SPEAR        | FOUND STABLE   |
| 12    | REBAR                                      | 5/8           | 6      | RICH         | FOUND STABLE   |
| 13    | REBAR                                      | 5/8           | 0      | DIMASIS      | SET MARCH 2024 |
| 14-18 | UNDIVIDED EASEMENT POINTS                  |               |        |              |                |
| A, B  | UNDIVIDED EASEMENT POINTS                  |               |        |              |                |
| *     | TO REPLACE DISTURBED REBAR FOUND LING PLAT |               |        |              |                |



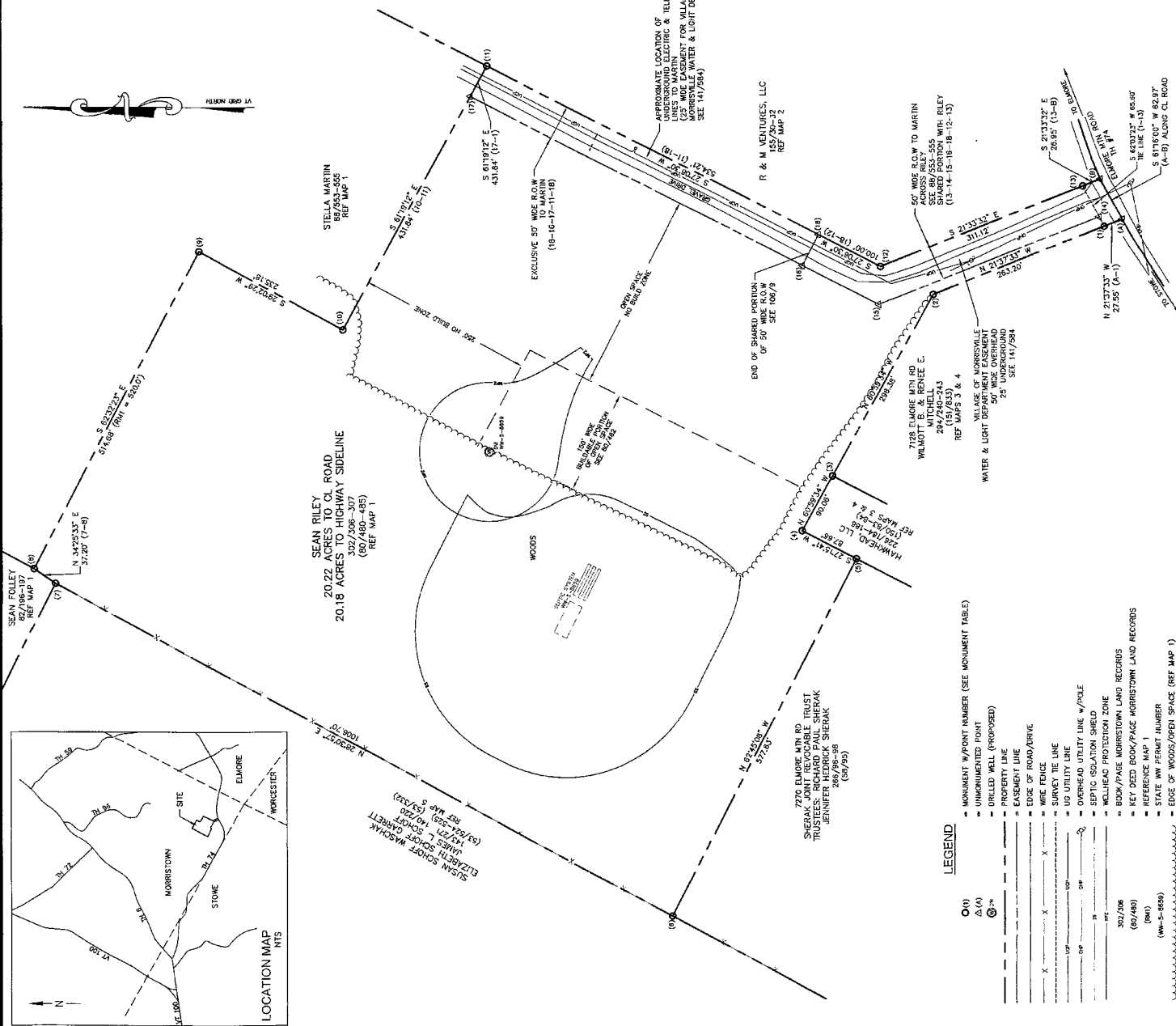
*Daniel R. Mulligan*

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND AS REQUESTED BY SEAN RILEY AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403 AND 28 VSA 2596.

BOUNDARY SURVEY  
**SEAN RILEY**  
ELMORE MOUNTAIN ROAD - T.H. #74  
MORRISTOWN, VERMONT  
MAY 2024

BY GRENIER ENGINEERING, P.C.  
P.O. BOX 445 - WATERBURY, VERMONT 05676

SCALE: 1" = 100'



## **LEGEND**

- MONUMENT W/POINT NUMBER (SEE MONUMENT TABLE)
- UNDIVIDED EASEMENT
- DRILLED WELL (PROPOSED)
- PROPERTY LINE
- ENCROACHMENT
- EDGE OF WOODS/TIME
- EDGE OF FENCE
- SURVEY LINE
- US UTILITY LINE
- OVERHEAD UTILITY LINE W/POLE
- SEPTIC SOLATION SHED
- WELLHEAD PROTECTION ZONE
- BOOK/PAGE MORRISTOWN LAND RECORDS
- KEY DEED BOOK/PAGE MORRISTOWN LAND RECORDS
- REFERENCE MAP 1
- STATE W/PERMIT NUMBER
- EDGE OF WOODS/OPEN SPACE (REF MAP 1)

RECEIVED FOR RECORD  
RECORDED AT SLIDE NUMBER 006 (179)  
ATTEST: *Map Funnings*