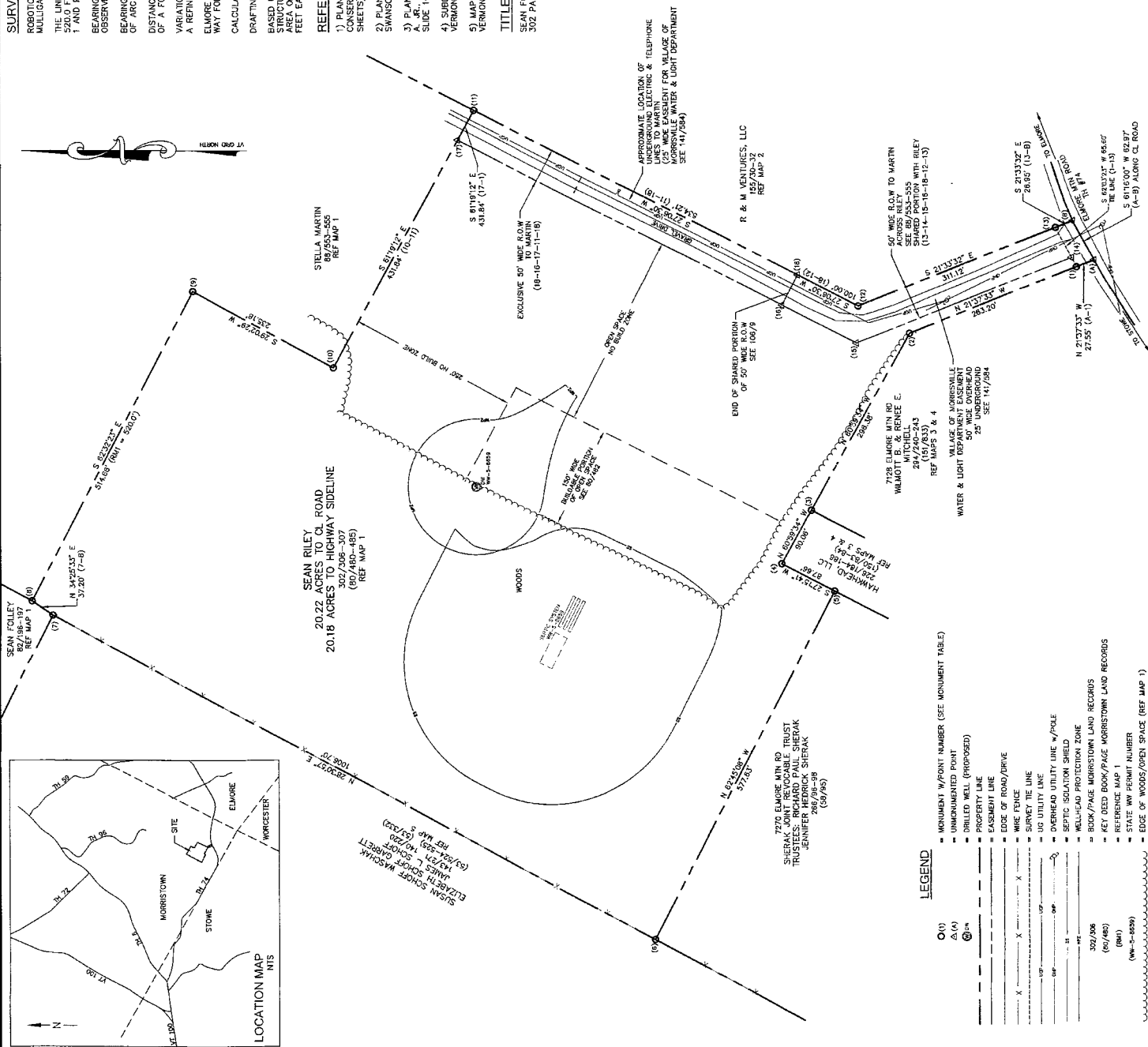


RECEIVED FOR RECORD
RECORDED AT SLIDE NUMBER 2002-1707
ATTEST: *Walter Flannery*
MAY 20 2024



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 UNDISTURBED FOUND MONUMENTS AT POINT 8 AND POINT 9 MEASURES 514.68 FEET. NOT SET FOR REFERENCE MAP 1. MONUMENT 1 WAS RESET USING RECORD DISTANCES FROM POINT 1 AND POINT 12.

BEARINGS ARE BASED UPON GPS DERIVED VERMONT GRID NORTH - NAD 83 (CORES) 9PC (4400V7) OBSERVED ON SITE IN FEBRUARY 20, 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 0.005', 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 150'00' RESTRICTIONS, RESERVATIONS AND EASEMENTS FOUND IN BOOK 89 PAGES 469-489. 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 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 SHESTA TO PHILIP A. JR., & ROBERTA T. GODDARD - JANUARY 1973 BY J.P.R. ASSOCIATES, INC., AND RECORDED IN MAP SLIDE 10.

4) SUBDIVIDED PARCEL FROM LANDS OF ROBERTA GODDARD - UPPER ELMORE MOUNTAIN ROAD - MORRISTOWN, VERMONT - OCTOBER 12, 1999 BY ALLEN J. NEWTON AND RECORDED IN MAP SLIDE 137.

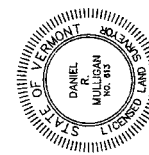
5) MAP OF THE JAMES S. & HELEN H. SCHAFER PROPERTY - ELMORE MOUNTAIN ROAD - MORRISTOWN, VERMONT - SEPTEMBER 1971 BY J. PHILIP RICH AND RECORDED IN MAP SLIDE 30.

TITLE SOURCE

SEAN RILEY TO SEAN RILEY BY WARRANTY DEED DATED SEPTEMBER 13, 2021 AND RECORDED IN BOOK 302 PAGES 309-307 OF THE TOWN OF MORRISTOWN LAND RECORDS.

MONUMENT TABLE

POINT	TYPE	SIZE (INCHES)	REVEAL (INCHES)	SURVEYOR CAP	REMARKS
1	REBAR	5/8	6	NEWTON	FOUND STABLE
2	REBAR	5/8	15	NEWTON	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	9	-	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	SEPAR	FOUND STABLE
12	REBAR	5/8	6	REBAR	FOUND STABLE
13	REBAR	5/8	0	DRILLER'S	SET MARCH 2024
14-18	UNMONUMENTED	EXISTING POINTS			
A, B	UNMONUMENTED	POINTS CHANGING OF HOPKIN			
*	TO REPLACE DISTURBED REBAR FOUND LINDS 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 THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF 27 VSA 1403 AND 26 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'

