

LEGEND

○(1)	MONUMENT W/ POINT NUMBER (SEE MONUMENT TABLE)
△(1)	UNMONUMENTED POINT
⊙(2)	DRILLED WELL (PROPOSED)
—	PROPERTY LINE
==	EASEMENT LINE
—	EDGE OF ROAD/DRIVE


(W-5-0505)

=====

■ STATE WAY PERMIT NUMBER

■ EDGE OF WOODS/OPEN SPACE (REF MAP 1)

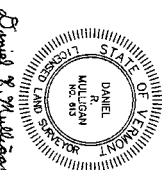
P.O. BOX 440 - WATERBURY, VERMONT 05676
SCALE: 1" = 100'



The aerial photograph shows a road network. A north arrow is located in the upper left corner. A scale bar is positioned horizontally below the north arrow, with markings at 0, 100, 150, 200, 300, and 500 feet. The road layout includes a main road running horizontally across the middle, with several branches. A road labeled 'M-807-24' is shown in the lower right quadrant. The terrain is a mix of dark and light areas, likely representing different land uses or vegetation.

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

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONTAINED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED) AND WAS PERFORMED AS REQUESTED BY SEAN RILEY, AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403 AND 26 VSA 2596.



POINT	TYPE	SIZE (INCHES)	REVEL (INCHES)	SURVEILOR NAME	REMARKS
1	REMAN	5/8	6	NEEDON	FOUND STABLE
2	REMAN	5/8	15	NEEDON	FOUND STABLE
3	REMAN	5/8	12	NEEDON	FOUND STABLE
4	REMAN	5/8	12	NEEDON	FOUND STABLE
5	REMAN	5/8	16	-	FOUND STABLE
6	REMAN	5/8	12	-	FOUND STABLE
7	REMAN	1/2	8	-	FOUND STABLE
8	REMAN	5/8	12	-	FOUND STABLE
9	REMAN	5/8	12	-	FOUND STABLE
10	REMAN	5/8	6	-	FOUND STABLE
11	REMAN	5/8	3	STEVEN	FOUND STABLE
12	REMAN	5/8	0	STEVEN	FOUND STABLE
*13	REMAN	3/8	6	BELSH13	
14 - 19 UNOCCUPIED ELEVATOR PORTS					
A, B UNOCCUPIED PORTS EQUIPMENT ROOM					
* TO INCLUDE DERIVED MEAN FOUND YARD TAT.					
SET MARCH 2024					

ROBORTIC TOTAL STATION PERIMETER SURVEY OF RILEY PARCEL, BY MEASUREMENTS MADE BY DANIEL MULLIGAN AND JACOB DUNN IN FEBRUARY 2024.

THE LINE FROM UNDERTHE FOUND MONUMENTS AT POINT B AND POINT 9 MEASURES 514.66 FEET, NOT 520.10 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 (GCS) SFC (4400Y)

OBSERVED ON SITE IN FEBRUARY 201, 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 0.01', 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.

ELMUR MOUNTAIN ROAD IS ASSUED 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 GPS RECORDATIONS, RESERVATIONS AND SURVEYERS FOUND IN BOOK 80 PAGES 480-485 STRACTIONS 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 EASTERNY 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. GOODDARD, JR., & MATURE SHERBROOK - REVISED JULY 1904 BY J.P.R. ASSOCIATES, INC., AND RECORDED IN MAP SLIDE 59 (2 SHEETS).

2. PLAN OF LAND IN MORRISTOWN, VERMONT AND ELMUR, VERMONT - THE PROPERTY OF VIRGINIA B. SMANSON - AUGUST 1908 BY STELLA SURVEYING, INC., AND RECORDED IN MAP SLIDE 192

3. A PLAN OF LAND IN MORRISTOWN, VERMONT BEING CONVEYED BY JOHN & MADELINE SHERIDA TO PHILIP A. JR. & ROBERTA T. GOODDARD - JANUARY 1913 BY J.P.R. ASSOCIATES, INC., AND RECORDED IN MAP SLIDE 10.

4. SUBDIVIDED PARCEL FROM LANDS OF ROBERTA GOODDARD - UPPER ELMUR MAIN ROAD - MORRISTOWN, VERMONT - OCTOBER 12, 1989 BY ALLEN L. NEWTON AND RECORDED IN MAP SLIDE 197.

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

TITLE SOURCE

SEAN TOLLEY TO SEAN RILEY BY WARRANTY DEED DATED SEPTEMBER 13, 2021 AND RECORDED IN BOOK 102 PAGES 306-307 OF THE TOWN OF MORRISTOWN.