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FOLLEY, SEAN TO STELLA MARTIN

Know all Persons by These Presents**That** I, Sean Folley

of Stowe in the County of Lamoille
 and State of Vermont Grantor, in the consideration of
 One Dollar and Other Valuable & Good Consideration Dollars
 paid to my full satisfaction by

Stella Martin

of Burlington in the County of Chittenden
 and State of Vermont Grantee, by these presents, do
 freely Give, Grant, Sell, Convey and Confirm unto the said Grantee,

Stella Martin

and her heirs and assigns forever, a
 certain piece of land in Morrystown in the
 County of Lamoille and State of Vermont, described as
 follows, viz:

Being a part of all and the same land and premises conveyed to
 Sean Folley by Warranty Deed of the Nature Conservancy, a non
 profit corporation dated April 30, 1985 and recorded in Book
 82 at pages 196-197 of the Morrystown Land Records and being
 more particularly described as follows:

Beginning at an iron rod in the line of property now or
 formerly of Gordon B. and Mary J. Tweedy at the southeasterly
 corner of the herein described lands and at the northeasterly
 corner of the adjacent lands now or formerly of Philip A.
 Goddard, Jr. (Goddard), those lands now or formerly of Goddard
 being described at Book 80, page 480 of the Morrystown Land
 Records;

Then along said lands now or formerly of Goddard the following
 three courses and distances: N 61° 52' W 431.8 feet to an iron
 rod; then N 28° 30' E 235.0 feet to an iron rod; then N 61°
 52' W 520.0 feet to an iron rod;

Then N 28° 30' E 759.8 feet to a point common to land retained
 by the Grantor, the point marking the northwesterly corner of
 the herein described lands and lands now or formerly of Mowry;

Then S 62° 05' E approximately 927+- feet to an iron rod
 common to said lands of Mowry and said lands of Tweedy;

Then S 27° 27' W 998.49 feet passing through an iron rod along
 said lands of Tweedy to the point of beginning. This parcel
 contains 18.76 acres, more or less.

Granted and conveyed to Grantee as an appurtenancy to those
 lands hereby conveyed is a 50 foot right of way for the common
 benefit of the said adjacent lands now or formerly of Goddard
 and the lands hereby conveyed to Grantee, said right of way
 being described as follows:

Beginning at a point on the centerline of Town Road 76 at the
 southeasterly corner of said lands now or formerly of Goddard
 and 1216 feet, more or less, northeasterly of Town Road 15;

Then southwesterly 50 feet, more or less, along the centerline
 of Town Road 76;

Then N 21° 34' W 365 feet, more or less;

Then N 27° 27' E 22.8 feet;

Then S 62° 33' E 50 feet to an iron rod on the westerly
 property line of lands now or formerly of Gordon B. and Mary
 J. Tweedy;

Then S 21° 34' E 336 feet, more or less, passing through an iron rod on the westerly line of said lands of Tweedy to the point of beginning.

Also granted and conveyed as an appurtenancy to those lands hereby conveyed to Grantee, for the exclusive benefit of Grantee, her heirs, successors and assigns, is a 50 foot wide continuation of the herein above described common right of way, said exclusive right of way being further described as follows:

Beginning at an iron rod on the westerly line of lands now or formerly of Gordon B. and Mary J. Tweedy which is N 21° 34' E 336 feet, more or less, from the centerline of Town Road 76;

Then N 62° 33' W 50 feet;

Then N 27° 27' E 633.6 feet to the lands herein above described and conveyed to Grantee;

Then S 61° 52' E 50 feet to an iron rod common to the lands of Grantee and said lands of Tweedy;

Then S 27° 27' W 633 feet along the westerly line of said lands of Tweedy to the point of beginning.

Said lands of Grantee and rights of way are shown on a plan by J.P.R. Associates, Inc. entitled "Plan Of Land in Morristown, Vermont, Property of Philip A. Goddard, Jr. and Nature Conservancy," Job No. 72-202A at a scale of 1" = 100', dated September 1978, and revised July 1984, filed in the Morristown Land Records in large map case No. One.

The above described land and premises are subject to easements, restrictions and servitudes and covenants. By execution of this instrument Grantor hereby relinquishes and releases all right, title and interest in the above described rights of way to Grantee, her heirs, successors and assigns for their exclusive benefit and also hereby conveys to Grantee, her heirs, successors and assigns the exclusive right to construct any dwelling and accessory structure as set out in certain partition deed between Philip A. Goddard, Jr. and the Nature Conservancy dated November 14, 1984 and recorded in Book 80 at page 48 of the Morristown Land Records.

Reference may be had to the above mentioned deeds and their records in aid of this description.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

Stella Martin

And I, the said Grantor, and her heirs and assigns, to their own use and behoof forever;

Sean Folley

executors and administrators, do for myself and my heirs, covenant with the said Grantee

Stella Martin and her

heirs and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance;

except as aforesaid

hereby engage to Warrant and Defend the same against all lawful claims whatever,

except as aforesaid

In Witness Whereof, I hereunto set my hand and seal
 this 4th day of January A. D. 19 89.

In Presence of

Margaret S. Spaulding
Deborah Smith

Sean Folley
 Sean Folley



State of Vermont, } ss. At Stowe, Vermont this
 County } 4th day of January A. D. 19 89

Sean Folley

personally appeared, and he acknowledged this instrument, by
 him sealed and subscribed, to be his free act and deed.

Before me Margaret S. Spaulding
 Notary Public

(Title)

Worriestown, VT. Town Clerk's Office January 5th A. D. 1989, at 8 o'clock 45 minutes A. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record, Attest.

Agnes A. Mander

Clerk.

Vermont Property Transfer Tax
 32 V.S.A. Chap. 231

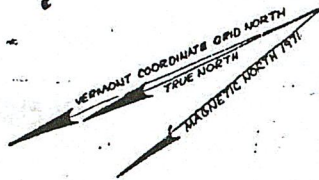
ACKNOWLEDGMENT

Return No. 1989 01-03

Return Rec'd. Tax Paid-Board of Health Cert. Rec'd. Signed Agnes A. Mander, Clerk
 Vi. Land Use & Development Plans Act Cert. Rec'd.

Date 1-5-89

3



GODDARD & MARY J. THEEDY
BOOK 48
PAGES 81-112

MATCH
LINE
A

EXISTING DRIVEWAY

START OF NEW DRIVEWAY

SUBJECT PROPERTY

OWNER
STELLA MARTIN
17 006 - 1 - 1

18.76 A.

Meadow

20.2 ACRES TO CENTERLINE &
TO THE LAKES
PHILIP A. GODDARD, JR.

OWNER
SEAN POLLEY
17006 - 2

WAIVER
REQUEST

OWNER
SEAN POLLEY
17006 - 1

OWNER
JAMES SCHOFF
16153

TO EXISTING
HOMES

33.2 ACRES TO THE LAKES
NATURE CONSERVANCY

14.46 A.

ALICE
ROBERT
RUSSELL
BOOK 38
PAGES 223-224

ALICE
JAMES S. HALEM H. SCHOFF
BOOK 35
PAGES 274-285

DRIVE U. ARVIEW
BOOK 38 PAGE 123
KEY REFERENCE
BOOK 38 PAGE 281

(RECORD 371)

N. 12° 44' W.

571.0'

MINUTES

571.0'

N. 12° 44' W.

571.0'

MINUTES

571.0'

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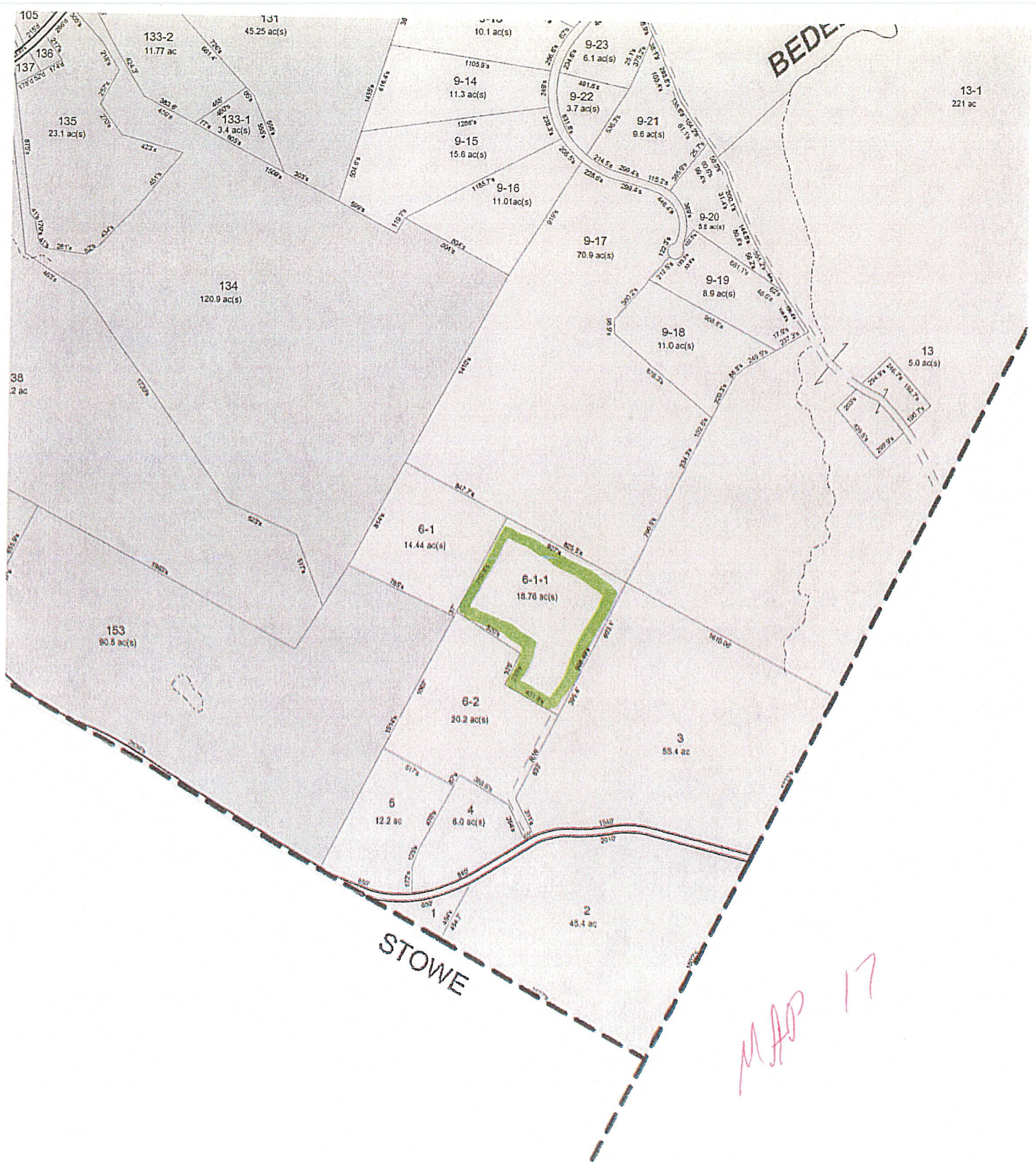
MINUTES

571.0'

N. 12° 44' W.

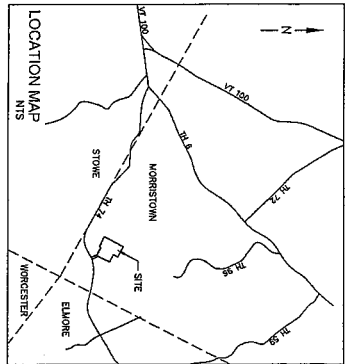
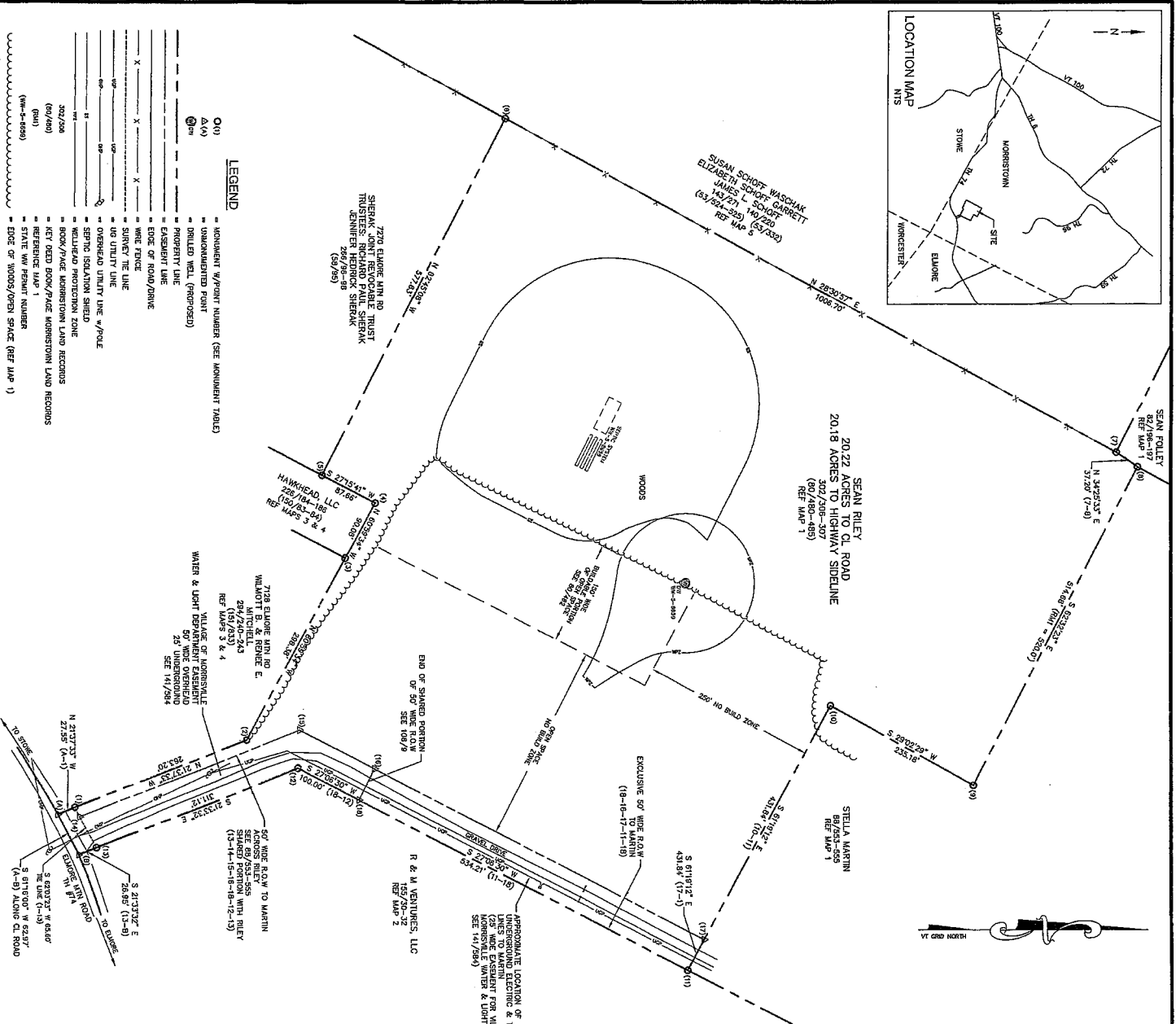
571.0'

MINUTES

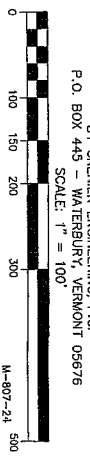


RECEIVED FOR RECORD *May 30, 2024*
 RECORDED AT SLIDE NUMBER *006 (1876)*
 ATTEST: *Mugu Fleming*

ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C. WATERBURY, VERMONT



- LEGEND**
- (1) MONUMENT W/POINT NUMBER (SEE MONUMENT TABLE)
 - △ (1) UNMONUMENTED POINT
 - RULED WALL (PROPOSED)
 - PROPERTY LINE
 - EXISTENT LINE
 - EDGE OF ROAD/DRIVE
 - WIRE FENCE
 - SURVEY TIE LINE
 - NO UTILITY LINE
 - OVERHEAD UTILITY LINE w/POLE
 - SEPTIC ISOLATION SHIELD
 - WELLED PROTECTION ZONE
 - KEY DEED BOOK/PAGE MORRISTOWN LAND RECORDS
 - REFERENCE MAP 1
 - STATE W/ POINT NUMBER
 - EDGE OF WOODS/OPEN SPACE (REF MAP 1)



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

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS
 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 4003 AND 28 VSA 2398.



POINT	TYPE	SIZE (INCHES)	REMARKS	SURVEYOR
1	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
2	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
3	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
4	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
5	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
6	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
7	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
8	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
9	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
10	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
11	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
12	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
13	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
14	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
15	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
16	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
17	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
18	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
19	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
20	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
21	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
22	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
23	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
24	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
25	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
26	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
27	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
28	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
29	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
30	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
31	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
32	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
33	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
34	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
35	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
36	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
37	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
38	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
39	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
40	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
41	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
42	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
43	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
44	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
45	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
46	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
47	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
48	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
49	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY
50	MONUMENT	5/8"	ROUND STAKE	SEAN RILEY

SURVEY NOTES

REGIONS TOTAL STATION REMEASURES SURVEY OF RILEY PARCEL BY MEASUREMENTS MADE BY DANIEL MULLIGAN AND JACOB DERRY IN FEBRUARY 2024.

THE LINE FROM UNMONUMENTED POINT MONUMENTS AT POINT 8 AND POINT 9 MEASURES 514.88 FEET NOT 500.00 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 (GORS) SFC (44007) OBSERVED ON SITE IN FEBRUARY 29, 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 0.008', 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.

REFERENCE MAPS

1) PLAN OF LAND IN MORRISTOWN, VERMONT - PROPERTY OF PHILIP A. GODDARD, JR. & MARY E. GODDARD - 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. SHANNON - AUGUST 1988 BY SPEAR SURVEYING, INC. AND RECORDED IN MAP SLIDE 162.

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) SUBDIVIDED PARCEL FROM LANDS OF ROBERTA GODDARD - UPPER ELMORE MOUNTAIN ROAD - MORRISTOWN, VERMONT - OCTOBER 12, 1989 BY ALLEN T. KENNEDY AND RECORDED IN MAP SLIDE 157.

5) MAP OF THE JAMES S. & HELEN H. SCHOFF PROPERTY - ELMORE MOUNTAIN ROAD - MORRISTOWN, VERMONT - SEPTEMBER 1971 BY A. 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 306-307 OF THE TOWN OF MORRISTOWN LAND RECORDS.