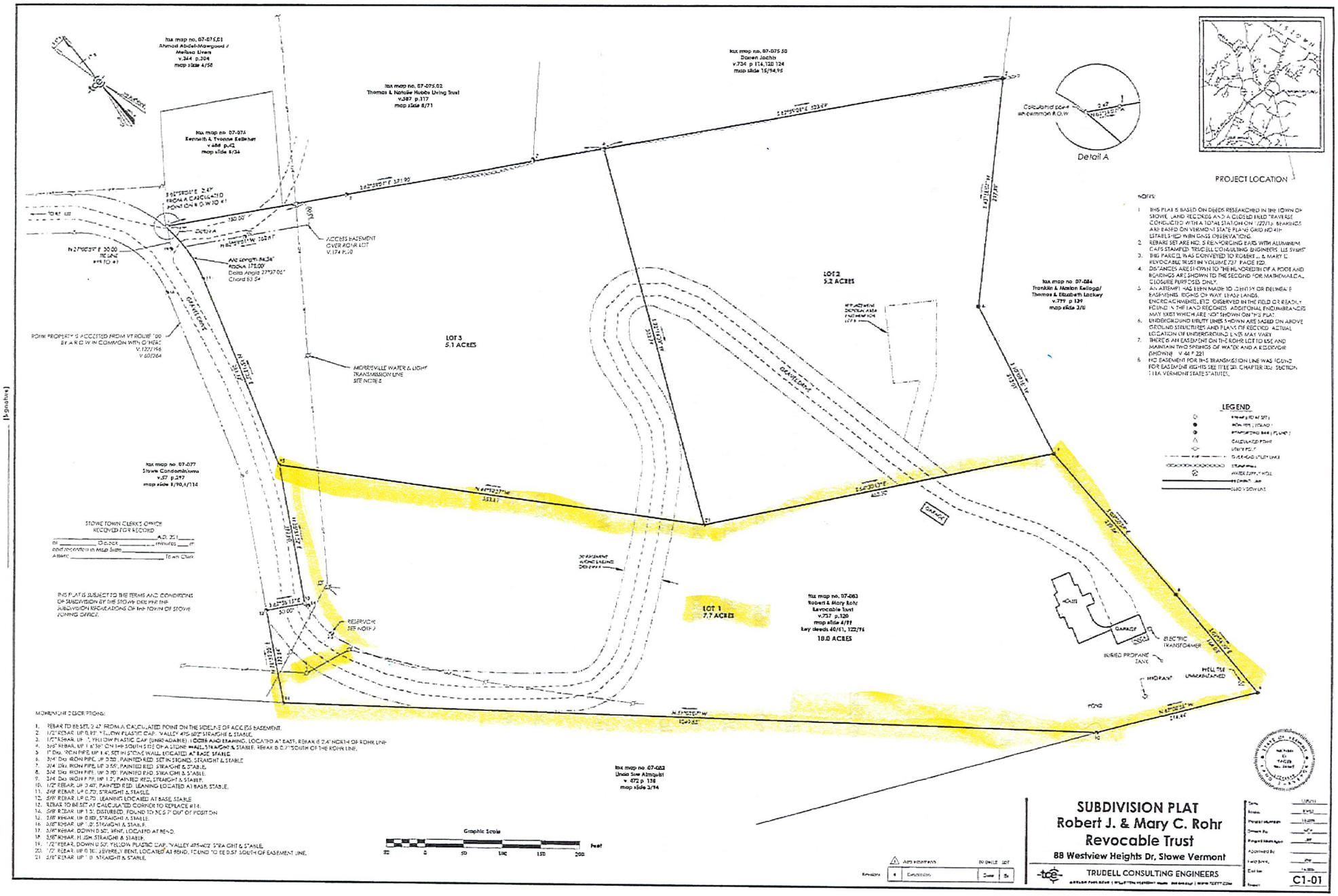
This plat meets the requirements of 27 VSA 1403

_____ (signature)



NOTES:

1. THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF STOWE LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 12/2013. BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NAD 83 ESTABLISHED WITH GPS OBSERVATIONS.
2. REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LLS SYMMS".
3. THIS PARCEL WAS CONVEYED TO ROBERT J. & MARY C. REVOCABLE TRUST IN VOLUME 737 PAGE 120.
4. DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
5. AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
6. UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
7. THERE IS AN EASEMENT ON THE ROHR LOT TO USE AND MAINTAIN TWO SPRINGS OF WATER AND A RESERVOIR (SHOWN). V.44 P.221
8. NO EASEMENT FOR THIS TRANSMISSION LINE WAS FOUND FOR EASEMENT RIGHTS SEE TITLE 30, CHAPTER 100, SECTION 7104, VERMONT STATUTES.

LEGEND

- FOUND REBAR
- IRON PIPE (FOUND)
- REINFORCING BAR (FOUND)
- CALCULATED POINT
- UTILITY POLE
- OVERHEAD UTILITY LINES
- STONE WALL
- WATER SUPPLY WELL
- PROPERTY LINE
- EASEMENT LINE

MONUMENT DESCRIPTIONS:

1. REBAR TO BE SET, 2.47' FROM A CALCULATED POINT ON THE SIDELINE OF ACCESS EASEMENT.
2. 1/2" REBAR, UP 0.93', YELLOW PLASTIC CAP, "VALLEY 475-602" STRAIGHT & STABLE.
3. 1/2" REBAR, UP 1.7', YELLOW PLASTIC CAP (UNREADABLE), LEANING, LOCATED AT BASE, REBAR IS 2.4' NORTH OF ROHR LINE.
4. 5/8" REBAR, UP 1.8'58" ON THE SOUTH SIDE OF A STONE WALL, STRAIGHT & STABLE, REBAR IS 0.7' SOUTH OF THE ROHR LINE.
5. 1" DIA. IRON PIPE, UP 1.4', SET IN STONE WALL, LOCATED AT BASE, STABLE.
6. 3/4" DIA. IRON PIPE, UP 0.20', PAINTED RED, SET IN STONES, STRAIGHT & STABLE.
7. 3/4" DIA. IRON PIPE, UP 0.50', PAINTED RED, STRAIGHT & STABLE.
8. 3/4" DIA. IRON PIPE, UP 0.70', PAINTED RED, STRAIGHT & STABLE.
9. 3/4" DIA. IRON PIPE, UP 1.2', PAINTED RED, STRAIGHT & STABLE.
10. 1/2" REBAR, UP 0.40', PAINTED RED, LEANING, LOCATED AT BASE, STABLE.
11. 5/8" REBAR, UP 0.70', STRAIGHT & STABLE.
12. 5/8" REBAR, UP 0.70', LEANING, LOCATED AT BASE, STABLE.
13. REBAR TO BE SET AT CALCULATED CORNER TO REPLACE #14.
14. 5/8" REBAR, UP 1.5', DISTURBED, FOUND TO BE 0.7' OUT OF POSITION.
15. 5/8" REBAR, UP 0.80', STRAIGHT & STABLE.
16. 5/8" REBAR, UP 1.0', STRAIGHT & STABLE.
17. 5/8" REBAR, DOWN 0.50', BENT, LOCATED AT BEND.
18. 5/8" REBAR, FLUSH, STRAIGHT & STABLE.
19. 1/2" REBAR, DOWN 0.50', YELLOW PLASTIC CAP, "VALLEY 475-602" STRAIGHT & STABLE.
20. 1/2" REBAR, UP 0.10', JEVERELY BENT, LOCATED AT BEND, FOUND TO BE 0.57' SOUTH OF EASEMENT LINE.
21. 5/8" REBAR, UP 1.0', STRAIGHT & STABLE.

Revision	#	Description	Date	By

SUBDIVISION PLAT
Robert J. & Mary C. Rohr Revocable Trust
88 Westview Heights Dr, Stowe Vermont

TRUDELL CONSULTING ENGINEERS

Date	1/28/21
Scale	1"=50'
Project Number	11-206
Drawn By	MCF
Reviewed By	JPF
Approved By	JPF
Field Book	JPF
Cad File	11-206
Sheet	C1-01