

The existing driveway to the house was not built on the deeded driveway. In the deed to 50 Cheney Lane and Lot 2 it will state that if Lot 2 wants to remove the driveway to the actual deeded driveway they may do so but will bear the cost of doing so.

Deeded driveway

existing trees

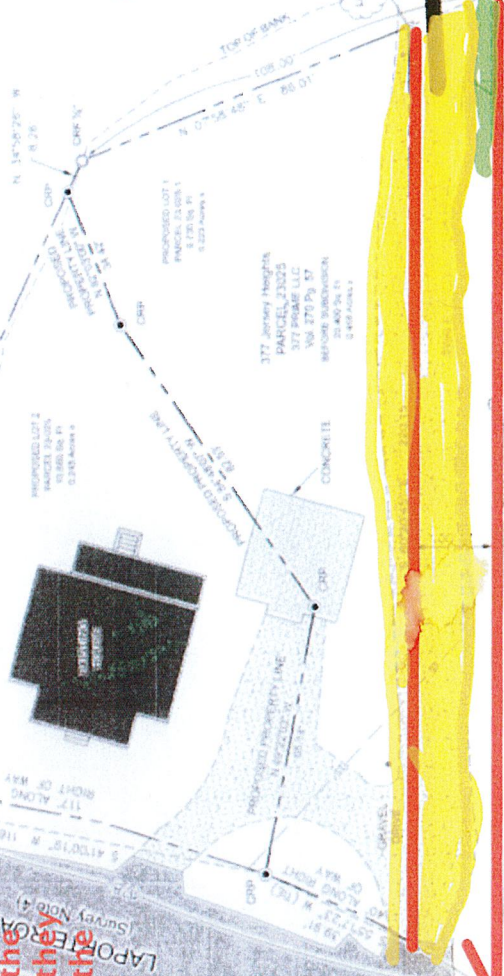
Existing driveway



Referenced Plats or Plans
A "Boundary Line Agreement, Properties of 377 Prime, LLC and 377 Prime, LLC, dated December 1, 2020, Map 980-372

Legend

- SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING GRAVEL
- CARRIED REBAR FROM 10'0"0"
- CARRIED REBAR PROPOSED
- CALCULATED POINT



Survey Notes

1. Purpose of this survey is to depict a proposed subdivision of property located to 377 Prime, LLC, Volume 270 Page 51. Other property lines and buildings shown may be approximate, and are shown for general reference purposes only.
2. This plan and certification does not constitute a warranty of the survey.
3. Field survey was performed Fall 2020 and consisted of a closed loop traverse utilizing a total station instrument.
4. Bearings shown are from 1983 North, Vermont Coordinate System of 1983, based upon GPS observations on or adjacent to the site (Reference: From: NAD83 (2011), Epoch 2010).
5. Laporte Road (also known as Cheney Heights or Cheney Heights Road) is a 100' wide right of way based on existing iron pipes shown as "100" and is typically labeled with inside diameter, unless noted otherwise.
6. Condition of pipes, rods and well markers found are "good" unless otherwise noted. Corners deviated "Proposed" shall typically consist of 3" diameter rebar set with aluminum disks stamped "Gilson Land Surveying, PLLC - VTLS 198314" typically set flush with existing grade or next to existing utility.
7. Utilities shown do not purport to locate or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate and are depicted based solely on surface indications. Actual locations may vary and are not shown. Survey was completed on 03/01/2022 prior to any construction.
8. Parties to this HQR Zoning District.

Certification

To the best of my knowledge and belief the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field, and the use of modern surveying techniques, are in substantial compliance with the requirements of the Vermont Statutes, Chapter 24, Section 2403, "Recording of Land Plats". This statement valid only when countersigned by my original signature and seal.



RECORDED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF MORRISVILLE, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 2022.

TOWN CLERK

BEST STREET



100 Twin Peaks Road, Waterbury Center, VT 05677
www.gilsonandsurveying.com 802-585-9833

Proposed Subdivision
Property of
377 Prime LLC
377 Jersey Heights
Morrisville, VT

Date: 03/01/2022

DWG# 20054

RECORDED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF MORRISVILLE, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 2022.

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