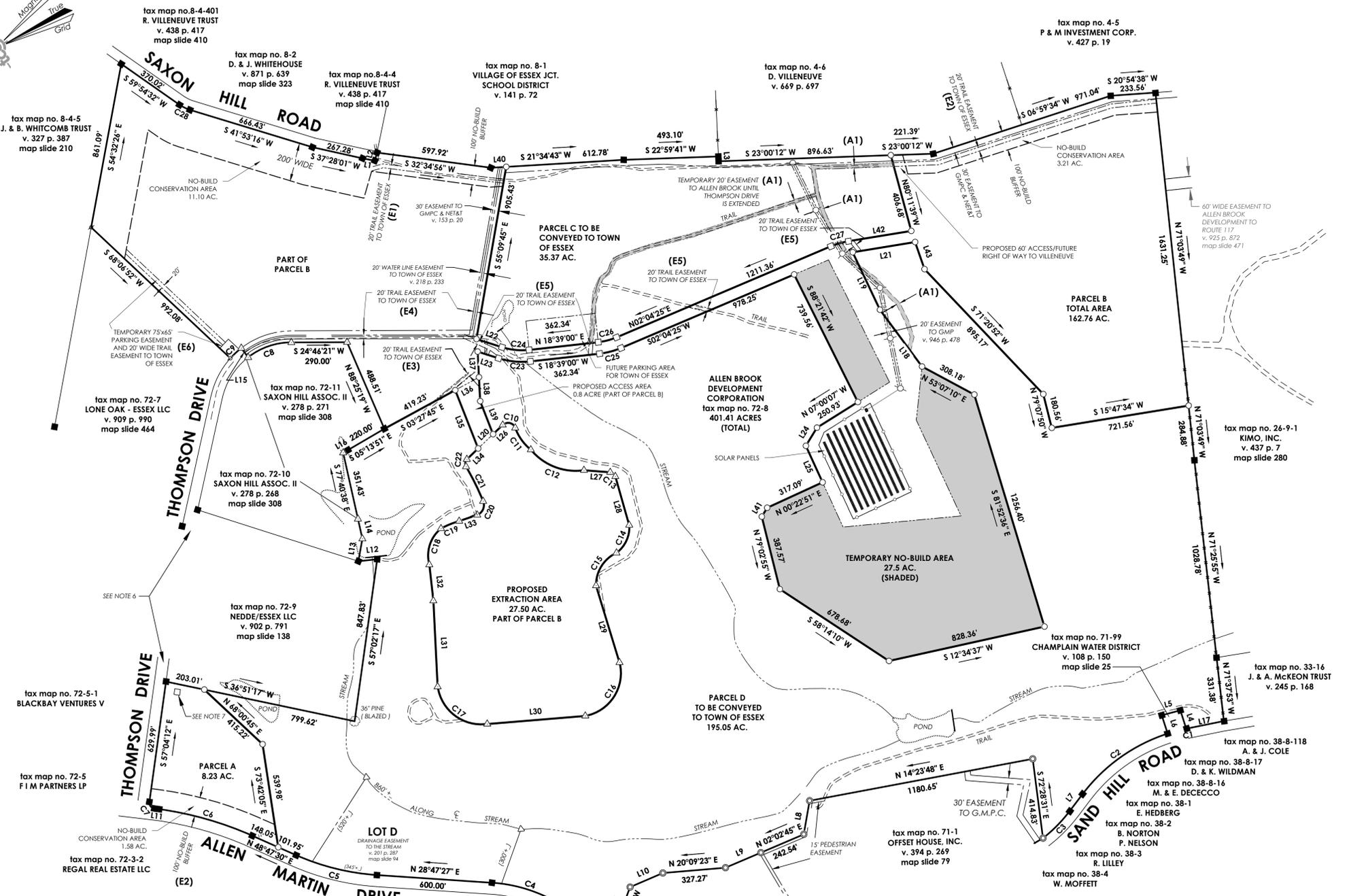
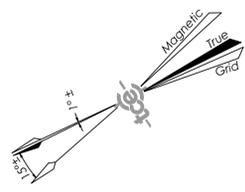


This plat meets the requirements of 27 VSA 1403.

(Signature)



LINE	BEARING	DISTANCE
L1	S 35°34'38" W	64.99'
L2	S 49°50'32" E	43.50'
L3	N 67°21'14" W	24.70'
L4	S 82°51'44" E	100.00'
L5	N 10°14'32" E	99.99'
L6	N 82°53'11" W	100.00'
L7	N 27°40'02" W	110.98'
L8	N 54°59'11" W	174.92'
L9	N 02°02'45" E	200.00'
L10	N 01°45'33" E	185.54'
L11	N 32°55'45" E	25.77'
L12	N 18°59'12" E	98.27'
L13	S 54°52'34" E	118.19'
L14	S 77°40'38" E	105.00'
L15	N 78°23'41" E	59.93'
L16	S 05°14'04" E	28.38'
L17	N 13°37'10" E	197.32'
L18	N 78°18'54" E	364.68'
L19	N 89°28'54" E	330.22'
L20	S 18°33'42" E	107.40'
L21	S 15°45'24" W	329.52'
L22	N 42°38'23" E	139.85'
L23	S 42°28'33" W	114.56'
L24	N 33°25'13" W	110.10'
L25	N 89°43'18" W	208.04'
L26	N 18°33'42" W	69.36'
L27	N 29°24'25" E	137.18'
L28	S 80°58'34" E	262.40'
L29	S 82°02'14" E	416.09'
L30	S 20°18'49" W	512.24'
L31	N 67°50'53" W	445.86'
L32	N 71°22'16" W	188.00'
L33	N 06°14'59" E	99.17'
L34	N 18°33'42" W	81.36'
L35	N 86°32'20" W	324.92'
L36	S 03°27'45" E	140.43'
L37	S 67°59'06" E	133.36'
L38	S 67°59'06" E	124.33'
L39	S 86°27'05" E	183.70'
L40	S 21°34'43" E	79.50'
L41	N 15°45'24" E	331.05'
L42	N 84°16'30" W	148.57'



PROJECT LOCATION

LEGEND

- Ø REBAR (SET - L5488)
- REBAR (TO BE SET - L5732)
- IRON PIPE (FOUND)
- CONCRETE MONUMENT (FOUND OR SET 1978)
- CONCRETE MONUMENT (TO BE SET)
- ⊕ "T" SURVEY MARKER (FOUND)
- ⊗ REINFORCING BAR (FOUND)
- ⊙ STONE MONUMENT (FOUND)
- △ CALCULATED POINT
- UTILITY POLE
- BARBED WIRE FENCE
- PROPOSED CHAIN LINK FENCE
- C1 CURVE DATA TABLE REFERENCE
- L1 LINE DATA TABLE REFERENCE
- (A1) ACCESS ROAD
- (E1) PROPOSED EASEMENT

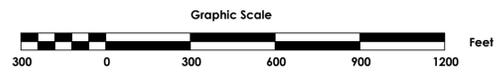
NOTES:

- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF ESSEX LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION IN JULY, 1978 AND ADDITIONAL TRAVERSE AND RTK WORK IN DECEMBER 2015. BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTRI.
- REBAR SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 732".
- THIS PARCEL WAS CONVEYED TO ALLEN BROOK DEVELOPMENT, INCORPORATED IN VOLUME 925 PAGE 875 AND SHOWN ON A PLAT ENTITLED "BOUNDARY PLAT, FORESTDALE HEIGHTS, INC. TO SAXON HILL CORPORATION", WHICH IS RECORDED IN MAP SLIDE 432.
- DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY. 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.
- THE WESTERLY PORTIONS OF THOMPSON DRIVE WERE CONVEYED TO THE TOWN OF ESSEX IN VOLUME 169 PAGE 467 AND VOLUME 218 PAGE 231. THE EASTERLY PORTION OF THOMPSON DRIVE HAS BEEN OFFERED TO THE TOWN OF ESSEX IN AN IRREVOCABLE OFFER OF DEDICATION RECORDED IN VOLUME 909 PAGE 669.
- THIS PARCEL IS SUBJECT TO A 30' SQUARE EASEMENT TO VERIZON NEW ENGLAND AS DESCRIBED IN VOLUME 502 PAGE 708 AND SHOWN ON A PLAT RECORDED IN MAP SLIDE 392.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	906.20	2.68'	2.68'	N 13°32'05" W
C2	906.20	552.47'	543.95'	N 10°12'01" W
C3	740.72	198.17'	197.58'	S 19°58'39" E
C4	780.00	385.71'	381.80'	N 42°57'29" E
C5	1244.04'	434.95'	432.75'	S 38°47'27" W
C6	1824.62'	505.11'	503.50'	N 40°51'40" E
C7	30.00'	47.13'	42.43'	S 77°55'31" W
C8	369.57'	242.12'	237.81'	N 06°00'09" E
C9	429.92'	77.41'	77.31'	N 17°44'01" W
C10	40.00'	79.05'	66.80'	N 38°03'15" E
C11	262.58'	140.68'	139.00'	S 79°19'20" W
C12	303.72'	309.68'	296.44'	S 46°03'32" W
C13	30.00'	36.45'	34.25'	N 64°12'54" E
C14	165.22'	165.07'	158.29'	S 40°12'48" E
C15	183.00'	212.31'	200.40'	N 33°03'11" W
C16	225.55'	368.90'	329.14'	S 32°16'35" E
C17	228.81'	357.72'	322.39'	S 61°47'24" W
C18	179.50'	208.73'	197.16'	N 47°10'34" W
C19	440.40'	102.63'	102.39'	N 03°02'21" E
C20	54.46'	86.37'	77.60'	S 41°41'24" E
C21	1339.84'	200.34'	200.15'	N 88°35'43" E
C22	31.97'	40.90'	38.17'	N 59°02'22" W
C23	400.00'	167.48'	166.26'	S 30°38'42" W
C24	340.00'	142.36'	141.32'	S 30°38'42" W
C25	400.00'	115.73'	115.32'	S 10°21'43" W
C26	340.00'	98.37'	98.02'	S 10°21'42" W
C27	400.00'	95.53'	95.30'	N 08°54'55" E
C28	191.26'	60.16'	59.91'	S 50°53'54" W

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ESSEX, VT. ON THE _____ DAY OF _____ 201____
 SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
 SIGNED THIS _____ DAY OF _____ 201____
 BY _____ CHAIRMAN/CLERK

Essex, Vermont, Town Clerk's Office
 _____, 201____ at _____ o'clock _____ minutes _____ M
 Received for record and recorded in map slide _____
 Attest: _____
 Town Clerk



Revisions	#	Description	Date	By



Subdivision Plat

ALLEN BROOK DEVELOPMENT

31 Allen Martin Drive
Essex, Vermont

TRUDELL CONSULTING ENGINEERS
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802 879 6331 | WWW.TCEVT.COM

Date:	02/03/16
Scale:	1"=300'
Project Number:	15-043
Drawn By:	SDI/NPC/MAD
Project Manager:	JMM
Approved By:	JMM
Field Book:	233
Crd file:	2015043
Sheet:	C1-02