

LOCUS
NOT TO SCALE

LEGEND

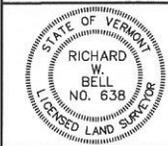
- PROPERTY LINE
- RIGHT OF WAY OR PARCEL LINE
- STONE WALL
- WIRE FENCE
- △ CALCULATED POINT
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- I.R.S. IRON ROD SET

CERTIFICATION

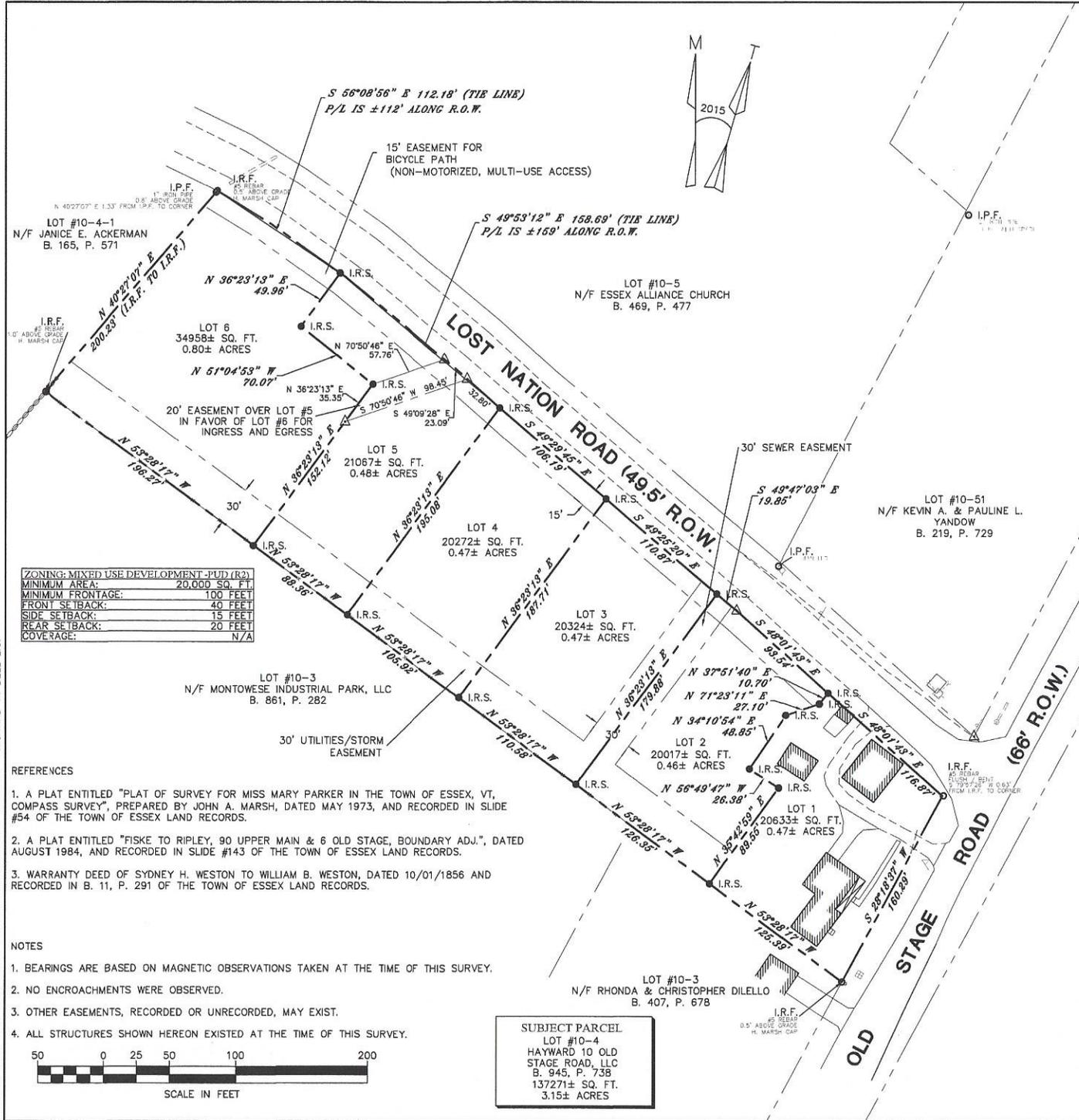
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITH ELECTRONIC TOTAL STATION SURVEY EQUIPMENT, WITH A POSITIONAL TOLERANCE CONFIDENCE LEVEL ABOVE 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED _____ RICHARD W. BELL L.S. #638 VT.

© COPYRIGHT 2015		SUBDIVISION OF LANDS OF HAYWARD 10 OLD STAGE ROAD, LLC 10 OLD STAGE ROAD ESSEX, VERMONT
PROJ. #15909	DATE: SEPT. 2015	
SCALE: 1"=50'		SHEET 1 OF 1 DWG. # S-909
SURVEYED BY: RWB/TWW		
CHECKED BY: RWB		



**RICHARD W. BELL
LAND SURVEYING, INC.**
297 SOUTH MAIN ST.
BARRRE, VERMONT 05841
802-479-9262 C 802-793-5037
EMAIL RBELL@RBELL-LANDSURVEYOR.COM



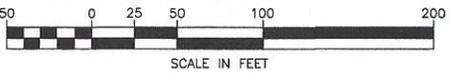
ZONING: MIXED USE DEVELOPMENT - PUJ (R2)
MINIMUM AREA: 20,000 SQ. FT.
MINIMUM FRONTAGE: 100 FEET
FRONT SETBACK: 40 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 20 FEET
COVERAGE: N/A

REFERENCES

1. A PLAT ENTITLED "PLAT OF SURVEY FOR MISS MARY PARKER IN THE TOWN OF ESSEX, VT, COMPASS SURVEY", PREPARED BY JOHN A. MARSH, DATED MAY 1973, AND RECORDED IN SLIDE #54 OF THE TOWN OF ESSEX LAND RECORDS.
2. A PLAT ENTITLED "FISKE TO RIPLEY, 90 UPPER MAIN & 6 OLD STAGE, BOUNDARY ADJ.", DATED AUGUST 1984, AND RECORDED IN SLIDE #143 OF THE TOWN OF ESSEX LAND RECORDS.
3. WARRANTY DEED OF SYDNEY H. WESTON TO WILLIAM B. WESTON, DATED 10/01/1856 AND RECORDED IN B. 11, P. 291 OF THE TOWN OF ESSEX LAND RECORDS.

NOTES

1. BEARINGS ARE BASED ON MAGNETIC OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
2. NO ENCROACHMENTS WERE OBSERVED.
3. OTHER EASEMENTS, RECORDED OR UNRECORDED, MAY EXIST.
4. ALL STRUCTURES SHOWN HEREON EXISTED AT THE TIME OF THIS SURVEY.



SUBJECT PARCEL
LOT #10-4
HAYWARD 10 OLD
STAGE ROAD, LLC
B. 945, P. 738
137271± SQ. FT.
3.15± ACRES

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. RICHARD W. BELL L.S.