THIS IS A MYLAR REPRODUCTION DONE BY BLUE PRINTS ETC., FARRELL ST., SOUTH BURLINGTON, VT.

16°±

N/F
DAVID B. & PAMELA P. HEMINGWAY
VOLUME 559 / PAGE 262-264

FOUND IRON PIPE 3" ABOVE GRADE

FOUND IRON PIPE 3" ABOVE GRADE

S 75°24'11" E
308.71'

FOUND IRON PIPE 7' ABOVE GRADE

N 13°48' E
20.1'

GREEN MOUNTAIN POWER
VOL.69 PAGE 341
8 DECEMBER 1964
MAP VOL. 69 PAGE 340

SANITARY MANHOLE

THIS IS A 50' R.O.W.
THE ROAD WIDTH IS 30'

REFERENCES
DONALD AND CHRISTINE D. LAWRENCE REVISED LOT LAYOUT
MARCH 2004
SURVEYED BY GORDON G. HARLOW RLS 154
VOLUME 81 PAGES 88-89

ZONING DISTRICT
MEDIUM DENSITY RESIDENTIAL
ESSEX JCT. VERMONT

N/F
BETTY A. DARRAH - LIFE ESTATE
VOLUME 911 / PAGE 374-375

SPIKE 2

LOT 29
37100 SQ.FT. TOTAL
0.85 ACRES

N 02°36'03" E
122.69'

FOUND REBAR FLUSH VT L.S. 154 NH L.S. 318

POLE

SAND HILL ROAD

N 06°57'00" W
121.26'

PROPOSED HOUSE

CURB STOP

SPIKE 1

FOUND REBAR FLUSH VT L.S. 154 NH L.S. 318

55.55'

N 75°22'41" W
299.36'

FOUND 1" ABOVE GRADE IRON PIPE

N/F
BARBARA S. DOW
VOLUME 416 / PAGE 487-488

EXISTING OLD WORK SHOP

10' EASEMENT FOR THE UNDERGROUND ELECTRIC SERVICE FROM DONALD E. LAWRENCE TO LOT 26

SANITARY MANHOLE

FOUND REBAR FLUSH VT L.S. 154 NH L.S. 318

POLE

POLE

N/F
SALVATORE & LUCIA SARACENO
VOLUME 919 / PAGE 80-81

S 02°38'45" W
225.29'

EXISTING SHED

37.40'

EXISTING HOUSE

CURB STOP

S 02°30'45" W
179.56'

SANITARY MANHOLE

N/F
SANDRA E. & JENIFER L. WAGNER
VOLUME 796 / PAGE 293-294

FOUND SPIKE IN THE ROOT OF A 24" PINE

N/F
DONALD E. & CHRISTINE D. LAWRENCE
VOLUME 81 / PAGES 88-89 (3 APRIL 1968)

LOTS 26, 27&28
MAP VOLUME 70 PAGE 133
LOTS 27&28= 59300 SQ.FT. TOTAL
LOT 26 = 34200 SQ.FT. TOTAL
93500 SQ.FT. TOTAL
2.15±Acres

15.02'

FOUND IRON PIPE LS498

CURB STOP

FOUND REBAR FLUSH

N/F
SEAN E. & MARY A. TRUAX RUP
VOLUME 895 / PAGE 966-968

N 02°38'45" E
115.18'

SPIKE 3

20' EASEMENT
2" PVC WATER LINE
APPROXIMATE LOCATION

S 00°57'45" E
92.15'

SAND HILL ROAD

FOUND REBAR FLUSH

FOUND REBAR FLUSH

N 84°09'42" W
301.50'

S 02°10'38" E
23.70'

POLE

FOUND IRON PIPE FLUSH

POLE

N/F
RICHARD R. & MICHELLE L. MCMAHON
VOLUME 715 / PAGE 18-19

N/F
SISTERS AND BROTHERS INVESTMENT CORP.
VOLUME 329 / PAGE 513-514

N/F
CHARLES W. NORTON JR.
VOLUME 752 / PAGE 594-595

SPIKE 4

LOT 25
MAP VOLUME 70 PAGE 133

EXISTING HOUSE

100.15'

FOUND IRON PIE FOUND 11" ABOVE GRADE

50.00'

286.90'

FOUND 18" ABOVE GRADE 6"X6" MARBLE MONUMENT

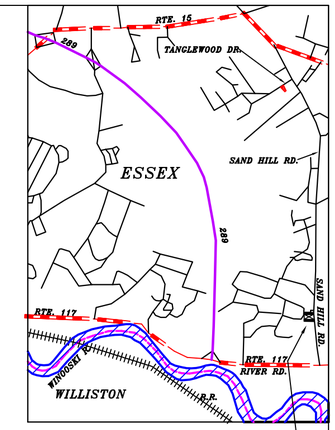
S 02°14'13" E
101.00'

23.20

SANITARY MANHOLE

350.50'

THIS IS A 50' R.O.W.
THE ROAD WIDTH IS 30'



SITE LOCATION

"Approved by the Planning Comission of the Town of Essex, vermont,on the _____day of _____, 20___, subject to all requirements and conditions of said approval. Signed this _____ day of _____, 20____ by _____
Chair"

Town of ESSEX JCT. Vermont
Received for record
_____,2016 Map Slide_____
At _____O'clock _____Minutes
and Recorded in Essex jct., Vermont
ATTEST:_____Town Clerk

LEGEND

- CALCULATED POINT
- SEWER MANHOLE
- WATER MAIN GATE VALVE
- GAS MAIN VALVE
- UTILITY POLE
- SURVEY POINT
- PROPERTY LINE
- MUNICIPAL WATER MAIN — MW —
- MUNICIPAL SEWER MAIN — MS —
- WATER SERVICE LINE — W — W —
- SEWER SERVICE LINE — S — S —
- AERIAL POWER LINE — E —

DONALD E. & CHRISTINE D. LAWRENCE
VOLUME 81 / PAGES 88-89 (3 APRIL 1968)
FROM
GEORGE ALLING D/B/A/ THE ALLING CO.
VOLUME 81 / PAGES 81-83 (2 APRIL 1968)
FROM
A.L.W. CORP.
VOLUME 71 / PAGES 458-459 (17 NOV. 1965)
FROM
GEORGE ALLING D/B/A/ THE ALLING CO.
VOLUME 81 / PAGES 81-83 (2 APRIL 1968)
FROM
ETHEL A. SIEGRIEST
VOLUME 61 / PAGE 504 (23 SEPT. 1958)

STATE OF VERMONT PLANS
PROJECT M5400(1)
CURVE DATA SAND HILL ROAD
△ = 30°57'
D= 2°45'
L= 1125.45'
R=083.45'

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM THE LAND RECORDS IN THE TOWN OF ESSEX.(DEEDS AND OTHER OFFICIAL RECORDS) ALSO ALL PHYSICAL EVIDENCE IN THE FIELD INCLUDING PAROLE EVIDENCE ACQUIRED FROM THE SURROUNDING LAND OWNERS.....
THE BEARING ARE MAGNETIC OBSERVED WITH A SUUNTO COMPASS. THE SURVEY WAS DONE WITH A CLOSED RANDOM TRAVERSE USING A TOPCON EDM ACQUIRING A 1:50000 POSITIONAL TOLERANCE.....
THIS SURVEY CONFORMS TO 27 VSA 1403 REQUIREMENTS

THIS PLAT SUPERCEDES A PREVIOUS PLAT RECORDED APRIL 3rd 1968 IN VOLUME 70 PAGE 133

DAVID A. TUDHOPE
74 CAYUGA CT.
BURLINGTON VT. 05408

SITE TECH. B #230
dtudhope@aol.com
REGISTERED LAND SURVEYOR # 538
802-862-9360

STATE OF VERMONT — DAVID A. TUDHOPE — NO. 538 — REGISTERED LAND SURVEYOR

23 MAY 2016

40 0 20 40 80 160

LAWRENCE MYLAR

DRAWN	DATE	*THIS PLAT IS FOR:*
DAT	*05/23/16*	*DONALD LAWRENCE*
APPROVED	DATE	*22 SAND HILL RD.*
		ESSEX JCT. VERMONT
SCALE	SHEET	PROJECT NO.
1" = 40'	*1*	*995*