



Location Plan

Survey Notes

- The subdivided portion of this property has been compiled from field surveys and recorded evidence including the following recorded plans:
 - "Subdivision Plan, Section B, Pinewood Manor, Essex, Vermont", prepared by Webster-Martin, Inc., dated May 7, 1963, and recorded in volume 67, page 38 of the Town of Essex Land Records.
 - "Lot Layout, Pinewood Manor, Essex Junction, Vermont", prepared by Engineers, Inc., dated June 1969, and recorded on slide 12 of the Town of Essex Land Records.
 - "Section E, Pinewood Manor, Inc., Essex Junction, Vermont", prepared by Willis Engineering, and dated August 1972, and recorded on slide #23 of the Town of Essex Land Records.
 - "70 Lot Subdivision, Pinewood Manor - Section F, Phases I & II, Essex, Vermont", prepared by the Palmer Company, Ltd., and dated September 25, 1978.
 - "Compilation of Master Plan, Pinewood Manor, Inc., Survey of Remaining Lands, Pinewood Manor, Essex, Vermont", prepared by Vermont Land Surveyors, and dated February 2, 1991.
 - "Lands of Pinewood Manor, Inc., Windridge Road, Essex, Vermont, Property Plat, Section G", prepared by Lamoureux, Stone, & O'Leary, last revised August 17, 1998, and recorded on slide 337 of the Town of Essex Land Records.
 - "Lands of Pinewood Manor, Inc. - Lot G-9, Windridge Road, Essex, Vermont, Boundary Line Adjustment", prepared by Northland Surveyors, dated January 4, 2002, and recorded in the Town of Essex Land Records.
- Bearings are based on the above-referenced plan by Lamoureux, Stone, & O'Leary (1f).
- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Suburban Surveys as outlined in "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors effective 10/11/99.
- Interior partitioning of this parcel has been computed, plotted, and laid out to the specifications of the owner and/or their agents.
- The public right of way of Windridge Road is documented to be 60 feet as recorded on slide 337 of the Town of Essex land records. The right of way limits shown hereon were based on existing monumentation.
- This property is encumbered with a 10-foot easement to Green Mountain Power Corporation for the installation and maintenance of underground power lines. The location parallels the Town Road R.O.W.s on both sides throughout.
- This property may be subject to additional easements, restrictions, rights-of-way, and/or reservations not shown hereon that may or may not be found in the Town of Essex Land Records.
- A closed traverse survey was completed in December 2000 using a Leica total station.
- This survey depicts the property lines of Pinewood Manor, Inc. and abutting property owners based on land records as of February 2001.
- Following the completion of construction, the owner(s) shall retain a Registered / Licensed Land Surveyor to set the property corners as indicated to be set on this plat. Prior to the sale of an individual lot, the related lot corners must be set, unless street construction has not been completed to the respective lot. All required roadway monuments must be set prior to acceptance of the roadways by the Town of Essex. O'Leary-Burke Civil Associates, PLC and Kevin R. LaRose, L.S. waives any and all responsibility and liability that may arise from failure by the owner(s) or their successors to request the setting of all the property corners as shown on this plat.
- All development lots in Phase H shall adhere to a minimum 5:1 depth to width ratio and all other requirements in conformance with the R2 Zoning District of the Town of Essex Outside the Village of Essex Junction Official Zoning Regulations.
- Street numbers shown hereon were provided by the Town of Essex.



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, plans, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, Section 1403, (a) through (e).

Kevin R. LaRose, L.S. 707 Dated _____

Legend

| | |
|--|-----------------------------|
| | Project Boundary Line |
| | Proposed Lot Line |
| | Abutting Property Line |
| | Sideline of Easement |
| | Iron Pipe to be Set |
| | Iron Pipe Found |
| | Concrete Monument to be Set |
| | Edge of Wetland/Stream |
| | Top of Bank Buffer |
| | Building Setback |
| | Outside Diameter |
| | Street Number |

NEW TOWN ROADS
involved lands: 5.45 acres

Owner of Record:
Pinewood Manor, Inc.
60:491
involved lands: 43.71 acres



| | | |
|----------------|--|-----------------|
| 9-27-04 | REVISED AS PER TOWN OF ESSEX MEMORANDUM DATED 9-23-04 | HLS |
| 7-01-04 | REVISED ROAD ALIGNMENTS, CHANGED ROAD NAMES & ELIMINATED TWO LOTS | HLS |
| 2-04-03 | REVISED AS PER TOWN OF ESSEX COMMENTS | KRL |
| 1-22-03 | REVISED AS PER TOWN OF ESSEX FINAL APPROVAL STIPULATIONS (ADDED STORM EASEMENTS A & B) | HLS |
| 2-22-02 | REVISED AS PER TOWN OF ESSEX FOR FINAL APPLICATION | HLS |
| DATE: 09-01-01 | REVISION: REVISED AS PER TOWN OF ESSEX | BY: HLS |
| SURVEY | <input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY | DATE: 2-22-01 |
| DESIGN | <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT | BY: 026 |
| DRAWN | | FILE: 026-PLATA |
| CHECKED | | PLAN SHEET # |
| LHA | | |
| SCALE | | |
| 1"=100' | | |

PINEWOOD MANOR
Section H

Final Property Plat

1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990 FAX: 878-9989
EMAIL: abc@olearyburke.com

Town of Essex
Received for Record _____ A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____
Town Clerk

Approved by resolution of the Town of Essex Planning Commission
on the _____ day of _____
Subject to all requirements and conditions of the resolution. Signed
this _____ day of _____
By: _____
Chairman / Clerk