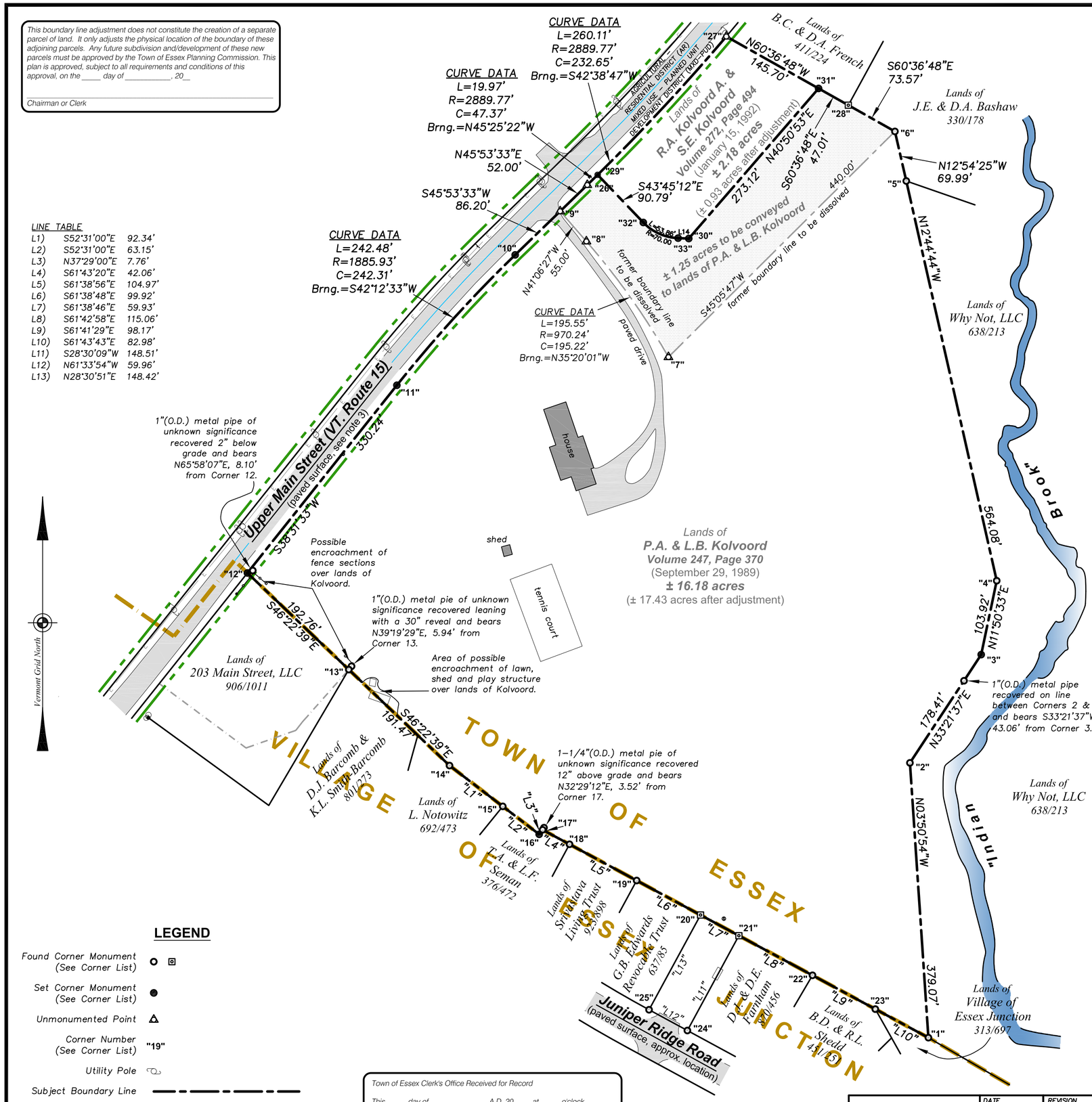
This boundary line adjustment does not constitute the creation of a separate parcel of land. It only adjusts the physical location of the boundary of these adjoining parcels. Any future subdivision and/development of these new parcels must be approved by the Town of Essex Planning Commission. This plan is approved, subject to all requirements and conditions of this approval, on the _____ day of _____, 20__

_____
Chairman or Clerk

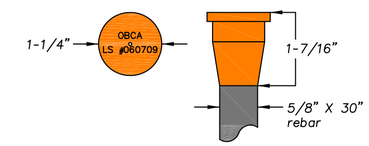


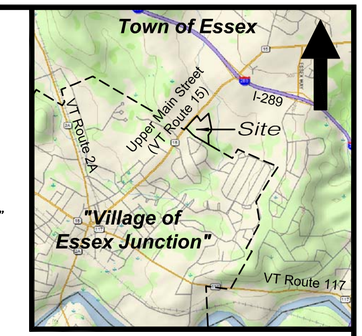
LINE TABLE

L1)	S52°31'00"E	92.34'
L2)	S52°31'00"E	63.15'
L3)	N37°29'00"E	7.76'
L4)	S61°43'20"E	42.06'
L5)	S61°38'56"E	104.97'
L6)	S61°38'48"E	99.92'
L7)	S61°38'46"E	59.93'
L8)	S61°42'58"E	115.06'
L9)	S61°41'29"E	98.17'
L10)	S61°43'43"E	82.98'
L11)	S28°30'09"W	148.51'
L12)	N61°33'54"W	59.96'
L13)	N28°30'51"E	148.42'

Typical Stamped Caps on Set Monumentation

(not to scale)





Location Plan-n.t.s.

CORNER LIST

NOTE: (O.D.) indicates outside diameter of applicable monument.

CORNER 1: 1-1/4"(O.D.) metal pipe recovered 5" above grade.
CORNER 2: 1"(O.D.) crimped top metal pipe recovered 2" above grade.
CORNER 3: 5/8" rebar TO BE SET
CORNER 4: 1-1/4"(O.D.) metal pipe recovered 12" above grade.
CORNER 5: 1-1/4"(O.D.) metal pipe recovered 18" above grade.
CORNER 6: 1"(O.D.) metal pipe recovered 12" above grade.
CORNER 7: Unmonumented point
CORNER 8: Unmonumented point
CORNER 9: Unmonumented point
CORNER 10: 5/8" rebar TO BE SET
CORNER 11: 5/8" rebar TO BE SET
CORNER 12: 5/8" rebar TO BE SET
CORNER 13: 1-1/4"(O.D.) metal pipe recovered 8" above grade.
CORNER 14: 1-1/4"(O.D.) metal pipe recovered 18" above grade.
CORNER 15: 1-1/4"(O.D.) metal pipe recovered 4" above grade.
CORNER 16: 5/8" rebar TO BE SET
CORNER 17: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
CORNER 18: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
CORNER 19: 1-1/4"(O.D.) metal pipe recovered 5" above grade.
CORNER 20: 4" X 4" concrete bound recovered flush with grade.
CORNER 21: 4" X 4" concrete bound recovered flush with grade.
CORNER 22: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
CORNER 23: 1-1/4"(O.D.) metal pipe recovered 8" above grade.
CORNER 24: 1-1/4"(O.D.) metal pipe recovered 1" above grade.
CORNER 25: 5/8" rebar recovered flush with grade.
CORNER 26: Unmonumented point
CORNER 27: Unmonumented point
CORNER 28: 4" X 4" concrete bound recovered 1" above grade.
CORNER 29: 5/8" rebar TO BE SET
CORNER 30: 5/8" rebar TO BE SET
CORNER 31: 5/8" rebar TO BE SET
CORNER 32: 5/8" rebar TO BE SET
CORNER 33: 5/8" rebar TO BE SET

SURVEY NOTES

1. The purpose of this survey was to adjust the common boundary lines between lands deeded to Philip A. & Louise B. Kolvoord in Volume 247, Page 370 of the Town of Essex Land Records dated September 29, 1989, and lands deeded to Robert A. Kolvoord & Steven E. Kolvoord in Volume 272, Page 494 of the Town of Essex Land Records dated January 15, 1992.
2. The following plats and plans recovered in the Essex Land Records and from other sources were used in aid of this survey:
a. Plan entitled, *"State of Vermont, State Highway Department, Plan and Profile of Proposed State Highway, National Recovery Highway Project, Towns of Essex-Jericho, Project No. NRH 98D"*, prepared by the Vermont Highway Department, dated September, 1933. A copy of said plan was obtained from digital archives of the Vermont Agency of Transportation.
b. Plat entitled, *"Plan of Lot of Land to be Conveyed by John H., Nancy R., and John K. Lang, Essex, Vermont"*, dated November 25, 1961 and is recorded in Volume 65, Page 200 of the Essex Land Records.
c. Plat entitled, *"Plan of Lot of Land to be Conveyed by John H., Nancy R., and John K. Lang, Town of Essex, Vermont"*, dated January 17, 1962 and is recorded in Volume 65, Page 284 of the Essex Land Records.
d. Plan entitled, *"Philip A. Kolvoord, Upper Main St. Essex Junction"*, prepared by Richard Y. Emerson, dated September 16, 1966. A copy of which was provided by P.A. Kolvoord.
e. Plat entitled, *"Lawrence Yandow, Route 15, Essex Jct., Vt."*, prepared by Emerson, Abbott, Harlow & Leedy, Inc., dated January 5, 1967 and is recorded in Volume 78, Page 488 of the Essex Land Records.
f. Plat entitled; *"Lot B-2, The Lang Farm, Route 15, Essex, Vermont, Property Plat"*, prepared by Douglas L. Henson, L.S. 656, dated May 4, 1988 and is recorded in Map Slide #290 of the Essex Land Records.
g. Plat entitled; *"Fairview Farm Subdivision, Route 15, Essex Junction, Vermont, Property Plat (South)"*, prepared by Leonard A. Lamoureux, L.S. 38, dated December 27, 1991, last revised June 5, 1992 and is recorded in Map Slide #277 of the Essex Land Records.
h. Plat entitled; *"Fairview Farm Subdivision, Route 15, Essex Junction, Vermont, Property Plat (North)"*, prepared by Leonard A. Lamoureux, L.S. 38, dated December 27, 1991, last revised July 17, 1992 and is recorded in Map Slide #277 of the Essex Land Records.
i. Plat entitled; *"Fairview Farm Subdivision, Route 15, Essex Junction, Vermont, Property Plat (North)"*, prepared by Leonard A. Lamoureux, L.S. 38, dated December 27, 1991, last revised April 15, 1997 and is recorded in Map Slide #328 of the Essex Land Records.
j. Plat entitled; *"Lands of John and Nancy Lang Revocable Trust, Links @ Lang Farm, Essex Way, Essex, Vermont"*, prepared by Douglas L. Henson, L.S. 656, dated May 7, 1999, last revised January 25, 2001 and is recorded in Map Slide #367 of the Essex Land Records.
k. Plat entitled; *"Boundary Plat, of Lands Owned by Philip A. & Louise B. Kolvoord, 15 Upper Main Street, Town of Essex, County of Chittenden, State of Vermont"*, prepared by O'Leary-Burke Civil Associates, PLC, dated June, 2015.
3. The right of way width for Upper Main Street (Vermont Route 15) was established at the statutory 3 rod (49.5') wide right of way limit per 19 V.S.A. 32. The side lines of Upper Main Street (Vermont Route 15) as depicted hereon were determined from information shown on the plan noted in 2a and the approximate center of the current traveled portion of the road.
4. Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
5. The information on this plat reflects conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Essex as of September, 2015.
6. The direction of this survey is oriented to Vermont Grid North (NAD83, VT-4400) as determined by Network RTK-GPS observations made on site September 10, 2014.

LEGEND

- Found Corner Monument (See Corner List)
- Set Corner Monument (See Corner List)
- Unmonumented Point
- Corner Number (See Corner List) "19"
- Utility Pole
- Subject Boundary Line
- Record Boundary Line
- Adjoining Boundary Line
- Approximate Town/ Village Line
- Approx. 4 Rod (66') Right of Way for Upper Main Street (VT. Rte 15)
- Overhead Utility Lines

Town of Essex Clerk's Office Received for Record

This _____ day of _____ A.D. 20____, at _____ o'clock

_____ minutes ___M. and filed in: _____

_____
City Clerk

Graphic Scale
1" = 100'
100 75 50 25 0 50 100 200 400

PRELIMINARY PLAT NOT FOR RECORDING

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT RULES SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

Seth W. Kittredge, L.S. 060709

DATE	
SURVEY	OBCA
DESIGN	OBCA
DRAWN	SWK
CHECKED	PJO/SWK
SCALE	1"=100'

REVISION

☐ RECORD DRAWING ■ PRELIMINARY
☐ FINAL ☐ SKETCH

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

BOUNDARY LINE ADJUSTMENT PLAT

Between Lands of
P.A. & L.B. KOLVOORD
and Lands of
R.A. KOLVOORD & S.E. KOLVOORD

15 & 21 Upper Main Street (VT. Route 15)
Town of Essex, County of Chittenden, State of Vermont

DATE	12/2/2016
JOB	2013-66
FILE	2013-66 -PLAT-BLA
PLAN SHEET #	PL1