

Survey Notes:

1. Button Professional Land Surveyors, PC collected and measured physical boundary evidence pertinent to the perimeter of the subject tract of land.

Harris Surveying & Land Dispute Resolution of Hinesburg, Vermont collected record boundary evidence, and performed a field survey, defining Lot 1 as shown hereon.

This Plat of subdivision has been compiled from field surveys and record evidence including the following recorded plats:

A. "Plat of Survey portion of James L. Monahan Prop., Brigham Hill Lane, Essex, Vermont", prepared by Warren A. Robenstien, L.S., dated Sept. 1990, recorded on slide 245 of the Essex Land Records.

B. "Map of Boundary Adjustment, James & Phyllis Monahan, 28 Brigham Hill Lane, Essex, Vermont, 05451, Towns of Essex & Colchester", prepared by Brooks Land Surveying, Inc., dated May 17, 1994, recorded on slide 294 of the Essex Land Records.

C. "Plat of Survey for James J. & Barbara E. Flood in the Town of Essex, VT", prepared by John A. Marsh, dated 9-16-77, recorded on slide 35 of the Essex Land Records.

D. "Plat of Subdivision of Lands of Laurie J. White, Brigham Hill Lane, Essex, VT, Chittenden County, Vermont", prepared by Harris Surveying & Land Dispute Resolution, dated 21 February 2005.

2. Bearings are based on Magnetic North, 2005 provided by Harris Surveying & Land Dispute Resolution.

3. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.

4. Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for rural surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 01/07/13. A random traverse control loop was established using a Nikon DTM-521 Total Station in unison with a Sokkia SDR 33 Data Collector. The field data was adjusted using the Least Square Adjustment Method.

5. Interior partitioning of this parcel has been computed, plotted, and laid out to the specifications of the owner and/or their agents.

6. The public right of way of Brigham Hill Lane is assumed 3 rods (49.5 ft) as provided under Vermont Statute Title 19, Chapter 1, and Section 32. "A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the termination and boundaries cannot be determined".

7. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

8. The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.

9. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a plastic surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.

10. In several areas, the fence lines are discontinuous and meander from tree to tree. The property lines shown are intended to straighten these meanders. While generally honoring the fence lines and the original Town Lot Plan...

11. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and/or indicate a prescriptive right, if reasonably apparent, is shown hereon. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.

12. Reproductions of this sketch are not valid unless sealed with a red-ink surveyor's seal.

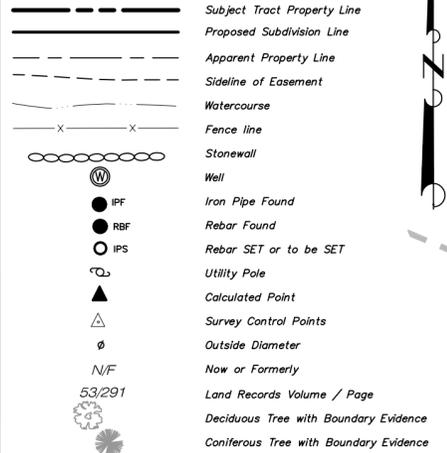
13. This survey is certified to Laurie (Renzo) White for the singular purpose of Subdivision and Boundary Line Adjustment of former Lot 1 (25.3 Ac.) as surveyed by Harris Surveying and Land Dispute Resolution in 2005. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said purpose.

14. Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.

15. The town line shown hereon is based on the physical evidence collected in the field, and previous survey work performed by Warren A. Robenstien and Steve Brooks, as depicted on slides 245 & 294 of the Town of Essex Land Records. Button Professional Land Surveyors, PC make NO certification to the TRUE location of the Essex / Colchester Township Line.

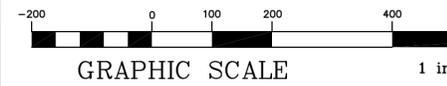
LEGEND

L= Length of Curve
R= Radius of Curve
T= Tangent of Curve
CH B= Chord Bearing
CH L= Chord Length
Δ= Delta angle



Approximate Location of Original Town Lot line, based on written descriptions recorded in the Town of Essex Proprietor's Book, collected physical evidence, and surrounding surveys on record.

Line	Length	Bearing	Line	Length	Bearing
L1	165.75	N68°38'21"W	L5	200.00	S81°09'06"W
L2	200.00	N75°50'54"W	L6	94.00	S86°09'06"W
L3	112.00	N76°50'54"W	L7	75.75	N68°11'05"W
L4	92.00	N89°50'54"W	L8	88.96	N54°02'40"W



SUBDIVISION NOTES:

A. This Parcel is located in the Conservation District (C1).

B. No building or structure shall be constructed or erected on surrounding "other lands and/or remaining lands of Laurie J. White" labeled hereon if the use or occupancy of that building or structure will require the installation of or connection to a potable water supply or wastewater system without first complying with applicable town and state rules and obtaining required permits.

C. The ratio of the average depth (1423 feet) to average width (843 feet) is less than 2:1.

Approved by resolution of the Planning Commission of the Town of Essex, Vermont, on the _____ day of _____ A.D. _____

Subject to all requirements and conditions of the resolution. Signed this _____ day of _____

By: _____ Chair / Clerk

Town of Essex, VT
Received for Record _____ A.D. _____

at _____ o'clock _____ minutes _____ M

and recorded in _____

attest: _____ Town Clerk

Button Professional Land Surveyors, PC

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Plat of Two Lot Subdivision and Boundary Line Adjustment Showing a Portion of Lands of

RENZO L. WHITE

75 Brigham Hill Lane Essex, Vermont

Date of Plat JUNE 2016
JOB# ESSX0037
FILE SUB 2016
PLAN SHEET # 1 of 1

ATTENTION:

The purpose of this plat is to change the configuration of former Lot 1 (25.3 Ac. ±) as surveyed by Harris Surveying and Land Dispute Resolution in 2005 by boundary line adjustment and subdivision as shown hereon.

Refer to surveys prepared in 2005 by Button Professional Land Surveyors and Harris Surveying and Land Dispute Resolution regarding this property.



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parole and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741 Dated 6/08/16

