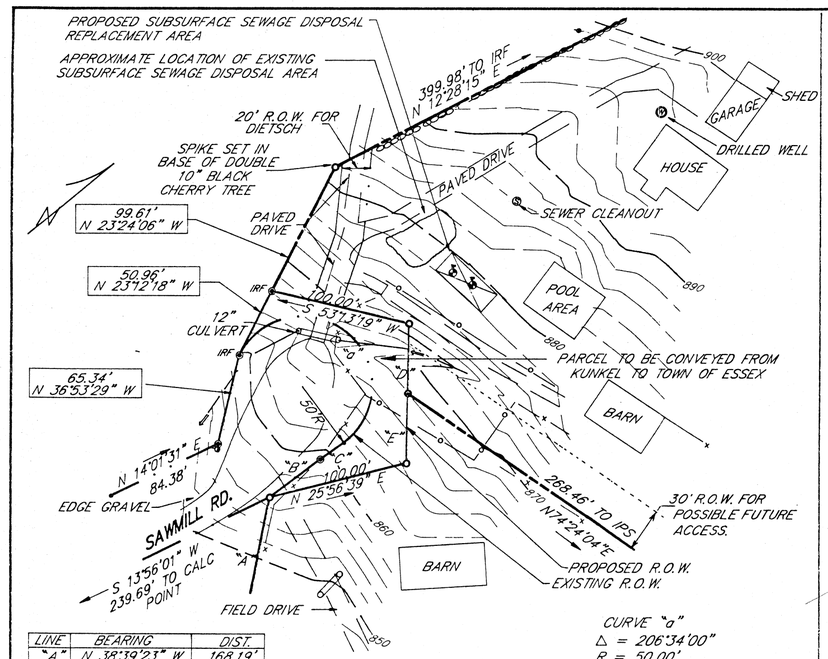
This Plat meets the requirements of 27 VSA 1403.
Mark V. Ward (Signature)

Reprographics of New England, Inc., S. Burlington, VT, hereby certifies that this map was reproduced by the fixed line photographic process.
(Signature)



LINE	BEARING	DIST.
"A"	N 38°39'23" W	168.19'
"B"	N 03°01'01" E	44.90'
"C"	N 04°18'56" E	20.56'
"D"	N 49°11'38" W	50.00'
"E"	N 49°11'38" W	50.00'

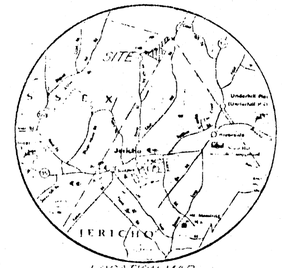
CURVE "a"
Δ = 206°34'00"
R = 50.00'
T = 211.79'
L = 180.26'

DETAIL "A"
SCALE : 1" = 50'

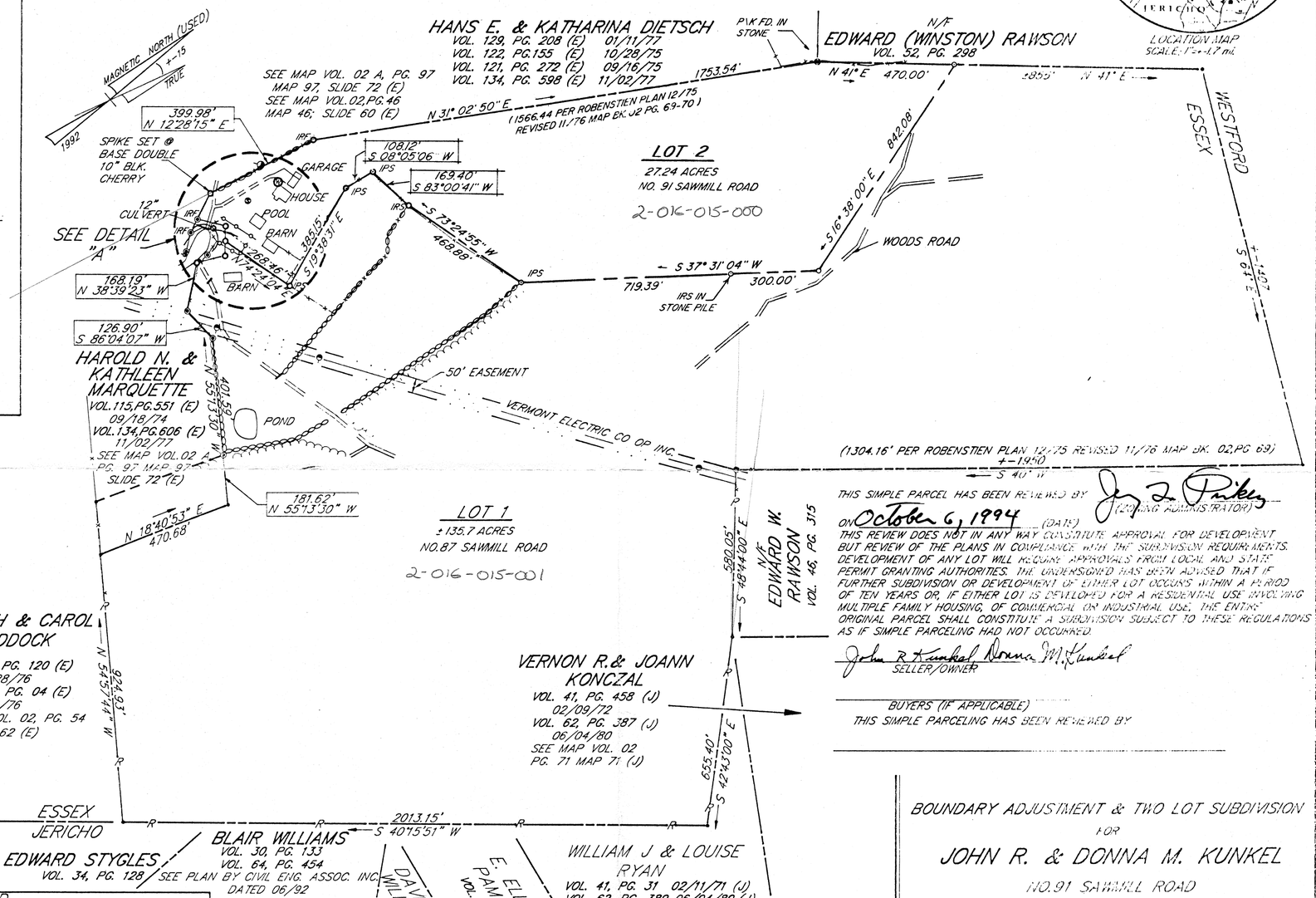
NOTES :

1. PROPERTY SHOWN WAS ACQUIRED BY JOHN R. & DONNA M KUNKEL BY WARRNTY DEEDS VOL. 129, PG. 562 DATED 03/21/77 AND VOL. VOL. 134, PG. 604 RECORDED ESSEX TOWN CLERK OFFICE.
2. THE SOUTH EAST PORTION OF LOT 1 IS A COMPILATION OF INFORMATION FROM PLAN BY WARREN ROBENSTIEN DATED 12/75 REVISED 11/76 MENTIONED BELOW. CORNERS SHOWN IN THIS AREA ARE CALCULATED POINTS ONLY. THE EASTERLY PORTION OF LOT 1 IS A COMPILATION OF INFORMATION FROM PLAN BY JOHN A. MARSH DATED 09/21/79 MENTIONED BELOW AND INFORMATION GATHERED IN THE FIELD BY VERMONT LAND SURVEYORS BY MEANS OF A TAPE AND COMPASS SURVEY. CORNERS SHOWN IN THIS AREA ARE CALCULATED POINTS ONLY. ALL OTHER CORNERS SHOWN AS FOUND, SET OR TO BE SET ARE LOCATED BY MEANS OF A CLOSED TOTAL STATION SURVEY BY VERMONT LAND SURVEYORS.
3. ALL ELEVATIONS SHOWN ON THE FACE OF THIS DRAWING ARE TAKEN FROM U.S.G.S. TOPOGRAPHIC MAP "UNDERHILL QUADRANGLE" AND ARE APPROXIMATE.
4. PROPERTY SHOWN MAY BE SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT APPARENT IN THE FIELD OR OF RECORD.

TOTAL AREA OF LOTS 1 & 2 =+-163 AC.. AREA OF PARCEL TO BE CONVEYED FROM J&D KUNKEL TO THE TOWN OF ESSEX= 5,508 sq.ft.= 0.12 AC..



LOCATION MAP
SCALE: 1"=1.2 mi.



THIS SIMPLE PARCEL HAS BEEN REVIEWED BY Jay L. Pinkey (ZONING ADMINISTRATOR)
ON October 6, 1994 (DATE)
THIS REVIEW DOES NOT IN ANY WAY CONSTITUTE APPROVAL FOR DEVELOPMENT BUT REVIEW OF THE PLANS IN COMPLIANCE WITH THE SUBDIVISION REQUIREMENTS. DEVELOPMENT OF ANY LOT WILL REQUIRE APPROVALS FROM LOCAL AND STATE PERMIT GRANTING AUTHORITIES. THE UNDERSIGNED HAS BEEN ADVISED THAT IF FURTHER SUBDIVISION OR DEVELOPMENT OF EITHER LOT OCCURS WITHIN A PERIOD OF TEN YEARS OR, IF EITHER LOT IS DEVELOPED FOR A RESIDENTIAL USE INVOLVING MULTIPLE FAMILY HOUSING, OF COMMERCIAL OR INDUSTRIAL USE, THE ENTIRE ORIGINAL PARCEL SHALL CONSTITUTE A SUBDIVISION SUBJECT TO THESE REGULATIONS AS IF SIMPLE PARCELING HAD NOT OCCURRED.

John R Kunkel Donna M. Kunkel
SELLER/OWNER

BUYERS (IF APPLICABLE)
THIS SIMPLE PARCELING HAS BEEN REVIEWED BY

DISPOSAL SYSTEM ENGINEERING DATA & NOTES

1. TEST PIT DATA:

TP#1
0-4" TOPSOIL
4"-20" LIGHT BROWN SILTY SAND
20"-35" MED. BROWN SAND W/STONES
35"-42" BROWN GRAVEL
42"-50" MED. BROWN SANDY GRAVEL W/MOTTLES

TP#2
0-4" TOPSOIL
4"-30" LIGHT BR. SILTY SAND
30"-42" MED. BR. SILTY SAND W/STONES
42"-58" GRAY SILT - MOIST

2. REPLACEMENT AREA SHALL BE UTILIZED UPON FAILURE OF EXISTING DISPOSAL SYSTEM.
3. REPLACEMENT AREA TO BE LOCATED STARTING 10' TO THE EAST OF THE EXISTING DISPOSAL AREA AND SHALL BE DESIGNED AND CONSTRUCTED AS A SHALLOW IN-GROUND SYSTEM.

STATE OF VERMONT BRENT C. WHITNEY No. 4307 REGISTERED PROFESSIONAL ENGINEER

GREEN MOUNTAIN ENGINEERING
CIVIL WATER WASTEWATER
4050 WILLISTON RD, SUITE 112
SOUTH BURLINGTON, VT 05403
FAX & PHONE: (802)862-5590

NOTES (CONT'D) :

6. REFERENCE IS MADE TO THE FOLLOWING PLANS :
-PLAT OF SURVEY SHOWING ROBERT E. & MARGARET S. MILLER PROPERTY" BY WARREN ROBENSTIEN DATED 12/75 REVISED 11/76 AND RECORDED MAP BK. 02, PG. 69&70 SLIDE 66 MAP 69&70 ESSEX
IT IS VERMONT LAND SURVEYORS OPINION THAT THE NORTHEASTERLY PORTION OF SAID SURVEY CONTAINS SUBSTANTIAL ERROR. NO INFORMATION IN THIS AREA WAS USED BY V.L.S. IN PREPARATION OF THIS DRAWING
-PROPERTY SURVEY FOR JOHN KUNKEL" BY PALMER COMPANY LTD. JOB NO. 77-87 DATED 09/12/77 RECORDED MAP BK. 2A, PG. 97 SLIDE 72 MAP 97 ESSEX
-PLAN SHOWING PORTION OF ROBERT E. & MARGARET S. MILLER PROPERTY" BY WARREN ROBENSTIEN DATED 10/13/75 RECORDED MAP BK. 02, PG. 46 SLIDE 60 MAP 46 ESSEX
-PLAT OF SURVEY FOR: EDWARD WINSTON RAWSON AND JANE RAWSON" BY JOHN A. MARSH MAP FILE NO. C-427 DATED 09/21/79 RECORDED MAP BK. 04, PG. 98 WESTFORD
-PLAT OF SURVEY VERNON & JOANN B. KONCZAL" BY GREEN MOUNTAIN SURVEYS PROJ. 34701 DATED 03/02/79 RECORDED MAP VOL. 02, PG. 71 MAP 89 JERICHO
-PLAT OF SURVEY PROPERTY OF BLAIR WILLIAMS" BY CIVIL ENGINEERING ASSOC., INC. PROJ. 92131 SHEET 2 OF 2 DATED 06/92
-A TRANSIT & STADIA SURVEY OF MITCHELL PROPERTY" BY NEWTOWN SURVEYORS, INC. DATED 01/28/76 RECORDED MAP BK. 02, PG. 54 SLIDE 62 ESSEX

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/OR DEVELOPMENT OF THESE NEW PARCELS MUST BE APPROVED BY THE TOWN OF ESSEX PLANNING COMMISSION.
THIS PLAN IS APPROVED ON THE 6 DAY OF October, ~~[illegible]~~ 1994
Jay L. Pinkey
ZONING ADMINISTRATOR

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND (IRF)
- IRON ROD SET (IRS)
- IRON PIPE SET (IPS)
- IRON PIPE TO BE SET
- PROPERTY LINE
- EDGE RIGHT OF WAY
- WIRE FENCE
- STONE WALL
- EDGE WOODS
- UTILITY POLE & LINE
- CALCULATED POINT
- PROP. LINE PER W. ROBENSTIEN PLAN 12/75 (R)
- SPLIT RAIL FENCE

CONSERVATION ZONE
10 ACRE MINIMUM
200' MIN. ROAD FRONTAGE
150' MIN. FRONTAGE ON CUL DE SAC
25' SIDE & REAR SETBACK
50' FRONT YARD SETBACK

RECIEVED FOR RECORD , 1992
CLERK

I CERTIFY THIS PLAT IS BASED UPON DEED RESEARCH IN TOWNS OF ESSEX, JERICHO & WESTFORD, EVIDENCE FOUND IN THE FIELD, A CLOSED TOTAL STATION SURVEY, PLANS AS NOTED ABOVE AND INFORMATION GIVEN BY JOHN KUNKEL.

STATE OF VERMONT MARK V. WARD No. 498 REGISTERED LAND SURVEYOR
Mark V. Ward

BOUNDARY ADJUSTMENT & TWO LOT SUBDIVISION
FOR
JOHN R. & DONNA M. KUNKEL
NO. 91 SAWMILL ROAD
ESSEX , VERMONT

VERMONT LAND SURVEYORS
PALMER COMPANY LIMITED
4300 WILLISTON ROAD
SO. BURLINGTON, VERMONT 05403
802-862-5661

PROJECT 9238

GRAPHIC SCALE
0 200' 400' 600' 800' 1000'

DATE	SEPTEMBER 11, 1992	REVISIONS : JUNE 28, 1994
SURVEYED M. WARD, T. LEMIEUX		SEPT. 16, 1994
DRAWN T. LEMIEUX		
CHECKED M. WARD		