

ORIGINAL DRAWING - INK ON MYLAR MEETING THE REQUIREMENTS OF 27 V.S.A. § 1403

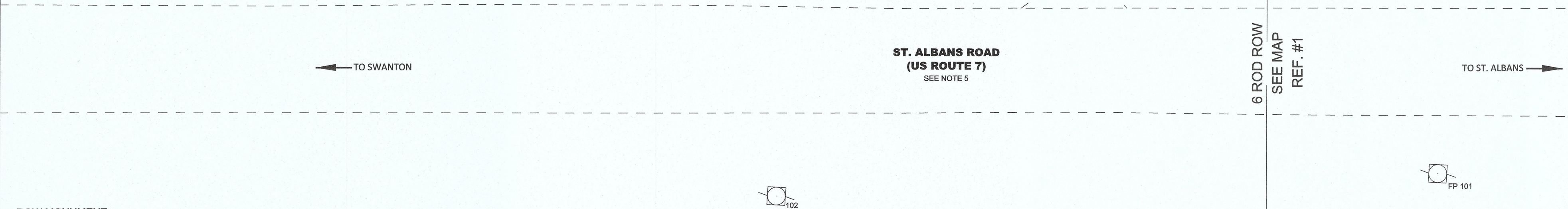
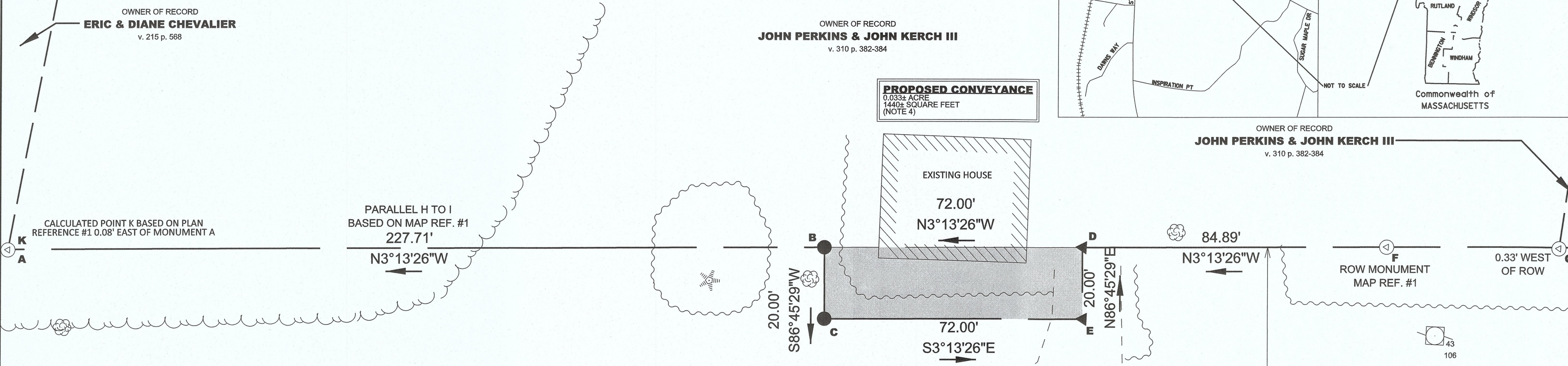
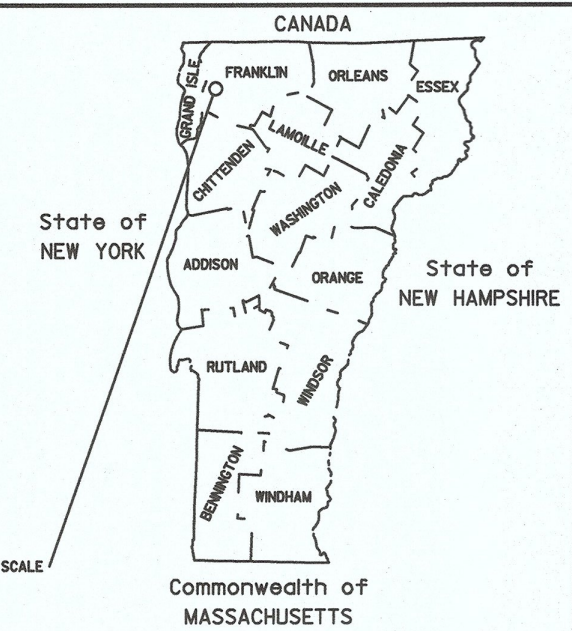
VT STATE PLANE GRID

OWNER OF RECORD
ERIC & DIANE CHEVALIER
v. 215 p. 588

OWNER OF RECORD
JOHN PERKINS & JOHN KERCH III
v. 310 p. 382-384

PROPOSED CONVEYANCE
0.0332 ACRE
14402 SQUARE FEET
(NOTE 4)

OWNER OF RECORD
JOHN PERKINS & JOHN KERCH III
v. 310 p. 382-384



ROW MONUMENT MAP REF. #1

TIE LINE	
F-H	98.90' S86°48'46\"W
K-I	246.84' N26°50'33\"W
F-G	48.08' S2°35'29\"E

OWNER OF RECORD
MICHAEL & SAMANTHA PETERS
v. 335 p. 197-198

OWNER OF RECORD
MELLISSA & BERNARD SCHWABE
v. 292 p. 636

MONUMENTS TABLE

A	1/2\" REBAR FOUND, 0.8' ABOVE GRADE CAPPED WITH BROOKS LS 557		
B	3/4\" REBAR SET, FLUSH, CAPPED WITH 3 1/4\" ALUMINUM OTIS LS 60852 (Set on ROW line shown on map ref. #1)		
C	3/4\" REBAR SET, FLUSH, CAPPED WITH 3 1/4\" ALUMINUM OTIS LS 60852		
D	CALCULATED POINT NOT MONUMENTED DUE TO LOCATOIN IN DRIVEWAY (Located on ROW line shown on map ref. #1)		
E	CALCULATED POINT NOT MONUMENTED DUE TO LOCATOIN IN DRIVEWAY		
F	2\" ALUMINUM CAP, FOUND, FLUSH, LS 754 AOT MARK	N=865884.95	E=1485419.21
G	5/8\" REBAR FOUND, FLUSH, CAPPED WITH TDH LS 732		
H	2\" BRONZE CAP FOUND, FLUSH, LS 754 AOT MARK	N=865884.95	E=1485320.47
I	2\" BRONZE CAP FOUND, FLUSH, LS 754 AOT MARK		

MAP REFERENCES

1) A SURVEY DONE BY HORIZONS ENGINEERING UNDER NATHAN P. NADEAU LS 754 ENTITLED "U.S. ROUTE 7, STATUTORY SURVEY ST. ALBANS TOWN/SWANTON, FRANKLIN COUNTY, VERMONT" DATED 1/12/2017 AND RECORDED AT THE TOWN OF SWANTON LAND RECORDS SLIDE 319-341.

2) A SURVEY DONE BY STEVEN M. BROOKS LS 557 ENTITLED "SUBDIVISION MAP, PAUL POGUETTE" DATED 4/1/2004 AND RECORDED AT THE TOWN OF SWANTON LAND RECORDS SLIDE 132.

3) A SURVEY DONE BY MARK A. DAY LS 732 ENTITLED "THE ESTATE OF THOMAS THOMPSON 383 ST. ALBANS ROAD, SWANTON, VERMONT, TAX LOT SR0383, SUBDIVISION PLAT" DATED 4/11/11 AND RECORDED AT THE TOWN OF SWANTON LAND RECORDS SLIDE 238A

4) A SURVEY DONE BY STEVEN M. BROOKS LS 557 ENTITLED "SUBDIVISION MAP, GEORGE FERGUSON" DATED 9/25/1995 AND RECORDED AT THE TOWN OF SWANTON LAND RECORDS SLIDE 9.

NOTES:

1) THIS PLAT IS THE RESULT OF RESEARCH PERFORMED AT THE TOWN OF SWANTON LAND RECORDS, AND A FIELD SURVEY PERFORMED IN OCTOBER 2017.

2) THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE VERMONT STATE PLANE COORDINATE SYSTEM, NAD_83(2011) AND ARE BASED ON RTK GPS OBSERVATIONS TAKEN ON NOVEMBER 3, 2017.

3) ANY EXISTING RIGHTS OR EASEMENTS NOT SHOWN, ARE NOT RELINQUISHED OR ABANDONED BY THIS ACTION.

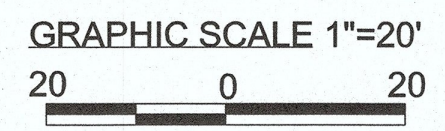
4) THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON BOUNDARY BETWEEN THE STATE OF VERMONT AND LAND OF JOHN KERCH III & JOHN PERKINS. THIS CONVEYANCE IS CONTINGENT UPON THE PROPER DOCUMENTS BEING RECORDED IN THE TOWN OF SWANTON LAND RECORDS.

5) THE RIGHT OF WAY LIMITS FOR US ROUTE 7 ARE BASED UPON TOWN RECORD BOOK 1 PAGE 169-171 AND BOOK 100 PAGE 174 AND A STATUTORY SURVEY RECORDED IN SLIDE 319-341.

NOTES CONTINUED:

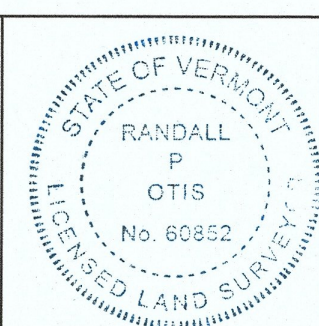
6) THE RIGHT OF WAY LINE SHOWN IS BASED ON MAP REF #1, WHICH IS A STATUTORY RIGHT OF WAY SURVEY IN ACCORDANCE WITH TITLE 19 V.S.A. 33. MONUMENTS I, H, & F WERE ALL PART OF THAT SURVEY, AND LOCATED AS PART OF THIS SURVEY. THESE MONUMENTS WERE HELD TO ESTABLISH THE RIGHT OF WAY LINES SHOWN ON THIS SURVEY.

7) MONUMENTS B AND D ARE ON THE RIGHT OF WAY FOR US ROUTE 7, WITH THE INTENT OF THIS SURVEY TO SELL OFF A 20 X 70 FOOT STRIP OF RIGHT OF WAY IN ORDER TO REMOVE THE EXISTING HOUSE FROM THE STATE RIGHT OF WAY.



This survey is based on physical evidence measured in the field, and written evidence abstracted from public and private land records. This survey is consistent with that evidence. This plat was prepared in accordance to the latest adopted version of 26 V.S.A. section 2596(a) and 27 V.S.A. section 1403.

Randall Otis 1-17-2018
Randall Otis L.S. 60852



STATE OF VERMONT AGENCY OF TRANSPORTATION

BOUNDARY LINE ADJUSTMENT BETWEEN LANDS OWNED BY **STATE OF VERMONT & JOHN KERCH III & JOHN PERKINS** IN SWANTON, VT

DATE: 11/12/2017
SCALE: 1:20
FILE: 42264P13.dgn
SHEET NO. 1 OF 1

