

BOUNDARY PLAT REFERENCES

BOUNDARY REFERENCE #	PLAN ID
ST. ALBANS TOWN	
BR 1	MAP OF BOUNDARY SURVEY - RUTH HUNGERFORD TRUST - A PORTION OF NORTHWOOD PARK, MAP #202, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 6/15/95
BR 2	LOT LINE ADJUSTMENT - RUTH HUNGERFORD TRUST AND F.E.B. REALTY LLC, MAP #327, PREPARED BY BROOKS LAND SURVEYING INC., DATED 8/26/01
BR 3	MAP OF BOUNDARY SURVEY - T&M CONSTRUCTION & DEVELOPMENT CORPORATION, MAP #253, PREPARED BY BROOKS LAND SURVEYING INC., DATED 3/13/98
BR 4	MAP OF SUBDIVISION - SEYMOUR FARM, MAP #368, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 9/16/03
BR 5	MAP OF SUBDIVISION - SEYMOUR FARM, MAP #440, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 9/16/03, LAST REVISED 3/16/07
BR 6	SITE PLAN - JOHN COSTES PROPOSED AUTO SALES FACILITY, MAP #137, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 10/10/90, LAST REVISED 3/15/91
BR 7	MAP OF BOUNDARY SURVEY - UNION CARBIDE CORP., MAP #166, PREPARED BY BUCK & PIERCE CONSULTING ENGINEERS, DATED 4/24/86
BR 8	ALTA/ACSM LAND TITLE SURVEY - DOWLING TRUST PROPERTY, MAP #366, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 8/8/03
BR 9	ALTA/ACSM LAND TITLE SURVEY - DOWLING TRUST PROPERTY, MAP #377, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 8/8/03, LAST REVISED 6/21/04
BR 10	MAP OF PROPERTY - DEVELOPER'S INC., MAP #45, PREPARED BY BUCK & PIERCE CONSULTING ENGINEERS, DATED 1/20/84, LAST REVISED 2/17/84
BR 11	BOUNDARY LINE ADJUSTMENT - ST. ALBANS PROPERTIES, LLC, MAP #453, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 9/18/97, LAST REVISED 12/12/07
BR 12	MAP OF BOUNDARY SURVEY - MURPHY-REDSTONE PROPERTIES, MAP #356, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 2/6/03
BR 13	PROPERTY SURVEY FOR RALPH W. DEXTOR, MAP #47, PREPARED BY PALMER COMPANY, LTD., DATED 1/30/84
BR 14	MAP OF BOUNDARY SURVEY - RESTAURANTS OF NORTHERN VERMONT, MAP #54, PREPARED BY BUCK & PIERCE CONSULTING ENGINEERS, DATED 11/19/84
BR 15	THE MONTEFIORE FARM FOR CURTIS R. SMITH, MAP #402, PREPARED BY JOHN E. BUCK, DATED 10/30/56
BR 16	MAP OF BOUNDARY SURVEY - R.L. VALLEE INC., MAP #139, PREPARED BY STEVEN M. BROOKS, DATED 2/25/85
BR 17	LAND TITLE SURVEY - MCDONALDS RESTAURANT, MAP #11, PREPARED BY BUCK & PIERCE CIVIL ENGINEERS, DATED 3/75
BR 18	PROPERTY SURVEY - BURLINGTON SAVINGS BANK, MAP #74, PREPARED BY ENGINEERS INCORPORATED OF VERMONT, DATED 3/22/78
BR 19	LEASE DRAWING - SHOPPING CENTER, MAP #15, PREPARED BY C.D., NOT DATED
BR 20	MAP OF BOUNDARY SURVEY - JOHN H. & ERMA H. MACY, MAP #96, PREPARED BY STEVEN M. BROOKS, DATED 10/28/88
BR 21	SUBDIVISION PLAT - JLD PROPERTIES OF ST. ALBANS, LLC, MAP #434, PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED 9/19/05, LAST REVISED 8/24/06
BR 22	MAP OF BOUNDARY SURVEY - EDWARD HEMOND, MAP #57, PREPARED BY STEVEN M. BROOKS, DATED 4/11/85, LAST REVISED 4/28/85
BR 23	MAP OF BOUNDARY SURVEY - ALAN & GREETA GONYEA, MAP #176, PREPARED BY STEVEN M. BROOKS, DATED 8/12/87, LAST REVISED 4/1/94
BR 24	AS BUILT PLAN - CHAMPLAIN COMMONS CONDOMINIUM ONE, MAP #211, PREPARED BY BROOKS LAND SURVEYING INC., DATED 8/25/96, LAST REVISED 10/31/96
BR 25	LOT LINE ADJUSTMENT - THOMAS & JEAN CARPENTER AND PAUL & JACQUELINE VELARDO, MAP #409, PREPARED BY BROOKS LAND SURVEYING, DATED 7/25/05
BR 26	MAP OF BOUNDARY SURVEY - RAYMOND & CHARLENE DESO, MAP #222, PREPARED BY STEVEN M. BROOKS, DATED 12/21/87
BR 27	ST. ALBANS TOWN JEWETT AVE. EXTENSION BY WARNERS, MAP #98, PREPARED BY STEVEN M. BROOKS, DATED 12/6/88, LAST REVISED 12/16/88
SWANTON	
BR 28	AS BUILT PLAN - MOUNTAIN VIEW CONDOMINIUMS, MAP #98A, PREPARED BY BROOKS LAND SURVEYING INC., DATED 2/1/02
BR 29	PLAN OF LANDS OF DAVID G. YERGEAU, MAP #204, PREPARED BY LAMOUREUX & DICKINSON CONSULOTING ENGINEERS, INC., DATED 10/13/06
BR 30	SUBDIVISION PLAT FOR CONRAD GAUTHIER, MAP #68A, PREPARED BY LAMBERT & THETFORD SURVEYING & ENGINEERING, DATED 3/1/99, LAST REVISED 6/10/99
BR 31	MAYNARD & LAURETTE ROGERS, JR. - LAND ON RT 7, MAP #101, PREPARED BY ANDERSON LAND SURVEYING, DATED 7/29/88
BR 32	SITE PLAN - MAPLE GROVE ESTATES, MAP #107, PREPARED BY BROOKS LAND SURVEYING INC., DATED 7/20/02
BR 33	PLANNED RESIDENTIAL DEVELOPMENT - JOHN & NOREEN CHASE, MAP #166, PREPARED BY BROOKS LAND SURVEYING, DATED 2/1/05, LAST REVISED 9/19/05
BR 34	SUBDIVISION MAP - TAMMY MENARD, MAP #36A, PREPARED BY BROOKS LAND SURVEYING INC., DATED 11/25/97
BR 35	SUBDIVISION PLAT - ULRIC SAWYER III & SHERRY SAWYER, MAP #235, PREPARED BY TDH SURVEYING & DESIGN, PLC, DATED 1/17/11
BR 36	MAP OF SUBDIVISION - TIMOTHY & KARI STAPLES, MAP #282, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 9/23/14
BR 37	BOUNDARY LINE ADJUSTMENT - WEINSTEIN, JOY & ROBERGE, MAP #287A, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 1/20/15
BR 38	BOUNDARY LINE ADJUSTMENT PLAT - RONALD & CHERYL ROGERS AND TERESA REYNOLDS, MAP #212, PREPARED BY TDH SURVEYING & DESIGN, PLC, DATED 4/22/09
BR 39	SUBDIVISION PLAT - RONALD & CHERYL ROGERS, MAP #221, PREPARED BY TDH SURVEYING & DESIGN, PLC, DATED 11/19/09
BR 40	SUBDIVISION PLAT - RONALD & CHERYL ROGERS, MAP #232, PREPARED BY TDH SURVEYING & DESIGN, PLC, DATED 11/19/09, REVISED 11/15/10
BR 41	SUBDIVISION PLAT - THE ESTATE OF THOMAS THOMPSON, MAP #238A, PREPARED BY TDH SURVEYING & DESIGN, PLC, DATED 4/11/11
BR 42	SUBDIVISION MAP - PAUL POQUETTE, MAP #132A, PREPARED BY BROOKS LAND SURVEYING, DATED 4/1/04, LAST REVISED 6/23/04
BR 43	SUBDIVISION MAP - GEORGE FERGUSON, MAP #9, PREPARED BY BROOKS LAND SURVEYING INC., DATED 8/21/95, REVISED 9/25/95
BR 44	MAP OF BOUNDARY SURVEY - CLIFFORD & ELIZA BOUCHARD, MAP BOOK II, MAP #87, PREPARED BY STEVEN M. BROOKS, DATED 1/21/84
BR 45	MAP OF BOUNDARY SURVEY - LEO PAUL MONTY TRUST, MAP #46, PREPARED BY BROOKS LAND SURVEYING INC., DATED 7/31/98
BR 46	BOUNDARY SURVEY MAP - ANDRE & ANNA BOULET, MAP BOOK II, MAP #32, PREPARED BY WILLIAM F. ANDERSON, DATED 11/6/82
BR 47	LOT LINE ADJUSTMENT - RORY MARTIN & DAVID MARTIN, MAP #111, PREPARED BY BROOKS LAND SURVEYING INC., DATED 1/31/03
BR 48	TOTAL STATION SURVEY OF THE MICHAEL AND DIANE BEGNOCHE PRD, MAP #142A, PREPARED BY JOHN H. THETFORD & ASSOCIATES, INC., DATED 8/04
BR 49	TOTAL STATION SURVEY OF THE RONALD J. & ALVIS T. SEYMOUR PROPERTY, MAP #134, PREPARED BY JOHN H. THETFORD & ASSOCIATES, INC., DATED 7/04
BR 50	MAP OF SUBDIVISION - DAVID HAMELIN, MAP #215, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 5/26/09
BR 51	MAP OF SUBDIVISION - DAVID HAMELIN, MAP #245, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 12/8/11
BR 52	MAP OF SUBDIVISION - DAVID HAMELIN, MAP #255A, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 12/8/11, LAST REVISED 11/14/12
BR 53	PLAN OF BOUNDARY LINE ADJUSTMENT - DAVID HAMELIN, MAP #231, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 10/19/10
BR 54	BOUNDARY SURVEY MAP - CARL, RACHEL & DAVID HAMELIN, MAP BOOK I, MAP #85, PREPARED BY WILLIAM F. ANDERSON, DATED 9/9/80
BR 55	PROPOSED SUBDIVISION - MICHAEL BLOUIN, MAP #33, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 10/29/97
BR 56	PROPOSED SUBDIVISION - MICHAEL BLOUIN, MAP #33A, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 11/20/97
BR 57	SUBDISION MAP - FRANCIS BERTHIAUME, MAP BOOK I, MAP #70, PREPARED BY WILLIAM F. ANDERSON, DATED 2/12/80
BR 58	BOUNDARY SURVEY MAP - HARVEY RAINVILLE, MAP BOOK II, MAP #1, PREPARED BY WILLIAM F. ANDERSON, DATED 12/16/80
BR 59	BOUNDARY SURVEY MAP - BETTY VALENTINE, MAP BOOK II, MAP #58, PREPARED BY WILLIAM F. ANDERSON, DATED 12/1/83
BR 60	SURVEY MAP TO SUBDIVIDE TEN ACRE LOT FROM WAITE ESTATE, MAP BOOK I, MAP #60, PREPARED BY WILLIAM F. ANDERSON, DATED 10/15/79
BR 61	3-LOT SUBDIVISION PLAT - JOHN ASSID AND LORRAINE RALEIGH, MAP #176, PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED 8/9/06, REVISED 9/26/06
BR 62	PROPERTY SURVEY MAP FOR JOHN KISSANE OF THE FORMER WAITE FARM, MAP BOOK I, MAP #67, PREPARED BY WILLIAM F. ANDERSON, DATED 2/4/80
BR 63	PLANNED RESIDENTIAL DEVELOPMENT - GERMAINE BOURDEAU, MAP #107A, PREPARED BY BROOKS LAND SURVEYING INC., DATED 9/18/94, LAST REVISED 10/23/94
BR 64	MAP OF BOUNDARY SURVEY - HABITAT FOR HUMANITY, MAP #182, PREPARED BY CROSS CONSULTING ENGINEERS, DATED 2/28/06
BR 65	PORTION OF PROPERTY - DONALD G. & MARIE B. BELL, MAP BOOK I, MAP #7, PREPARED BY HARRIS G. ABBOTT, DATED 9/15/71

SURVEY NOTES

1. THE VERMONT AGENCY OF TRANSPORTATION AUTHORIZES THE SURVEY OF THE RIGHT OF WAYS, EASEMENTS, AND FEE TITLES ASSOCIATED WITH U.S. ROUTE 7. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH 19 V.S.A §33 - SURVEY OF EXISTING HIGHWAYS; DAMAGES. A SURVEY REPORT HAS BEEN PREPARED AND IS ON FILE WITH THE AGENCY.
2. THIS PLAT DEPICTS A CONTINUOUS ROUTE SURVEY OF U.S ROUTE 7 FROM THE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO THE END OF THE STATE HIGHWAY (0.019 MILES NORTH OF BUSHEY STREET) IN SWANTON.
3. THIS PLAT IS THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JUNE, 2015 TO JANUARY, 2017. SURVEY CONTROL WAS ESTABLISHED BY HORIZONS ENGINEERING. FIELD LOCATION AND INSTALLATION OF MONUMENTS WAS COMPLETED BY ELECTRONIC TOTAL STATION SURVEY AND REAL TIME KINEMATIC GPS USING LOCATION-SPECIFIC SCALE FACTORS FOR GROUND TO GRID CONVERSION.
4. ALL BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE VERMONT COORDINATE SYSTEM, NAD 83, US SURVEY FEET.
5. ABUTTING PROPERTY LINES WERE COMPILED FROM EXISTING PLANS OF RECORD AND PHYSICAL EVIDENCE FOUND, AND ARE INTENDED TO BE APPROXIMATE LOCATIONS NOT BASED ON A BOUNDARY RETRACEMENT SURVEY. ABUTTING LAND OWNER NAMES WERE TAKEN FROM TOWN OF ST. ALBANS AND TOWN OF SWANTON LAND RECORDS.
6. THE LIMITS OF U.S. ROUTE 7 RIGHT OF WAY AS SHOWN HEREON ARE GENERALLY ESTABLISHED AS FOLLOWS:
 - FROM THE APPROXIMATE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO APPROXIMATELY 0.67 MILES NORTHERLY THEREOF: RIGHT OF WAY RETRACEMENT OF PROJECT PLAN REFERENCE PR-1.
 - FROM 0.67 MILES NORTHERLY OF THE APPROXIMATE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO APPROXIMATELY 0.36 MILES NORTHERLY THEREOF: WITH THE INABILITY TO ACCURATELY DETERMINE THE HISTORICAL LAYOUT OF U.S. ROUTE 7 AS DEFINED IN OTHER DEEDS AND MAPS, THIS SECTION IS ESTABLISHED BY STATUTORY RESURVEY PER 19 V.S.A. § 33.
 - FROM 1.03 MILES NORTHERLY OF THE APPROXIMATE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO APPROXIMATELY 0.13 MILES NORTHERLY THEREOF: RIGHT OF WAY RETRACEMENT OF PROJECT PLAN REFERENCE PR-4.
 - FROM 1.16 MILES NORTHERLY OF THE APPROXIMATE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO APPROXIMATELY 4.9 MILES NORTHERLY THEREOF: WITH THE INABILITY TO ACCURATELY DETERMINE THE HISTORICAL LAYOUT OF U.S. ROUTE 7 AS DEFINED IN OTHER DEEDS AND MAPS, THIS SECTION IS ESTABLISHED BY STATUTORY RESURVEY PER 19 V.S.A. § 33. SEE ALSO PROJECT REFERENCE PR-5 (WALMART ENTRANCE) WITHIN THIS SECTION.
 - FROM 6.06 MILES NORTHERLY OF THE APPROXIMATE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO APPROXIMATELY 0.65 MILES NORTHERLY THEREOF: RIGHT OF WAY RETRACEMENT OF PROJECT PLAN REFERENCE PR-7.
 - FROM 6.71 MILES NORTHERLY OF THE APPROXIMATE ST. ALBANS CITY/ST. ALBANS TOWN LINE TO APPROXIMATELY 0.14 MILES NORTHERLY THEREOF: WITH THE INABILITY TO ACCURATELY DETERMINE THE HISTORICAL LAYOUT OF U.S. ROUTE 7 AS DEFINED IN OTHER DEEDS AND MAPS, THIS SECTION IS ESTABLISHED BY STATUTORY RESURVEY PER 19 V.S.A. § 33.
7. THE ST. ALBANS CITY-ST. ALBANS TOWN AND ST. ALBANS TOWN-SWANTON LINES ARE APPROXIMATE BASED ON REFERENCE PLANS AND ARE NOT A TOWN LINE BOUNDARY RETRACEMENT. THE BEGINNING AND END OF PROJECT POINTS ARE BASED ON REFERENCE PLANS.
8. NO UNDERGROUND UTILITIES WERE IDENTIFIED OR LOCATED.

HIGHWAY DEED REFERENCES

ST. ALBANS TOWN

R1 - ROAD LAYOUT DATED JUNE 9, 1798, RECORDED APRIL 2, 1806 IN THE TOWN OF ST. ALBANS LAND RECORDS BOOK 3, PAGE 27.

R2 - EASEMENT DEED FROM JLD PROPERTIES OF ST. ALBANS, LLC TO STATE OF VERMONT, DATED OCTOBER 10, 2013, RECORDED IN THE TOWN OF ST. ALBANS LAND RECORDS BOOK 285, PAGES 587-589.

SWANTON

R3 - ROAD LAYOUT DATED MAY 28, 1819, RECORDED JUNE 1, 1819 IN THE TOWN OF SWANTON LAND RECORDS BOOK 1, PAGES 169-171.

R4 - CONDEMNATION ORDER FROM MARSHALL L. BIGELOW AND MARY L. BIGELOW, FLOYD E. HANDY AND LAWRENCE J. HANDY, DENNIS DEMERS, AND VERMONT GAS SYSTEMS, INC., TO STATE OF VERMONT, DATED JUNE 23, 1983, RECORDED IN THE TOWN OF SWANTON LAND RECORDS BOOK 100, PAGES 173-175.

PROJECT PLAN REFERENCES

PR-1 "STATE OF VERMONT STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, ST. ALBANS - SWANTON ROAD", PROJECT NO. F 82D, DATED MARCH 10, 1928, COPY PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.

PR-2 "STATE OF VERMONT DEPARTMENT OF HIGHWAYS RTE. NO. US 7", PROJECT NO. BP 019-5-7507, DATED JANUARY 2, 1975, COPY PROVIDED BY VERMONT AGENCY OF TRANSPORTATION.

PR-3 "STATE OF VERMONT STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, ST. ARMAND ROAD", PROJECT NO. F 82C, DATED JUNE 17, 1927, COPY PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.

PR-4 "STATE OF VERMONT DEPARTMENT OF HIGHWAYS PROPOSED IMPROVEMENT, S.A. #4, HIGHGATE - ST. ALBANS ROAD", PROJECT NO. S 0297 (2), DATED JULY 27, 1964, COPY PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.

PR-5 "EASEMENT PLAT BENEFITTING STATE OF VERMONT FROM JLD PROPERTIES OF ST. ALBANS, LLC", JOB NO. SAAL0100, DATED AUGUST 2013, RECORDED IN THE TOWN OF ST. ALBANS LAND RECORDS IN MAP SLIDE 434, COPY PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.


PR-6 "STATE OF VERMONT STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, ST. ALBANS - SWANTON ROAD", PROJECT NO. F 82E, DATED MARCH 10, 1928, COPY PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.

PR-7 "STATE OF VERMONT AGENCY OF TRANSPORTATION PROPOSED IMPROVEMENT BRIDGE PROJECT, U.S. RTE. 7 BRIDGE NO. 178, PROJECT NO. SWANTON BRS 0285(2), DATED SEPTEMBER 14, 1982, COPY PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION.

NATHAN P. NADEAU, LS

I CERTIFY THAT THIS IS A CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE BASED UPON AN EDM TOTAL STATION AND GPS FIELD SURVEY AND TOWN OF SAINT ALBANS, TOWN OF SWANTON AND REFERENCED LAND AND HIGHWAY RECORDS. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA SECTION 1403.

PIN ID# 16x605



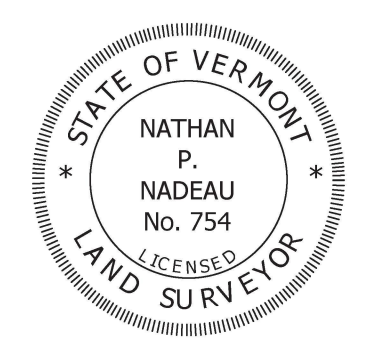
17 Sunset Terrace
Newport, Vermont 05855
Phone 802.334.6434 - Fax 802.334.5602

STATUTORY SURVEY PREPARED FOR

**VERMONT AGENCY
OF TRANSPORTATION**

1 NATIONAL LIFE DRIVE
MONTPELIER, VT 05633-5001

OF U.S. ROUTE 7
TOWN OF ST. ALBANS, TOWN OF SWANTON
FRANKLIN COUNTY, VERMONT

	DATE: 1/12/2017	PROJECT #: 15522
	SURV'D BY: N/A	DRAWN BY: NN
	CHECK'D BY: AN	SCALE: 1"=40'
ROW SUMMARY SHEET		

© 2017
horizons
Engineering Inc.
All rights reserved

HORIZONS ENGINEERING INC. CERTIFIES THAT THIS DRAWING WAS PRODUCED AS AN ORIGINAL LINK ON MYLAR SIGNATURE