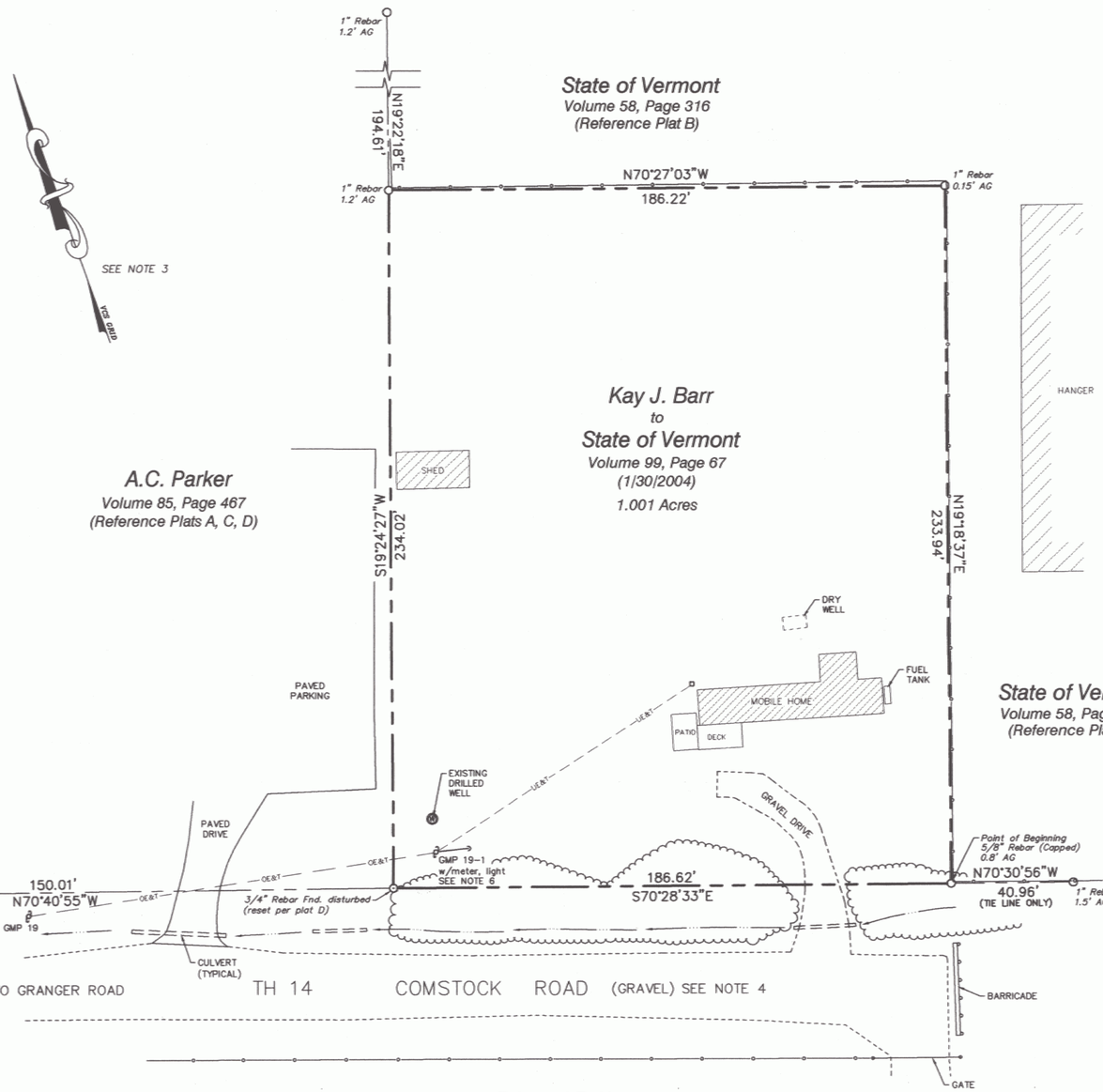


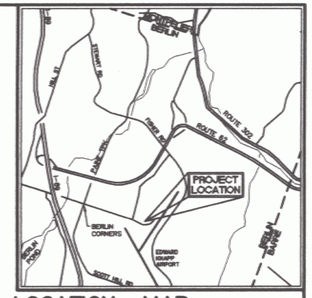
REFERENCE PLATS OR MAPS

A. "Plot Plan, Property Owned by W.O. & E.R. Comstock" Dated July 1965 by N.C. Rice. Not of record.

B. "Town of Berlin", Dated 12 April 1989, Prepared by State of Vermont Agency of Transportation. Recorded Map Book 2, pg. 89–4.

C. "Charles Parker, Comstock Road – Property Line Adjustment", dated 1 Oct. 1990 by W.D. Lawrence. Recorded Plat 90–18.

D. "Charles Parker, Comstock Road – Property Line Adjustment", dated 2 Sept. 1994 by W.D. Lawrence. Recorded Plat 94–10.



LOCATION MAP

1"=5000'±

LEGEND

- EXISTING PROPERTY LINE
- REBAR FOUND w/SIZE
- 5/8" REBAR w/ SURVEY MARKER TO BE SET
- CHAIN LINK FENCE
- —OE&T— OVERHEAD ELECTRIC & TELEPHONE
- —UE&T— UNDERGROUND ELECTRIC & TELEPHONE
- UTILITY POLE
- DRAINAGE SWALE
- EDGE OF BRUSH/WOODS

NOTES

1. The purpose of this survey was to retrace, define, and document the boundaries of a parcel of land conveyed to the State of Vermont by deed of Kay J. Barr, dated 30 January 2004 and recorded in Volume 99, page 67 of Berlin Land Records.
2. The boundary survey was performed by radial survey measurements using an electronic total station.
3. The bearings are referenced to Grid North, Vermont Coordinate System (1983) related to National Geodetic Survey Marks AB5001 "MPV D" and PG2644 "17 KNAPP". Bearings will differ from record due to different datums.
4. The Northerly sideline of Comstock Road was determined by holding the existing monumentation found. Further documentation of road location and width was not found.
5. Not being within the scope of this survey, Civil Engineering Associates, Inc. has not undertaken any investigation whatsoever with respect to whether the property and each component thereof is in compliance with local, state, or environmental permits.
6. No record of easement was found for utility pole, guy, wires or yard light serving the existing mobile home. (Green Mountain Power Corp. and N.E.T. & T.)
7. Rebars marking front of A.C. Parker lot bear caps marked "W. LAWRENCE". Rebar at southeast corner of Barr lot bears cap marked "Property Designs".

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

STATE OF VERMONT
TIMOTHY R. COWAN
No. 597
LICENSED LAND SURVEYOR

To the best of my knowledge & belief this plat properly depicts a retracement survey conducted under my supervision as outlined in the notes above, based on my analysis of records & physical evidence found. Existing boundaries shown are in substantial conformance with the record.

Timothy R. Cowan VT. L.S. 597

Date	Ch'k'd	Revision

Drawn by PJM | Date APRIL 23, 2004
Checked by TRC | Scale 1" = 30'
Approved by TRC | Project No. 04128.02

PLAT OF SURVEY
"KAY BARR PURCHASE"
PROPERTY OF
STATE OF VERMONT
683 COMSTOCK ROAD

BERLIN VERMONT

CIVIL ENGINEERING ASSOCIATES, INC.
P.O. BOX 485 SHELBURNE, VT 05482
802-985-2323 FAX: 802-985-2271 web: www.cea-vt.com

SHEET 1

ORIGINAL PLAN ON MYLAR