

**NOTES:**

- Underground utilities are not shown.
- Bearings are based on deed bearings referenced in Volume #33 page #396 (ROCHESTER TOWN RECORDS)
- Boundaries are computed from closed traverse and total station survey.
- This survey meets the qualifications for an urban survey classification as defined by 26 VSA section 2544, rules of the Board of Land Surveyors, part 5 paragraph 5.5 A and B, effective November 1, 1994.
- Harvey is to retain a 10' strip of land between Bowen and lands of the STATE OF VERMONT.
- Harvey is to have a 50' right-of-way which is to include the 10' strip of land retained by Harvey, from Town Highway #35 to lands retained by Harvey as shown on this plat.
- STATE OF VERMONT - VERMONT AGENCY OF TRANSPORTATION (V.A.O.T.) is to acquire all rights and title to the land up to 10' parallel to Bowen as shown on this plat.
- Harvey reserves a 30' Right of Way (R.O.W.) on the present road located in the easterly part of the parcel to be conveyed to the STATE OF VERMONT, which is an extension of the Right of Way described in deed volume 35, page 127.

**MAP REFERENCES:**

- Preliminary Plat Prepared for Martin W. Bowen & Doris R. Bowen  
Titled: BOWEN SUBDIVISION  
Dated: 5/07/90  
Signed: May 5, 1992  
Prepared By: R.F. Lunna Ass., P.C.  
Recorded In: the ROCHESTER Town Clerk's Office, Map Book #2, Page #69
- V.A.O.T. Project Plans:  
ROCHESTER BRZ 1444 (20)  
Dated: February 1998

N/F  
Timothy & Doris R. Bowen  
VOLUME 61, PAGE 121  
(LOT #1)  
MAP REF. #1

LOCATION OF OLD  
"DISCONTINUED"  
RAILROAD  
VOLUME 27, PAGE 320  
VOLUME 27, PAGE 66 - 81  
VOLUME 21, PAGE 153

**HISTORY OF RAILROAD CHARTERS**  
1896 White River Valley Railroad Company  
1898 White River Valley Electric Railroad  
1902 White River Railroad Company  
1930 White River Railroad INC.  
1934 White River Railroad INC. "Null & Void"

N/F Richard S. & Mary B. Harvey  
VOLUME 19, PAGE 123

TOTAL AREA TO BE ACQUIRED FROM HARVEY: "C" + "F" = 3.31 ACRES +/-

**LOT AREA TABLE**

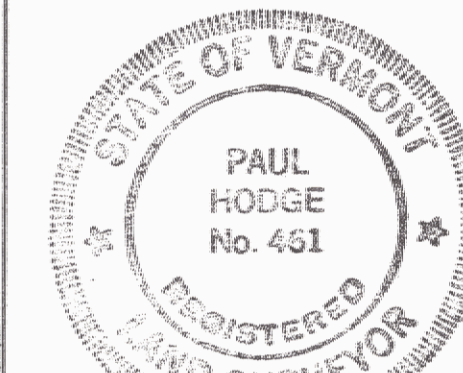
LOT	AREA (ACRES +/-)
A	0.94
B	2.24
C	3.10
D	0.14
E	0.04
F	0.21
<b>TOTAL AREA</b>	<b>6.67 ACRES +/-</b>

**LEGEND:**

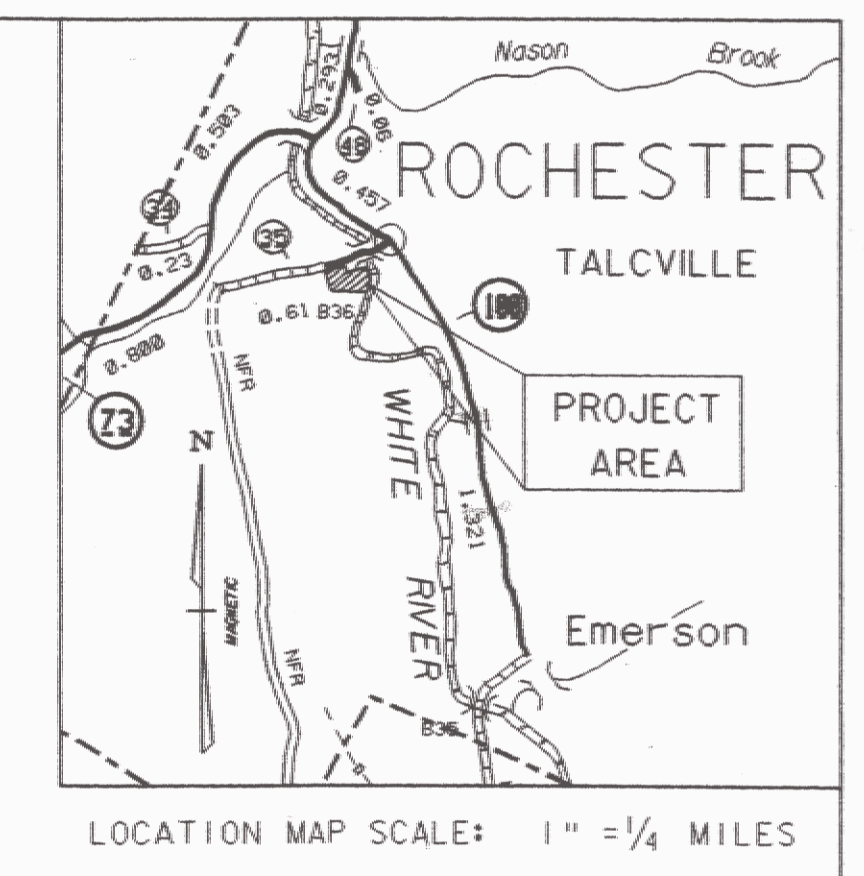
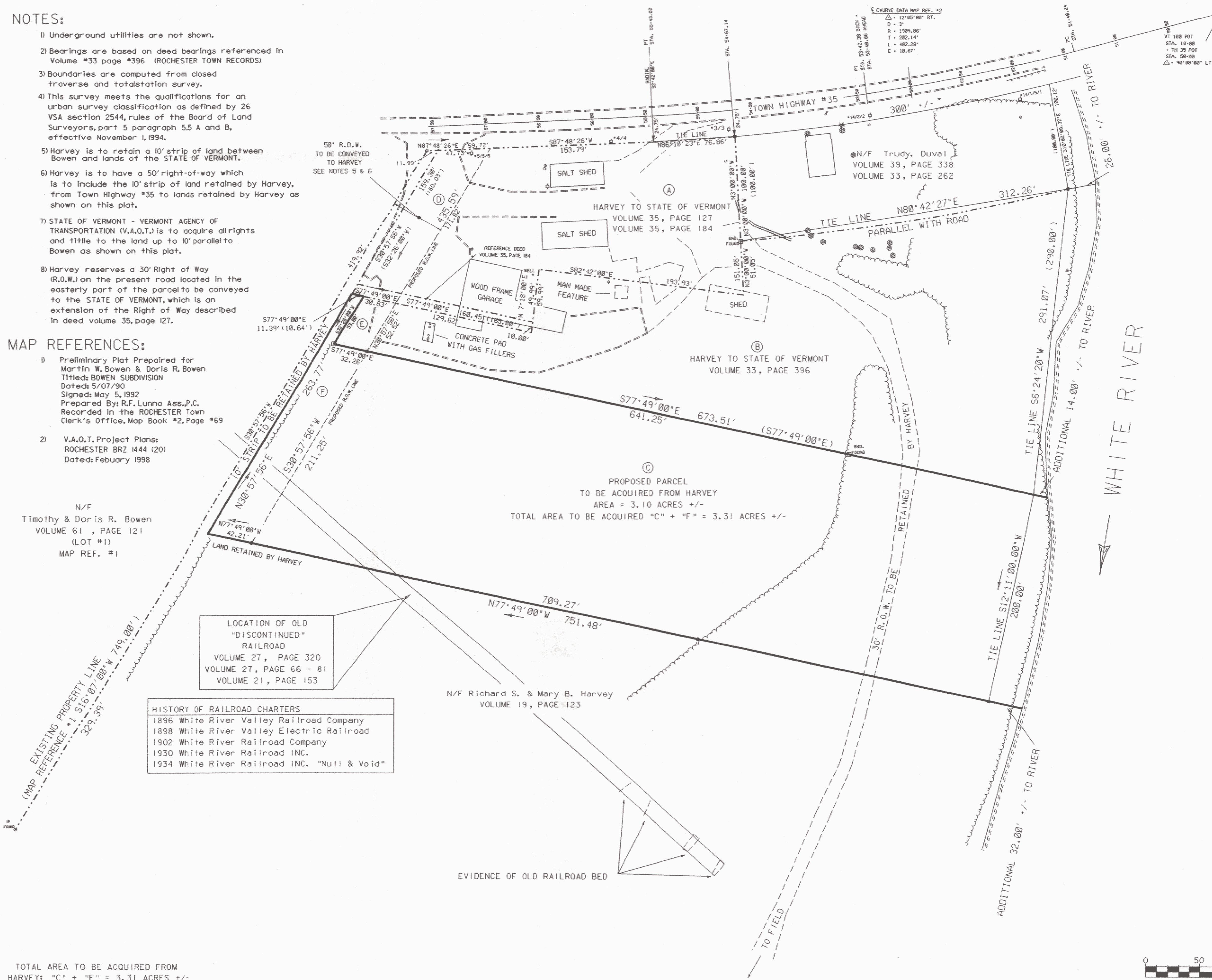
- |                        |     |                                    |
|------------------------|-----|------------------------------------|
| Bound to be Set        | ●   | Deed Bearing or Distance (709.89') |
| Utility Pole           | ○   | Sign                               |
| Mail Box               | □   | Iron Rod Found                     |
| Paved Road or Drive    | ▣   | Bound Found (BND. FOUND)           |
| Existing Property Line | --- | Road or Drive                      |
| Proposed Property Line | --- | Fence                              |
| Hedge                  | --- | Stone Wall                         |
|                        |     | Brook or River                     |

I hereby certify that this survey is based on field measurements, monumentation found and information referenced.

*Paul R. Hodges*  
Paul R. Hodges, L.S.



STATE OF VERMONT  
AGENCY OF TRANSPORTATION  
DISTRICT No. 4  
SALT SHED  
TOWN OF ROCHESTER



MAGNETIC (1957)  
Bearings are based on deed bearings reference  
Volume #33 page #396