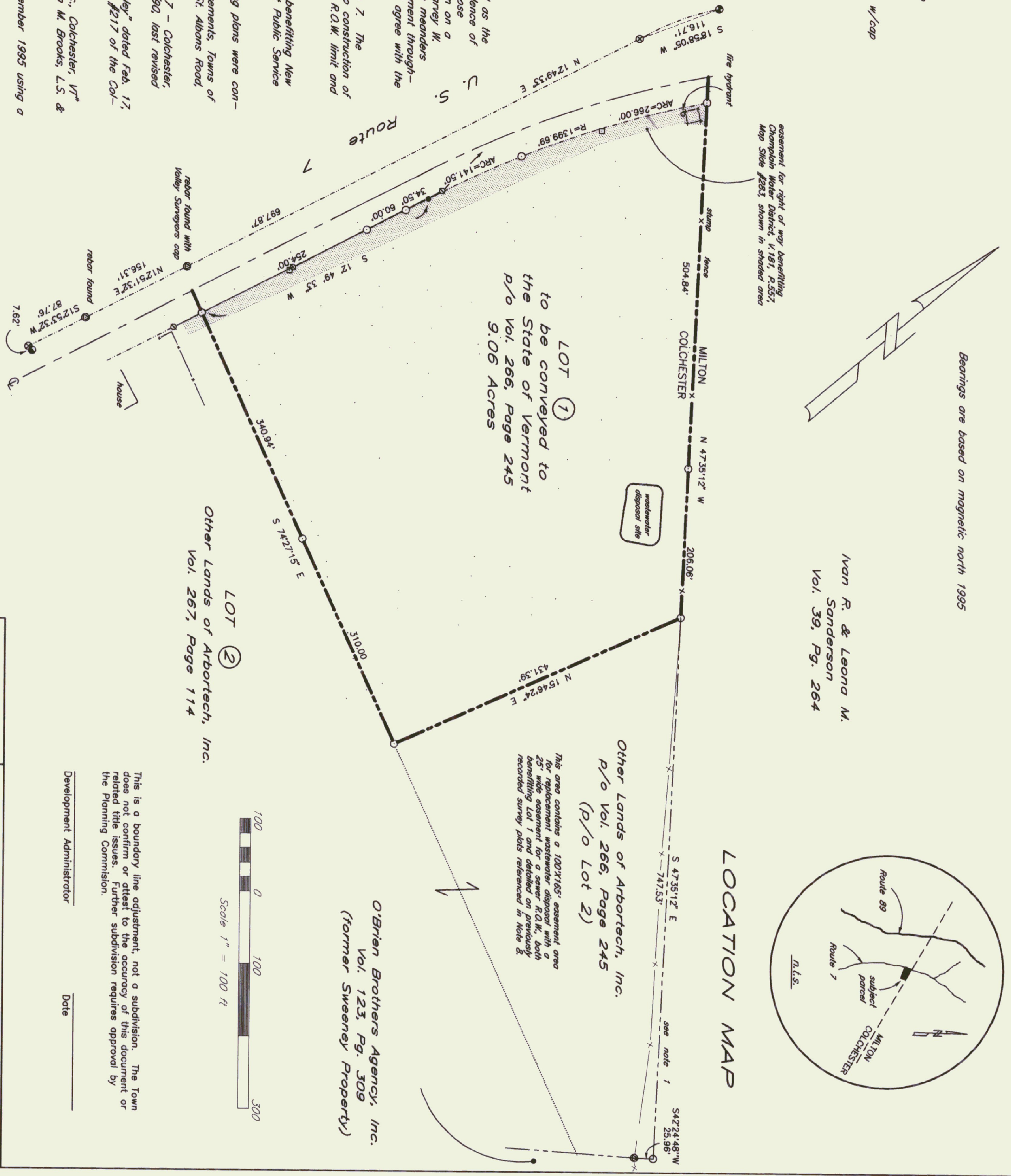


LEGEND

- 3/4" Dia. iron pipe set
- ⊗ 1" Dia. iron pipe found with orange cap
- ⊙ 3/4" Dia. iron pipe found
- 1" Dia. iron pipe found set in concrete w/cap
- Utility pole with overhead lines
- Underground telephone cable box
- △ Traverse station
- Calculated point
- Centerline of travelled way
- Property Line
- Public right of way limits
- Fenceline—meandering wire in trees

NOTES

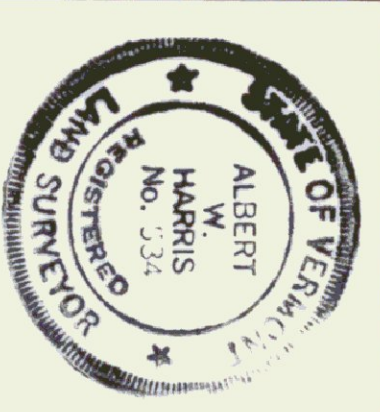
1. The northerly boundary of Lot 1 shown hereon was described as the town line in Vol. 20, Pg. 726, 1873. The best available evidence of the town line is stump fencing on both sides of Route 7 whose alignment is consistent with stone walls to the east as shown on a 1987 survey of the adjoining, former Sweeney property by Honey W. Chaffee, map no. 8703. A post and wire fence line in trees meanders through ravines and does not conform to the town line alignment through-out. Ivan Sanderson has stated he and his wife accept and agree with the location of the town line shown hereon.
2. The sidelines of Lot 1 extend to the centerline of U.S. Route 7. The State of Vermont acquired an easement only in 1967 prior to construction of improvements to Route 7. The lot area is computed to the R.O.W. limit and excludes the area within the public R.O.W.
3. Lot 1 is subject to two easements of record along Route 7 benefiting New England Telephone & Telegraph Company and General Vermont Public Service Corp. per Misc. Vol. 28, Pg. 296 and Vol. 237, Pg. 639.
4. In establishing the right of way limits of Route 7 the following plans were consulted:
  - State of Vermont R.O.W. plans entitled "Proposed Improvements, Towns of Colchester & Milton, County of Chittenden, Burlington - St. Albans Road, U.S. Route 7", Project BRP 019-5-7510.
  - "Wood Bridge Estates, a Residential Development, Route 7 - Colchester, Vermont" prepared by Lamoureux & Stone, dated 10/31/90, last revised 5/6/91, which plan is unrecorded.
  - "Bernard F. & Virginia C. Starr to Michael & Eileen Quigley" dated Feb. 17, 1987 prepared by Todd Taylor, L.S. and recorded in slide #217 of the Colchester Land Records.
5. Reference is made to "Map of Boundary Survey, Arbortech Inc., Colchester, VT" dated April 14, 1987, last revised 8/3/89 prepared by Steven M. Brooks, L.S. & recorded in slide #266 of the Colchester Land Records.
6. A horizontal control traverse was conducted in November/December 1995 using a theodolite, electronic distance meter, and steel tape.
7. Certain survey data shown hereon may vary from recorded data due to the differences in declination, orientation, or methods of measurement.
8. This plot is based on the following survey plots recorded in the Colchester Land Records: 1. "Plot of Subdivision—Lands of John J. Wiley, Jr.—U.S. Route 7—Colchester, Vermont" dated 1/8/96; 2. "Plot of Amended Subdivision of Lands of John J. Wiley, Jr.—U.S. Route 7—Colchester, Vermont" dated 10/15/96 and last revised 10/22/96. Both plots were prepared by Knight Consulting Engineers and are recorded at Slide 331.



This survey is based on an analysis of physical evidence found on the ground and information abstracted from deeds and other pertinent records. This plot is consistent with Title 27 V.S.A. Chapter 17, Sections 1401 - 1406.

Albert W. Harris

Albert W. Harris, VT L.S. 584



PROJ. NO. 98190  
DATE PRE. 6/19/98  
DWN. PRE. AWH.

Boundary Line Adjustment

Lands of Arbortech, Inc.

U. S. Route 7

Colchester, Vermont

KNIGHT CONSULTING ENGINEERS, INC.  
P.O. BOX 29, WILLISTON, VT., 05495 - TEL. 879-6343  
DATE: 6/19/98  
SCALE: 1" = 100'

This is a boundary line adjustment, not a subdivision. The Town does not confirm or attest to the accuracy of this document or the Planning Commission.

Development Administrator \_\_\_\_\_ Date \_\_\_\_\_

