

- NOTES -

BEARINGS AND DISTANCES ARE PLOTTED FROM A TOTAL STATION SURVEY.

THE PROPERTY SHOWN ON THIS PLAN IS PART OF THE FORMER LAREAU FARM DEEDED TO L. & R. BUSHEY IN VOL. 48, PG. 161 OF THE ESSEX TOWN RECORDS.

THE HIGHWAY RIGHT-OF-WAY AND SLOPE RIGHT INFORMATION IS FOUND IN VOL. 69, PG. 426-428 AND VOL. 70, PG. 433-438 OF THE ESSEX TOWN RECORDS. THE RIGHT-OF-WAY FOR ROUTE 117 IS SHOWN AS 4 RODS WIDE AS CLAIMED BY THE BUSHEYS AND IMPLIED BY THE PLANS ATTACHED TO THE ABOVE MENTIONED DEEDS.

THE WESTERLY BOUNDARY OF THE WESTERLY 60' RIGHT-OF-WAY FOLLOWS THE CENTERLINE OF THE ABANDONED SAXON HILL ROAD.

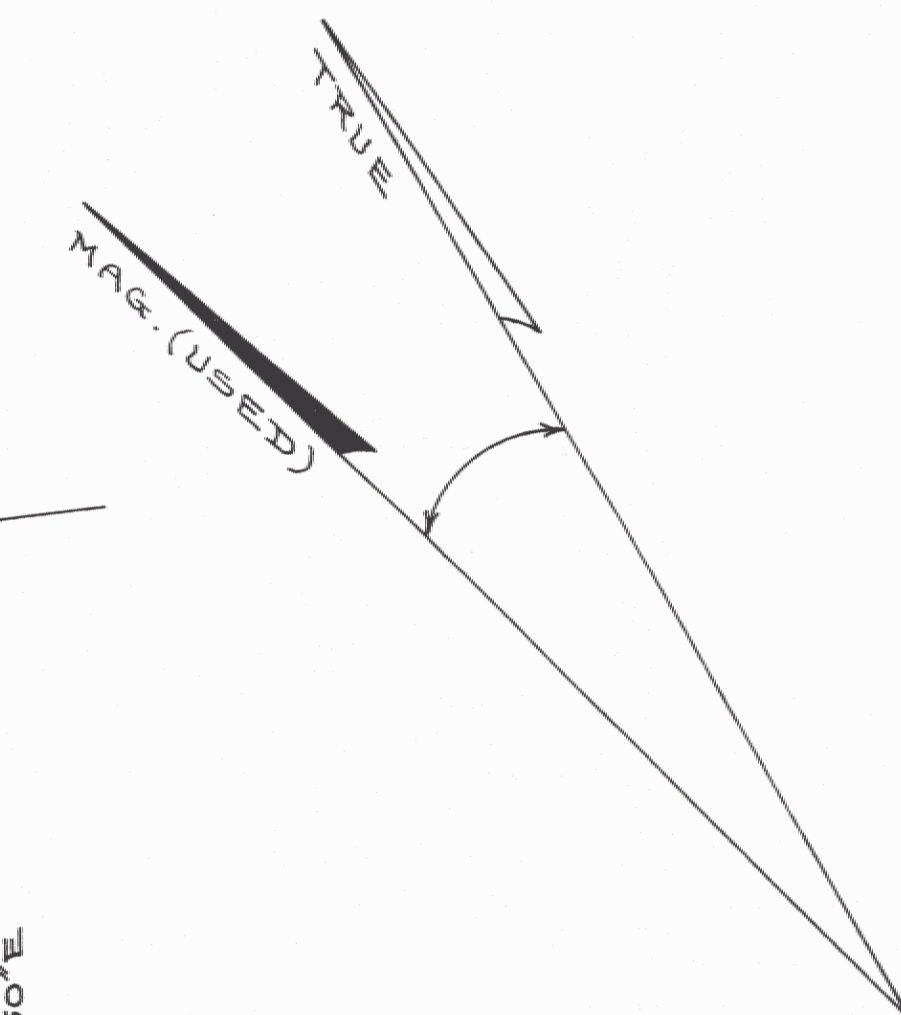
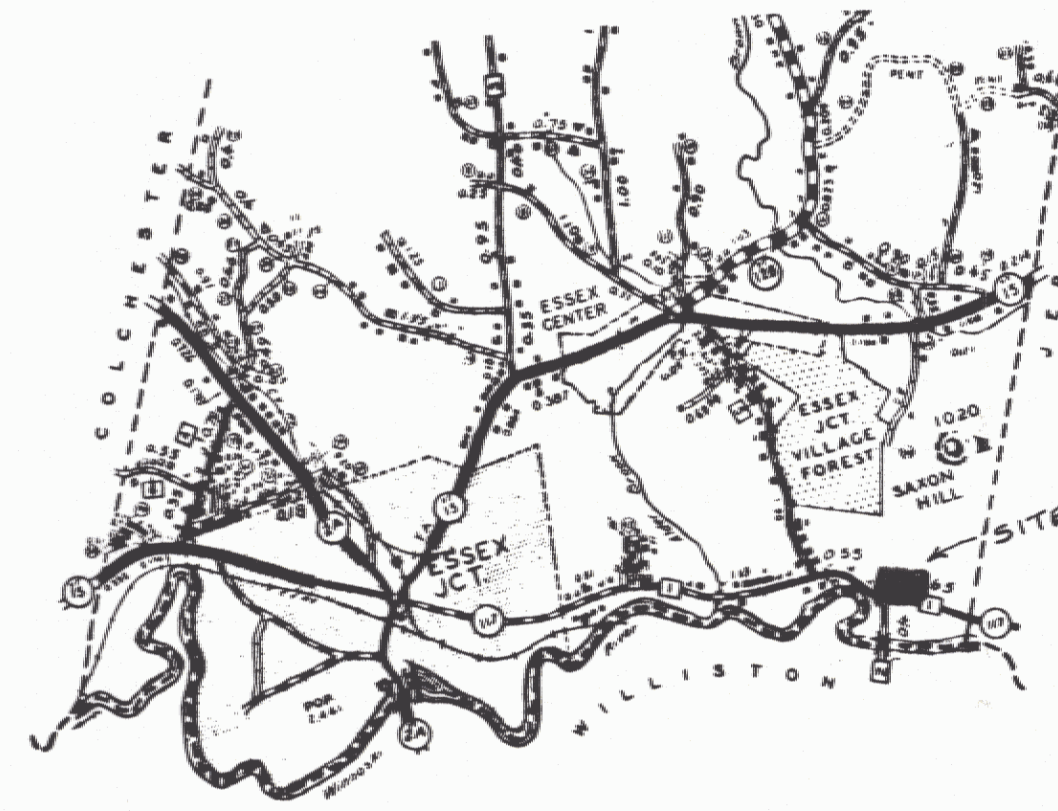
THE WESTERLY 60' RIGHT-OF-WAY ADJACENT TO THE LINWOOD BUSHEY PARCEL CONTAINS A 50' RIGHT-OF-WAY THAT SERVES THE PROPERTIES OF RICHARD & ARDELLE VILLENEUVE AND SAXON ASSOCIATES. THERE IS ALSO A 20' WIDE TRAIL EASEMENT DEEDED TO THE TOWN OF ESSEX WITHIN THE 60' RIGHT-OF-WAY. BOTH INTERIOR EASEMENTS ARE LOCATED ADJACENT TO THE WESTERLY BOUNDARY OF SAID 60' RIGHT-OF-WAY. THE 60' RIGHT-OF-WAY IS PROPOSED TO SERVE AS ACCESS TO THE BALANCE OF THE BUSHEY PROPERTY.

- NOTES CON'T -

THE EASTERLY 60' RIGHT-OF-WAY ADJACENT TO THE EASTERLY BOUNDARY OF THE RANDALL BUSHEY PARCEL IS PROPOSED TO SERVE AS ACCESS TO THE BALANCE OF THE BUSHEY PROPERTY.

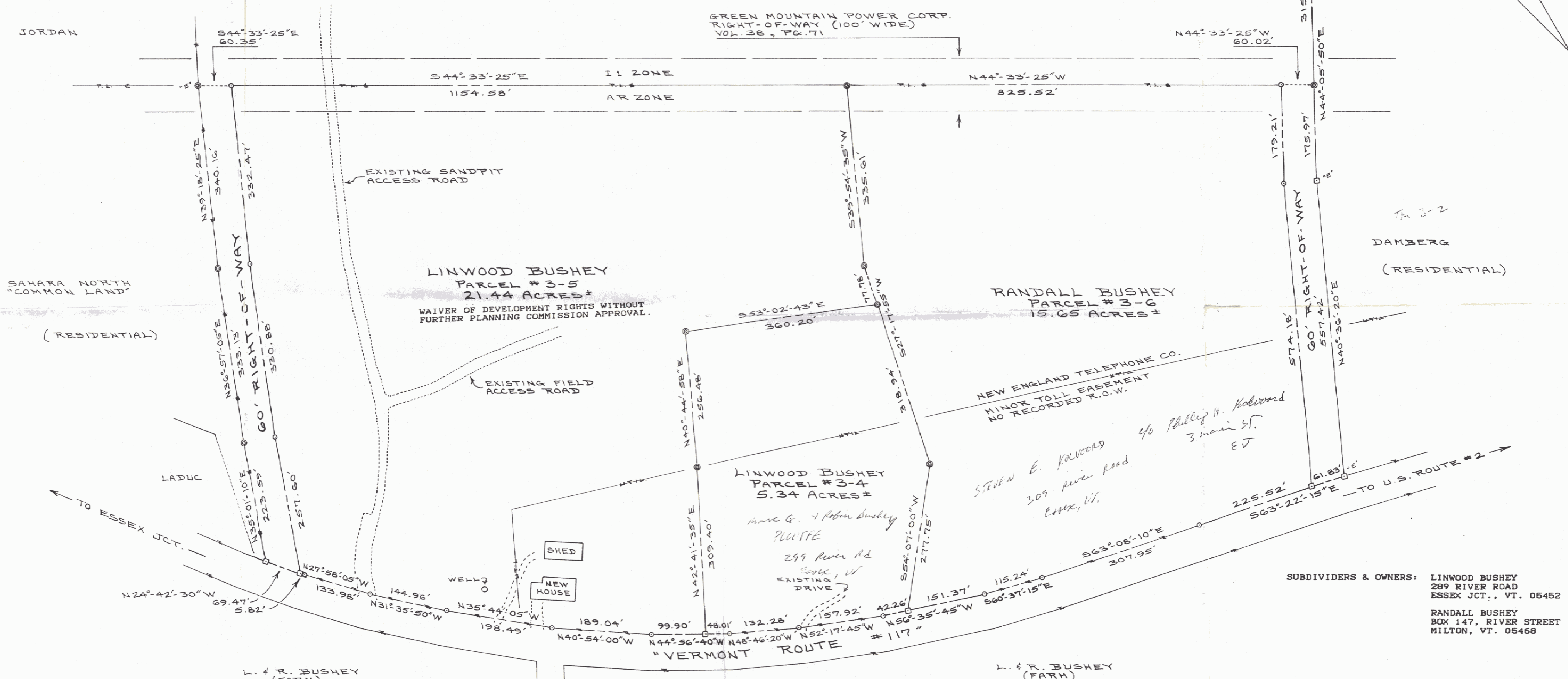
BOUNDARY INFORMATION FOR PARCEL #3-4 WAS TAKEN FROM A MAP ENTITLED "DIVISION OF LINWOOD BUSHEY LAND" BY LAMOUREUX & STONE DATED JAN. 4, 1990.

TOTAL ACREAGE SHOWN ON THIS PLAN IS 42.43 ACRES.



PARCEL #3-7
BALANCE OF LINWOOD AND RANDALL BUSHEY
77 ACRES, MORE OR LESS
(OPERATING SAND PIT)
WAIVER OF DEVELOPMENT RIGHTS WITHOUT
FURTHER PLANNING COMMISSION APPROVAL.

GREEN MOUNTAIN POWER CORP.
RIGHT-OF-WAY (100' WIDE)
VOL. 38, PG. 71



SAHARA NORTH
"COMMON LAND"
(RESIDENTIAL)

LINWOOD BUSHEY
PARCEL #3-5
21.44 ACRES ±
WAIVER OF DEVELOPMENT RIGHTS WITHOUT
FURTHER PLANNING COMMISSION APPROVAL.

RANDALL BUSHEY
PARCEL #3-6
15.65 ACRES ±

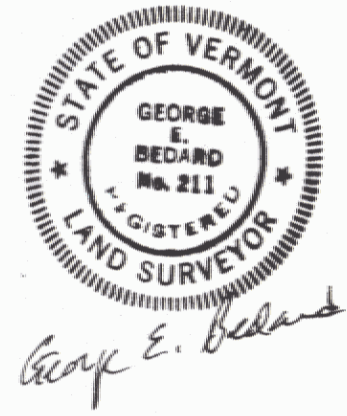
DAMBERG
(RESIDENTIAL)

LINWOOD BUSHEY
PARCEL #3-4
5.34 ACRES ±
MARC G. & ALICE BUSHEY
PLATFFE
299 RIVER RD
EXISTING 1/2 MI
DRIVE

STEVEN E. KOLWOOD
309 RIVER ROAD
ESSEX, VT.
4/0 Phillip H. Kolwood
3 main st.
ET

SUBDIVIDERS & OWNERS:
LINWOOD BUSHEY
289 RIVER ROAD
ESSEX JCT., VT. 05452
RANDALL BUSHEY
BOX 147, RIVER STREET
MILTON, VT. 05468

- LEGEND**
- PROPERTY LINE
 - NEW LOT LINE
 - HIGHWAY R.O.W. LIMIT
 - OLD ROAD CENTERLINE
 - POWERLINE CENTERLINE
 - UTILITY LINES
 - POWERLINE R.O.W. LIMIT
 - RIGHT-OF-WAY LIMIT
 - EXISTING BEFORE SURVEY
 - IRON PIPE
 - CONCRETE MONUMENT TO BE SET
 - POINT
 - TIE LINE
 - PROPOSED R.O.W. CENTERLINE



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL GROUND SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ESSEX, VERMONT ON THE DAY OF MARCH, 1990, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS 26 DAY OF MARCH, 1990.

BY _____ CHAIRMAN OR CLERK

PLAN OF SURVEY OF
LINWOOD & RANDALL BUSHEY
4 LOT SUBDIVISION
289 RIVER RD., ESSEX, VERMONT
SCALE - 1"=100' MARCH 26, 1990

BY _____
G.E. BEDARD, INC. HINESBURG, VT.
REVISED : 5/29/90