GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

MAGNETIC

LEGEND

- IRON PIN FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- SIGN
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINES
- BOUNDARY LINES

TAX MAP 7 BLOCK 4 PARCEL 49.3
PUTNEY CONSUMER CO-OP
8 CAROL BROWN WAY
PUTNEY VT 05436
BOOK 72 PAGE 207

TAX MAP 7 BLOCK 4 PARCEL 49.6
PUTNEY GATEWAY ASSOCIATION
C/O JOHN LEADER
456 WESTMINSTER RD
PUTNEY VT 05436
BOOK 77 PAGE 22

TAX MAP 30 BLOCK 51 PARCEL 48
ROD'S MOBIL STATION
5 PUTNEY LANDING ROAD
PUTNEY VT 05436
BOOK 45 PAGE 411

TAX MAP 11 PARCEL 25.1
ROMAN CATHOLIC
DIOCESE OF BURLINGTON
43 GREEN STREET
BRATTLEBORO VT 05301
BOOK 80 PAGE 609

TAX MAP 11 PARCEL 24
ROMAN CATHOLIC
DIOCESE OF BURLINGTON
43 GREEN STREET
BRATTLEBORO VT 05301
BOOK 80 PAGE 609

TAX MAP 11 PARCEL 23
LAND IN THE
TOWN OF PUTNEY
110,079 +/- SQ FT
2.53 +/- ACRES

LAND IN THE
TOWN OF DUMMERSTON
47,201 +/- SQ FT
1.08 +/- ACRES

PROPOSED LEASE LOT
TOTAL AREA BOTH TOWNS
157,280 +/- SQ FT
3.61 +/- ACRES

OTHER LANDS OF
THE STATE OF VERMONT

OTHER LANDS OF
THE STATE OF VERMONT
INTERSTATE 91

CAROL BROWN WAY

MAIN STREET
ROUTE 5

ALICE HOLWAY DRIVE

ROW CENTERLINE
SEE NOTE 3C

ROW CENTERLINE
SEE NOTE 3B

INTERSTATE 91 ACCESS ROAD

PUTNEY LANDING ROAD

SEE NOTE 6

OVERHEAD WIRES
NO EASEMENT FOUND

GATE

TRAILER

POLE BARN

EDGE CLEARING

SIGN "UNDERGROUND UTILITIES" IN THIS AREA

466+39.5
70.00'

466+80
41'

N03° 13'41"W
121.08'

N76° 54'57"E
117.20'

465+39
49.5'

N76° 47'35"E
64.27'

465+42
34'

N02° 13'41"W
20.16'

S74° 29'39"W
44.23'

S01° 19'45"E
257.96'

S05° 46'12"W
509.40'

N39° 28'57"W
68.87'

462+30
68'

L=735.66'
R=1707.06

L=73.86'
R=1707.06

458+12.3
66'

STA 458+63.22
70.00'

DAMAGED MONUMENT

UTILITY EASEMENT. NO WIDTH GIVEN, SEE NOTE 4

N72° 59'15"W
423.04'

APPROXIMATE TOWN LINE
SEE NOTE

N36° 55'28"W
208.87'

THE FOUND MONUMENT IS
S12 17' 14"W 10.63' FROM
HELD CORNER AT TOWN LINE

S05° 46'12"W
10.80'

HIGHWAY FENCE

S78° 11'22"W
348.17'

36" OAK TREE
963+19 245.2'

959+82
211'

30" BLACK BIRCH

PUTNEY
SITE LOCATION
VERMONT
I-91
RT. 5
CONNECTICUT RIVER
DUMMERSTON
NEW HAMPSHIRE
BRATTLEBORO

LOCUS
NOT TO SCALE

NOTES

1) BEARINGS ARE BASED ON A YEAR 2004 MAGNETIC OBSERVATION.

2) DEED REFERENCE: A TRUSTEE'S DEED OF ROBERT T. GANNETT TO THE STATE OF VERMONT, DATED 6-03-1954 AND RECORDED IN THE PUTNEY TOWN CLERK'S OFFICE ON 6-09-1954 IN BOOK 33, PAGE 39.

3) REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS;

A) PROPOSED SUBDIVISION OF PROPERTY OF LAWRENCE BRYANT, ROUTE 5 & OLD ROUTE 5, PUTNEY, VERMONT. DATED 11-01-1991

B) STATE OF VERMONT DEPT. OF HIGHWAYS, PROPOSED IMPROVEMENTS, SECONDARY PROJECT, TOWN OF PUTNEY, COUNTY OF WINDHAM, US ROUTE 5, PUTNEY-WESTMINSTER ROAD, PROJECT S NO. 95 (1) DATED 3-31-1954.

C) STATE OF VERMONT DEPT. OF HIGHWAYS, PROPOSED IMPROVEMENTS, FEDERAL PROJECT, TOWN OF DUMMERSTON, COUNTY OF WINDHAM, US ROUTE 5, BRATTLEBORO-PUTNEY ROAD, PROJECT FI NO. 14 (4) DATED 3-31-1954.

D) STATE OF VERMONT DEPT. OF HIGHWAYS, INTERSTATE PROJECT IN THE TOWNS OF BRATTLEBORO-DUMMERSTON-PUTNEY, PROJECT 191-1-(9).

4) REFERENCE IS MADE TO AN EASEMENT FOR OVERHEAD WIRES AS DESCRIBED IN A TRUSTEE'S DEED OF JOHN E. GALE TO FALL MOUNTAIN ELECTRIC COMPANY, DATED 5-05-1914 AND RECORDED IN THE PUTNEY TOWN CLERK'S OFFICE ON 5-25-1914 IN BOOK 22, PAGE 452.

5) THE PARCELS DEPICTED HEREON ARE BASED ON HIGHWAY MAPPING AS REFERENCED IN NOTE 3, AND PHYSICAL EVIDENCE FOUND, AS SHOWN, AND ARE SUBJECT TO AND BENEFITED BY THE RESPECTIVE HIGHWAY LAYOUTS.

6) THE BOUNDARY LINES IN COMMON WITH THE ROMAN CATHOLIC DIOCESE OF BURLINGTON (TAX PARCEL 11-25.1) ARE BASED ON THE HIGHWAY MAP REFERENCED IN NOTE 3B AND AN EXISTING FENCE LINE EASTERLY OF THE INTERSTATE ACCESS ROAD AND PHYSICAL EVIDENCE, AS SHOWN.

7) THE TOWN LINE BETWEEN PUTNEY AND DUMMERSTON IS APPROXIMATE AND IS BASED THE MAPS MENTIONED IN NOTE 3 AND THE PHYSICAL EVIDENCE FOUND FOR THIS SURVEY AND IS SUBJECT TO CHANGE UPON A COMPLETE TOWN LINE SURVEY.

VERMONT CERTIFICATION

THIS SURVEY AND PLAT IS BASED ON INFORMATION PROVIDED BY THE CLIENT/OWNER AND PHYSICAL EVIDENCE FOUND. THIS SURVEY AND PLAT IS CONSISTENT WITH THE ABOVE INFORMATION EXCEPT AS NOTED. THIS SURVEY AND PLAT IS BASED ON AND SUBJECT TO A THEODOLITE AND ELECTRONIC DISTANCE METER RANDOM OFFSET CONTROL TRAVERSE WITH A CLOSURE BETTER THAN 1:5000 AND IS A SUBURBAN SURVEY.

THE FOLLOWING INFORMATION WAS ALSO UTILIZED IN PERFORMING THIS SURVEY: DEEDS AND PLATS AS REFERENCED HEREON AND WHEREIN. THIS SURVEY PLAT AND ALL INFORMATION HEREON IS THE SOLE PROPERTY OF SVE ASSOCIATES AND IS PREPARED FOR THE SOLE BENEFIT OF THE TOWN OF PUTNEY AND THE STATE OF VERMONT AND MAY NOT BE USED OR RELIED UPON BY ANY THIRD PARTY EXCEPT WITH THE WRITTEN PERMISSION OF SVE ASSOCIATES. THIS PLAT IS INVALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

WILLIAM J KONDRACKI, L.L.S. #649

PROPOSED LEASE LOT
LAND OF THE STATE OF VERMONT
PREPARED FOR THE
TOWN OF PUTNEY

TOWNS OF PUTNEY AND DUMMERSTON
WINDHAM COUNTY - STATE OF VERMONT

SVE Associates
Engineering Surveying Landscape Architecture Planning
P.O.Box 1818, Brattleboro, VT 05302-1818 Phone (802) 257-0561 Fax (802) 257-0721
website: www.sveassoc.com

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DATE PLAN: 3-22-2004
DATE SURVEY: 3-18-2004
DRAWN BY: TEW
CHECKED BY: WJK
SCALE: 1"=60'
PROJ. NO. B4196
CAD FILE NO. B419601

THIS IS AN ORIGINAL INK DRWING ON MYLAR AND COMPLIES WITH 27 VSA SECTION 1403