

VT GRID NORTH



REFERENCE MAPS

- 1) STATE OF VERMONT DEPARTMENT OF HIGHWAYS TOWN OF DUXBURY - COUNTY OF WASHINGTON - DECEMBER 7, 1960 PROJECT S NO.0213(2) SA SHEETS 11 AND 12 OF 56 IN VTRANS ARCHIVES.
2) R & E CONNOR TO ARNOLD CLARK DUXBURY, VERMONT REVISED JULY 28, 1971 BY PAUL BIGELOW PROJECT B1206-18 RECORDED IN BOOK 38 PAGE 104.
3) SUBDIVISION OF LAND OF ROBERT AND WANDA JOHNSON DUXBURY, VT BY GREGORY F. DUBOIS - APRIL 1993 RECORDED IN MAP BOOK 3 PAGE 60.

TITLE SOURCE

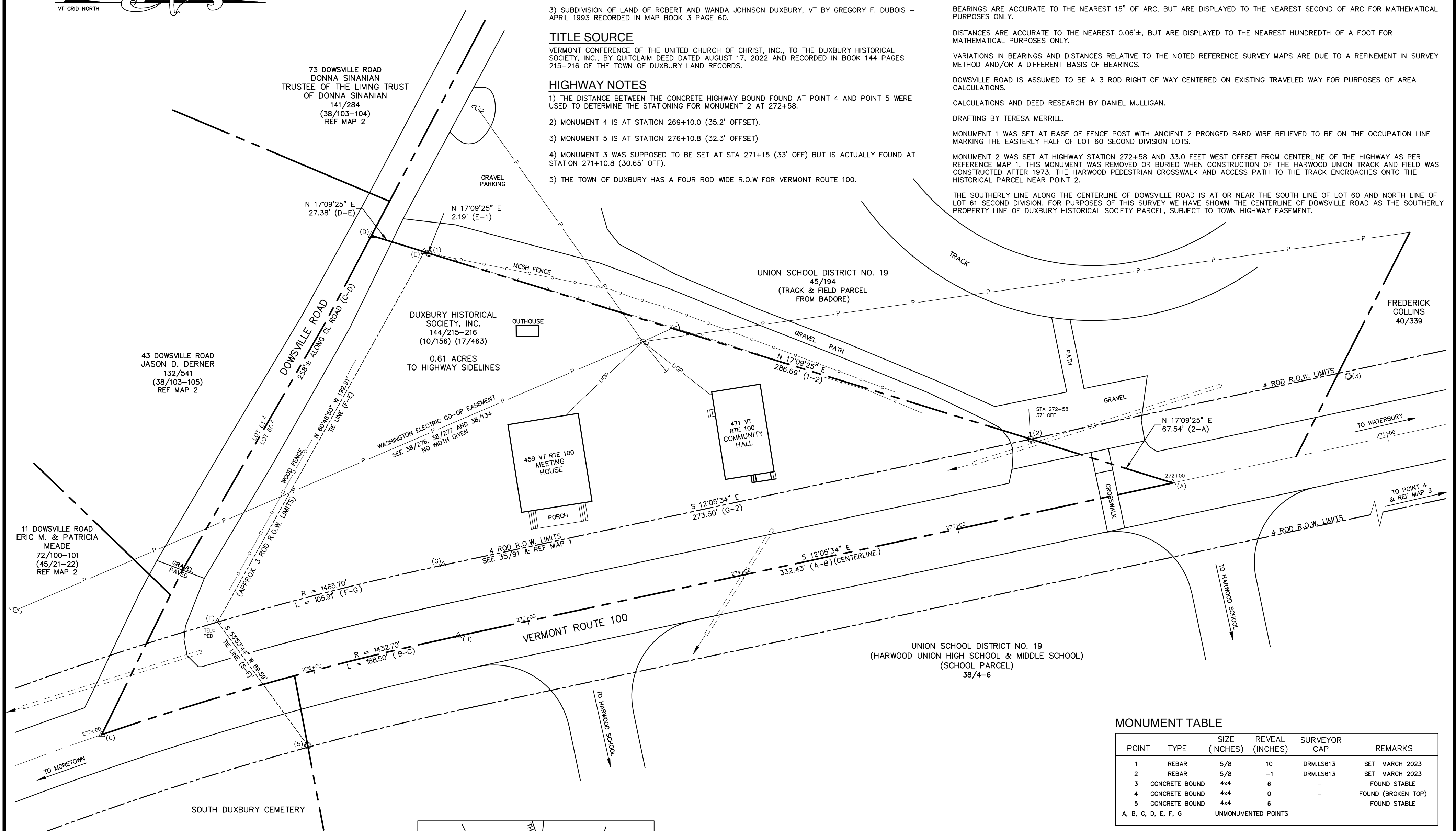
VERMONT CONFERENCE OF THE UNITED CHURCH OF CHRIST, INC., TO THE DUXBURY HISTORICAL SOCIETY, INC., BY QUITCLAIM DEED DATED AUGUST 17, 2022 AND RECORDED IN BOOK 144 PAGES 215-216 OF THE TOWN OF DUXBURY LAND RECORDS.

HIGHWAY NOTES

- 1) THE DISTANCE BETWEEN THE CONCRETE HIGHWAY BOUND FOUND AT POINT 4 AND POINT 5 WERE USED TO DETERMINE THE STATIONING FOR MONUMENT 2 AT 272+58.
2) MONUMENT 4 IS AT STATION 269+10.0 (35.2' OFFSET).
3) MONUMENT 5 IS AT STATION 276+10.8 (32.3' OFFSET)
4) MONUMENT 3 WAS SUPPOSED TO BE SET AT STA 271+15 (33' OFF) BUT IS ACTUALLY FOUND AT STATION 271+10.8 (30.65' OFF).
5) THE TOWN OF DUXBURY HAS A FOUR ROD WIDE R.O.W FOR VERMONT ROUTE 100.

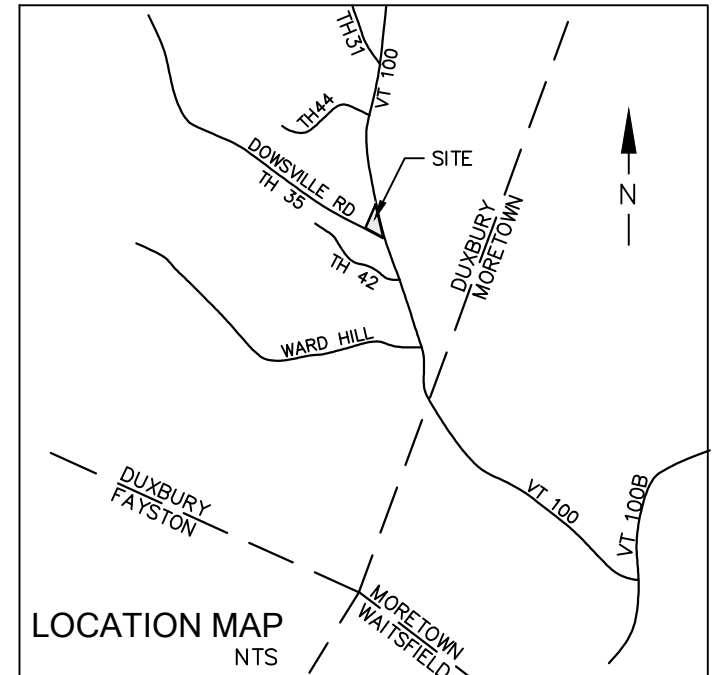
SURVEY NOTES

ROBOTIC TOTAL STATION PERIMETER SURVEY TIED INTO VERMONT STATE PLANE COORDINATES VIA RTK GPS OBSERVATIONS AND LOCATION OF IMPROVEMENTS BY DANIEL MULLIGAN AND JACOB DERRY IN FEBRUARY 2023. MONUMENTS 1 AND 2 SET BY DANIEL MULLIGAN IN MARCH 2023.
BEARINGS ARE BASED UPON GPS DERIVED VERMONT GRID NORTH - NAD 83 (CORS) SPC (440VT) OBSERVED ON SITE IN APRIL 2022.
BEARINGS ARE ACCURATE TO THE NEAREST 15" OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.
DISTANCES ARE ACCURATE TO THE NEAREST 0.06'+, BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.
VARIATIONS IN BEARINGS AND DISTANCES RELATIVE TO THE NOTED REFERENCE SURVEY MAPS ARE DUE TO A REFINEMENT IN SURVEY METHODS AND/OR A DIFFERENT BASIS OF BEARINGS.
DOWSVILLE ROAD IS ASSUMED TO BE A 3 ROD RIGHT OF WAY CENTERED ON EXISTING TRAVELED WAY FOR PURPOSES OF AREA CALCULATIONS.
CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.
DRAFTING BY TERESA MERRILL.
MONUMENT 1 WAS SET AT BASE OF FENCE POST WITH ANCIENT 2 PRONGED BARD WIRE BELIEVED TO BE ON THE OCCUPATION LINE MARKING THE EASTERLY HALF OF LOT 60 SECOND DIVISION LOTS.
MONUMENT 2 WAS SET AT HIGHWAY STATION 272+58 AND 33.0 FEET WEST OFFSET FROM CENTERLINE OF THE HIGHWAY AS PER REFERENCE MAP 1. THIS MONUMENT WAS REMOVED OR BURIED WHEN CONSTRUCTION OF THE HARWOOD UNION TRACK AND FIELD WAS CONSTRUCTED AFTER 1973. THE HARWOOD PEDESTRIAN CROSSWALK AND ACCESS PATH TO THE TRACK ENCRONES ONTO THE HISTORICAL PARCEL NEAR POINT 2.
THE SOUTHERLY LINE ALONG THE CENTERLINE OF DOWSVILLE ROAD IS AT OR NEAR THE SOUTH LINE OF LOT 60 AND NORTH LINE OF LOT 61 SECOND DIVISION. FOR PURPOSES OF THIS SURVEY WE HAVE SHOWN THE CENTERLINE OF DOWSVILLE ROAD AS THE SOUTHERLY PROPERTY LINE OF DUXBURY HISTORICAL SOCIETY PARCEL, SUBJECT TO TOWN HIGHWAY EASEMENT.

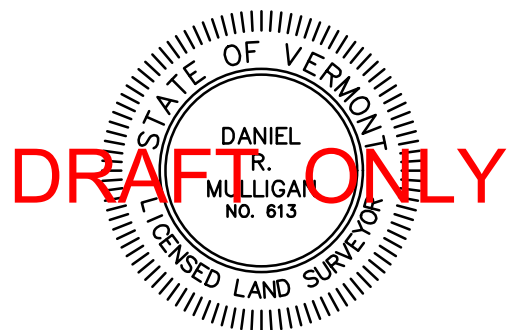


ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C. WATERBURY, VERMONT

LEGEND table with symbols for monuments, fences, property lines, easements, utility lines, and survey ties.



MONUMENT TABLE with columns for Point, Type, Size, Reveal, Surveyor, and Remarks.



I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED) AND WAS PERFORMED AS REQUESTED BY SKIP FLANDERS AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403 AND 26 VSA 2596.

BOUNDARY SURVEY DUXBURY HISTORICAL SOCIETY, INC. 459 & 471 VERMONT ROUTE 100 DUXBURY, VERMONT MARCH 2023 BY GRENIER ENGINEERING, P.C. P.O. BOX 445 - WATERBURY, VERMONT 05676 SCALE: 1" = 30'