

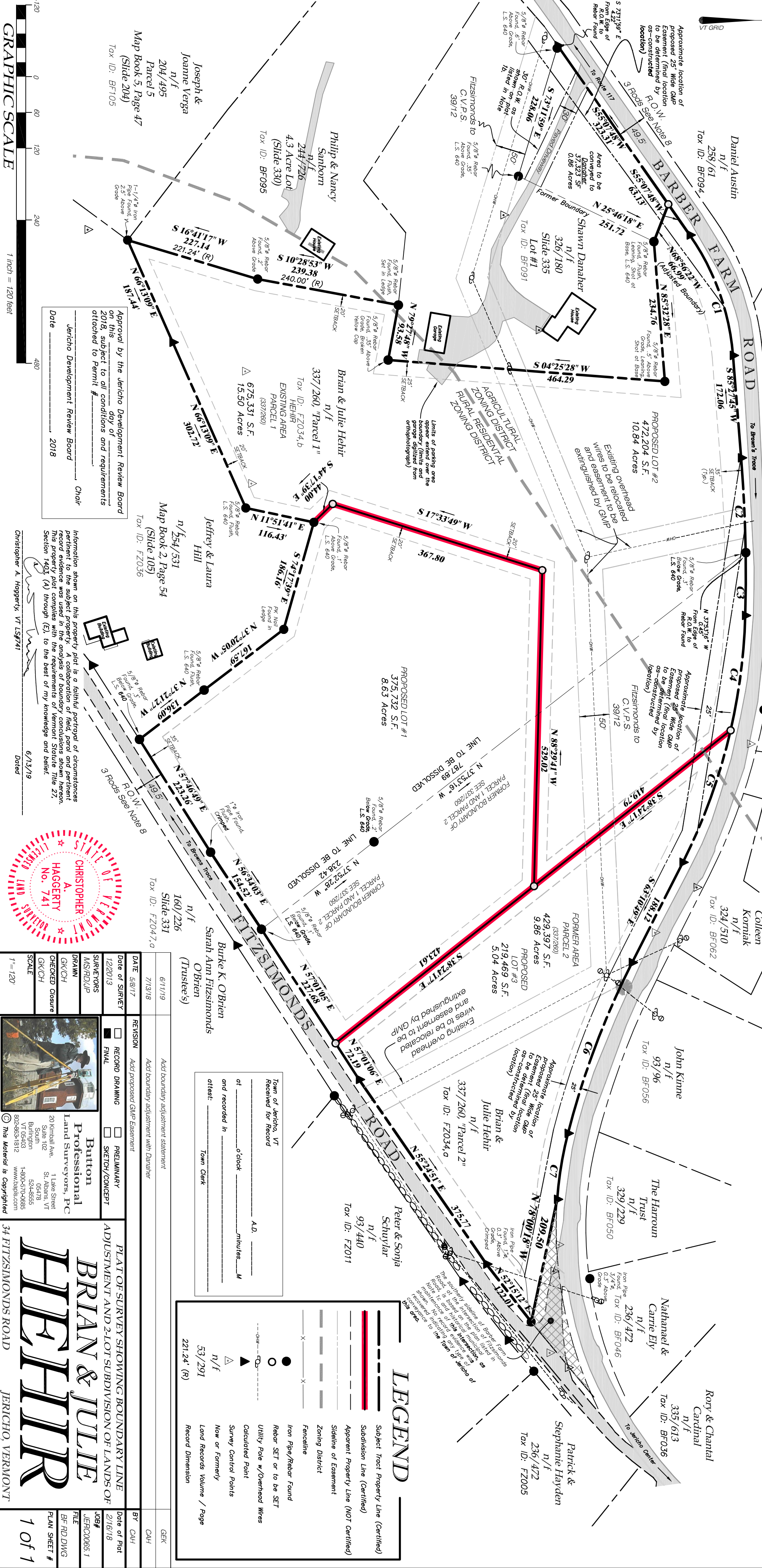
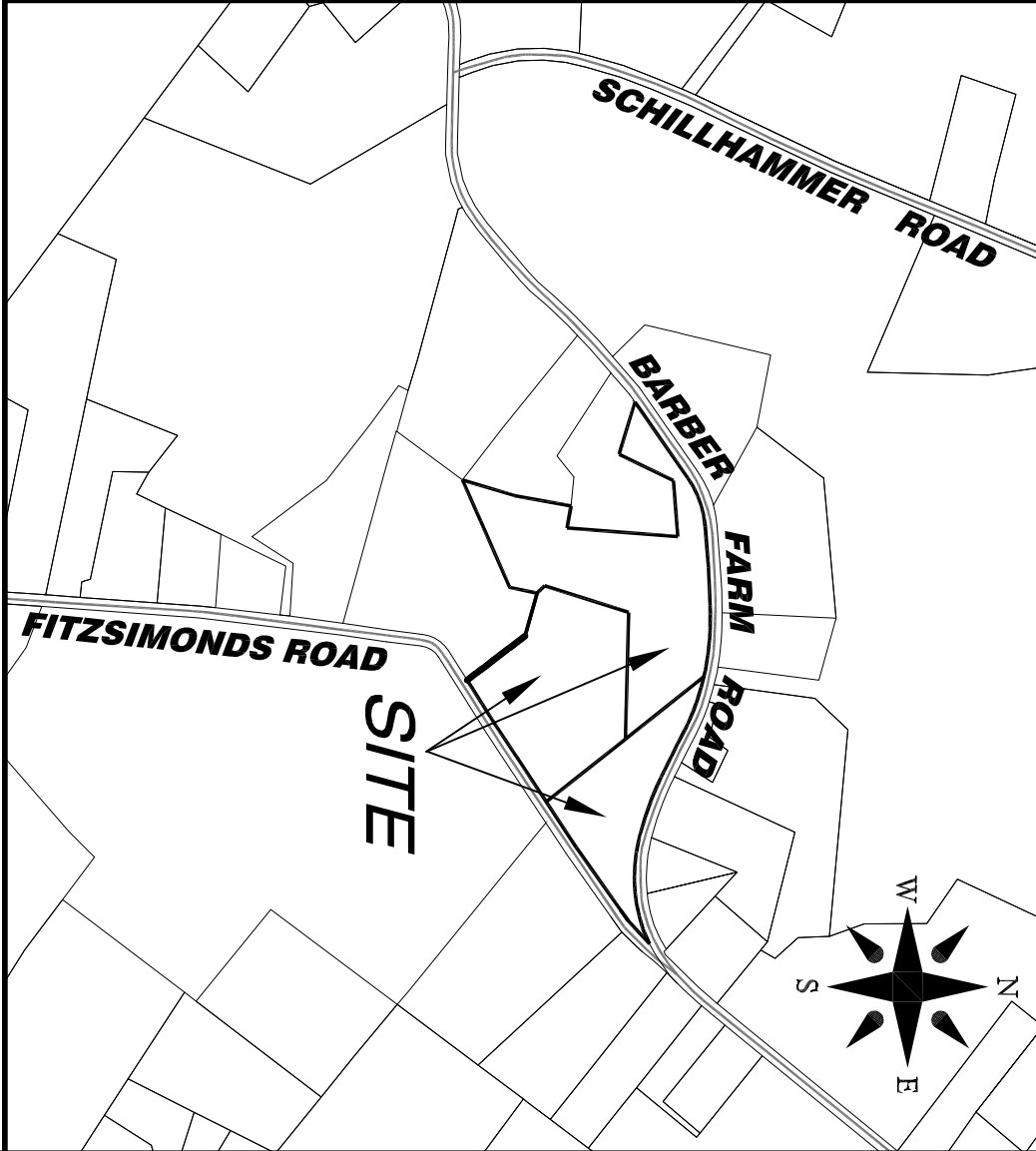
SURVEY NOTES

1. This boundary line adjustment and 2-Lot Subdivision survey has been compiled from field surveys and record evidence including the following plans:
a. "Joy T. O'Brien & Marges Claire LaForce, Burke K. & Sarah F. O'Brien, and Jeffrey R. & Laura S. Hill, Barber Farm & Fitzsimonds Road," prepared by Tami Bass, L.S., dated January 2005, revised October 2005, and recorded in Slide 413 of the Town of Jericho Land Records.
b. "Joy T. O'Brien & Marges Claire LaForce, Burke K. & Sarah F. O'Brien, and Jeffrey R. & Laura S. Hill, Barber Farm & Fitzsimonds Road," prepared by Tami Bass, L.S., dated January 2005, revised October 2005, and recorded in Slide 413 of the Town of Jericho Land Records.
c. "Six Lot Sub-Division of Burke K. & Sarah F. O'Brien Property, Fitzsimonds Road, Jericho, VT," prepared by Warren Robenstein, L.S., dated August 1982, & revised August 1989, and recorded in Slide 204 of the Town of Jericho Land Records.
d. "Plan of Survey, Portion of Burke K. & Sarah F. O'Brien Property, Fitzsimonds Road, Jericho, VT," prepared by Warren Robenstein, L.S., dated July 1979 and recorded in Map Book 2, Page 54, (Slide 105) of the Town of Jericho Land Records.
e. "Plan of Survey, Portion of Burke K. & Sarah F. O'Brien Property, Fitzsimonds Road, Jericho, VT," prepared by Warren Robenstein, L.S., dated January 1979, and recorded in Map Book 2, Page 33, (Slide 94) of the Town of Jericho Land Records.
f. "Plan of Survey, Portion of Burke K. & Sarah F. O'Brien Property, Fitzsimonds Road, Jericho, VT," prepared by Warren Robenstein, L.S., dated January 1979, and recorded in Slide 331 of the Town of Jericho Land Records.
g. "North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on December 03, 2013. The transmitting base station used was the Richmond (VT) CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid120).
h. The improvements shown herein were located by a survey on the ground completed between December 2013 & January 2014.
i. Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A random traverse control loop was established using a Trimble S8 Robotic Total Station in conjunction with a Trimble R6 Dual Frequency GPS Receiver. The ground measurements were adjusted using the Least Square Adjustment Method.
j. The measurements and information produced by this survey and shown herein may conflict from recorded survey information due to differences in orientation, declination or methods of measurement.
k. The premises shown and described herein may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clearing of the property and the improvements shown herein may be subject to the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent. Only those deeds, plats and plans, of public record, which are properly indexed in the Town of Jericho Land Records have been reviewed, examined and utilized for the purpose of this survey.
l. This survey revealed boundary inconsistencies between recorded and physical boundary evidence appearing as being three rods (49.75') in width per survey bills recovered in the Town of Jericho Land Records & surveys listed in Note 1 above. Right of limits as shown herein are based on the certificate of the traveled way and recovered physical evidence.
m. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
n. Iron pin boundary markers shown herein as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development / Review Board's approval.
o. Interior partitioning of this parcel has been computed, plotted, and laid out to the specifications of the owner and/or their agents.
p. Reproductions of this sketch are not valid unless sealed with a red-lined surveyor's seal and signed by the Licensed Land Surveyor.
q. Acceptance of this survey plot or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
r. Proper written instruments must be legally executed to validate this Boundary Line Adjustment Plot.
s. This survey is certified to Brian & Julie Hehir for the singular purpose of adjusting their interior boundary and creating a 2-Lot Subdivision, as shown herein. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the purpose stated above.
t. This is an Original M/LAR.

CURVE TABLE			
CURVE	LENGTH	RADIUS	C.D.
C1	276.88	482.25	570.78 W
C2	176.30	247.25	N69°59'22" W
C3	102.20	247.25	N69°59'22" W
C4	183.47	973.25	N62°54'48" W
C5	253.43	973.25	N62°54'48" W
C6	320.80	1849.25	S89°20'27" E
C7	116.90	630.75	S89°20'27" E



LOCATION PLAN
1"=800'



LEGEND

- Subject Tract Property Line (Certified)
- Subdivision Line (Certified)
- Apparent Property Line (NOT Certified)
- Setback of Easement
- Zoning District
- Fence
- Iron Pipe/Rebar Found
- Rebar SET or to be SET
- Utility Pole w/Overhead Wires
- Calculated Point
- Survey Control Points
- Now or Formerly
- Land Records Volume / Page

BRIAN & JULIE HEHIR

PLAT OF SURVEY SHOWING BOUNDARY LINE ADJUSTMENT AND 2-LOT SUBDIVISION OF LANDS OF

DATE OF SURVEY: 12/20/13
DATE OF PLOT: 2/16/18
JOB#: JER00066.1
FILE: BF-HD.DWG
PLAN SHEET #: 1 of 1

DATE: 6/11/19
REVISION: Add boundary adjustment statement

DATE OF SURVEY: 12/20/13
RECORD DRAWING: ☒ FINAL
SKETCH/CONCEPT: ☐ PRELIMINARY

DRAWN BY: GSKCH
CHECKED BY: GSKCH
SCALE: 1"=120'

Buttton Professional Land Surveyors, P.C.
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1480-855-05478

PLAT OF SURVEY SHOWING BOUNDARY LINE ADJUSTMENT AND 2-LOT SUBDIVISION OF LANDS OF

BRIAN & JULIE HEHIR

34 FITZSIMONDS ROAD JERICHO, VERMONT