

LEGEND

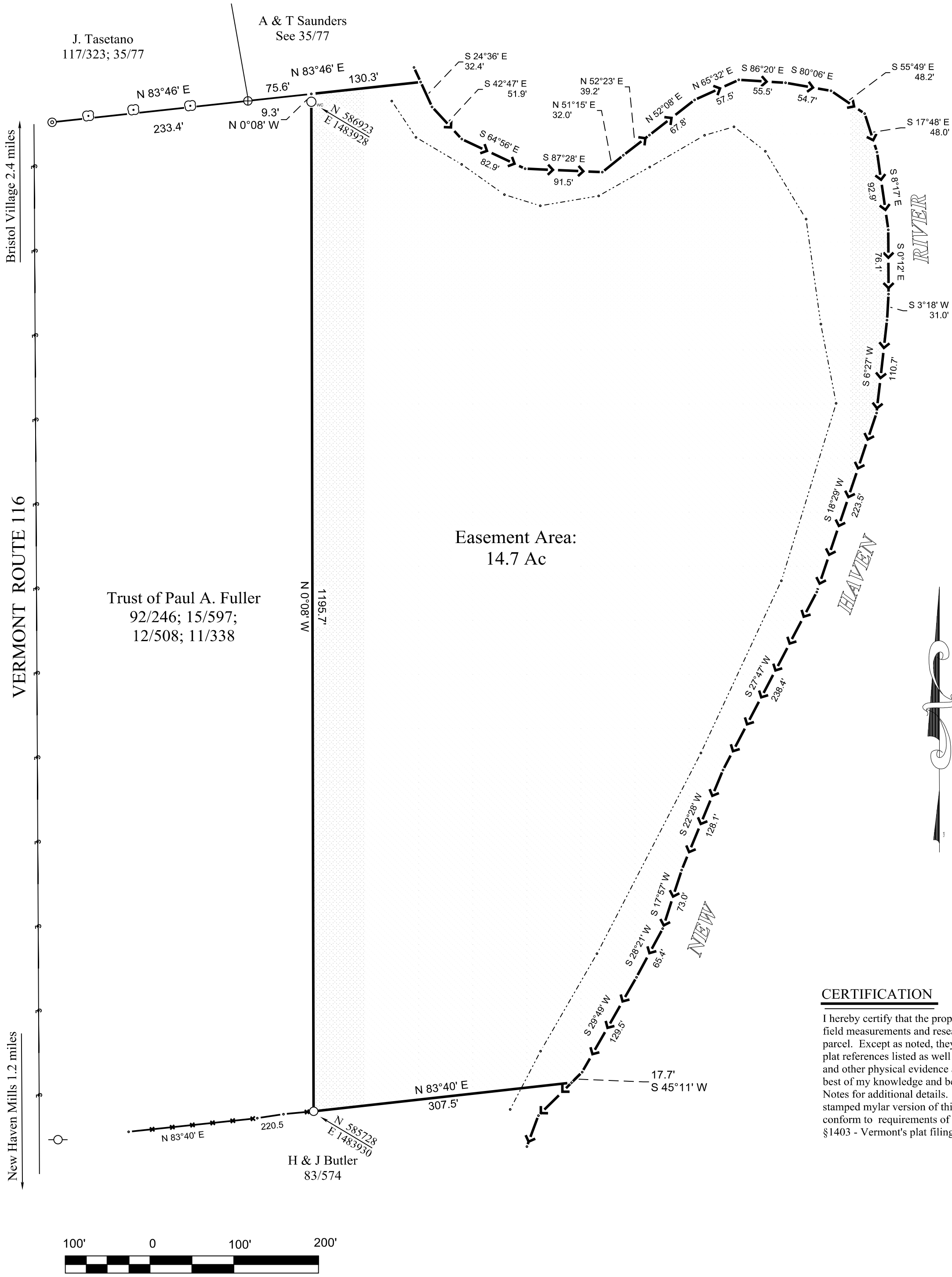
- Set 5/8" Rebar w/ 2" Aluminum Cap (L.S. #555)
- Set Witness Corner: 5/8" Rebar w/ 2" Alum. Cap
- Unmarked Point
- ⊕ Found 1 1/2" Iron Bar up 2'
- ⊙ Found 3/4" Iron Pipe up 6"
- ⊙ Trees on or near line
- Power Pole
- Centerline VT Route 116 as traveled
- Thread of New Haven River (6/29/12)
- ***** Remnant Pieces of Wire Fence
- Area of Easement
- Top of Bank - New Haven River
- ## Bk./Pg. Ref. to Bristol Land Records
- N ##### GPS Coordinates (See Note 1)
- E #####

SURVEY NOTES

- All bearings refer to GRID NORTH. Basis of bearing is derived from GPS readings taken on control traverse points. Dimensions are calculated from a closed "Total Station" survey in substantial compliance with Board Standards for "Rural Lands" rotated to orient with Grid North. The easement angle points shown as monumented have 5/8" - 4' long rebar with 2" aluminum caps. Unless otherwise noted, the Height Above Grade [H.A.G.] for all monuments, set or found, is approximately 12" to 16". GPS coordinates are shown solely as an aid in re-locating the survey points. GPS coordinates are not sufficiently accurate to be controlling as to location of the easement lines or corners. GPS coordinate labels are Vermont State Plane Coordinates, NAD 83, feet.
- The purpose of this survey is to define an area that is to be the subject of a riparian easement along the New Haven River to be conveyed by Fuller to the Vermont River Conservancy. The primary goal of the survey is to define those easement limits within Fuller's ownership with less concern for locating, describing or monumenting external boundaries. The intent is to define an easement that follows the lines shown, projecting the final legs to wherever Fuller's boundaries end. Nevertheless, the boundaries depicted hereon are believed to be accurate based on the field evidence shown as well as town records and referenced deeds. (See Note 5.)
- Identification or delineation of any additional easements, rights of way, public land locations, Vermont lease lands, encroachments, objection to title, etc. was not part of the scope of this project. Nevertheless, except as noted, no evidence of such encumbrances was observed during field work.
- Surveyed location of the New Haven River is as of June, 2012 - the date of field work. It should be noted that the river in this area is highly changeable with flooding and erosion. (Aerial photos from prior to 2006 show the river in a substantially different location at the northerly end of the property.) Deeds in the Fuller chain of title variously call for the New Haven River, the west bank of the New Haven River and the "center of the Bristol River where it originally ran at the East branch thereof..." as the easterly Fuller boundary. For the purposes of this survey the center (thread) of the main channel as of June 2012 was used. Given extensive movement of the river over time and contradictory descriptions the thread is arguably the best location.
- Land record research generated descriptions for the subject and adjacent parcels that relied almost entirely on cross-calls for adjoining property owners as far back as the mid-19th century. One exception was the deed that subdivided the Tasetano parcel from the balance of Fuller's northerly adjoiner (48/248.) That deed references a 1975 survey (Orvis) that was not found in the land records which was the basis of the metes and bounds description of Tasetano's parcel. Judith Tasetano, the current owner, pointed out the corner monuments depicted hereon as being her corners. While they do not exactly match the called-for deed monuments they were accepted as the best available evidence of the Tasetano/Fuller line and extended to the river. The southerly boundary was located based on bits of wire fence dug out of the ground along the apparent dividing line with Butler. Aerial photo evidence of land use dating back at least 25 years supports the boundaries as depicted. This parcel lies in lots 48 and 51 of Bristol's first division lots.

CERTIFICATION

I hereby certify that the property lines surveyed by me are based on field measurements and research on external boundaries of the parcel. Except as noted, they are consistent with deed and plat references listed as well as existing monumentation and other physical evidence and are correct to the best of my knowledge and belief. See Survey Notes for additional details. A signed and stamped mylar version of this plan will conform to requirements of 27 VSA §1403 - Vermont's plat filing law.



SURVEY OF PROPOSED RIVER CORRIDOR EASEMENT
PAUL FULLER PROPERTY, BRISTOL, VERMONT

FOR
THE VERMONT RIVER CONSERVANCY, MONTPELIER, VT
BY

PAUL W. HANNAN, L.S.

CALAIS, VERMONT

SURVEYED: P.H., S.L.

TITLE: P.H.

SCALE: 1" = 100'

DRAWN: P.H.

SEPTEMBER, 2012

PROJ. No.: 12-029-014

Copy not valid without
original raised surveyor's seal
and signature. Copyright © 2012