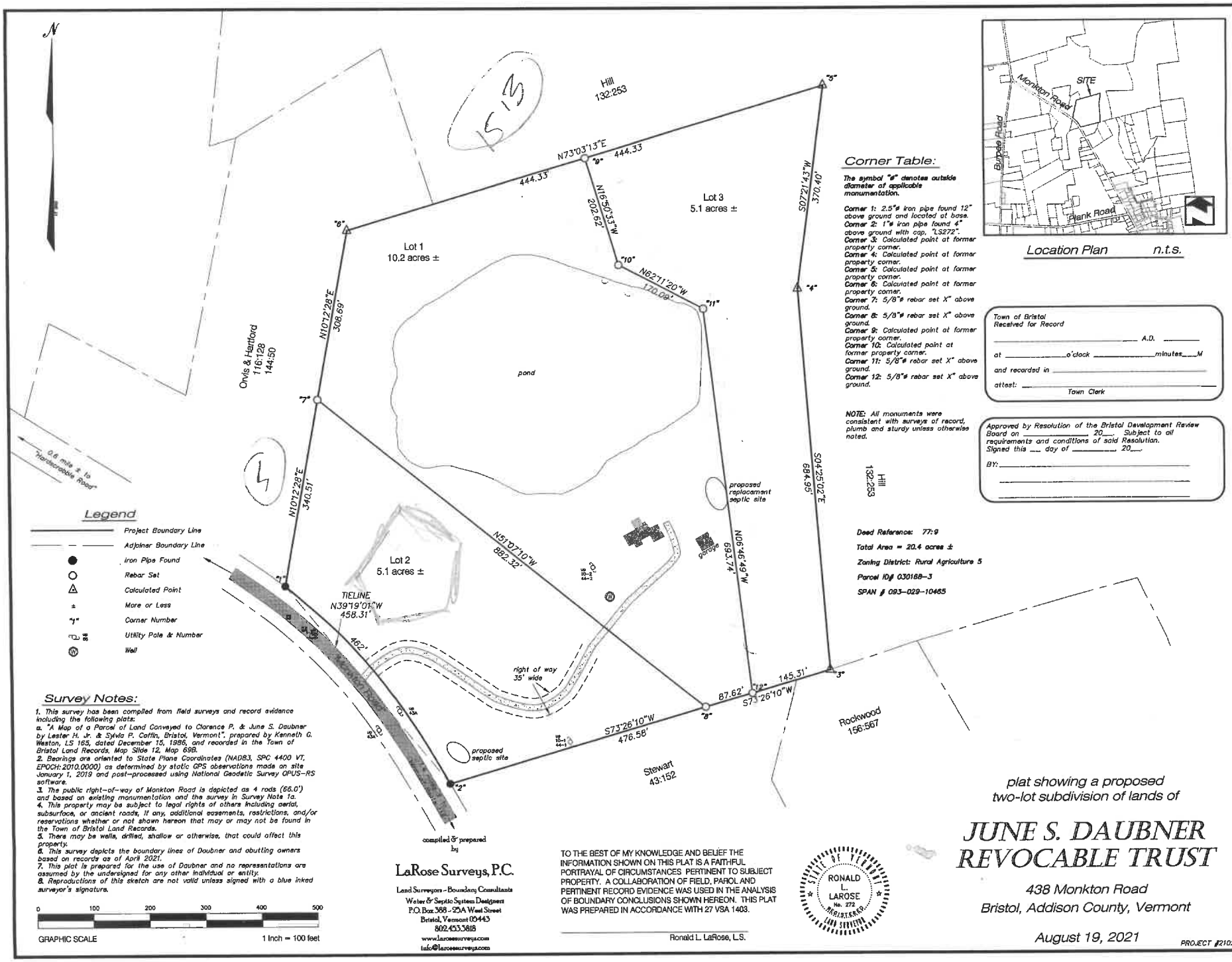

Legend

- Project Boundary Line
- Adjoiner Boundary Line
- iron Pipe Found
- Rebar Set
- Calculated Point
- ± More or Less
- "1" Corner Number
- Utility Pole & Number
- Well

Survey Notes:

1. This survey has been compiled from field surveys and record evidence including the following plats:
   a. "A Map of a Parcel of Land Conveyed to Clarence P. & June S. Daubner by Lester H. Jr. & Sylvia P. Coffin, Bristol, Vermont", prepared by Kenneth G. Weston, LS 165, dated December 15, 1986, and recorded in the Town of Bristol Land Records, Map Slide 12, Map 698.
2. Bearings are oriented to State Plane Coordinates (NAD83, SPC 4400 VT, EPOCH: 2010.0000) as determined by static GPS observations made on site January 1, 2019 and post-processed using National Geodetic Survey OPUS-RS software.
3. The public right-of-way of Monkton Road is depicted as 4 rods (66.0') and based on existing monumentation and the survey in Survey Note 1a.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Bristol Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Daubner and abutting owners based on records as of April 2021.
7. This plat is prepared for the use of Daubner and no representations are assumed by the undersigned for any other individual or entity.
8. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

0 100 200 300 400 500

GRAPHIC SCALE 1 Inch = 100 feet

LaRose Surveys, P.C.

Land Surveyors - Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 25A West Street
Bristol, Vermont 05443
802.453.3818
www.larosesurveys.com
info@larosesurveys.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.

Ronald L. LaRose, L.S.

STATE OF VERMONT
RONALD L. LAROSE
No. 272
REGISTERED LAND SURVEYOR

Corner Table:

The symbol "ø" denotes outside diameter of applicable monumentation.

Corner 1: 2.5"ø iron pipe found 12" above ground and located at base.
Corner 2: 1"ø iron pipe found 4" above ground with cap, "LS272".
Corner 3: Calculated point at former property corner.
Corner 4: Calculated point at former property corner.
Corner 5: Calculated point at former property corner.
Corner 6: Calculated point at former property corner.
Corner 7: 5/8"ø rebar set X" above ground.
Corner 8: 5/8"ø rebar set X" above ground.
Corner 9: Calculated point at former property corner.
Corner 10: Calculated point at former property corner.
Corner 11: 5/8"ø rebar set X" above ground.
Corner 12: 5/8"ø rebar set X" above ground.

NOTE: All monuments were consistent with surveys of record, plumb and sturdy unless otherwise noted.

Deed Reference: 77:9
Total Area = 20.4 acres ±
Zoning District: Rural Agriculture 5
Parcel ID# 030188-3
SPAN # 093-029-10465

Location Plan n.t.s.

Town of Bristol
Received for Record
_____ A.D. _____
at _____o'clock _____minutes____M
and recorded in _____
attest: _____
Town Clerk

Approved by Resolution of the Bristol Development Review Board on _____ 20___. Subject to all requirements and conditions of said Resolution.
Signed this ___ day of _____ 20___.
BY: _____

plat showing a proposed two-lot subdivision of lands of

JUNE S. DAUBNER REVOCABLE TRUST

438 Monkton Road
Bristol, Addison County, Vermont

August 19, 2021

PROJECT #21027