

- NOTES:
1. THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF WILLISTON LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 10/17/17. BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTRI.
 2. REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 732".
 3. TAX PARCEL 10:35:14b IS A PORTION OF THE LANDS CONVEYED TO LUCY AND JIM McCULLOUGH, LLC IN VOLUME 445 PAGE 466. REFERENCE IS ALSO MADE TO VOLUME 465 PAGE 594.
 4. DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
 5. AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
 6. GOVERNOR CHITTENDEN ROAD IS ASSUMED TO BE THREE RODS WIDE BASED ON MARKERS FOUND AND PLANS OF RECORD.

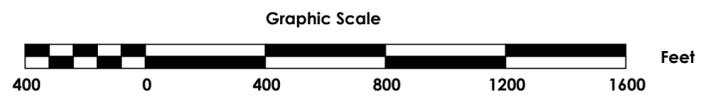
- PLAT REFERENCES:
1. "BOUNDARY LINE ADJUSTMENT PLAT, LUCY & JIM McCULLOUGH, LLC, 592 GOVERNOR CHITTENDEN ROAD, WILLISTON, VT" LAST REVISED 10-30-2017 BY THIS OFFICE.
 2. "STEPHEN & DEBORAH PAGE, 841 & 849 GOVERNOR CHITTENDEN ROAD, WILLISTON, VERMONT" DATED 9-1-09 BY BUTTON PROFESSIONAL LAND SURVEYORS AND RECORDED IN MAP SLIDE 1C.
 3. "STATE OF VERMONT, AGENCY OF TRANSPORTATION, DAVID & DEBORAH CONANT, 1214 NORTH WILLISTON ROAD, WILLISTON, VT" DATED AUG. 2010 BY DUBOIS & KING AND RECORDED IN MAP SLIDE 799A.
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 5. "JENEVA PETERSON, PETERSON LN, WILLISTON, VT, SUBDIVISION PLAT" DATED 9-27-90 BY THIS OFFICE AND RECORDED IN MAP SLIDE 669.
 6. "MOUNTAIN VIEW MANOR, OWEN & DILL INC. DEVELOPER, WILLISTON, VT" DATED OCT. 5, 1975 BY PALMER COMPANY LTD. AND RECORDED IN MAP SLIDE 48A.
 7. "RIVERHILL FARMS, INC., GOV. CHITTENDEN ROAD, WILLISTON, VERMONT" DATED SEPTEMBER 1993 BY TAMI BASS AND RECORDED IN MAP SLIDE 395.
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 9. "SUBDIVISION PLAT OF LANDS OWNED BY HOWARD A. & JANICE A. NOVAK, 353 GOLF COURSE ROAD, TOWN OF WILLISTON, COUNTY OF CHITTENDEN, STATE OF VERMONT" DATED 7-30-15 BY OLEARY BURKE AND RECORDED IN MAP SLIDE 126D.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°46'35"W	87.46'
L2	N21°07'47"E	164.25'
L3	N07°15'31"E	122.69'
L4	N69°07'09"W	146.20'
L5	N73°23'53"W	359.05'
L6	N70°57'10"W	108.96'
L7	S63°18'42"E	80.25'
L8	N63°04'18"W	208.02'
L9	N21°01'16"E	53.90'
L10	N33°23'25"W	66.93'
L11	S24°12'16"W	63.66'
L12	N62°34'20"W	456.12'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.25'	190.88'	188.16'	S50°12'12"E	33°37'34"
C2	224.75'	184.12'	179.02'	N56°51'36"W	46°56'21"
C3	1739.18'	46.28'	46.28'	N76°51'36"W	1°31'28"



LEGEND

- REBAR (TO BE SET)
- IRON PIPE (FOUND)
- #5 REBAR W/BUTTON ALUM. CAP (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- UTILITY POLE
- OHP --- OVERHEAD UTILITY LINE
- X --- BARBED WIRE FENCE
- ○ ○ ○ ○ STONE WALL
- EXISTING BOUNDARY LINE
- C1 CURVE DATA TABLE REFERENCE
- L1 LINE DATA TABLE REFERENCE

Revisions

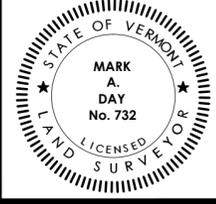
#	Description	Date	By

Plat of Lands of
LUCY & JIM McCULLOUGH, LLC
592 Governor Chittenden Road
Williston, Vermont

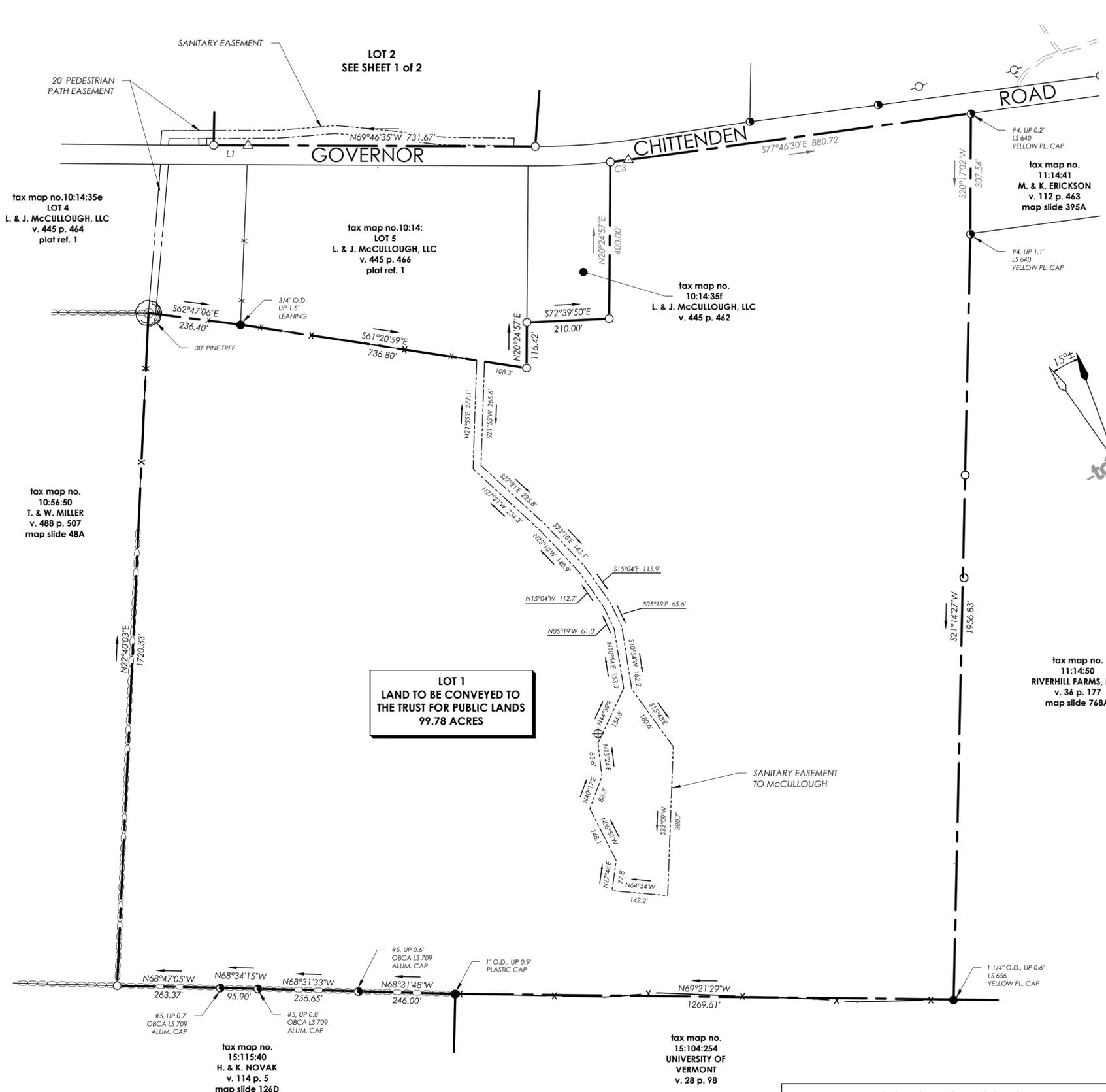
Date: 10-30-2017	Drawn By: MAD	Crd file: 2016032	Project #: 17-127
Scale: 1" = 400'	Surveyed By: BGP/JRK	Field Bk: 337	Sheet: 1 of 2

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERTINENT RECORD INFORMATION, AND PAROLE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

MARK A. DAY, L.S. #732 DATE

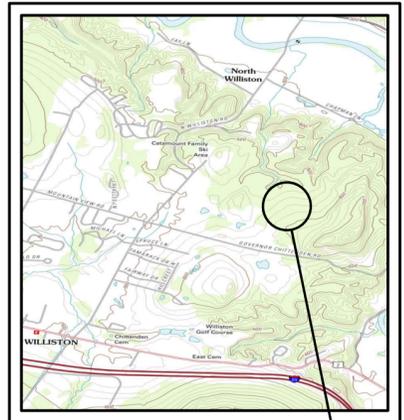


This plat was created using pigment based in on stable media



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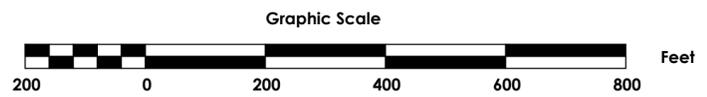
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**LOT 1
LAND TO BE CONVEYED TO
THE TRUST FOR PUBLIC LANDS
99.78 ACRES**

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WILLISTON TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

_____ A.D. 201_____
at _____ O'clock _____ minutes _____ m
and recorded in Slide _____
Attest: _____ Town Clerk

**Plat of Lands of
LUCY & JIM McCULLOUGH, LLC**
592 Governor Chittenden Road
Williston, Vermont

Date: 10-30-2017	Drawn By: MAD	Crd file: 2016032	Project #: 17-127
Scale: 1" = 200'	Surveyed By: BGP/JRK	Field Bk: 337	Sheet: 2 of 2

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MARK A. DAY, L.S. #732 _____ DATE _____

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