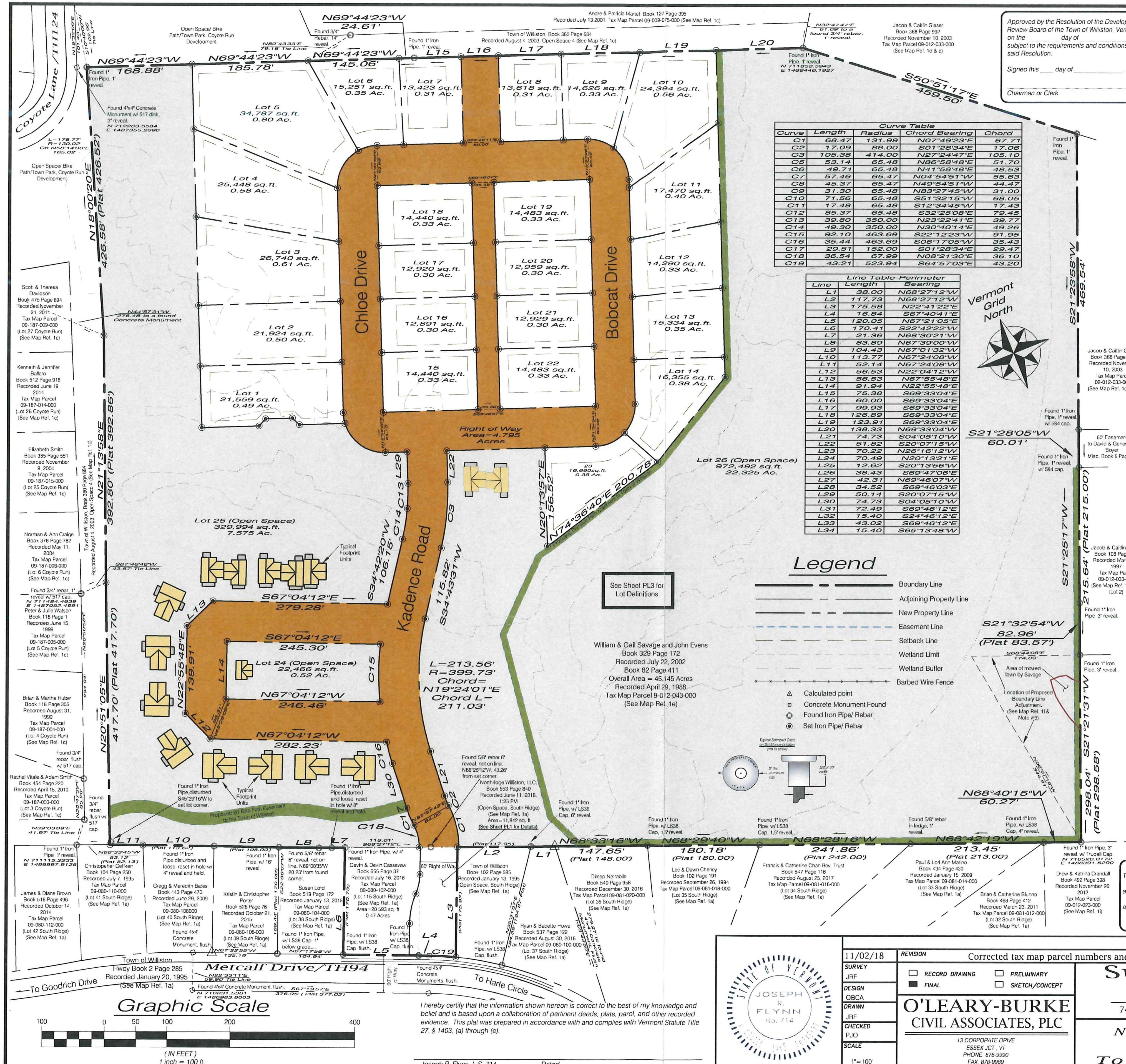

Location Plan-n.t.s.

Approved by the Resolution of the Development Review Board of the Town of Williston, Vermont on the ________ day of ____________, 20___, subject to the requirements and conditions of said Resolution.

Signed this ____ day of ____________, 20____, by

Chairman or Clerk

Curve Table				
Curve	Length	Radius	Chord Bearing	Chord
C1	68.47	131.99	N07°49'23"E	67.71
C2	17.09	88.00	S01°28'34"E	17.06
C3	105.38	414.00	N27°24'47"E	105.10
C5	53.14	65.48	N86°58'48"E	51.70
C6	49.71	65.48	N41°58'48"E	48.53
C7	57.46	65.47	N04°54'51"W	55.63
C8	45.37	65.47	N49°54'51"W	44.47
C9	31.30	65.48	N83°27'45"W	31.00
C10	71.56	65.48	S51°32'15"W	68.05
C11	17.48	65.48	S12°34'45"W	17.43
C12	85.37	65.48	S32°25'08"E	79.45
C13	39.80	350.00	N23°22'41"E	39.77
C14	49.30	350.00	N30°40'14"E	49.26
C15	92.10	463.69	S22°12'23"W	91.95
C16	35.44	463.69	S06°17'05"W	35.43
C17	29.51	152.00	S01°28'34"E	29.47
C18	36.54	67.99	N08°21'30"E	36.10
C19	43.21	523.94	S64°57'03"E	43.20

Line Table-Perimeter		
Line	Length	Bearing
L1	38.00	N68°27'12"W
L2	117.73	N68°27'12"W
L3	175.58	N22°41'22"E
L4	16.84	S67°40'41"E
L5	120.05	N67°21'05"E
L6	170.41	S22°42'22"W
L7	21.36	N68°30'21"W
L8	83.89	N67°39'00"W
L9	104.43	N67°01'32"W
L10	113.77	N67°24'08"W
L11	52.14	N67°24'08"W
L12	56.53	N22°04'12"W
L13	56.53	N67°55'48"E
L14	91.94	N22°55'48"E
L15	75.38	S69°33'04"E
L16	60.00	S69°33'04"E
L17	99.93	S69°33'04"E
L18	126.89	S69°33'04"E
L19	123.91	S69°33'04"E
L20	138.33	N69°33'04"W
L21	74.73	S04°05'10"W
L22	51.82	S20°07'15"W
L23	70.22	N26°16'12"W
L24	70.49	N20°13'21"E
L25	12.62	S20°13'56"W
L26	38.43	S69°47'06"E
L27	42.31	N69°46'07"W
L28	34.52	S69°46'03"E
L29	50.14	S20°07'15"W
L30	74.73	S04°05'10"W
L31	72.49	S69°46'12"E
L32	15.40	S24°46'12"E
L33	43.02	S69°46'12"E
L34	15.40	S65°13'48"W

Survey Notes

1. The survey is based upon research performed in the Williston Town Land Records and the following plats and plans:
a. "Property Plat, South Ridge", prepared by Lamoureux & Stone Consulting Engineers, Inc., last revised August 6, 1993 and filed in slide 369 of the Town of Williston land Records.
b. "Property Plat, South Ridge", prepared by Lamoureux Consulting Engineers & Land Surveyor, Inc., last revised March 28, 1989 and filed in slide 244 of the Town of Williston land Records.
c. "Amended Final Plat, Coyote Run-Phase 3", prepared by Krebs & Lansing Consulting Engineers, Inc., last revised February 10, 2003 and filed in slide 652 of the Town of Williston Land Records. See previous plats file in slides 618,622,623,653 & 716.
d. "3 Lot Subdivision for John & Ellen Evans and William & Gail Savage", prepared by A.W. Harris Associates, last revised November 15, 1990 and filed in slide 293 of the Town of Williston Land Records.
e. "Lands to be conveyed to John & Ellen Evans and William & Gail Savage", prepared by A.W. Harris Associates, dated April 26, 1988 and filed in slide 211 of the Town of Williston Land Records.
f. "Property Survey for Robert & Elizabeth Ezerman", prepared by Henry Swider, L.S., dated October 1982 and filed in slide 157 of the Town of Williston Land Records.
g. "Proposed Subdivision for Robert & Elizabeth Ezerman", prepared by Trudell Consulting Engineers, inc., dated March 5, 1986 and filed in the private records of Trudell Consulting Engineers, inc
h. Beers Atlas of Williston Vermont, 1869
i. "Boundary Adjustment, Antonio & Josephine Guerrier", prepared by Trudell Consulting Engineer, Inc., dated December 20, 1995 and filed in slide 452 of the Town of Williston Land Records.
j. "Plat of Survey, Andre & Jerome Martel Property", prepared by Warren Robenstien, L.S., revised October 1990 and filed in slide 282 of the Town of Williston Land Records.
k. "Boundary Line Adjustment Plat, Lands of Francis & Catherine Chan and Gregory & Lori Marino" prepared by Lamoureux & Dickinson Consulting Engineers, Inc.," dated May 23, 2008 and filed in slide 761 of the Town of Williston Land Records.
l. "Boundary Line Adjustment Plat, Lands of William W. & Gail A. Savage" prepared by Button Professional Land Surveyors, PC, dated June 2015 and filed in slide 131D of the Town of Williston Land Records.
m. "Boundary Plat, 749 Metcalf Drive" prepared by O'Leary-Burke Civil Associates, PLC., dated June 6, 2018 and filed in slide 221 of the Town of Williston Land Records.
2. Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on August 29, 2016 from a Trimble R6 Unit with differential corrections from CORS Station Richmond. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 86 (geoid12a). Distances shown are Grid based.
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed 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 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Williston Land Records.
5. This survey depicts the property lines of the the Town of Williston, William & Gail Savage and John Evens and Joshua & Catherine Diamond based upon record research conducted by Joseph Flynn, L.S., on June, 2018.
6. This plat is for the identification of boundary lines of Town of Williston, William & Gail Savage and John Evens and Joshua & Catherine Diamond. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of the Town of Williston, William & Gail Savage and John Evens and Joshua & Catherine Diamond are certified to, all others not warranted to be correct and are subject to revisions.
7. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statues herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
8. Parcel may be subject to a utility easement to Vermont Gas Systems, recorded in Misc. Book 21 Page 411 on October 6, 1989.
9. A search of the Williston Land Records on November 2, 2018 failed to yield a deed finalizing the intension of the plat in reference 1l.

William & Gail Savage
Book 98 Page 471
Recorded September 28, 1993
Tax Map Parcel 09-012-029-000
(See Map Ref. 1d & e)

Town of Williston Received for Record ________________ A.D. ______

at ________ o'clock ________ minutes ___ M and recorded in ____________

attest: ____________________

City Clerk

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parol, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

Joseph R. Flynn, L.S. 714   Dated

STATE OF VERMONT — JOSEPH R. FLYNN No. 714 — LICENSED LAND SURVEYOR

11/02/18	REVISION: Corrected tax map parcel numbers and road name changes	BY aja/jrf

SURVEY: JRF
DESIGN: OBCA
DRAWN: JRF
CHECKED: PJO
SCALE: 1"=100'

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

Subdivision Plat

749 Metcalf Drive - Williston, Vermont

Northridge Subdivision in the Town of Williston

DATE 2018-01-05
JOB# 2015-88
FILE 2015-88-PLAT-FINAL-1
PLAN SHEET # PL2

RECEIVED
PRE-APP
NOV 06 2018
DP 17-01.1
PLANNING/ZONING