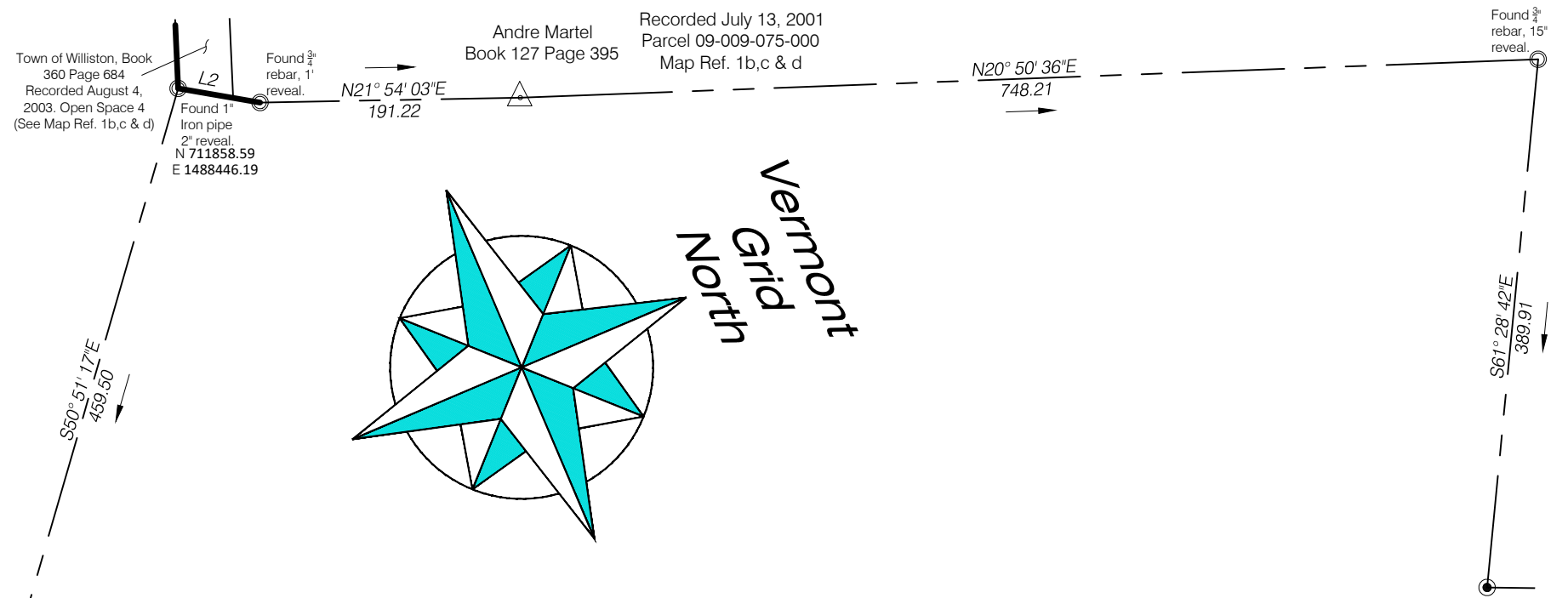
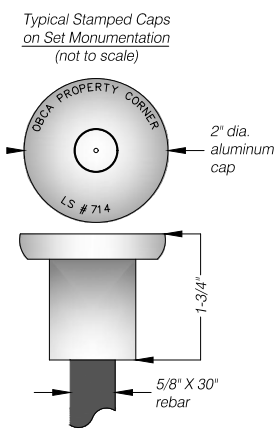




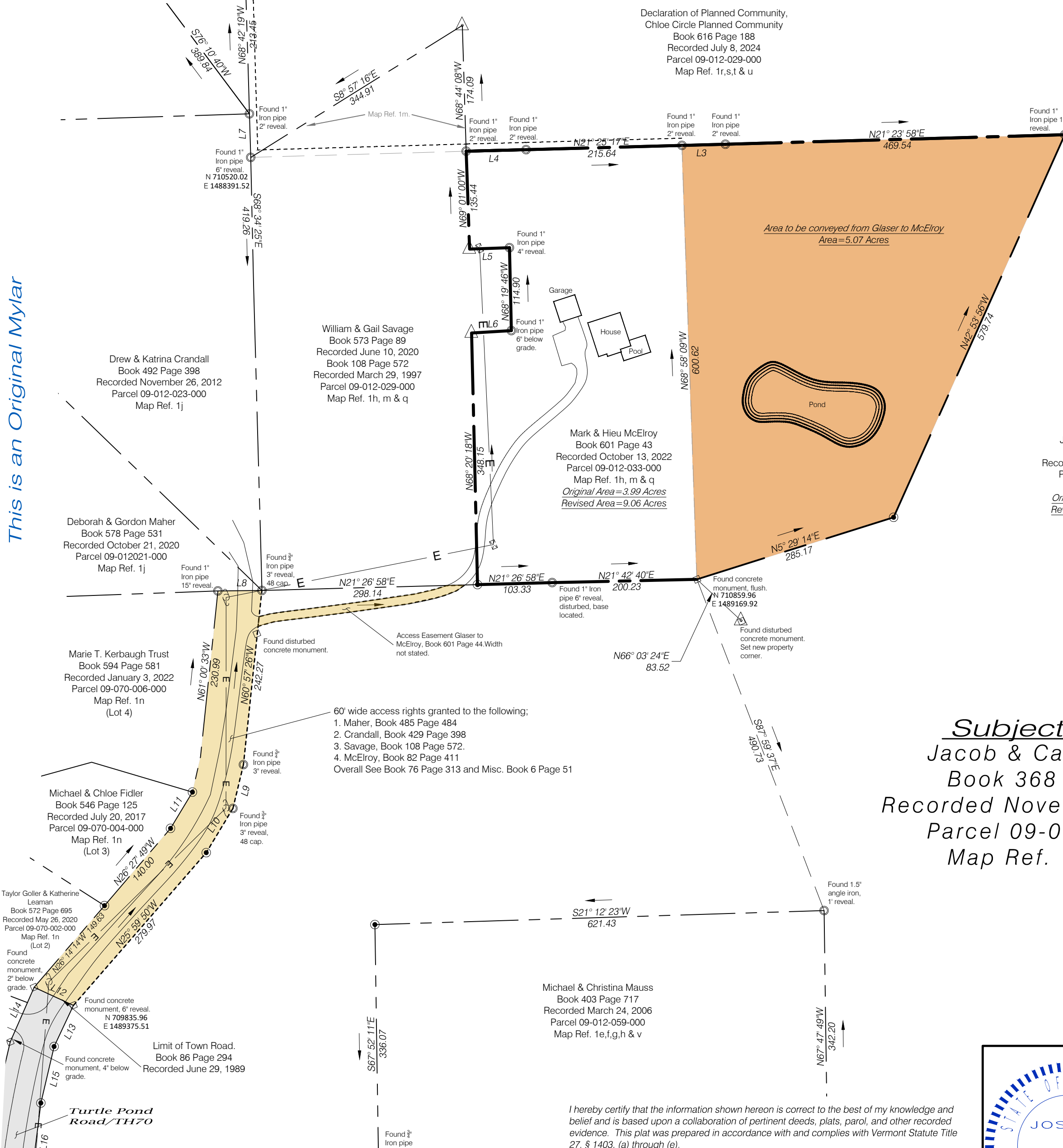
Location Plan-n.t.s.

Legend

- Boundary Line
- Abutter Line
- Easement Line
- New Property Line
- Dissolved Line
- Overhead Utility Line
- Found Iron Pipe/ Rebar
- Set Rebar
- Found Concrete Monument
- Sign
- Utility /Guywire



This is an Original Mylar

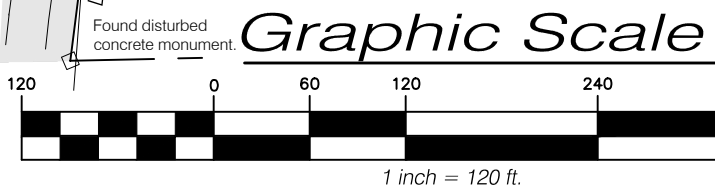


Line #	Length	Direction
L1	138.33	N69° 33' 04.30"W
L2	61.09	N32° 47' 46.80"E
L3	59.99	N21° 26' 32.36"E
L4	82.96	N21° 32' 53.66"E
L5	55.14	S20° 59' 00.50"W
L6	55.10	N19° 30' 30.21"E
L7	60.27	N68° 40' 15.30"W
L8	60.95	N22° 22' 10.57"E
L9	62.28	N53° 28' 36.23"W
L10	71.47	N35° 55' 00.41"W
L11	58.57	N35° 57' 04.94"W
L12	59.84	S47° 49' 21.15"W
L13	62.83	N41° 51' 32.10"W
L14	82.52	N43° 23' 37.66"W
L15	80.27	N53° 49' 52.10"W
L16	100.33	N59° 49' 12.10"W
L17	49.50	S68° 22' 09.38"E

Survey Notes

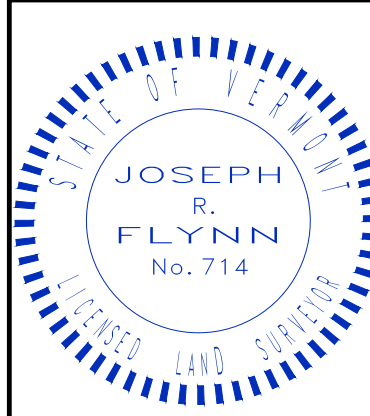
- The survey is based upon research performed in the Williston Town Land Records and the following plats and plans:
 - "Boundary Line Adjustment, John & Margaret Adams", prepared by Pinkham Engineering Associates, Inc., dated August 17, 1993, and filed in slide 373 of the Town of Williston Land Records.
 - "Amended Final Plat, Coyote Run, Phase 3", prepared by Krebs & Lansing Consulting Engineers, Inc., last revised June 24, 2002, and filed in slides 652 & 653 of the Town of Williston Land Records.
 - "Final Plat, Coyote Run, Phase 3", prepared by Krebs & Lansing Consulting Engineers, Inc., last revised September 13, 2001, and filed in slides 622 & 623 of the Town of Williston Land Records.
 - "Boundary Survey, Coyote Run, Andre & Patricia Martel", prepared by Krebs & Lansing Consulting Engineers, Inc., last dated September 13, 2001, and filed in slide 618 of the Town of Williston Land Records.
 - "Property Survey for Robert & Elizabeth Ezerman", prepared by Henry Swider, L.S., last revised June 1985 and filed in slide 157 of the Town of Williston Land Records.
 - "Property Survey for Robert & Elizabeth Ezerman", prepared by Henry Swider, L.S., last revised April 1985 and filed in slide 148 of the Town of Williston Land Records.
 - "3 Lot Subdivision for John & Ellen Evan and William & Gail Savage", prepared by Albert Harris, L.S., last revised November 15, 1990, and filed in slide 293 of the Town of Williston Land Records.
 - "Lands to be conveyed to John & Ellen Evan and William & Gail Savage", prepared by Albert Harris, L.S., dated April 1988 and filed in slide 211 of the Town of Williston Land Records.
 - "Property Survey for Robert & Elizabeth Ezerman", prepared by Henry Swider, L.S., dated October 1983 and filed in slide 423 of the Town of Williston Land Records.
 - "Boundary Agreement, Antonio Guerrieri Jr & Josephine Guerrieri", prepared by Trudell Consulting Engineers, Inc., dated December 20, 1995, and filed in slide 452 of the Town of Williston Land Records.
 - "Property Plat, Turtle Pond", prepared by Lamoureux Consulting Engineers, Inc., last revised October 29, 1987, and filed in slide 204 of the Town of Williston Land Records.
 - "Boundary Retracement Survey, Town of Williston", prepared by Button Professional Land Surveyors, PC, dated September 18, 2012 and filed in slide 31 of the Town of Williston Land Records.
 - "Proposed Subdivision, Robert & Elizabeth Ezerman", prepared by Trudell Consulting Engineers, Inc., dated March 5, 1986, and filed in slide 293 of the Town of Williston Land Records.
 - "Subdivision Plat, Northridge Subdivision", prepared by O'Leary-Burke Civil Associated, PLLC, last revised November 2, 2018, and filed in slide 231 of the Town of Williston Land Records.
 - "Subdivision Plat, Northridge Subdivision", prepared by O'Leary-Burke Civil Associated, PLLC, last revised August 31, 2020, and filed in slide 275 of the Town of Williston Land Records.
 - "Subdivision Plat, Northridge Subdivision", prepared by O'Leary-Burke Civil Associated, PLLC, last revised May 10, 2021, and filed in slide 277 of the Town of Williston Land Records.
 - "Subdivision Plat, Northridge Subdivision", prepared by O'Leary-Burke Civil Associated, PLLC, last revised December 21, 2021, and filed in slide 282 of the Town of Williston Land Records.
 - "Plat of Survey, Dr. Robert Ezerman", prepared by John Marsh, L.S., dated July 10, 1990, and filed in slide 91 of the Town of Williston Land Records.
- Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on April 12, 2023 from a Trimble R10 Unit with differential corrections from CORS VRS Station. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12b).
- Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
- 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.
- 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 statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
- This plat is for the identification of boundary lines of the Town of Williston. 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 are certified to, all others not warranted to be correct and are subject to revisions. This survey depicts the property lines of the Town of Williston based upon record research conducted by Joseph R. Flynn, L.S.
- Right of Way for US Route 2 & 7 is based on existing field evidence and layout in Town Records Book 1 Page 66 on April 28, 2012. The State of Vermont obtained a section of Right of Way based on a 3 Rod width in Book 91 Page 142. This is based on project ROS 0285(3)S. This survey adheres to the 4 Rod layout due to its harmony with the April 28, 1812 description. Munson Road was discontinued based on the Town of Williston Selectboard minutes dated October 11, 2016.
- Valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

Subject Parcel
Jacob & Caitlin Glaser
Book 368 Page 992
Recorded November 10, 2003
Parcel 09-012-082-000
Map Ref. 1h, m & q



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
 Joseph R. Flynn, L.S. 714 Dated July 18, 2024



DATE	REVISION
SURVEY	OBCA
DESIGN	OBCA
DRAWN	JRF
CHECKED	DWB
SCALE	1"=120'

Boundary Line Adjustment Plat
 between
Jacob & Caitlin Glaser
 and
Mark & Hieu McElroy
 Mountain View Rd & Windridge Rd - Williston, Vermont

DATE 07/18/2024
 JOB# 2020-122
 FILE 2020-122
 PLA-PLAT
 PLAN SHEET # BLA1

Town of Williston Received for Record
 _____ A.D.
 at _____ o'clock _____ minutes _____ M
 and recorded in _____
 attest: _____
 Town Clerk

Approved by decision of the Development Review Board, Town of Williston,
 Vermont issued on _____ day of _____, subject to all
 requirements and conditions of subdivision and plat approval.
 Signed this _____ day of _____, 20____, by

 Chairperson