

**LEGEND of SYMBOLS**

- SUBJECT PROPERTY LINE
- - - OTHER (APPROX.) PROP. LINE
- - - W.W. EASEMENT BOUNDARY
- - - ACCESS EASEMENT BOUNDARY
- - - WIRE FENCE LINE
- IRON ROD SET or PROPOSED
- CAPPED IRON ROD FND.
- IRON PIPE FOUND
- OTHER MARK AS DESCRIBED
- ORIGINAL LOT CORNER (APPROX.)
- ORIGINAL LOT NUMBER
- ② ASSIGNED CORNER NUMBER
- E-3 ASSIGNED EASEMENT NUMBER
- AG ABOVE GRADE (FT.)
- n/1 NOW or FORMERLY
- 12:345 VOLUME : PAGE (CHARLOTTE LAND RECS.)

**SURVEY NOTES**

1. PURPOSE OF THIS SURVEY AND PLAT IS TO RETRACE EXTERIOR BOUNDARIES OF A PORTION OF LANDS OF SHEILA A. BURLEIGH, GARY A. BURLEIGH AND ARTHUR S. BURLEIGH, AND TO SUBDIVIDE THEREFROM APPROXIMATELY 123 ACRES FOR CONVEYANCE TO THE NATURE CONSERVANCY. OTHER PROPERTY LINES SHOWN ARE APPROXIMATE, FOR REFERENCE PURPOSES ONLY.
2. SURVEY CONDUCTED SUMMER 2008 UTILIZING ELECTRONIC TOTAL STATION INSTRUMENTS AND GPS.
3. BEARINGS SHOWN ARE FROM GRID NORTH, VT COORDINATE SYSTEM OF 1983, CALCULATED FROM OUR GPS OBSERVATIONS AT OR NEAR THE PROJECT AREA.
4. MARKERS LABELED "C.I.R.F." ARE TYPICALLY 1/2" DIAMETER CAPPED IRON RODS FOUND, APPARENTLY SET BY W.A. ROBSTENIEN, CIRCA 2000, UNLESS OTHERWISE NOTED. OTHER FOUND CORNER MARKERS AS DESCRIBED. CORNERS MARKED AS "SET" OR "PROPOSED" TYPICALLY CONSIST OF 5/8" X 40" STEEL REBAR WITH ALUMINUM CAPS STAMPED "CIVIL ENGINEERING ASSOCS. - VT LS 597", SET FLUSH WITH EXISTING GRADE.
5. RECORD RESEARCH INDICATES N.E. CORNER OF SUBJECT PROPERTY WOULD BE AT N.E. CORNER OF LOT 23. EXISTING FENCES INDICATE USE OR POSSESSION BY BURLEIGH FARM INTO N.W. CORNER OF LOT 13 (AREA "B"). CORNER "2A" APPARENTLY SET AT EXISTING FENCE CORNER DURING SURVEY OF LANDS OF GOSS TO NORTH AND EAST (REF. MAP D). DEED TO PUGLIESE (AND REF. MAP C) DO NOT INCLUDE "AREA B".
6. RECORD RESEARCH INDICATES S.E. CORNER OF SUBJECT PROPERTY WOULD BE AT S.E. CORNER OF LOT 23. EXISTING FENCE DOES NOT APPEAR TO REACH THE ORIGINAL LOT CORNER, WHICH IS DEPICTED HEREON BY PROJECTION OF KNOWN LOT LINES. REFERENCE MAP "A" DEPICTS BURLEIGH LINE FOLLOWING FENCE (PERPETUATED WITH IRON RODS). REFERENCE MAP "B", PREPARED FOR HINSDALE, DEPICTS A STRAIGHT LINE FROM CORNER "B" TO CORNER "10".
7. "PEASE BROOK", THE BURLEIGH OUTBUILDINGS, BUILDINGS ON THE LIME PROPERTY, AND WOODLAND EDGES ARE LOCATED BY GRAPHIC MEANS ONLY FROM ORTHOPHOTOMAPS.

**EASEMENT NOTES**

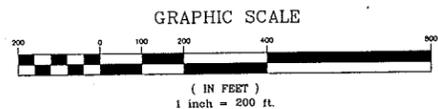
- E-1. AN EXISTING EASEMENT FOR REPLACEMENT WASTEWATER TREATMENT SYSTEM SERVING THE "CEDARCREST @ SPEAR" SUBDIVISION (WEST OF SPEAR ST.) IS DEPICTED ON THE LAND RETAINED BY THE BURLEIGHS AS SHOWN ON REFERENCE PLAN "G".
- E-2. A PROPOSED 50-FOOT-WIDE EASEMENT FROM SPEAR STREET EXTENSION OVER A SOUTHWESTERLY PORTION OF THE RETAINED LANDS FOR PEDESTRIAN-ONLY ACCESS TO AND FROM THE NATURE CONSERVANCY'S PARCEL.
- E-3. A PROPOSED 7-FOOT-WIDE EASEMENT FROM SPEAR STREET EXTENSION OVER EXISTING FARM ROADS ACROSS PORTIONS OF THE RETAINED LANDS FOR MANAGEMENT ACCESS TO AND FROM THE NATURE CONSERVANCY'S PARCEL.
- E-3.1. PORTION OF PROPOSED EASEMENT ACROSS WASTEWATER EASEMENT MAY BE RE-ROUTED IN FUTURE IF WASTEWATER SYSTEM IS DEVELOPED.

**REFERENCE MAPS or PLATS**

- A. "2-LOT SUBDIVISION - ARTHUR S. & MARTHA E. BURLEIGH", Revised Date 8/2/2005, prepared by W.A. Robstenien. Not of Record.
- B. "PLAT OF BOUNDARY SURVEY - CLARK W. HINSDALE, Jr.", Dated 4/20/1998, prepared by Stuart J. Morrow, LS. Recorded Plat Slide 131-6, Charlotte Land Records.
- C. "SUBDIVISION OF MARJORIE M. MAJOR PROPERTY - SOUTH FARM", Revised 4/22/2000, prepared by G.E. Bedard, Inc. Recorded Plat Slide 120, Charlotte Land Records.
- D. "SURVEY OF MARJORIE M. GOSS PROPERTY", Last Revised 9/10/1989, prepared by G.E. Bedard, Inc. Recorded Plat Slide 46, Charlotte Land Records.
- E. "PLAT OF SURVEY FOR ANDREW MARSHALL", Last Revised 2/5/1990, prepared by J.A. Marsh, LS. Recorded Plat Slide 74, Charlotte Land Records.
- F. "9 LOT SUBDIVISION - CEDARCREST AT SPEAR", Last Revised 8/18/1987, prepared by Pinkham Eng. Assocs. Recorded Charlotte Land Records.
- G. "OFFSITE WASTEWATER DISPOSAL PLAN - CEDARCREST AT SPEAR", Last Revised 9/27/1988, prepared by Pinkham Eng. Assocs. District Engineer's office, Permit File EC-4-1322.

**MISCELLANEOUS TIE LINES**

- 1 - 1A (1/2" CIRF, 2.5' AG, FENCE) S 80°00' W, 301.1'
- 8 - 8A (1/2" CIRF, 0.1' AG, FENCE) S 65°13' W, 275.6'
- 8A-8B (1/2" CIRF, 0.3' AG, FENCE) S 71°51' W, 232.4'
- 8B-8C (1/2" CIRF, 1.1' AG, FENCE) S 68°25' W, 22.4'
- 8C-8D (1/2" CIRF, 0.6' AG, FENCE) S 80°57' W, 122.9'
- 8D-10 (5/8" CIRF, MORROW, FENCE) S 84°55' W, 64.7'
- 19-19A (1/2" CIRF, 0.8' AG) N 02°30' W, 43.9'
- 19A-19B (5/8" CIRF, 0.1' AG) S 84°45' W, 557.9'
- 22-22A (1/2" CIRF, 0.2' AG) S 23°26' E, 139.2'



**AREA "B" BEARING-DISTANCE MONUMENT TABLE**

02	NO MARK FOUND (APPX. LOT COR.)	N 80°28'50" E 178.58'
2A	1/2" CIRF, 1.5' AG, FNC. COR.	S 29°38'13" W 288.14'
03	1/2" CIRF, 1.5' AG, FENCE	N 08°39'05" W 223.48'
02	NO MARK FOUND (APPX. LOT COR.)	

**AREA "A" BEARING-DISTANCE MONUMENT TABLE**

01	1/2" CIRF, 0.7' AG	N 80°28'50" E 327.51'
02	NO MARK FOUND	S 08°39'05" E 223.46'
03	1/2" CIRF, 1.0' AG	S 10°40'46" E 1146.3'
04	5/8" CIRF, 1.0' AG	S 09°38'04" E 369.11'
05	1/2" CIRF, 0.1' AG	S 08°48'36" E 504.93'
06	1/2" CIRF, 0.3' AG	S 03°50'45" E 516.56'
07	1" IPF, 1.5' AG	S 09°41'07" E 612.54'
08	1/2" CIRF, 2.0' AG	S 71°55'20" W 712.80'
10	5/8" CIRF (MORROW) 0.5' AG	S 80°14'21" W 223.92'
11	1/2" CIRF, 0.2' AG	S 82°11'33" W 885.45'
12	1/2" CIRF, 0.5' AG	S 81°53'23" W 100.77'
13	1/2" CIRF, 0.5' AG	S 63°45'13" W 393.89'
14	Steel Fence Post Fnd.	N 07°19'02" W 283.49'
15	1/2" CIRF, 1.0' AG	
15	1/2" CIRF, 1.0' AG	N 04°08'50" W 207.28'
16	1/2" CIRF, 0.2' AG	N 00°33'08" W 256.50'
17	1/2" CIRF, FLUSH	N 02°44'37" E 525.02'
18	1/2" CIRF, 0.7' AG (S. of GATE)	N 02°30'13" W 367.97'
19	IRON ROD PROPOSED	N 84°33'19" E 60.79'
20	1/2" CIRF, FLUSH	N 84°17'42" E 449.07'
21	3/8" CIRF, 0.2' AG	N 89°45'05" E 22.54'
22	IR SET, 0.2' AG	N 25°10'37" E 142.38'
23	IR SET, 0.3' AG	N 37°49'06" E 247.07'
24	IR PROPOSED	N 28°12'55" E 331.65'
25	IR SET, 0.2' AG	N 10°51'26" E 463.10'
26	IR SET, 0.2' AG	N 26°41'28" E 1067.51'
01	1/2" CIRF, 0.7' AG	

**AREA "C" BEARING-DISTANCE MONUMENT TABLE**

08	1/2" CIRF, 1.5' AG, FNC. COR	S 09°37'20" E 128.31'
09	NO MARK FOUND (APPX. LOT COR.)	S 82°17'11" W 705.45'
10	5/8" CIRF (MORROW) 0.6' AG	N 71°55'20" E 712.80'
08	1/2" CIRF, 1.5' AG, FNC. COR	

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DATE: SEP. 12, 2008  
 BY: TRC  
 REVISION: ADD WELL & WW LOC.

**The NATURE CONSERVANCY BURLEIGH FARM PURCHASE**

SPEAR STREET EXTENSION CHARLOTTE, VERMONT

DRAWING NUMBER: **P1**

To the best of my knowledge and belief this plat properly depicts the results of a survey conducted under my direct supervision as outlined in the "survey notes" above. Existing boundaries shown are based upon our analysis of physical and record evidence recovered, and are in substantial conformance with the record unless otherwise noted. This plat is in substantial compliance with 27 VSA 1403. Statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan VT LS 597