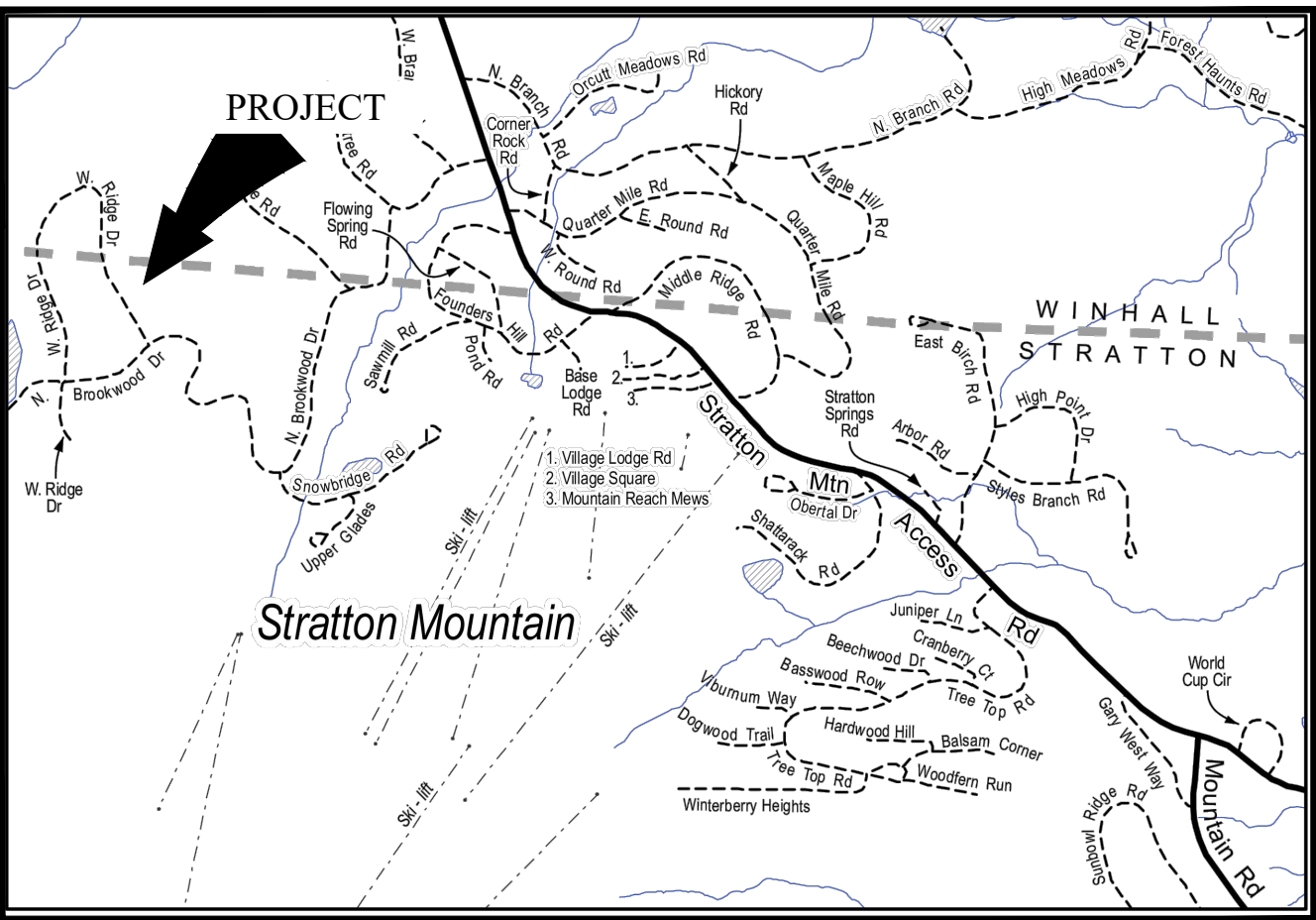




LOCUS ~ NOT TO SCALE

GENERAL NOTES

1. THE PURPOSES OF THIS SURVEY IS TO DELINEATE THE RIGHT OF WAY LIMITS OF NORTH BROOKWOOD ROAD AND WEST RIDGE ROAD AND HAS BEEN PREPARED FOR THE EXCLUSIVE OF THE WINHALL - STRATTON FIRE DISTRICT NO.1. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES.

2. THIS SURVEY IS BASED ON RECORDED DEED DESCRIPTIONS, PHYSICAL EVIDENCE, RECORDED PLATS AND INFORMATION FOUND IN THE OLD DUFRESNE-HENRY ENGINEERING OFFICE AT 1 TECHNOLOGY DRIVE, NORTH SPRINGFIELD, VERMONT. INCONSISTENCIES AND ERRORS EXIST IN THE DOCUMENTED INFORMATION, EXISTING MONUMENTS ARE HELD TO DEFINE THE RIGHT OF WAY REFERENCED ABOVE.

3. KEY SOURCE OF TITLE FOR THE STRATTON CORPORATION SEE VERMONT WARRANTY DEED, RECORDED ON APRIL 3 1995 AND RECORDED IN BOOK 62 PAGE 166 OF THE STRATTON LAND RECORDS. LANDS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND RESERVATIONS ADOPTED BY THE STRATTON CORPORATIONS ON SEPTEMBER 8, 1962, RECORDED IN THE STRATTON LAND RECORDS ON DECEMBER 5, 1962, BOOK 15 PAGES 411-432. AMENDED IN BOOK 16 PAGE 138, BOOK 71 PAGE 385 & BOOK 72 PAGE 677. EXCEPTING LANDS DESCRIBED IN BOOK 66 PAGE 21.

4. THE STRATTON - WINHALL TOWN LINE AS SHOWN IS BASED ON THE SURVEY REFERENCED BELOW. JOYCE LAND SURVEYING HAS NOT DONE ANY RESEARCH TO VERIFY THE CORRECTNESS OF ITS LOCATION.

5. MAPS REFERENCED:
 A. "SURVEY FOR RICHARD T. HOLLAND, EST., DOVER, WINDHAM COUNTY, VERMONT". DATED JUNE 22, 1998. BY DAUCHY ASSOCIATES.
 B. "MAP SHOWING PROPERTIES OF JOAN & DAVID S. JOHNSON III & JENKIN, EAST DOVER, VERMONT". DATED JUNE 1971. BY GAFIRTH SR.

7. UTILITY POLES EXIST AS SHOWN, EASEMENTS NOT RESEARCHED FOR THIS SURVEY.

8. LOTS AND COMMON LANDS MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS AS THEY EXIST OF RECORD OR IN FACT. JOYCE LAND SURVEY CORP. DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS, EASEMENTS AND RESTRICTIONS AFFECTING THIS PROPERTY ARE SHOWN.

9. THE LOCATIONS OF UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED, AND MAY NOT BE SHOWN AT ALL. IF ANY UNDERGROUND IMPROVEMENTS ARE SHOWN AND THE RIGHTS OF WAYS ASSOCIATED WITH SAID IMPROVEMENT, THEIR LOCATION IS APPROXIMATE AND NO CERTIFICATION IS MADE TO THE ACCURACY OF THAT LOCATION.

MAP DATA

- HORIZONTAL DATUM: US STATE PLANE NAD1983, ZONE VERMONT 44.00, VERTICAL DATUM: NAVD988, GEOD. MODEL IZA. GPS DERIVED FROM MULTIPLE SINGLE BASELINE SOLLINGS USING THE BENNINGTON VERMONT CORS STATION.
 - BUILDINGS, TREE LINES, DRIVEWAY FROM AERIAL MAPPING PROVIDED BY TECHNICOM ENGINEERING (2010).
 - CONTOURS DERIVED FROM LIDAR DATA AND ARE RESOLVED AT A 1 FOOT CONTOUR INTERVALS.
- USGS LIDAR POINT CLOUD (LPC) NY_REGION2L01t-FEMA-2012_003039 2014-10-27 LAS
 USGS LIDAR POINT CLOUD (LPC) NY_REGION2L01t-FEMA-2012_002990 2014-10-27 LAS
 DATES
- | | |
|------------------------|---------------------|
| PUBLICATION DATE | 2014-10-27 |
| START DATE | 2012-03-20 |
| END DATE | 2012-04-30 |
| FILE MODIFICATION DATE | 2018-10-05 02:16:00 |

SUMMARY

- LIDAR (LIGHT DETECTION AND RANGING) DISCRETE-RETURN POINT CLOUD DATA ARE AVAILABLE IN THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) LAS FORMAT. THE LAS FORMAT IS A STANDARDIZED BINARY FORMAT FOR STORING 3-DIMENSIONAL POINT CLOUD DATA AND POINT ATTRIBUTES ALONG WITH HEADER INFORMATION AND VARIABLE LENGTH RECORDS SPECIFIC TO THE DATA. MILLIONS OF DATA POINTS ARE STORED AS A 3-DIMENSIONAL DATA CLOUD AS A SERIES OF X (LONGITUDE), Y (LATITUDE) AND Z (ELEVATION) POINTS.

I CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH VSA 2596. I CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND USING AN ELECTRONIC DISTANCE METER AND IS ORIENTED TO VERMONT STATE PLANE GRID NORTH FROM GPS OBSERVATIONS. I CERTIFY THAT THE RANDOM CLOSED LOOP TRAVERSE AND OPEN TRAVERSE INTO GPS CONTROL, WHICH THIS SURVEY IS BASED ON MEETS OR EXCEEDS THE POSITIONAL VERMONT STANDARD OF AN URBAN SURVEY OF .05 FEET PLUS 1:10,000 BY LEAST SQUARE ADJUSTMENT.

Existing Condition and Right of Way Survey prepared for Windhall-Stratton Fire Distict #1 Portion of N. Brookwood Road and W. Ridge Road Windhall, Stratton, Vermont		PROGRESS PRINT
 JOYCE LAND SURVEYING CORP. P.O. BOX 115 WILMINGTON, VERMONT 05363		
DATE: Nov. 16, 2018	DRAWN BY: BAJ	PROJECT: WSFD #1
SCALE: 1"=100'	SHEET 1 OF 1	ACAD NAME: Stratton Corp Lots_3