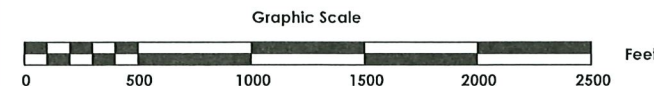


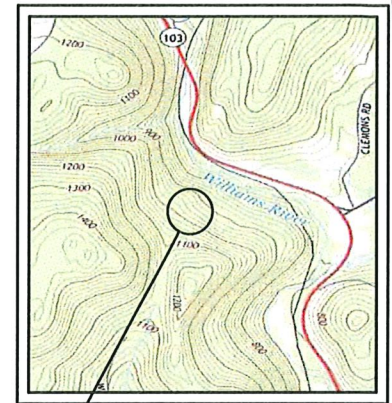
This plat was created using pigment based ink on stable media



LEGEND

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- STONE WALL
- RAILROAD TRACKS
- OVERHEAD UTILITY LINE
- UTILITY POLE
- REBAR (FOUND)
- STONE PILE WITH MONUMENT FOUND
- STONE PILE WITH NO MONUMENT
- CONCRETE MONUMENT
- IRON PIPE FOUND
- REINFORCING BAR (TO BE SET)
- △ CALCULATED POINT
- N/F NOW OR FORMERLY
- A.G. ABOVE GRADE
- PAVED ROAD

TOWN CLERK'S OFFICE CHESTER, VERMONT
Received this instrument for filing
O'clock _____ minutes _____ 2023 of
true record. _____ m and filed a
Map no. _____ Parcel ID No. _____ Attest:
Town Clerk



PLAT REFERENCES:

1. "COMPOSITE PLAN SHOWING PROPERTY OF JAMES G. TOMASSO & CHESTER LAND DEVELOPMENT, LLC, LOVERS LANE ROAD, BY DIBERNARDO ASSOCIATES, LLC", DATED FEBRUARY 26, 2003, LAST REVISED MAY 19, 2020, AS RECORDED ON JUNE 1, 2020 IN THE TOWN OF CHESTER LAND RECORDS
2. "PROPERTY OF JOHN J. & CHARLES H. WRIGHT" BY GARY RAPANOTTI, L.S., DATED JUNE 28, 1990, LAST REVISED ON OCTOBER 27, 2000, AS RECORDED IN SLIDE 466 IN THE TOWN OF CHESTER LAND RECORDS.
3. "STATE OF VERMONT, DEPARTMENT OF HIGHWAYS, RIGHT-OF-WAY MAP OF LAND IN TOWN OF CHESTER, ROUTE 103, BASED ON RECORD PLANS OF FA PROJ.54-A (1924)" DATED 4/47, AS RECORDED IN VOL. 30, PG. 110 IN THE TOWN OF CHESTER LAND RECORDS.
4. "BOUNDARY SURVEY OF PROPERTY OF ROWLAND B. STALTER, WHITTEN ROAD, CHESTER, VERMONT" BY DBS SURVEYS, INC DATED 8-13-13, AS RECORDED AS SLIDE 357B IN THE TOWN OF CHESTER LAND RECORDS.
5. "PROPERTIES OF PALMER H GOODRICH II & LAURIE C. GOODRICH, WEST SIDE OF VT. ROUTE 103", CHESTER, VERMONT." BY DBS SURVEYS, INC. DATED 8-20-08, AS RECORDED AS MAP 343-1 IN THE TOWN OF CHESTER LAND RECORDS.
6. "RIGHT-OF-WAY AND TRACK MAP, RUTLAND RAILROAD, OPERATED BY THE RUTLAND RAILROAD COMPANY, BELLOW FALLS DIVISION", SHEETS V3/17-19, AS FILED WITH THE VERMONT AGENCY OF TRANSPORTATION.
7. "PLANS FOR CHESTER, PROJECT F-035-1(8), SHEETS 9-19 OF 208" AS FILED WITH THE VERMONT AGENCY OF TRANSPORTATION.

NOTES:

1. THIS PLAT IS BASED ON DEEDS AND PLANS RESEARCHED IN THE TOWN OF CHESTER LAND RECORDS AND FEATURES LOCATED IN THE FIELD WITH A CARLSON BRX7 GPS BETWEEN 04/11 & 04/13/23.
2. BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT VRS NAD 83(2011) [EPOCH 2010.00].
3. THIS PARCEL WAS CONVEYED TO 3643 VT ROUTE 103 N LLC IN VOLUME 182 PAGE 228 ON 03/02/2018.
4. THE KEY DEED FOR THIS PARCEL IS VOLUME 182 PAGE 228 ON 03/02/2018.
5. DISTANCES ARE SHOWN TO THE HUNDRETH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
6. 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.
7. THE RIGHT-OF-WAY WIDTH FOR VERMONT ROUTE 103 VARIES AS DEPICTED ON THE PLANS REFERENCED IN PLAT REF. 7.
8. THE NORTHERLY PROPERTY LINE FOLLOWS THE REMAINS OF A BARBED WIRE FENCE, STONE WALL AND SEVERAL BLAZED TREES. THE EASTERLY PROPERTY LINE FOLLOWS THE RAILROAD AND VERMONT ROUTE 103 RIGHT-OF-WAY LINES AND THE WILLIAMS RIVER. TIE LINES ARE SHOWN FOR MATHEMATICAL CLOSURE.
9. THIS PROPERTY APPEARS TO HAVE ACCESS TO VERMONT ROUTE 103 IN TWO LOCATIONS, ONE BEING ADJACENT TO THE NORTH LINE, AND THE OTHER +/-2,500' SOUTH OF THAT. THE NORTHERN ACCESS IS VIA FRONTAGE ON ROUTE 103. THE SOUTHERLY ACCESS IS VIA A DRIVE CROSSING THE RAILROAD AS SHOWN ON THIS PLAN. THIS ACCESS APPEARS TO BE DESCRIBED AS "ALL RIGHTS-OF-WAY WHICH I NOW OWN FOR GAINING ACCESS TO SAID PREMISES" IN A DEED RECORDED IN VOL. 29, PG. 87, AND IS SHOWN ON THE PLANS REFERENCED IN PLAT REFERENCE #6
10. THE MAJORITY OF THE WESTERLY BOUNDARY IS MARKED WITH INTERMITTENT BLAZED AND PAINTED TREES.

PERIMETER SURVEY
3643 VT ROUTE 103 N LLC
 SPAN # 144-045-11176
 3643 Vermont Route 103 NORTH
 Chester, Vermont

Date: 6-30-23	Drawn By: DBM/DLH	Crd file: 22-270-ROUTE 103	Project #: 22-270
Scale: 1" = 500'	Surveyed By: DBM/BGP	Field Bk: 371 & 373	Sheet: S1-01

TRUDELL CONSULTING ENGINEERS
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802.879.6331 | WWW.TCEVT.COM

Revisions	#	Description	Date	By