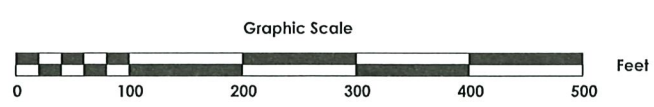


- NOTES:**
- THIS PLAT IS BASED ON DEEDS AND PLANS RESEARCHED IN THE TOWN OF CHESTER LAND RECORDS AND FEATURES LOCATED IN THE FIELD WITH A CARLSON BRX7 GPS ON 09/20/22.
 - BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT VRS NAD 83/2011 (EPOCH 2010.00).
 - THIS PARCEL WAS CONVEYED TO 137 CHANDLER ROAD LLC IN VOLUME 192 PAGE 119 ON 02/15/2019.
 - THE KEY DEED FOR THIS PARCEL IS VOLUME 78 PAGE 410 ON 05/24/1995.
 - REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TCE LAND SURVEYING, LS 656".
 - DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
 - 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.
 - REPRESENTATIVES OF TRUDELL CONSULTING ENGINEERS CONDUCTED EXTENSIVE LAND RECORD RESEARCH IN THE CHESTER TOWN CLERK'S OFFICE, BUT WERE UNABLE TO FIND A DESCRIPTION OR WIDTH FOR CHANDLER ROAD (T.H. #22) OR DEAN BROOK ROAD (T.H. #20). THE SURVEYS REFERENCED IN THE PLAT REFERENCES DO NOT REFERENCE ANY RIGHT-OF-WAY WIDTH. DUE TO THE LACK OF A WRITTEN RECORD, THIS PLAT USES THE STATUTORY WIDTH OF 49.5' WIDE, BASED ON A "BEST FIT" SOLUTION WITH THE EXISTING MONUMENTATION SHOWN ON THIS PLAN AND THE CENTERLINE OF THE PAVEMENT.
 - AS SHOWN ON FEMA MAP 50027C0704E, PORTIONS OF THIS PROPERTY APPEAR TO FALL WITHIN "OTHER FLOOD AREAS", ZONES "A" AND "X".

- PLAT REFERENCES:**
- "PORTION OF LANDS OF THOMAS J. OUTLAW," BY MICHAEL ENGINEERING COMPANY, P.C., DATED AUGUST 23, 1999, LAST REVISED 1994, LAST REVISED NOVEMBER 27, 2000, AS RECORDED JANUARY 19, 19, 2001 IN SLIDE 467A OF THE TOWN OF CHESTER LAND RECORDS.
 - "PROPERTY OF LOUIS AND ANTONIO DISILVESTRO" BY COLEMAN SURVEYS, DATED 11/07/05, AS RECORDED IN SLIDE 227D OF THE TOWN OF CHESTER LAND RECORDS.
 - "PROPERTY OF EVELENA OAKES, CHESTER, VERMONT" BY GARY RAPANOTI, L.S. DATED OCTOBER 20, 1983, AS RECORDED IN SLIDE 126B OF THE TOWN OF CHESTER LAND RECORDS.
 - "PROPERTY OF ANTONIO AND LOUIS DISILVESTRO" BY COLEMAN SURVEYS, DATED 4/26/90, AS RECORDED IN SLIDE 389B OF THE TOWN OF CHESTER LAND RECORDS.
 - "PROPOSED DIVISION OF LANDS OF THOMAS J. OUTLAW," BY MICHAEL ENGINEERING COMPANY, P.C., DATED MARCH 16, 1994, LAST REVISED MAY 27, 1994, AS RECORDED IN SLIDE 423A OF THE TOWN OF CHESTER LAND RECORDS.



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

Town Clerk

**Plat of Lands of
137 Chandler Road, LLC**
SPAN # 144-045-10646
137 Chandler Road
Chester, Vermont

Date: 04/19/23	Drawn By: DLH	Crd file: 22-270 CHANDLER	Project #: 22-270
Scale: 1" = 100'	Surveyed By: BGP/DBM	Field Bk: 371	Sheet: S1-01

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA SECTION 1403. DATED

THIS _____ DAY OF _____, 2023

DOUGLAS L. HENSON, L.S. 656

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

This plat was created using pigment based ink on stable media

Revisions	#	Description	Date	By