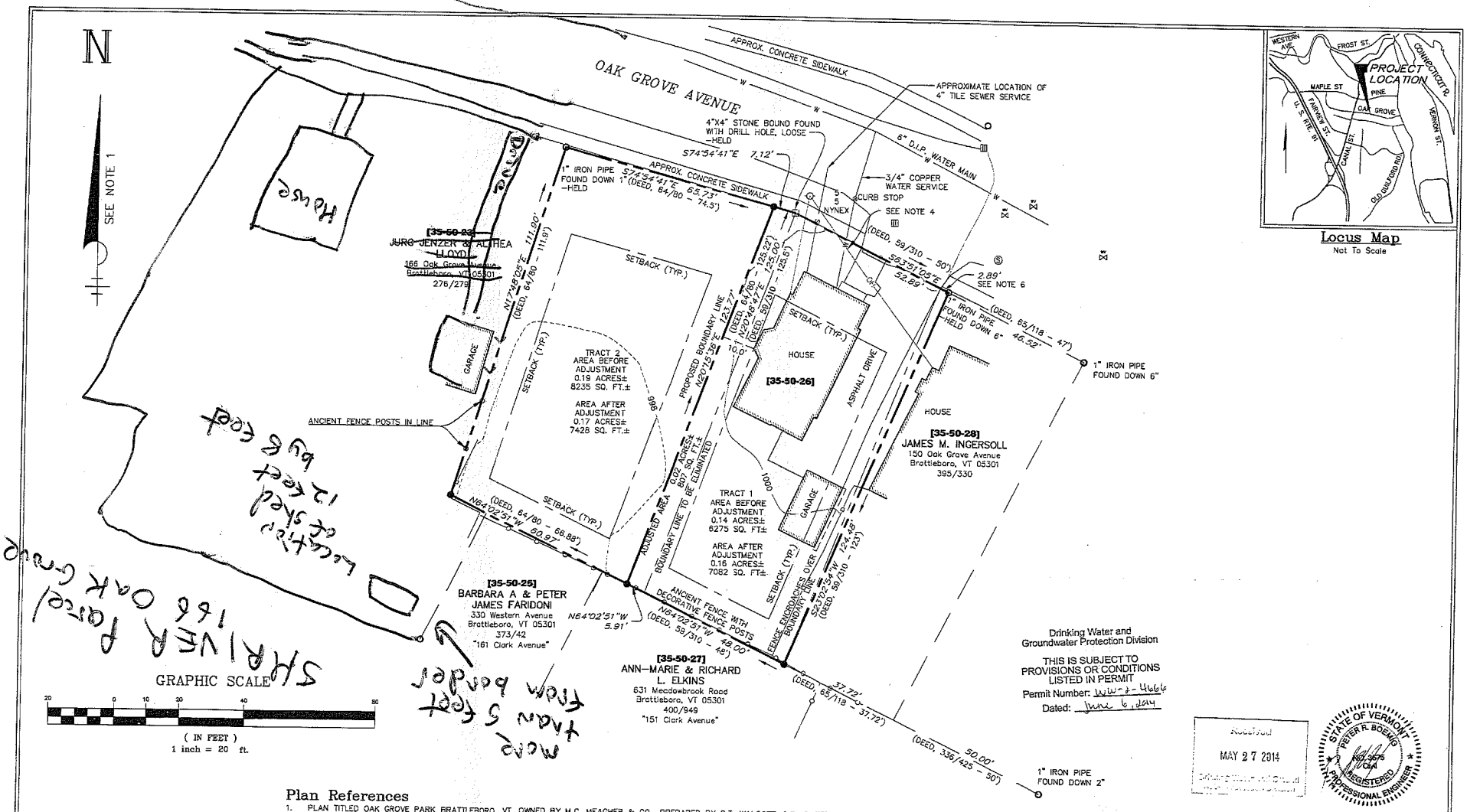

Locus Map
Not To Scale

Legend

- WIRE FENCE
- RAIL/PICKET FENCE
- FENCE POST
- WATER VALVE
- STONE MONUMENT (FOUND)
- IRON PIN / PIPE (FOUND)
- CATCH BASIN
- SEWER MANHOLE
- [19-9-1] TAX MAP PARCEL NUMBER
- 123/456 DEED BOOK AND PAGE
- PSNH 2 2 UTILITY POLE W/ OVERHEAD WIRES, GUY ANCHOR & POLE NUMBERS
- 5/8" REBAR WITH CAP (SET)

Plan References

1. PLAN TITLED OAK GROVE PARK BRATTLEBORO, VT. OWNED BY M.C. MEAGHER & CO., PREPARED BY C.T. WALCOTT, C.E., DATED AUGUST 1903, RECORDED IN LAND RECORDS VOLUME 45 PAGE 462 AT THE BRATTLEBORO TOWN CLERKS OFFICE.
2. PLAN TITLED PLAN OF LOTS C.E. ALLEN, OWNER BRATTLEBORO VT., PREPARED BY HALL & McCHESNEY INC., DATED JULY 1, 1924, RECORDED BOOK 83 PAGE 2A AT THE BRATTLEBORO TOWN CLERKS OFFICE.

Survey Notes

1. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF SURVEY AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
2. THE RIGHT OF WAY OF OAK GROVE AVENUE IS BASED OF PHYSICAL EVIDENCE FOUND i.e. IRON PINS, STONE BOUNDS, AND ON PLAN REFERENCE No.1 AND IS ASSUMED TO BE 50 FEET WIDE.
3. ALONG WITH THE DEED AND PLAN REFERENCES SHOWN HEREON, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE BRATTLEBORO TOWN CLERK'S OFFICE, WHICH WERE USED, TOGETHER WITH PHYSICAL EVIDENCE FOUND, TO ESTABLISH THE BOUNDARY LINES REPRESENTED ON THIS PLAT: 59/310, 64/80, 64/586, 65/118, 80/20, 336/425
4. THE LOCUS IS SUBJECT TO A UTILITY EASEMENT TO CONSTRUCT AND MAINTAIN UTILITY LINES FROM LOT 50-35-23 TO CVPS POLE #5 TO LOT 35-50-28. ALSO THE RIGHT TO CUT/TRIM ALL TREES AND UNDERBRUSH WITHIN A WIDTH OF 15' ON EITHER SIDE OF SAID LINE. SEE 240/565.
5. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY SVE PERFORMED DURING THE MONTHS OF FEBRUARY & MARCH 2014. ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS TWO (2) FEET.
6. THIS PORTION OF LAND DOES NOT APPEAR TO HAVE BEEN CONVEYED FORWARD IN DEED 80/20. LEGAL COUNSEL SHOULD BE CONSULTED REGARDING THIS MATTER.

Zoning:

RESIDENTIAL (RD) 1-2 UNIT DWELLING

MINIMUM LOT AREA: 6000 Sq. Ft.
MINIMUM FRONT SETBACK: 25'
MINIMUM REAR SETBACK: 10'
MINIMUM SIDE SETBACK: 10'
REQUIRED FRONTAGE: 60'

Owner of Record

[35-50-26]
KAREN A. BARRETT, JEAN B. BRISTOL, JAMES P. BARRETT, STEPHEN P. BARRETT & WILLIAM J. BARRETT
PO Box 1115
Brattleboro, VT 05301
369/961
"154 Oak Grove Avenue"

CERTIFICATION

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE "RULES OF VERMONT BOARD OF LAND SURVEYORS" IN PART 5.5.B.1, ACCURACY MEASUREMENTS, AND IS BASED ON INFORMATION RECORDED AT THE BRATTLEBORO TOWN HALL AS REFERENCED HEREON. INFORMATION PROVIDED BY THE CLIENT, AND PHYSICAL EVIDENCE FOUND.

THIS SURVEY PLAT AND ALL INFORMATION HEREON IS THE SOLE PROPERTY OF SVE ASSOCIATES AND IS PREPARED FOR THE SOLE BENEFIT OF STEPHEN P. BARRETT ET AL, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY, EXCEPT WITH THE WRITTEN PERMISSION OF SVE ASSOCIATES. THIS PLAT IS INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.

PETER R. BOEMIG, L.L.S.# 493

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
KAREN A. BARRETT, JEAN B. BRISTOL, JAMES P. BARRETT, STEPHEN P. BARRETT & WILLIAM J. BARRETT
MAP 35, BLOCK 50, LOT 26
154 OAK GROVE AVENUE, BRATTLEBORO, WINDHAM COUNTY, VERMONT

DATE PLAN:	3/31/2014
DATE SURVEY:	3/2014
DRAWN BY:	MAM
CHECKED BY:	PRB
SCALE:	1"=20'
PROJ. NO.	BR513
CAD FILE NO.	BR513 01

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Engineering Surveying Landscape Architecture Planning
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website: www.sveassoc.com

REVISED 5/14/14 ADDED WATER AND SEWER SERVICES

Dwg name: P:\Project\BR513 Barrett Lot-Oak Grove Ave\Dwg\Design\BR513-01.dwg May 14, 2014 - 7:42am