

GENERAL SURVEY NOTES

- 1. The purpose of this survey is to depict lands...
2. The following plats and plans recovered within the land records...
3. This survey held the statutory 3 rod (49.5') wide right of way...
4. The location of the Bristol-Lincoln Town Line is shown as approximate only...
5. Lands of Russell may be subject to additional easements or right of ways of record not already depicted hereon...
6. Unless otherwise noted, the physical location of underground utilities were not determined by this survey...
7. The information on this plat reflect conditions that were existing at the time of the survey...
8. RTK-GPS measurement methods were employed for this survey...
9. Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System...
10. The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400).

CORNER LIST

- CORNER 1: 7/8" rebar recovered 3" below grade.
CORNER 2: 5/8" rebar set 2" above grade.
CORNER 3: 7/8" rebar recovered leaning in stone wall with a 16" reveal.
CORNER 4: 1-3/4" (O.D.) metal pipe recovered leaning in ring of stones with a 16" reveal.
CORNER 5: 1" (O.D.) metal pipe recovered in the northeasterly base of a 30" oak tree with a 3" reveal.
CORNER 6: 1" (O.D.) metal pipe recovered 25' above grade.
CORNER 7: 5/8" rebar to BE SET.
CORNER 8: 5/8" rebar to BE SET.
CORNER 9: Unmonumented point.
CORNER 10: 5/8" rebar set flush with grade.
CORNER 11: 5/8" rebar set flush with grade.
CORNER 12: 5/8" rebar set flush with grade.
CORNER 13: 5/8" rebar set flush with grade.
CORNER 14: 5/8" rebar set flush with grade.
CORNER 15: 5/8" rebar set flush with grade.
CORNER 16: 5/8" rebar set 4" above grade.
CORNER 17: 5/8" rebar set flush with grade.
CORNER 18: Unmonumented point at northerly base of large flat boulder.
CORNER 19: 5/8" rebar set 4" above grade.
CORNER 20: 5/8" rebar set 3" above grade.
CORNER 21: Unmonumented point in large stone.
CORNER 22: 5/8" rebar set flush with grade.
CORNER 23: Unmonumented point in face of ledge.
CORNER 24: 7/8" rebar recovered 2" below grade and bears N02°17'26"E, 240.01' from Corner 1.
CORNER 25: Unmonumented point.
CORNER 26: 4" X 4" concrete bound with broken top recovered 16" below grade.
CORNER 27: Unmonumented point at approximate top of easterly bank of Baldwin Creek.
CORNER 28: Unmonumented point at approximate thread of Baldwin Creek.
CORNER 29: 15" X 8" orange painted pointed stone in a mound of stones recovered with a 15" reveal.
CORNER 30: 1-3/4" (O.D.) metal pipe recovered in small ring of stones with a 14" reveal.
CORNER 31: 1/2" threaded bolt recovered in drill hole in ledge with a 2" reveal.
CORNER 32: Unmonumented point.
CORNER 33: 1-3/4" (O.D.) metal pipe recovered in small ring of stones with a 7" reveal.
CORNER 34: Unmonumented point at approximate thread of Baldwin Creek.
CORNER 35: Unmonumented point at approximate thread of Baldwin Creek.
CORNER 36: Unmonumented point. A disturbed 5/8" rebar, recovered 3" above grade, bears S11°47'55"E, 24.5'.
CORNER 37: 5/8" rebar recovered 2" below grade.
CORNER 38: 5/8" rebar set flush with grade.
CORNER 39: Unmonumented point.
CORNER 40: Unmonumented point.
CORNER 41: Unmonumented point.
CORNER 42: 5/8" rebar set flush with grade.
CORNER 43: 5/8" rebar set 5" above grade.
CORNER 44: 5/8" rebar set 3" above grade.
CORNER 45: Unmonumented point at approximate top of easterly bank of Baldwin Creek.
CORNER 46: Unmonumented point at approximate top of easterly bank of Baldwin Creek.
CORNER 47: 5/8" rebar set 5" above grade.
CORNER 48: 5/8" rebar set flush with grade.

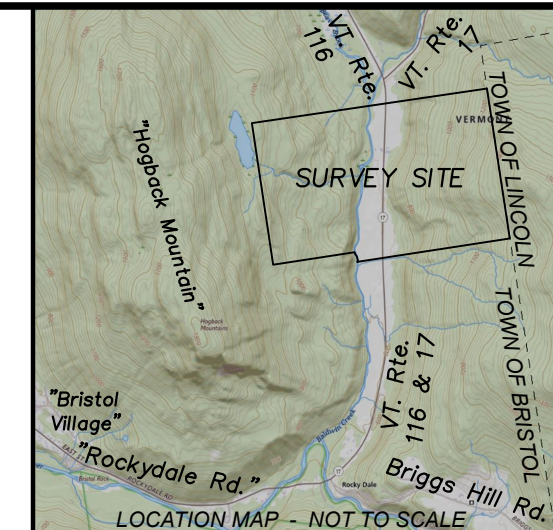
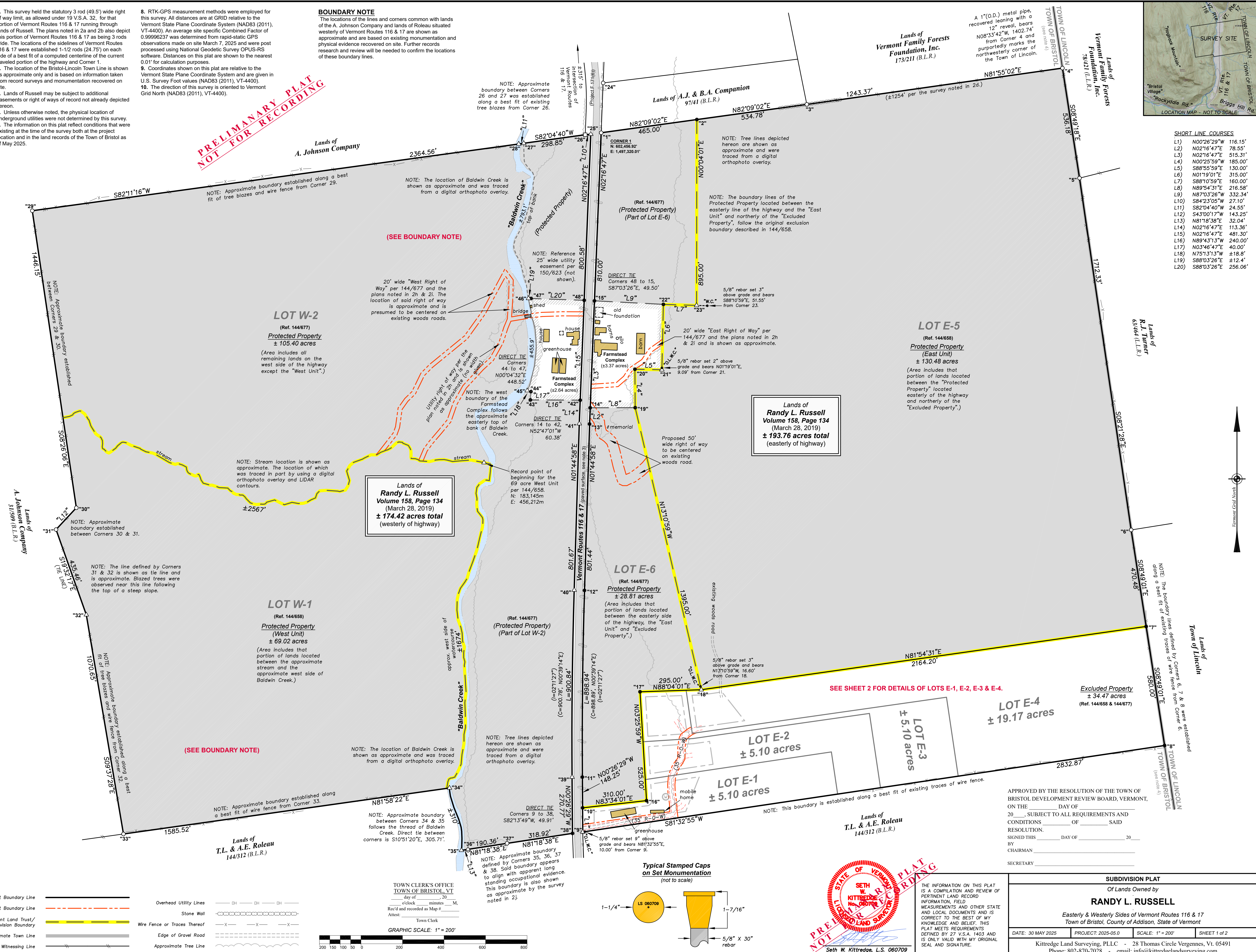
LEGEND

Table with 2 columns: Symbol and Description. Includes Found Corner Monument, Set Corner Monument, Set Witness/On Line Witness Corner, Unmonumented Point, Corner Number, Bristol/Lincoln Land Records, Utility Pole, Drilled Well, Subject Boundary Line, Easement Boundary Line, Vermont Land Trust/Subdivision Boundary, Approximate Town Line, Tree Blazes Witnessing Line, Overhead Utility Lines, Stone Wall, Wire Fence or Traces Thereof, Edge of Gravel Road, Approximate Tree Line.

BOUNDARY NOTE

The locations of the lines and corners common with lands of the A. Johnson Company and lands of Roleau situated westerly of Vermont Routes 116 & 17 are shown as approximate and are based on existing monumentation and physical evidence recovered on site. Further records research and review will be needed to confirm the locations of these boundary lines.

PRELIMINARY PLAT NOT FOR RECORDING



SHORT LINE COURSES table with columns L1-L20 and bearings/distances.

TOWN CLERK'S OFFICE TOWN OF BRISTOL, VT. Attest: Town Clerk. GRAPHIC SCALE: 1" = 200'. Includes a scale bar and a diagram of a stamped cap on set monumentation.

SETH KITTRIDGE, L.S. 060709. PRELIMINARY PLAT NOT FOR RECORDING.

APPROVED BY THE RESOLUTION OF THE TOWN OF BRISTOL DEVELOPMENT REVIEW BOARD, VERMONT. ON THE ___ DAY OF ___, 20___, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS ___ DAY OF ___, 20___ BY CHAIRMAN SECRETARY

SUBDIVISION PLAT Of Lands Owned by RANDY L. RUSSELL. Eastery & Westerly Sides of Vermont Routes 116 & 17 Town of Bristol, County of Addison, State of Vermont. DATE: 30 MAY 2025 PROJECT: 2025-05.0 SCALE: 1" = 200' SHEET 1 of 2