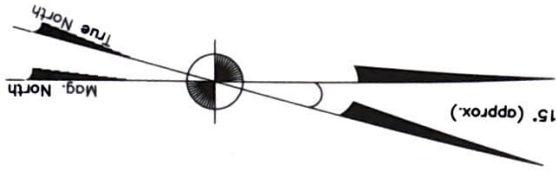


DAP

- LEGEND:**
- 5/8" DIAMETER PEATMAN IRON ROD SET FLUSH (IRS)
 - (R) IRON ROD OR IRON PIPE FOUND (IRP) OR (IPF)
 - (L) RADIUS
 - LENGTH
 - RIGHT OF WAY
 - UTILITY POLE
 - SEWER MANHOLE



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DEED REFERENCE
JOHNSON LAND RECORDS
PARKER & STEARNS, INC.
TO
TRIM CONKLIN
BOOK 64, PAGES 84-86
DATED JANUARY 30, 1991

NOTES:

1. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR THE SUBURBAN CLASS SURVEY AS DESCRIBED IN RULES OF THE BOARD OF LAND SURVEYORS, PART 5.
2. NO ATTEMPT WAS MADE TO LOCATE AND IDENTIFY ANY RECORDED OR UNRECORDED EASEMENTS AS MAY EXIST EXCEPT AS SHOWN HEREON.
3. ALL BEARINGS REFER TO MAGNETIC NORTH, 1985 (SEE NOTE 5).
4. REFERENCE IS MADE TO AGENCY OF NATURAL RESOURCES SUBDIVISION PERMIT EC-5-2291-1 AND TO A SITE PLAN PREPARED BY MCGAIN CONSULTING DATED DECEMBER 28, 1998 AND LAST REVISED 2/28/99.
5. REFERENCE IS MADE TO A SURVEY ENTITLED "PARKER & STEARNS, INC. PROPERTY, JOHNSON (VILLAGE), VT." PREPARED BY VALLEY SURVEYORS, INC. DATED DECEMBER 2, 1985, JOB NO. 85-63, AND OF RECORD IN MAP BOOK 3, PAGES 237 & 238 OF THE JOHNSON LAND RECORDS.
6. THE TRIM CONKLIN PROPERTY IS SUBJECT TO A 50' RIGHT OF WAY AS RESERVED BY PARKER & STEARNS, INC. IN THE DEED TO TRIM CONKLIN. SEE BOOK 64, PAGES 84-86 (LOCATION UNSPECIFIED).
7. THESE LOTS ARE SUBJECT TO VARIOUS EASEMENTS RELATIVE TO THE INFRASTRUCTURE OF THE SUBDIVISION, SUCH AS SEWER LINES, WATER LINES AND SHARED DRILLED WELLS. THESE INTERESTS SHOULD BE BASED ON THE REFERENCED SITE PLAN IN NOTE 4. EASEMENTS SHOULD BE BASED UPON COMPLETION OF CONSTRUCTION, EASEMENT WIDTHS TO BE BASED ON A SUB SITE PLAN.
8. THIS PLAT IS FOR THE EXCLUSIVE USE OF TRIM CONKLIN & STEPHEN ATMWOOD.

TOTAL STATION SURVEY FOR
STEPHEN ATMWOOD
TRIM CONKLIN 7 LOT SUBDIVISION
JOHNSON, VERMONT SCALE: 1" = 50'

THIS MAP WAS PREPARED BASED ON A CLOSED TRAVERSE OF FIELD EVIDENCE, RESEARCH IN THE JOHNSON LAND RECORDS, A PREVIOUS SURVEY BY VALLEY SURVEYORS, INC., AS NOTED, AND A SITE PLAN PREPARED BY MCGAIN CONSULTING AS REFERENCED IN SUBDIVISION PERMIT NUMBER EC-5-2291-1. THIS PLAT CONFORMS TO 27 VSA 1403.

MARCH 29, 1999

David J. Peatman



PEATMAN SURVEYING INC., JOHNSON, VT. 633-7720

