



# NOTES:

1. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR THE "URBAN 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 THEY MAY EXIST EXCEPT AS SHOWN HEREON.
3. ALL BEARINGS REFER TO MAGNETIC NORTH 2000.
4. THE NORTHEASTERLY BOUNDARY OF THE SHEPARDSON/MILO PROPERTY SURVEYED HEREON FOLLOWS THE CENTER OF THE POLE LINE OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY WHICH IS ALSO THE CENTER OF A 30' WIDE RIGHT OF WAY AS DESCRIBED IN BOOK 31 PAGE 228.
5. A 30' WIDE DRIVEWAY EASEMENT, AS SHOWN HEREON, IS TO BE CONVEYED ALONG WITH THE PARCEL SURVEYED HEREON. VIRGINIA SHEPARDSON SHOULD JOIN IN THE SIGNING OF THIS INSTRUMENT WITH ELEANOR T. MILLO. THE PARCEL SURVEYED HEREON IS SITUATED NORTHEASTERLY OF THE SUBJECT PARCEL. WAS NOT SURVEYED BY THIS FIRM. A SURVEY OF THE LAMB PROPERTY WOULD BE NECESSARY TO ESTABLISH THE SHEPARDSON PARCEL DESCRIBED IN BOOK 46 PAGES 175-176. I BELIEVE THE 30' RIGHT OF WAY DOES NOT TOUCH THE SHEPARDSON PARCEL BUT CAN NOT BE CERTAIN WITHOUT A MORE EXTENSIVE SURVEY.
6. THE SHEPARDSON/MILO PROPERTY SHOWN HEREON EXTENDS ACROSS STATE RD 4 TO THE LAMOLLE RIVER AND IS NOT SURVEYED OR SHOWN HEREON. THE TOWN HIGHWAY RIGHT OF WAY CROSSES A STEEP RIVER BANK HELD BY RICHARD LEONARD TO THE WATERS EDGE.
7. THIS MAP IS FOR THE EXCLUSIVE USE OF ELEANOR MILLO & VIRGINIA SHEPARDSON.

VIRGINIA T. SHEPARDSON  
PROPERTY  
BOOK 46 PAGES 175-176  
(SEE NOTE 5)

## DEED REFERENCE

JOHNSON LAND RECORDS  
GLENN L. & MADGE L. THOMPSON  
TO  
VIRGINIA T. SHEPARDSON & ELEANOR MILLO  
BOOK 43, PAGES 33  
DATED AUGUST 31, 1972  
(PROPERTY EXTENDS ACROSS STATE  
RD 4 TO LAMOLLE RIVER - NOT SURVEYED)

## TOTAL STATION SURVEY

SHEPARDSON & MILLO  
PROPERTY  
PORTION NORTHERLY OF "HOGBACK ROAD"  
JOHNSON, VERMONT SCALE: 1" = 60'  
THIS MAP WAS PREPARED BASED ON A CLOSED TRAVERSE OF FIELD EVIDENCE, RESEARCH IN THE LAND RECORDS AND PARCEL EVIDENCE. THIS PLAN MEETS THE REQUIREMENTS OF 27 VSA 1403.

David J. Peatman  
MAY 23, 2000

