



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 1998.
4. LINES WERE BLAZED AND PAINTED ORANGE DECEMBER 1998.
5. TOWN LOTTING INFORMATION IS BASED ON A SURVEY BY NEWTOWN SURVEYORS, INC. ENTITLED "A TRANSIT & TAPE SURVEY OF RALPH & JOAN MASON JR." DATED 7-5-77 AND LOCATED IN MAP BOOK 1 PAGE 63.
6. THIS MAP IS FOR THE EXCLUSIVE USE OF THE CAROLINE C. WIPPRECHT ESTATE AND HEIRS THEREOF.

PATRICIA A. CAVANAGH
BOOK 69 PAGES 527-528
(SEE BOOK 41 PAGE 142)

DEED REFERENCE

JOHNSON LAND RECORDS
CHARLES & LUIGIE ROOT
TO
EDWARD & CAROLINE WIPPRECHT
BOOK 37, PAGE 345
DATED APRIL 25, 1955
(PORTION OF)

**TOTAL STATION SURVEY OF THE
CAROLINE C. WIPPRECHT ESTATE
699 CEMETERY ROAD**

JOHNSON, VERMONT SCALE: 1" = 100'

THIS PLAT WAS PREPARED BASED ON A CLOSED
TRaverse OF FIELD EVIDENCE AND RESEARCH IN
THE JOHNSON LAND RECORDS. THIS PLAT CONFORMS
TO 27 VSA 1403.

David J. Peatman

12-10-98
REVISED 4-30-99
(REWORKED INTO TWO LOTS)
(GRADED EXISTING LANE/DRIVE
FOR WASTEWATER DISPOSAL AREA)

