

notes:

- This plat is based on records research, field evidence and a Leica Robotic total station field survey.
- Bearings hereon reference approximate magnetic north as observed by On Point Survey in December 2012. Bearings referenced hereon are intended to depict the angular relationship between sides of the property.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject parcel: easements, other than possible easements that were visible at the time of the making of the survey, zoning or other land use regulations, wetlands, flood plain limits, and any other facts that an accurate and current title search may disclose.
- Declaration is made to original contract signer (Jeb Porter) of the survey. It is not transferable to additional institutions or subsequent owners without consent by the original contract signer and/or On Point Survey.
- This survey is valid only if print has original seal and signature, in red ink, of the surveyor.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Subsurface and environmental conditions were not examined or considered as part of this survey.
- This plat reflects conditions at the time of the survey.
- There exists the remains of a fence line near the southerly line of Porter. Map reference #2 shows the fence line as meandering along either side of the boundary line shown hereon.
- The right of way for Bowlsville Rd. is assumed to be 3 rods wide and is shown hereon as being offset from the centerline of the existing travelway.
- Contours shown hereon are in meters and are extracted from a USGS contour map.
- The tree line and brook shown hereon are an approximate representation extracted from an orthographic photo (#124100) furnished by the Vermont Center for Geographic Information.
- This plat does not purport to address any wastewater issues, designs, permits or easements. Refer to a plat titled: "Replacement Wastewater Disposal System Area Designation, Porter and Lions Property", prepared by Heritage Engineering, P.C., dated 03/13/13 for a more detailed representation of the water/wastewater requirements.
- Per note #10 on the aforementioned plat, "At the time of conveyance of either parcel shown a permanent legal easement shall be included in the deed for each parcel to allow for access, use, construction, maintenance and testing for a wastewater disposal system to serve the residence shown."
- This proposed subdivision is contingent on applicable State of Vermont and Town of Mount Holly applications, fees, permits and approvals.

map references:

- plat titled: "land surveyed for Leicester, Sood, & Zabrowski", prepared using a transit and steel tape by Nicholas P. Nowlen, recorded on Nov. 5, 1996.
- unfiled plat titled: "Property of John C. Simonds", prepared by Stuart Dauchy LS#13 on Jan 13, 1978.
- plat titled: "Proposed Subdivision of Property of Steven Wiener, 60 Bowlsville Rd., Mount Holly, Vermont", prepared by Donald B. Stein LS#623 on June 13, 2005, recorded on April 18, 2006.
- plat titled: "Subdivision, Lands of Christopher J. & Lisa Leigh Kelley", prepared by Paul Greineder LS#45814 for On Point, dated Oct 7, 2009.

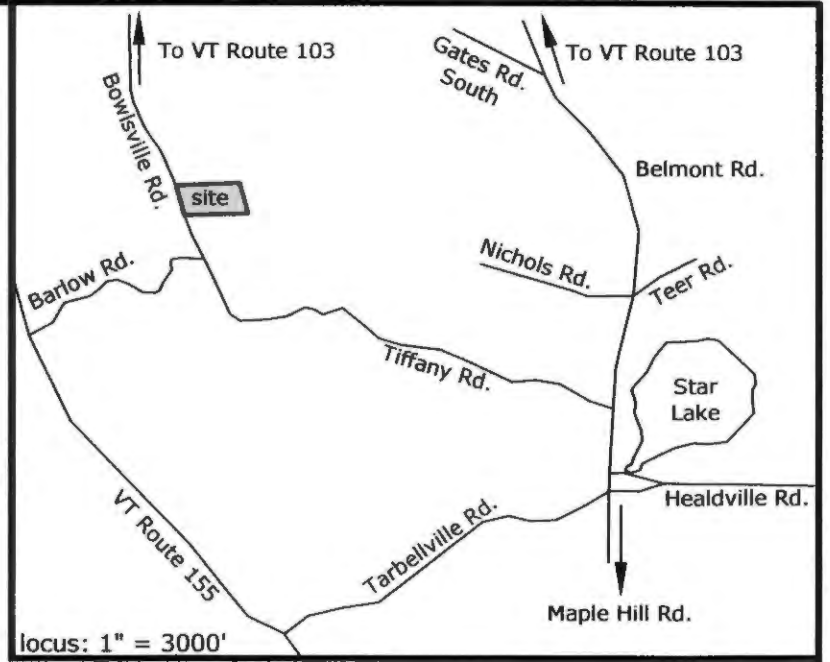
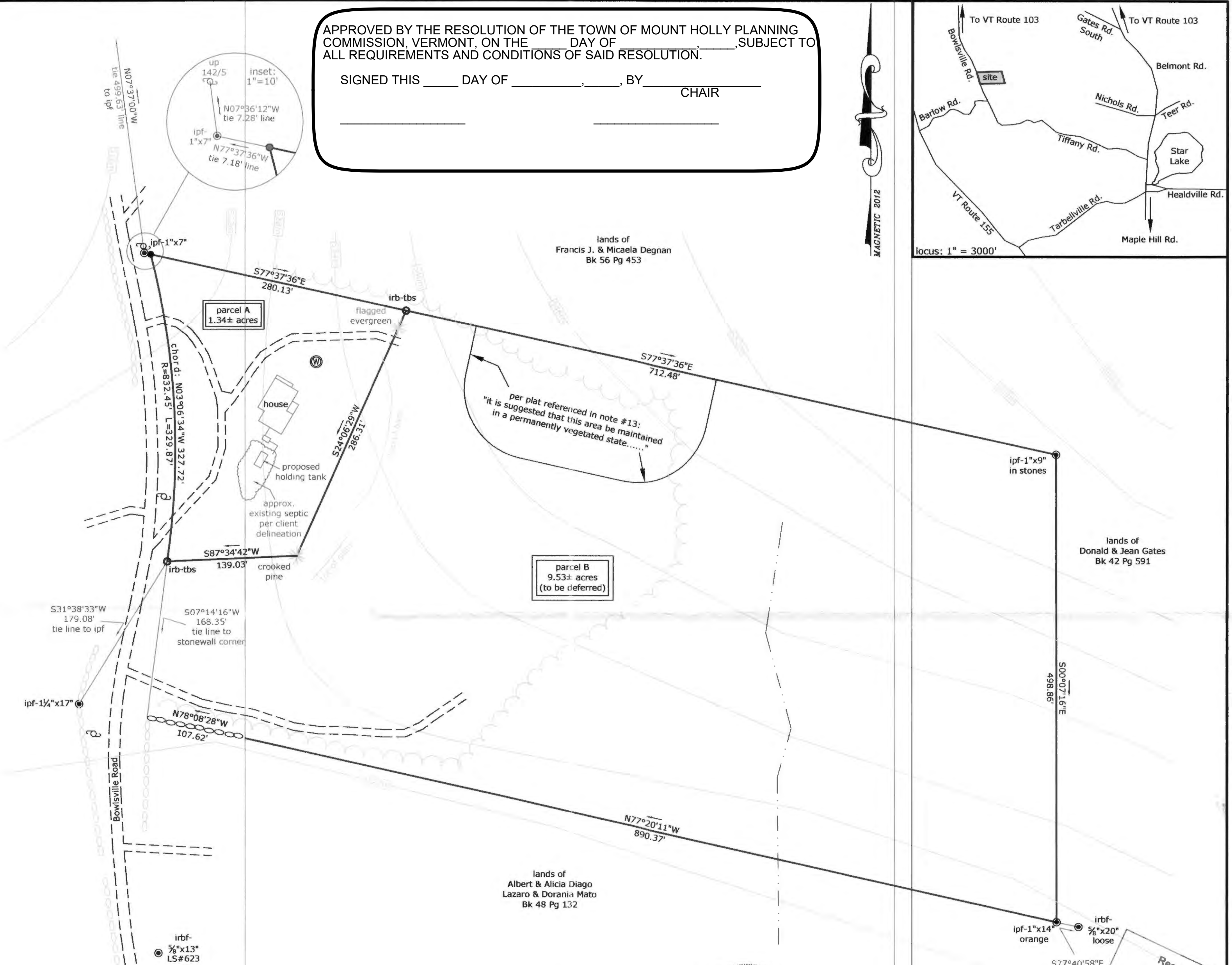
Legend

- irbf iron rebar found
- ipf iron pipe found
- irb-tbs 5/8" iron rebar to be set
- boundary point (unmarked)
- ⊕ utility pole
- ⊕ drilled well
- approx. centerline brook
- approx. tree line
- edge of travelway
- stone wall
- wire fence

Mount Holly, VT Town Clerk's Office
 Received for record _____ A.D.,
 At _____ o'clock _____ minutes _____ m
 and recorded in _____
 Attest: _____
 (Town Clerk)

APPROVED BY THE RESOLUTION OF THE TOWN OF MOUNT HOLLY PLANNING COMMISSION, VERMONT, ON THE _____ DAY OF _____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS _____ DAY OF _____, BY _____ CHAIR



MAGNETIC 2012

GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Approved By: David R. Swift
 Permit #: WD-1-2490
 DATE: June 13, 2017



In accordance with 26 VSA 2596, I certify that this survey is consistent with the information noted to the best of my knowledge and belief. This plat meets the requirements of 27 VSA 1403.

Paul Greineder
 Paul Greineder LS#45814

Received
 MAY 24 2013
 Drinking Water and Ground Water Protection Division

Received
 JUN 04 2013
 Drinking Water and Ground Water Protection Division

**Proposed Subdivision
 Lands of John B. Porter**

(book 83 page 369)

194 Bowlsville Rd Mount Holly Vermont
 C:\On Point\2012\Porter_Jeb\dwg\subdivision.dwg March, 2013

On Point Land Surveying

3155 Rte 30/po box 322 Dorset, Vermont 802.231.2556