



**NOTES & CERTIFICATION**

1.0 The information gathered and considered during compilation of this Map of Boundary Survey is as follows:  
 1.1 Abstracts from those particular deeds, to which specific reference is made on this Map, and deeds of previous titleholders in the chains of title to the parcels depicted hereon, that support the method of determination of the parcel boundaries as described in note 2.0 below. Unless otherwise expressly stated, only those deeds which are a matter of public record in the land records of the Town of Mount Holly have been examined and utilized in this Survey. The examination of deeds recorded in the public land records assumes all deeds are properly indexed.  
 1.2 A Survey Map entitled "Lot Plan Wilderness Corporation Mount Holly & Plymouth, VT. Second & Third Surveys" prepared by G.E. Darcy, dated December 14, 1963 & August 17, 1965, recorded in Map Book 3, Page 77 of the Town of Mount Holly Plat Records.  
 1.3 A Survey Map entitled "Lot Plan Wilderness Area Lake Nenevah Plymouth & Mount Holly, VT." prepared by G.E. Darcy, dated Aug. 7, 1962, recorded in Map Book 3, Page 75 of the Town of Mount Holly Plat Records.  
 1.4 A Survey Map entitled "Boundary and Subdivision Survey of: Wagner Joint Revocable Trust Property 300 Hastings Lane (a Private Road) Towns of Mount Holly & Plymouth Counties of Rutland & Windsor State of Vermont" prepared by Vermont Survey Consultants, LLC, dated 6/20/2025, last revised 10/24/25, recorded in Map Book 4, Page 57 of the Town of Mount Holly Plat Records.  
 1.5 Field Survey measurements taken at the site for purposes of recording and compiling onto this Map, the data identified in Notes 1.1 through 1.4 above.  
 1.6 Loop Road is a private road owned by The Wilderness Community, Inc. in fee simple in accordance with the deed copy in volume 86, page 31. Said deed copy does not contain a sufficient description of Loop Road. Reference Map 1.2 above does not show a width of the right of way of said road and appears to only show the traveled way of said road. Measurements of the edges of the gravel roadway or traveled way of Loop Road were used as the property boundary of said Loop Road.  
 2.0 The method of determination of the Parcel Boundaries was as follows:  
 2.1 Points 1, 3, 6, 9, and 11 were located at existing steel pipes recovered in the field and confirmed by measurements to be in the locations called for on Reference Map 1.2.  
 2.2 Point 2 was located on the line between Point 1 and Point 3.  
 2.3 Point 4 was located on the line between Point 3 and Point 5.  
 2.4 Point 5 was located on the line between Point 3 and item 244 at the proportional shortage of distance in accordance with Reference Map 1.2.  
 2.5 Points 7 through 10 were located at the intersections of the extensions of the related boundary lines and the westerly edge of the gravel traveled way of Loop Road.  
 2.6 Point 12 was located on the line between Point 4 and Point 8.

3.0 This Survey meets the qualifications for a Vermont Suburban Survey classification as defined by rules of the Vermont Board of Land Surveyors, Rule 95 – p29, Part 5, Paragraph 5.5 a and b, effective January 7, 2013.  
 4.0 The bearings, distances, and coordinates entered hereon are derived from Vermont State Plane Coordinates, North American Datum of 1983 realization 2011 epoch 2010.00, as measured in the field during March, 2026. A base control point was established on common land on the southwesterly shore of Lake Nenevah using a Leica GS16 Equipment Number 31064067 Global Navigation Satellite System Base which logged static observations for 7 hours and 49 minutes. A Leica GS18T Equipment Number 30488778 Global Navigation Satellite System Rover collecting data to a Leica CS 20 Equipment Number 30578755 data collector using Leica Captivate software version 9.10 with above Base was used to measure all physical boundary evidence, site improvements, and new markers as installed. Coordinates were transformed to a solution calculated by the National Oceanic and Atmospheric Administration Online Positioning User Service. Bearings were calculated using the corrected field coordinates. All current distances are Grid distances in United States Survey Feet with a site elevation of 1770 feet above mean sea level on the North American Vertical Datum of 1988 and Geoid 18 to be used for a Combined Factor calculation.  
 5.0 Information derived from this Map, and employed for whatever purpose, is subject to the graphic and written qualifications entered on the face of the Map, both expressed and implied. Information derived from this Map must be utilized with a level of discretion commensurate with the nature of the qualification.  
 6.0 I declare that the information entered on this Map is true and accurate to the best of my knowledge; however, this Map of Boundary Line Adjustment Survey, in and of itself, is not to be construed as a Certification of Title to the property depicted hereon, nor an endorsement of any title claim by any party or reference source, either expressed or implied. The Title to property depicted on this Map of Boundary Line Adjustment Survey should be validated by Title Opinion of a competent Attorney at Law on the basis of their independent research of the public land records.  
 6.1 Furthermore I declare that this Map is based on the information indicated above and that the survey work identified hereon is consistent with that information except where otherwise noted.  
 7.0 This Map complies with 27 V.S.A., Section 1403.

Jason C. Burt  
 State of Vermont Licensed Land Surveyor Number 109618

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

**NOTES FOR PLANNING COMMISSION**  
 1. All properties shown on this map are in the Rural Residential Town of Mount Holly Future Land Use Area.  
 2. The Subject Property is 1500 feet from the Public Access to Lake Nenevah.  
 3. The Subject Property is 4.1 miles from the Town of Mount Holly Town Office.

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

Revised May 23, 2026: changed boundary to be adjusted, associated drafting, and acreages.

McDonald Family Trust, Marina Huyler, and Gerald Carney  
 Map of  
 Boundary Line Adjustment  
 and Subdivision  
 of  
 Parcel 03G8036.00, Loop Road  
 Mount Holly, Vermont

Project Number: 26010 April 6, 2026  
 Scale: 1 inch = 50 feet Sheet: 1 of 1

