Slide 1063

COR. 5

MAPLE PARK PARTNERS
VOL. 64, PG. 40

N 67-09 W
526.0'

COR. 4

COR. 3

PROPERTY OF GORDON & WENDI KALLEY
VOL. 36, PG. 476

N 71-00 W

N 54-08 W
57.1'

COR. 2

714.7'

FENCE LINE IN POOR REPAIR

110.0'

LOT 4B
MARK & DEBRA IRISH
2.26 ACRES

FAIRFAX
APPROXIMATE TOWN LINE
FLETCHER

LOT 1
RITA L. IRISH
±8.85 AC. FLETCHER
±3.63 AC. FAIRFAX

726.7'

500.0'

COR. 17

N51-53W
120.0'

COR. 16

S 12-58 E

Copy of this plat also.

S 25-00 E
38.6'

COR. 14

COR. 13

±910' ALONG RIGHT OF WAY CHORD COR. 13 TO COR. 1 S75-43E 832.0'

±888' ALONG CENTER-LINE TOWN HIGHWAY 33

±498' ALONG CENTERLINE

±468' ALONG RIGHT OF WAY

CHORD COR. 11 TO COR. 12
N 88-59 W
424.0'

COR. 1 TO COR. 2
N 24-49E
526.7'

390.0'

KALLEY VOL. 36, PG. 476

COR. 1

N 24-49W
25.4'

TO CAMBRIDGE

N 24-49W
39.3'

ITEM 25

COR. 11

±25'

267'

SUBDIVISION 1 BOUNDARY AS PROPOSED BY GARY FOOTE JR. PLAN DATED 16 JUNE 1993

LOT 4A
MARK & DEBRA IRISH
2.38 ACRES

1441.4'

157.8'

303.0'

317.0'

N05-36W
12.0'

N05-36W
628.0'

COR. 15 TO COR. 13
N47-14E 200.0'

212' ALONG & TOWN HIGHWAY 39

COR. 12

S 24-16 E
163.8'

CENTER OF BROOK

ALONG

S12-30 E
380.5'

N 00-30 E

CHORD

±490'

LOT 2
RITA L. IRISH
±1.72 AC. FLETCHER
±1.77 AC. FAIRFAX

PROPERTY OF MAPLE PARK PARTNERS
VOL. 42, PG. 5

S 10-40 W
317.0'

PROPERTY OF MAPLE PARK PARTNERS
VOL. 64, PG. 40

COR. 5 TO ITEM 1
466.6'

S 10-40 W
134'

ITEM 1

TIE COR. 6 TO COR. 15 N28-44E 628.0'

±634' ALONG RIGHT OF WAY

±645' ALONG CENTER-LINE

±535' ALONG CENTERLINE

±533' ALONG RIGHT OF WAY

CHORD COR. 12 TO COR. 7 S35-04W 524.3'

S12-30 E
1522.2'

300.92'

S 0-30 W
102.0'

624.4'

CHORD 217.3'
N 64-30 E

±223' ALONG EDGE OF RIVER

COR. 10

LOT 3
MARK & DEBRA IRISH
4.42 ACRES

MAGNETIC NORTH 1987

N

COR. 7

CHORD S04-44E 245.2'

±330' ALONG CENTER OF BROOK

CHORD COR. 8 TO COR. 9 N64-15E 556.6'

±730' ALONG EDGE OF RIVER

LAMOILLE RIVER

COR. 9

S 10-40 W
329'

COR. 6

TO FAIRFAX FALLS

B & M BEACH
VOL. 69, PG. 4

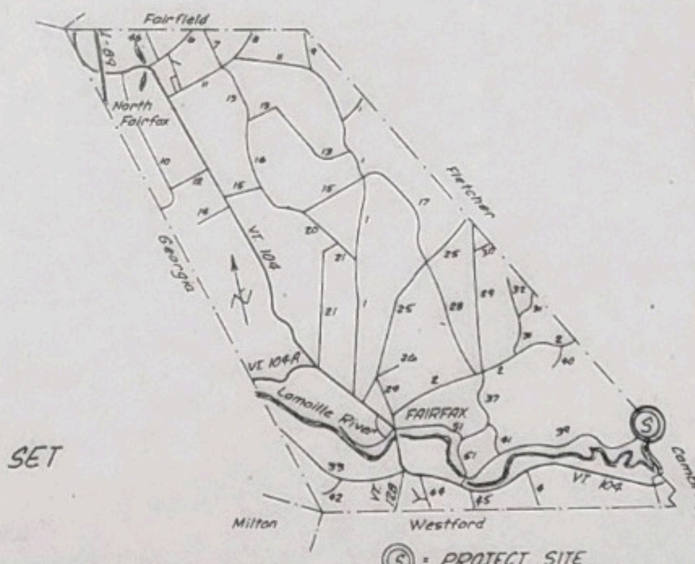
EDGE OF RIVER MAY 14, 1992

COR. 8

100' 0' 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000' 1100' 1200' 1300' 1400'

## LEGEND

- CALCULATED POINT, NO MARKER SET
- EXISTING 1" IRON BAR
- SET 5/8" RE-BAR
- CULVERT
- CENTERLINE OF BROOK
- PROPERTY BOUNDARY
- RIGHT OF WAY LIMIT
- CENTERLINE OF TOWN HIGHWAY
- CENTERLINE WOODS ROAD
- FENCE LINE, BARBED WIRE




(5) • PROJECT SITE

LOCATION MAP
TOWN OF FAIRFAX

RECEIVED FOR RECORD
July 3, 1996 @ 9:00AM
RECORDED AT SLIDE # 1063
ATTEST: Sheila A. Belloaks TOWN CLERK

## GENERAL NOTES

1.0 THE INFORMATION GATHERED AND CONSIDERED DURING COMPILATION OF THIS MAP IS AS FOLLOWS:
1.1 A SURVEY MAP ENTITLED "A THEODOLITE & TAPE SURVEY A PORTION OF MAPLE PARK PARTNERS PROPERTY, FLETCHER, VERMONT, SCALE 1"=50'", DATED MARCH 8, 1988, PREPARED BY WILLARD L. GOVE.
1.2 A SURVEY MAP ENTITLED "A THEODOLITE & TAPE SURVEY THIBAULT TO MAPLE PARK, FAIRFAX & FLETCHER, VT. SCALE 1"=200'", DATED DECEMBER 1987, PREPARED BY WILLARD L. GOVE AND RECORDED IN THE FAIRFAX & FLETCHER LAND RECORDS.
1.3 A SURVEY MAP ENTITLED "PLAT OF SURVEY FOR CECILE L. TURNER IN THE TOWN OF FLETCHER, VT.", DATED JULY 31, 1980, PREPARED BY JOHN A. MARSH AND RECORDED IN THE FLETCHER LAND RECORDS.
1.4 A SURVEY MAP ENTITLED "IRISH PROPERTY, TOWN HIGHWAY 39, FAIRFAX, VT." PREPARED BY WILLIAM H. HANNON AND RECORDED IN THE FAIRFAX LAND RECORDS.
1.5 AERIAL PHOTOGRAPHS TAKEN IN 1979, OFFICIAL VERMONT BASE MAP, SHEETS NUMBERED 112244, 116240, 116236.
1.6 NO INFORMATION HAS BEEN RECOVERED FROM THE PUBLIC LAND RECORDS TO CONFIRM OWNERSHIP OF THE LAND OCCUPIED BY TOWN HIGHWAYS 33 & 39. A 3 ROD RIGHT OF WAY HAS BEEN ASSUMED FOR THESE HIGHWAYS. THE AREA OF LOTS DEPICTED HEREON WAS CALCULATED TO THE RIGHT OF WAY LIMIT. THERE IS 1.58 ACRES WITHIN THE ROAD RIGHT OF WAY LIMITS.
1.7 ORAL EVIDENCE SUPPLIED BY MARK IRISH AND LARRY IRISH.
1.8 FIELD SURVEY MEASUREMENTS WERE OBTAINED USING A THEODOLITE AND ELECTRONIC DISTANCE METER. MAGNETIC BEARINGS SHOWN WERE EXTENDED FROM THE GOVE SURVEY MENTIONED IN NOTE 1.2 ABOVE AND SERVE TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN THE COURSES SHOWN.
1.9 ABSTRACTS FROM THOSE PARTICULAR DEEDS RECOVERED IN THE TOWNS OF FAIRFAX AND FLETCHER LAND RECORDS TO WHICH SPECIFIC REFERENCE IS MADE ON THIS MAP. ONLY DEEDS WHICH ARE A MATTER OF PUBLIC RECORD IN SAID TOWNS HAVE BEEN EXAMINED AND UTILIZED IN THIS SURVEY PROVIDED THEY ARE PROPERLY INDEXED.

2.0 THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES WAS AS FOLLOWS:
2.1 CORNER 1 WAS LOCATED ON THE NORTHERLY RIGHT OF WAY LIMIT OF TOWN HIGHWAY 33 ON THE LINE FROM CORNER 2 TO ITEM 25. THE LINE FROM CORNER 2 TO ITEM 25 WAS TAKEN AS EFFECTIVE MONUMENTATION OF THE FORMER IRISH-TURNER BOUNDARY AND IS SUBSTANTIALLY IN THE LOCATION ILLUSTRATED ON THE MAP MENTIONED IN NOTE 1.3 ABOVE.
2.2 CORNERS NUMBERED 2 & 3 WERE LOCATED AT BENDS IN THE FENCE LINE IN CONFORMANCE WITH THE MAP MENTIONED IN NOTE 1.3 ABOVE.
2.3 CORNER 4 WAS TAKEN AS EFFECTIVE MONUMENTATION OF A SOUTHWESTERLY CORNER OF KALLEY AND A SOUTHEASTERLY CORNER OF MAPLE PARK PARTNERS IN CONFORMANCE WITH THE MAPS MENTIONED IN NOTE 1.2 AND 1.3 ABOVE.
2.4 CORNER 5 WAS TAKEN AS EFFECTIVE MONUMENTATION OF THE NORTHWESTERLY CORNER OF IRISH IN CONFORMANCE WITH THE MAP MENTIONED IN NOTE 1.2 ABOVE.
2.5 CORNER 6 WAS LOCATED ON THE NORTHWESTERLY RIGHT OF WAY LIMIT OF TOWN HIGHWAY 39 ON THE SOUTHWESTERLY EXTENSION OF A LINE FROM CORNER 5 THROUGH ITEM 1. THE LINE FROM CORNER 5 THROUGH ITEM 1 WAS TAKEN AS EFFECTIVE MONUMENTATION OF THE EASTERLY BOUNDARY OF MAPLE PARK PARTNERS IN CONFORMANCE WITH THE MAP MENTIONED IN NOTE 1.2 ABOVE.
2.6 CORNERS NUMBERED 7 AND 8 WERE LOCATED AT THE CENTER OF A BROOK IN CONFORMANCE WITH VOL. 40, PG. 93 OF THE FAIRFAX LAND RECORDS. CORNER 7 WAS LOCATED ON THE SOUTH-EASTERLY RIGHT OF WAY LIMIT OF TOWN HIGHWAY 39. CORNER 8 WAS LOCATED ON THE NORTHERLY EDGE OF THE LAMOILLE RIVER.
2.7 CORNERS NUMBERED 9 AND 14 WERE LOCATED AT POINTS DETERMINED BY MARK IRISH. CORNER 9 WAS LOCATED ON THE EDGE OF THE LAMOILLE RIVER. THE LINES BETWEEN CORNER 5 & CORNER 14 AND CORNER 14 & CORNER 9 ARE TO BE ESTABLISHED BY NEW WRITINGS AS THE TRUE EASTERLY BOUNDARY OF MARK & DEBRA IRISH.
2.8 CORNERS NUMBERED 10 AND 11 WERE LOCATED AT THE CENTER OF A BROOK IN CONFORMANCE WITH VOL. 42, PG. 5 OF THE FLETCHER LAND RECORDS. CORNER 10 WAS LOCATED AT THE EDGE OF THE LAMOILLE RIVER. CORNER 11 WAS LOCATED ON THE SOUTHERLY RIGHT OF WAY LIMIT OF TOWN HIGHWAY 33.

3.0 THE DIVISION OF THE LAND DEPICTED HEREON MAY REQUIRE FEDERAL, STATE AND LOCAL PERMITS WHICH IS THE SOLE RESPONSIBILITY OF THE LANDOWNERS.
4.0 NO ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE ON THIS MAP ANY EASEMENTS, RIGHTS OF WAY, PUBLIC LAND LOCATION, ENCROACHMENTS, OBJECTIONS TO TITLE, ETC., EXCEPT AS NOTED ON THIS MAP.

| DATE | REVISION |
|---|---|
| | |
| 3-29-95 | SUBDIVIDED LOT 4 INTO TWO PARCELS |

PROPERTY OF
MARK & DEBRA IRISH
VOL. 75, PG. 153 FAIRFAX
AND
RITA L. IRISH
VOL. 34, PG. 234, FAIRFAX; VOL. 25, PG. 436 FLETCHER

HANNON ASSOCIATES, INC.
LICENSED LAND SURVEYOR
RR 1 BOX 196
JEFFERSONVILLE, VT. 05464

STATE OF VERMONT
WILLIAM H. HANNON No. 594 REGISTERED LAND SURVEYOR

DATE: AUG. 9, 1992 SCALE: 1" = 100'
DRAWN BY: TWT CHECKED BY: WH
SURVEYED BY: WH, MI, JPH
PLAT NO.: 92-230

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IN MY PROFESSIONAL OPINION THIS MAP IS TRUE AND CORRECT BASED ON INFORMATION CONTAINED IN THE GENERAL NOTES AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

William H. Hannon