

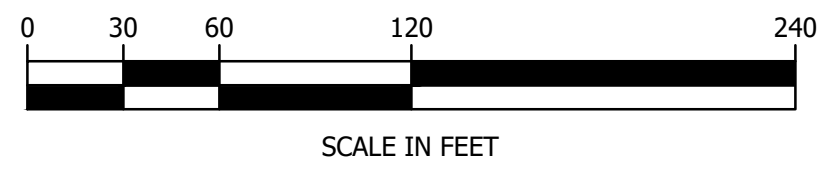
VICINITY MAP

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- 5/8-INCH IRON ROD SET WITH HORIZONS ID CAP #754
- UTILITY POLE
- CALCULATED POINT
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- EDGE OF GRAVEL
- OVERHEAD UTILITY WIRES
- STONE RETAINING WALL
- EDGE OF POND

GENERAL NOTES:

1. OWNER OF RECORD: BENJAMIN P. KNUDTSON
PARCEL ID # 330208
2. REFERENCE DEED: (A) WARRANTY DEED FROM CR 2018 LLC TO BENJAMIN P. KNUDTSON, DATED JUNE 14, 2019, RECORDED IN THE TOWN OF CALAIS LAND RECORDS BOOK 51, PAGE 606.
3. REFERENCE PLANS: (A) "PROPERTY SURVEY PREPARED FOR WAYNE & ELLEN TULLER", BY WAYNE D. LAWRENCE, DATED FEBRUARY 23, 1988, LAWRENCE PROJECT #88013, RECORDED IN THE TOWN OF CALAIS LAND RECORDS AS MAP SLIDE 107A. (B) "PROPERTY SURVEY PREPARED FOR CHRISTOPHER & DEBBIE TULLER", BY WAYNE D. LAWRENCE, DATED FEBRUARY 23, 1988, LAWRENCE PROJECT #510139.
4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN JULY OF 2022.
5. THE BEARINGS SHOWN HEREON REFER TO VERMONT GRID NORTH AND ARE BASED ON STATIC GPS OBSERVATIONS PERFORMED.
6. JACK HILL ROAD (TOWN HIGHWAY #33) AS SHOWN HEREON IS A GRAVEL, PUBLIC HIGHWAY, THE ROAD RIGHT-OF-WAY IS DEPICTED AS THREE RODS WIDE (49.5') PER VERMONT STATUTE AND IS DEFINED BY THE EXISTING ROAD AS SURVEYED AND MONUMENTS FOUND.
7. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LANDS DESCRIBED IN THE REFERENCE DEED INTO LOTS 1 AND 2 AS DEPICTED HEREON. LOCATION OF THE NEW BOUNDARY LINES IS AS DIRECTED BY BENJAMIN KNUDTSON. LOT 2 IS TO BE SERVED BY A 20' RIGHT-OF-WAY AND UTILITY EASEMENT ALONG THE PROPOSED GRAVEL DRIVEWAY FROM JACK HILL ROAD BEHIND THE EXISTING HOUSE AS SHOWN HEREON TO LOT 2. THE RIGHT-OF-WAY IS TO BE CENTERED ON THE DRIVEWAY AS CONSTRUCTED.



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Civil and Structural Engineering
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SURVEY OVERLAY PLAN PREPARED FOR

BENJAMIN KNUDTSON

208 JACK HILL ROAD
CALAIS, VT 05650

OF PROPERTY LOCATED AT
208 JACK HILL ROAD
CALAIS, WASHINGTON COUNTY, VERMONT

DEED BOOK 51, PAGE 606
PARCEL ID NUMBER 330208

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE:</td> <td>PROJECT #:</td> </tr> <tr> <td>12/20/2022</td> <td>220639</td> </tr> <tr> <td>SURV'D BY:</td> <td>DRAWN BY:</td> </tr> <tr> <td>NPN</td> <td>FB</td> </tr> <tr> <td>CHECK'D BY:</td> <td>ARCHIVE #:</td> </tr> <tr> <td>NPN</td> <td>H---</td> </tr> </table>	DATE:	PROJECT #:	12/20/2022	220639	SURV'D BY:	DRAWN BY:	NPN	FB	CHECK'D BY:	ARCHIVE #:	NPN	H---
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