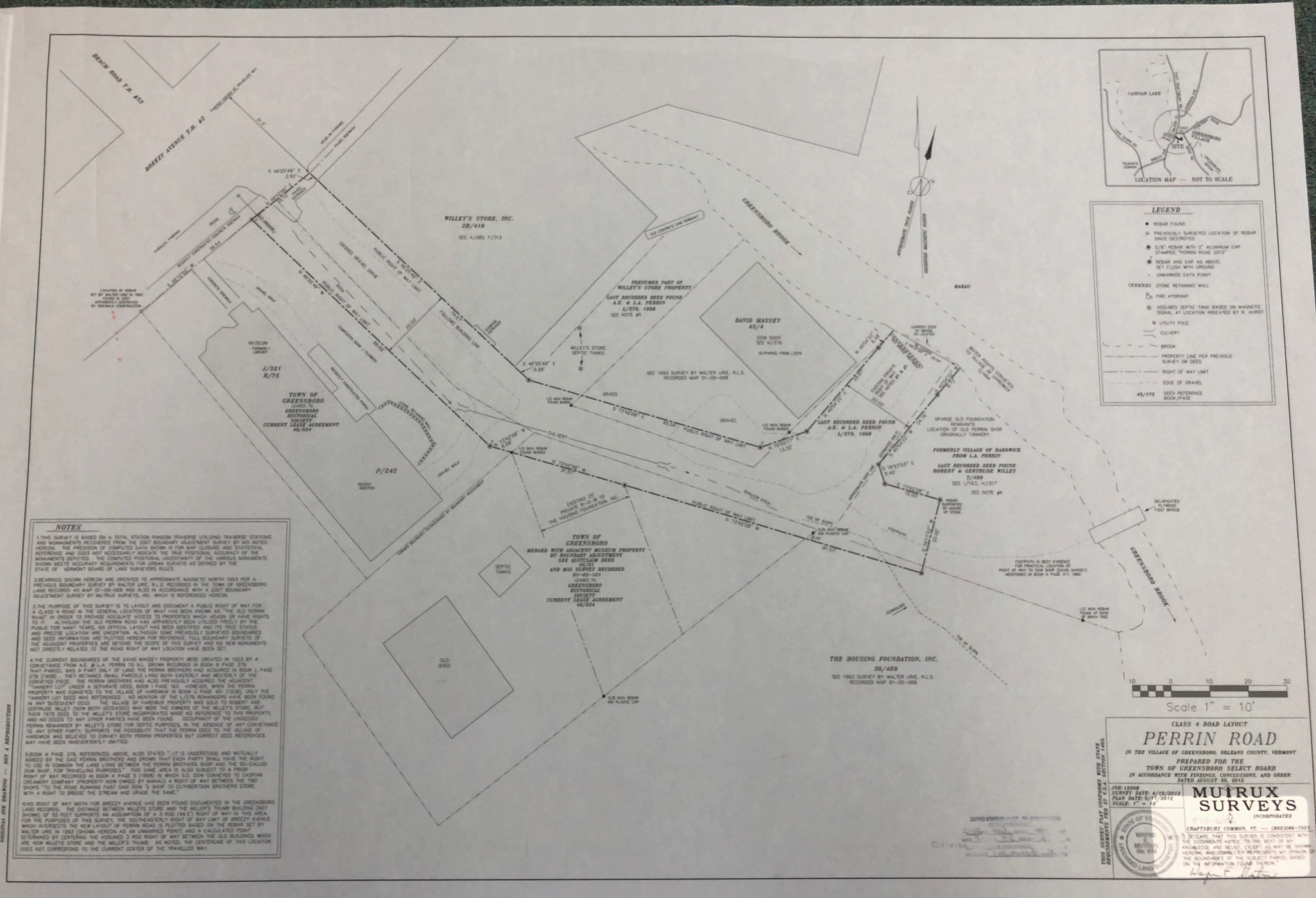


## NOTES

1. THIS SURVEY IS BASED ON A TOTAL STATION RANGOM TRAVERSE UTILIZING TRAVERSE STATIONS AND MONUMENTS RECOVERED FROM THE 2007 BOUNDARY ADJUSTMENT SURVEY BY MSI NOTED HEREON. THE PRECISION OF COMPUTED DATA SHOWN IS FOR MAP CLOSURE AND STATISTICAL REFERENCE AND DOES NOT NECESSARILY INDICATE THE TRUE POSITIONAL ACCURACY OF THE MONUMENTS DEPICTED. THE COMPUTED POSITIONAL UNCERTAINTY OF THE VARIOUS MONUMENTS SHOWN MEETS ACCURACY REQUIREMENTS FOR URBAN SURVEYS AS DEFINED BY THE STATE OF VERMONT BOARD OF LAND SURVEYORS RULES.

2. BEARINGS SHOWN HEREON ARE ORIENTED TO APPROXIMATE MAGNETIC NORTH 1993 PER A PREVIOUS BOUNDARY SURVEY BY WALTER URE, R.L.S. RECORDED IN THE TOWN OF GREENSBORO LAND RECORDS AS MAP 01-05-068 AND ALSO IN ACCORDANCE WITH A 2007 BOUNDARY ADJUSTMENT SURVEY BY MUIRUX SURVEYS, INC. WHICH IS REFERENCED HEREON.

3. THE PURPOSE OF THIS SURVEY IS TO LAYOUT AND DOCUMENT A PUBLIC RIGHT OF WAY FOR A CLASS 4 ROAD IN THE GENERAL LOCATION OF WHAT HAS BEEN KNOWN AS "THE OLD PERRIN ROAD" IN ORDER TO PROVIDE ADEQUATE ACCESS TO PROPERTIES WHICH ADJOIN OR HAVE RIGHTS TO IT. ALTHOUGH THE OLD PERRIN ROAD HAS APPARENTLY BEEN UTILIZED FREELY BY THE PUBLIC FOR MANY YEARS, NO OFFICIAL LAYOUT HAS BEEN IDENTIFIED AND ITS TRUE STATUS AND PRECISE LOCATION ARE UNCERTAIN. ALTHOUGH SOME PREVIOUSLY SURVEYED BOUNDARIES AND DEED INFORMATION ARE PLOTTED HEREON FOR REFERENCE, FULL BOUNDARY SURVEYS OF THE ADJACENT PROPERTIES ARE BEYOND THE SCOPE OF THIS SURVEY AND NO NEW MONUMENTS NOT DIRECTLY RELATED TO THE ROAD RIGHT OF WAY LOCATION HAVE BEEN SET.

4. THE CURRENT BOUNDARIES OF THE DAVID MASSEY PROPERTY WERE CREATED IN 1923 BY A CONVEYANCE FROM A.E. & L.A. PERRIN TO N.L. CROWN RECORDED IN BOOK N PAGE 379. THAT PARCEL WAS A PART ONLY OF LAND THE PERRIN BROTHERS HAD ACQUIRED IN BOOK L PAGE 279 (1908). THEY RETAINED SMALL PARCELS LYING BOTH EASTERLY AND WESTERLY OF THE CONVEYED PIECE. THE PERRIN BROTHERS HAD ALSO PREVIOUSLY ACQUIRED THE ADJACENT "TANNERY LOT" UNDER A SEPARATE DEED, BOOK I PAGE 163. HOWEVER, WHEN THE PERRIN PROPERTY WAS CONVEYED TO THE VILLAGE OF HARDWICK IN BOOK U PAGE 451 (1938), ONLY THE TANNERY LOT DEED WAS REFERENCED. NO MENTION OF THE L/279 REMAINDERS HAVE BEEN FOUND IN ANY SUBSEQUENT DEED. THE VILLAGE OF HARDWICK PROPERTY WAS SOLD TO ROBERT AND GERTRUDE WILLEY (NOW BOTH DECEASED) WHO WERE THE OWNERS OF THE WILLEY'S STORE, BUT THEIR 1975 DEED TO THE WILLEY'S STORE INCORPORATED MADE NO REFERENCE TO THIS PROPERTY, AND NO DEEDS TO ANY OTHER PARTIES HAVE BEEN FOUND. OCCUPANCY OF THE UNDEEDED PERRIN REMAINDER BY WILLEY'S STORE FOR SEPTIC PURPOSES, IN THE ABSENCE OF ANY CONVEYANCE TO ANY OTHER PARTY, SUPPORTS THE POSSIBILITY THAT THE PERRIN DEED TO THE VILLAGE OF HARDWICK WAS BELIEVED TO CONVEY BOTH PERRIN PROPERTIES BUT CORRECT DEED REFERENCES MAY HAVE BEEN INADVERTENTLY OMITTED.

5. BOOK N PAGE 379, REFERENCED ABOVE, ALSO STATED "...IT IS UNDERSTOOD AND MUTUALLY AGREED BY THE SAID PERRIN BROTHERS AND CROWN THAT EACH PARTY SHALL HAVE THE RIGHT TO USE IN COMMON THE LAND LYING BETWEEN THE PERRIN BROTHERS SHOP AND THE SO-CALLED DOW SHOP, FOR TRAVELLING PURPOSES." THIS SAME AREA IS ALSO SUBJECT TO A PRIOR RIGHT OF WAY RECORDED IN BOOK K PAGE 5 (1898) IN WHICH S.S. DOW CONVEYED TO CASPIAN CREAMERY COMPANY (PROPERTY NOW OWNED BY MAKAU) A RIGHT OF WAY BETWEEN THE TWO SHOPS "TO THE ROAD RUNNING PAST SAID DOW'S SHOP TO CUTHBERTSON BROTHERS STORE WITH A RIGHT TO BRIDGE THE STREAM AND GRADE THE SAME."

6. NO RIGHT OF WAY WIDTH FOR BREEZY AVENUE HAS BEEN FOUND DOCUMENTED IN THE GREENSBORO LAND RECORDS. THE DISTANCE BETWEEN WILLEY'S STORE AND THE MILLER'S THUMB BUILDING (NOT SHOWN) OF 55 FEET SUPPORTS AN ASSUMPTION OF A 3 ROD (49.5') RIGHT OF WAY IN THIS AREA. FOR THE PURPOSES OF THIS SURVEY, THE SOUTHEASTERLY RIGHT OF WAY LIMIT OF BREEZY AVENUE WHICH INTERSECTS THE NEW LAYOUT OF PERRIN ROAD IS PLOTTED BASED ON THE REBAR SET BY WALTER URE IN 1993 (SHOWN HEREON AS AN UNMARKED POINT) AND A CALCULATED POINT DETERMINED BY CENTERING THE ASSUMED 3 ROD RIGHT OF WAY BETWEEN THE OLD BUILDINGS WHICH ARE NOW WILLEY'S STORE AND THE MILLER'S THUMB. AS NOTED, THE CENTERLINE OF THIS LOCATION DOES NOT CORRESPOND TO THE CURRENT CENTER OF THE TRAVELLED WAY.

CLASS 4 ROAD LAYOUT

# PERRIN ROAD

IN THE VILLAGE OF GREENSBORO, ORLEANS COUNTY, VERMONT

PREPARED FOR THE TOWN OF GREENSBORO SELECT BOARD

IN ACCORDANCE WITH FINDINGS, CONCLUSIONS, AND ORDER DATED AUGUST 30, 2012

JOB: 12008
SURVEY DATE: 4/12/2012
PLAN DATE: 9/17/2012
SCALE: 1" = 10'

MUIRUX SURVEYS
INCORPORATED
CRAFTSBURY COMMON, VT. ~~ (802)586-7502

I DECLARE THAT THIS SURVEY IS CONSISTENT WITH THE DOCUMENTS NOTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS MAY BE SHOWN HEREON, AND CORRECTLY REPRESENTS MY OPINION OF THE BOUNDARIES OF THE SUBJECT PARCEL BASED ON THE INFORMATION FOUND THEREIN.

Wayne E. Muirux

STATE OF VERMONT — WAYNE E. MUIRUX — No. 030 — REGISTERED LAND SURVEYOR

THIS SURVEY PLAT CONFORMS WITH STATE REQUIREMENTS PER 27 V.S.A. SECTION 1403.

ORIGINAL INK DRAWING — NOT A REPRODUCTION