LEGEND

- IPPF — IRON PIPE FOUND
- IRON BAR FOUND
- CONCRETE OR GRANITE MONUMENT FOUND
- 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "MUTRUX LS 619" SET
- MATURE CEDAR TREE LOCATED
- STONE WALL
- UTILITY POLE
- APPROXIMATE COURSE OF CEDAR STEMS
- APPROXIMATE LIMB LINE OF CEDAR HEDGE
- RIGHT OF WAY LIMIT
- OLD DEED LINE
- BOOK N PAGE 351 — DEED REFERENCE
- [N/383, 1902] — DESCRIPTIVE DEED REFERENCE BOOK/PAGE, YEAR

NOTES

1.THIS SURVEY IS BASED ON A TOTAL STATION CLOSED TRAVERSE AND IS REPRESENTATIVE OF EVIDENCE AND CONDITIONS OBSERVED AS OF THE SURVEY DATE NOTED. 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 BOUNDARY MONUMENTS SHOWN MEETS ACCURACY REQUIREMENTS FOR SUBURBAN SURVEYS AS DEFINED BY THE STATE OF VERMONT BOARD OF LAND SURVEYORS RULES.

2.BEARINGS SHOWN HEREON ARE ORIENTED TO APPROXIMATE MAGNETIC NORTH BASED ON MONUMENTS RECOVERED ALONG THE COURSE INDICATED FROM THE 1971 TRULINE SURVEY REFERENCED AND MAY BE USED AS GENERAL DIRECTION REFERENCES OR TO COMPUTE MORE PRECISE ANGULAR RELATIONSHIPS BETWEEN THE COURSES GIVEN.

3.ALL MONUMENTS SHOWN, BOTH SET AND FOUND, ARE EXPOSED AT LEAST 6 INCHES ABOVE THE GROUND UNLESS OTHERWISE NOTED.

4.THE SPECIFIC DESCRIPTIONS FOUND IN THE DREW CHAIN OF TITLE IN BOOK N PAGE 384 (1923) AND BOOK P PAGE 104 (1926) APPEAR TO INCLUDE A 23 FOOT BY 60 FOOT PARCEL WHICH HAD BEEN CONVEYED BY A PREVIOUS OWNER J. W. HORSEY TO GEORGE E. COLBY IN BOOK N PAGE 654 (1921). COLBY AT THAT TIME WAS THE OWNER OF THE REMAINDER OF THE PARENT FARM FROM WHICH ALL SURROUNDING CAMP LOTS HAD BEEN CONVEYED, AND THE DESCRIPTION FOUND IN N/654 STATES THAT "HIS STRIP OF LAND SHALL BE USED AS A PUBLIC HIGHWAY FOR CAMPERS AND FOR NO OTHER PURPOSE." HOWEVER, THE DESCRIPTION IN N/384 PLACES THE RIGHT OF WAY ON ADJOINING LAND THEN OWNED BY MARY CHENEY IN BOOK J PAGE 204 (1900). NO FURTHER REFERENCE TO THE OUTPARCEL WAS FOUND IN ANY OF THE DEEDS EXAMINED. BOTH GEORGE E. COLBY AND MARY CHENEY CONVEYED THEIR PROPERTIES TO W.A. LANE IN 1923 IN BOOK P PAGES 37 AND 403, AND COLBY LATER PRODUCED A SURVEY (1937) OF A PORTION OF THE LANE PROPERTY WHICH DEPICTS THE RIGHT OF WAY FOR THE PRESENT ROWDIS ROAD AS BEING 20 FEET IN WIDTH IN THE LOCATION SHOWN. ALSO, AN OLD MAP ENTITLED "DRAFT OF SURVEY MADE SEPT 15, 1936 — W. C. YOUNG COTTAGE LOT, GREENSBORO, VT." REVISED SEPTEMBER 1946, WHICH IS UNSIGNED BUT CONSISTENT WITH THE DRAFTING STYLE OF THE OTHER GEORGE COLBY MAP WAS PROVIDED BY BRIAN AND KARYL (CARRUTH) DREW FROM THE PERSONAL RECORDS OF THE CARRUTH FAMILY. NEITHER OF THESE GEORGE COLBY SURVEYS GIVE ANY INDICATION OF THE OUTPARCEL IN QUESTION. OTHER THAN THE SINGLE DEED TO COLBY (N/654), NO DOCUMENT WAS FOUND TO INDICATE THAT THE AREA IN QUESTION SHOULD BE EXCLUDED FROM THE DREW PROPERTY; IT HAS BEEN SPECIFICALLY INCLUDED IN THE DREW CHAIN OF TITLE SINCE 1923. PRESUMEABLY, SINCE IT WAS NOT NEEDED FOR THE STATED PURPOSE AND SINCE COLBY COULD NOT USE IT FOR ANY OTHER PURPOSE. THE PARCEL WAS ALLOWED TO REVERT TO THE COTTAGE LOT EITHER BY AN UNRECORDED DOCUMENT OR BY VERBAL AGREEMENT.

5.THE 1936 COLBY SURVEY MAP REFERENCED ABOVE DEPICTS THE PRESENT DREW — CARPENTER BOUNDARY AS A STRAIGHT LINE BETWEEN THE IRON PIPES FOUND, ALTHOUGH A NOTATION MENTIONS "A CROOKED FENCE" WHICH IS NOT PLOTTED. AS SHOWN HEREON, THAT BOUNDARY LOCATION IS INCONSISTENT WITH BOTH APPARENT OCCUPATION ADJACENT TO THE REAR OF THE CARPENTER COTTAGE AND DEED DIMENSIONS OF THE DREW PROPERTY. NO OLD FENCE REMNANTS WERE RECOVERED, ALTHOUGH THE LINE OF MATURE CEDAR TREES ARE CONSIDERED TO BE THE BEST EVIDENCE OF THE APPROXIMATE FENCE LOCATION AND SUPPORT A BOUNDARY DETERMINATION BASED ON DEED DATA RATHER THAN THE EXISTING IRON PIPE.

6.A RIGHT OF WAY FROM THE PRESENT WILLION PROPERTY ACROSS THE WESTERLY PART OF THE PRESENT DREW PROPERTY WAS RESERVED BY DOROTHY HOWARD (JOSLIN / MILTENBERGER PREDECESSOR) IN HER DEED TO WILLIAM YOUNG RECORDED IN BOOK S PAGE 455 (1947). NO PHYSICAL EVIDENCE OF A TRAVELLED WAY WAS NOTED.

7.A RIGHT OF WAY WAS INCLUDED TO ACCESS THAT PART OF THE PRESENT DREW PROPERTY CONVEYED BY J.A. DWINNELL TO LAK HERSEY IN BOOK M PAGE 453 (1913) ACROSS LAND RETAINED BY DWINNELL (NOW MILLION) TO BE CONFINED TO J.A. DWINNELL'S NORTHERLY LINE". NO PHYSICAL EVIDENCE OF A TRAVELLED WAY WAS NOTED.

8.THE USE OF A RIGHT OF WAY 18 FEET WIDE IN COMMON WITH OTHERS TO "THE SO-CALLED RANDOLPH CAMP ROAD" ACROSS THE PRESENT BENNUM PROPERTY WAS INCLUDED IN THE DEED FROM GEORGE E. COLBY TO H. RAY HALL RECORDED IN BOOK N PAGE 351 (1922). ACCESS TO THIS RIGHT OF WAY WAS INCLUDED IN THE DEED TO THAT PART OF THE PRESENT DREW PROPERTY CONVEYED BY H. RAY HALL TO WILLIAM YOUNG RECORDED IN BOOK M PAGE 384 (1923). NO PHYSICAL EVIDENCE OF A TRAVELLED WAY WAS NOTED.

20 0 20 40 60

Scale 1" = 20'

STANDARD BOUNDARY SURVEY
LAND OF

BRIAN & KARYL DREW

OF RECORD IN BOOK 34 PAGE 161

IN THE TOWNSHIP OF GREENSBORO, ORLEANS COUNTY, VERMONT

JOB: 16007
SURVEY DATE: 9/8/2016
PLAN DATE: 10/8/2016
SCALE: 1" = 20'

MUTRUX SURVEYS
INCORPORATED
CRAFTSBURY COMMON, VT. — (802)586-7521

STATE OF VERMONT — WAYNE E. MUTRUX — NO. 619 — LICENSED LAND SURVEYOR

"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. Mutrux

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

ORIGINAL INK DRAWING — NOT A REPRODUCTION