

PLAT NOTES:

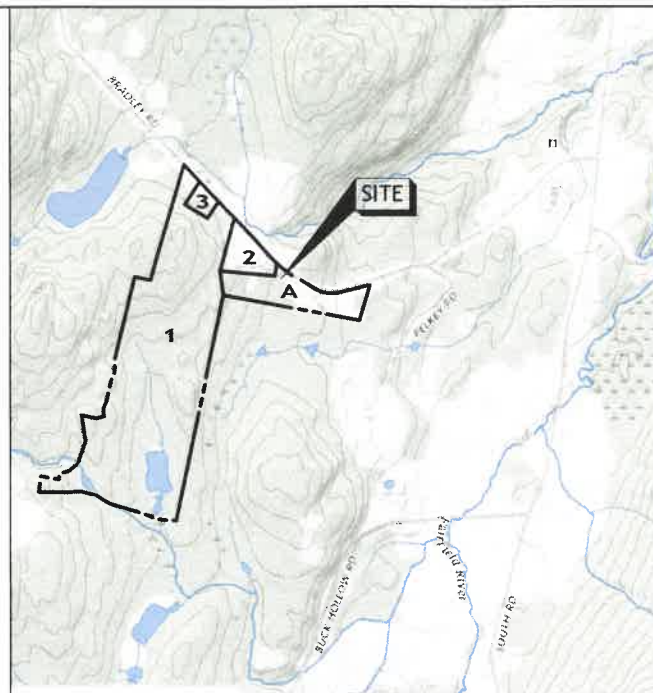
- OWNERS OF RECORD: TODD & LINDA MERCHANT
- DEED REFERENCE: VOLUME 63 PAGE 243 (VOLUME 85 PAGE 576)
- KEY DOCUMENTS: MAP SLIDE 33A (PLAT REFERENCE 1)
- THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS TAX PARCEL ID: 057-1632000.
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 2/20/24 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
- SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- THIS PLAT IS NOT A GUARANTEE OF TITLE.
- ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
- THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
- BRADLEY ROAD IS ASSUMED TO BE 3 RODS WIDE AS ALLOWED BY STATE STATUTE.
- ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
- VOLUME 85 PAGE 576 CONVEYS A PORTION OF THE SUBJECT PARCEL, SHOWN HEREON AS LOT 2 FROM TODD & LINDA MERCHANT TO TODD & LINDA MERCHANT. THIS SUBDIVISION WAS NOT APPROVED AT THE TOWN AND TO THE BEST OF MY KNOWLEDGE IS NOT CONSIDERED A SEPERATE LOT BY THE TOWN OF FAIRFIELD. THIS PLAT IS PROPOSING A RE-SUBDIVISION OF LOT 2 AND NEW LOT 3. REFERENCE IS MADE TO STATE PERMIT WM-6-0780, HOWEVER A REVISED STATE PERMIT IS BEING OBTAINED AS PART OF THIS PROJECT. ANY PREVIOUS ATTEMPT TO SUBDIVIDE LOT 2 SHALL BE CONSIDERED MERGED AS PART OF THIS SUBDIVISION.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1322.75'	96.81'	96.79'	S 44° 38' 41" E	4° 11' 37"
C2	1322.75'	238.18'	237.85'	N 51° 53' 59" W	10° 19' 00"
C3	548.75'	443.81'	431.81'	N 80° 13' 39" W	46° 20' 20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42° 47' 37" E	37.99'
L2	S 44° 00' 56" E	107.35'
L3	S 42° 16' 22" E	185.68'
L4	S 41° 05' 39" E	101.17'
L5	S 42° 32' 52" E	100.77'
L6	N 76° 36' 11" E	100.28'
L7	S 71° 34' 27" W	218.61'

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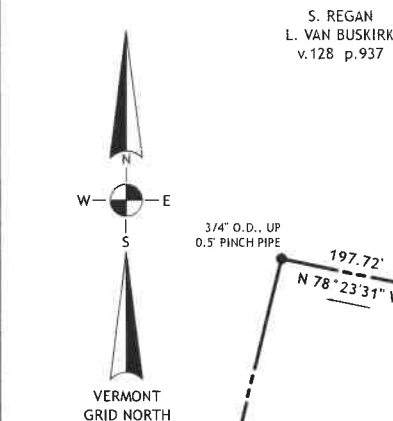
- "SUBDIVISION PLAT PREPARED FOR TODD & LINDA MERCHANT, 1632 BRADLEY ROAD, FAIRFIELD, VERMONT" DATED 12/4/24, BY THIS OFFICE.
- "MR. ROBERT WIGHTMAN, BOUNDARY SURVEY MAP OF A PARCEL LOCATED ON TOWN HWY. NO. 57 IN THE TOWN OF FAIRFIELD, VT., DATED 09/03/86, LAST REVISED 11/18/86, BY WILLIAM F. ANDERSON, LS# 137, AND RECORDED IN MAP BOOK 2 PAGE 21 OF THE TOWN OF FAIRFIELD LAND RECORDS.
- "SUBDIVISION PLAT PREPARED FOR THE GO BHRIVET REVOCABLE TRUST, 329 PELKEY ROAD, FAIRFIELD, VERMONT" DATED 3/6/24, BY THIS OFFICE.



LOCUS MAP
NOT TO SCALE

LEGEND

- ⊙ REBAR (FOUND)
- IRON PIPE (FOUND)
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP PER PLAT REF. 1
- △ CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE ELIMINATED
- APPROXIMATE BOUNDARY LINE
- PROPOSED EASEMENT
- x- BARBED WIRE FENCE
- STONE WALL
- LIDAR CONTOUR



THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM

TOWN OF FAIRFIELD CLERK'S OFFICE
RECEIVED FOR RECORD

THIS _____ DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ MINUTES _____ M AND
RECORDED IN MAP SLIDE _____

ATTEST: _____ TOWN CLERK

ZONING INFORMATION:
DISTRICT: AG/RURAL RES.
MIN. LOT SIZE: 1 ACRES
MIN. FRONTAGE: 200 FEET
FRONT SETBACK: 50 FEET
SIDE/REAR SETBACK: 20 FEET

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF FAIRFIELD, VT. ON THE _____ DAY OF _____ 20____,
SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

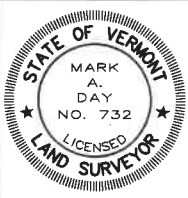
SIGNED THIS _____ DAY OF _____ 20____,
BY _____, CHAIRPERSON.



THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

MARK A. DAY, L.S. VT #732

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300 RYAN'S WAY, FLETCHER, VT 05448
802-849-6516
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BOUNDARY LINE ADJUSTMENT PLAT
Prepared For
TODD & LINDA MERCHANT
1632 BRADLEY ROAD
FAIRFIELD, VERMONT



SCALE: 1"=150'

DATE: 6/16/26

JOB NUMBER: 24052

DRAWING: 24052 SPLAT

DATE OF SURVEY: 4/26/24

SURVEY BY: BP

DRAWN BY: MD