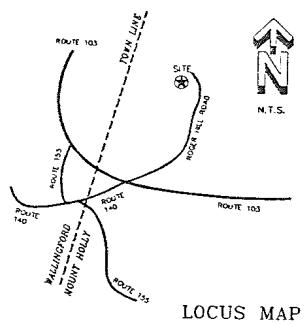
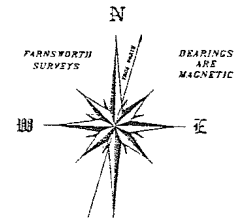
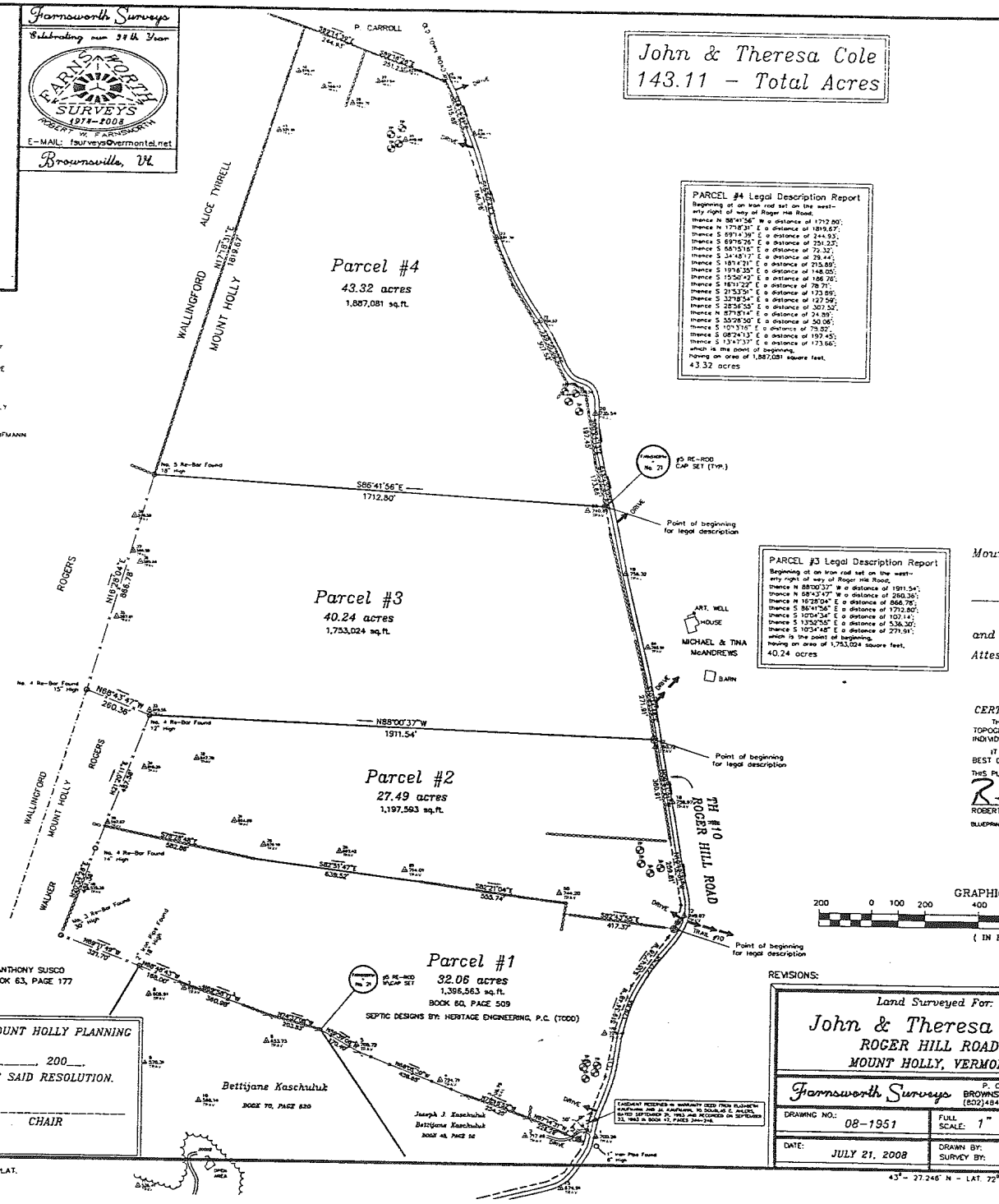
John & Theresa Cole
143.11 – Total Acres

Farnsworth Surveys
Celebrating our 94th Year
FARNSWORTH SURVEYS 1914–2008
ROBERT W. FARNSWORTH
E-MAIL: fsurveys@vermontel.net
Brownsville, Vt.



LOCUS MAP





PARCEL #4 Legal Description Report

Beginning at an iron rod set on the westerly right of way of Roger Hill Road;
thence N 88°41'56" W a distance of 1712.80';
thence N 17°18'31" E a distance of 1819.67';
thence S 69°14'39" E a distance of 244.93';
thence S 69°16'25" E a distance of 251.23';
thence S 68°15'16" E a distance of 72.32';
thence S 34°48'17" E a distance of 29.44';
thence S 18°14'21" E a distance of 715.89';
thence S 19°16'35" E a distance of 148.05';
thence S 15°50'42" E a distance of 186.76';
thence S 16°11'22" E a distance of 78.71';
thence S 21°53'51" E a distance of 173.89';
thence S 32°18'54" E a distance of 127.59';
thence S 28°56'55" E a distance of 307.52';
thence N 87°18'14" E a distance of 24.89';
thence S 55°28'50" E a distance of 50.06';
thence S 10°13'16" E a distance of 79.82';
thence S 08°24'13" E a distance of 197.45';
thence S 13°47'37" E a distance of 173.66';
which is the point of beginning,
having an area of 1,887,081 square feet,
43.32 acres

PARCEL #3 Legal Description Report

Beginning at an iron rod set on the westerly right of way of Roger Hill Road;
thence N 88°00'37" W a distance of 1911.54';
thence N 68°43'47" W a distance of 260.36';
thence N 16°28'04" E a distance of 866.78';
thence S 86°41'56" E a distance of 1712.80';
thence S 10°04'34" E a distance of 102.14';
thence S 13°52'55" E a distance of 536.30';
thence S 10°34'48" E a distance of 271.91';
which is the point of beginning,
having an area of 1,753,024 square feet,
40.24 acres

PARCEL #2 Legal Description Report

Beginning at an iron rod set on the westerly right of way of Roger Hill Road;
thence N 88°00'37" W a distance of 1911.54';
thence S 21°20'11" W a distance of 457.58';
thence S 78°28'48" E a distance of 582.86';
thence S 82°51'47" E a distance of 639.52';
thence S 82°21'04" E a distance of 555.74';
thence S 05°00'31" W a distance of 42.51';
thence S 82°43'55" E a distance of 417.37';
thence N 26°08'08" E a distance of 27.91';
thence N 09°56'43" E a distance of 69.47';
thence N 10°12'31" W a distance of 256.81';
thence N 09°51'21" W a distance of 380.91';
which is the point of beginning,
having an area of 1,197,593 square feet,
27.49 acres

PARCEL #1 Legal Description Report

Beginning at an iron rod set on the westerly right of way of Roger Hill Road;
thence N 67°14'31" W a distance of 226.28';
thence N 70°18'52" W a distance of 254.25';
thence N 68°05'30" W a distance of 438.65';
thence N 59°38'08" W a distance of 170.40';
thence N 74°37'08" W a distance of 203.83';
thence N 69°58'11" W a distance of 360.98';
thence N 68°48'43" W a distance of 168.00';
thence N 69°17'58" W a distance of 322.17';
thence N 20°37'41" E a distance of 451.48';
thence S 78°28'48" E a distance of 582.86';
thence S 82°51'47" E a distance of 639.52';
thence S 82°21'04" E a distance of 555.74';
thence S 05°00'31" W a distance of 42.51';
thence S 82°43'55" E a distance of 417.37';
thence S 33°52'45" W a distance of 40.34';
thence S 35°47'28" W a distance of 232.58';
thence S 19°34'48" W a distance of 179.84';
thence S 09°51'38" W a distance of 191.87';
thence S 19°30'29" W a distance of 152.57';
thence S 11°40'41" W a distance of 87.28';
thence S 12°51'51" W a distance of 45.01';
which is the point of beginning,
having an area of 1,396,563 square feet,
32.06 acres

LEGEND:

PROPERTY LINE
FENCE
STONE WALL
IRON PIPE FOUND — I.P.F.
TRAVERSE POINT
ANGLE POINT
RE-ROD W/CAP SET — FARNSWORTH No. 21 — RE-ROD CAP
POWER POLE
SOUND
TEST PITS
DRIVE
ROAD RIGHT OF WAY

NOTES:

THE METHOD OF SURVEY WAS WITH A SOKKIA SET 4 TOTAL STATION

THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE

SEPTIC DESIGNS BY: HERITAGE ENGINEERING, P.C. (TODD)
P.O. BOX 255 – PERKINSVILLE, VT 05151

BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES.

MAP REFERENCED TO MICHEAL ENGINEERING CO. PLAT FOR: ELIZABETH F. KAUFMANN DATED 9/13/93 (REVISION), DRAWING No. 78-4.1.

R. BROWNSON SPENCER, II FOR MRS. TONSA JORDE, DATED OCTOBER, 1968.

MICHAEL ENG. CO. FOR ELIZABETH F. KAUFMANN, DATED JULY 4, 1978.

THE TITLE HOLDER OF RECORD IS DESCRIBED IN BOOK 60, PAGE 590.

TOWN ROAD RIGHT OF WAY LIMITS ASSUMED @ 3 RODS

EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED.

SURVEY FIELD WORK STARTED JULY 1, 2008.

Mount Holly Town Clerk's Office
Received for record
_____ A.D. 200_
at___o'clock___minutes___M
and Recorded in File___Map_____
Attest._____Town Clerk

CERTIFICATION:

THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS INDIVIDUALS AND DEED DESCRIPTIONS.

IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403

ROBERT W. FARNSWORTH R.L.S #21 DATE

BLUEPRINTS (COPIES) ARE NOT CERTIFIED UNLESS SIGNED & DATED.

GRAPHIC SCALE
200 0 100 200 400 800 1200
(IN FEET)

REVISIONS:

APPROVED BY THE RESOLUTION OF THE TOWN OF MOUNT HOLLY PLANNING COMMISSION, VERMONT, ON THE ____DAY OF _____, 200___. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGN THIS ___ DAY OF _____, 200___, BY _____
CHAIR

Land Surveyed For:
John & Theresa Cole
ROGER HILL ROAD
MOUNT HOLLY, VERMONT

Farnsworth Surveys
P. O. BOX 68
BROWNSVILLE, VERMONT 05037
(802)484-9731

DRAWING NO.: 08-1951	FULL SCALE: 1" = 200'	SUBDIVISION
DATE: JULY 21, 2008	DRAWN BY: R.W.F. SURVEY BY: K.B. & et al	COMPUTER NAME: COLE-J.DWG

STATE OF VERMONT — ROBERT W. FARNSWORTH No. 21 — REGISTERED LAND SURVEYOR

43°– 27.246" N – LAT. 72°– 30.652" W – LONG. – FARNSWORTH SURVEYS – 2008

Plotted @ 1" = 270'

★ SEE LEGAL DESCRIPTION REPORT FOR MISSING SHORT LINE DESCRIPTIONS ON PLAT.

John & Theresa Cole
THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403 ORIGINAL INKED PLAT PRODUCED BY: FARNSWORTH SURVEYS – P.O. BOX 68, BROWNSVILLE, VERMONT 05037
E-MAIL: fsurveys@vermontel.net

POST OFFICE BOX 68 BROWNSVILLE – VERMONT 05037