

LOCATION PLAN
NTS

SURVEY NOTES

1. THE SURVEYED PARCEL CONVEYED TO TATRO 368 VT ROUTE 15 PROPERTIES, LLC BY VILLEJO VENTURES, LLC AND DAVID L. VILLENEUVE BY THEIR WARRANTY DEED DATED NOVEMBER 9, 2017 AND RECORDED IN VOLUME 337, PAGE 589, OF THE JERICO LAND RECORDS AND THEIR CORRECTIVE WARRANTY DEED DATED DECEMBER 22, 2017 AND RECORDED IN VOLUME 338, PAGE 43, OF THE JERICO LAND RECORDS.
2. THE SURVEYED LANDS LIE WITHIN THE NEIGHBORHOOD CENTER DISTRICT (CD4) OF THE RIVERSIDE FLATS CHARACTER-BASED ZONING DISTRICT. FOR SPECIFIC DEVELOPMENT REGULATIONS SEE ARTICLE 13 OF THE TOWN OF JERICO LAND USE AND DEVELOPMENT REGULATIONS EFFECTIVE MAY 9, 2019
3. BEARINGS ARE REFERENCED TO THE VERMONT STATE PLANE COORDINATE SYSTEM (NAD83) VIA THE VTRANS REAL TIME GNSS NETWORK (VECTOR)

REFERENCED PLANS

1. "BOUNDARY LINE ADJUSTMENT PLAT DAVID VILLENEUVE 364 VT ROUTE 15 JERICO, VT" PREPARED BY TRUDELL CONSULTING ENGINEERS DATED OCTOBER 10, 2002, REVISED THROUGH SEPTEMBER 10, 2015, AND FILED IN MAP SLIDE NO. 444B OF THE JERICO LAND RECORDS
2. "CORRECTIVE BOUNDARY PLAT DAVID VILLENEUVE TATRO 368 VT ROUTE 15 PROPERTIES, LLC 364 VT ROUTE 15, LLC 364 VT ROUTE 15 JERICO, VT" PREPARED BY TRUDELL CONSULTING ENGINEERS DATED DECEMBER 13, 2017 AND FILED IN MAP SLIDE NO. 459A OF THE JERICO LAND RECORDS
3. "UNION BANK LOT 2 SUBDIVISION PLAT" PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. DATED FEBRUARY 16, 2018, REVISED THROUGH AUGUST 6, 2018 AND FILED IN THE JERICO LAND RECORDS

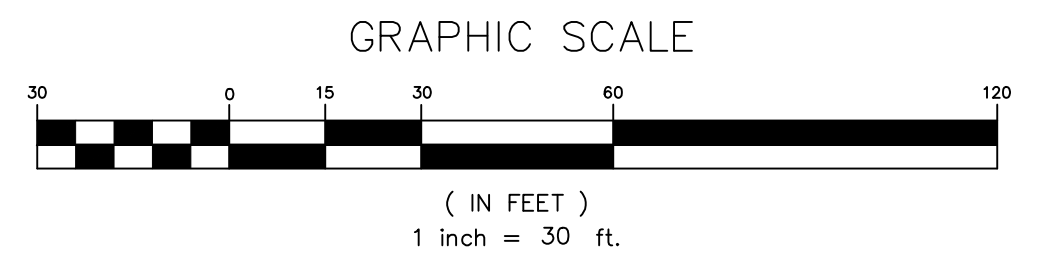
APPROVED BY THE JERICO DEVELOPMENT REVIEW BOARD ON THE _____ DAY OF _____, 2019, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS ATTACHED TO PERMIT # _____, CHAIR _____, JERICO DEVELOPMENT REVIEW BOARD

JERICO VT. TOWN CLERK'S OFFICE _____, 2019

REC'D FOR RECORD AT _____ O'CLOCK ____M AND RECORDED IN MAP SLIDE _____ OF THE JERICO LAND RECORDS.

MUNICIPAL CLERK _____

| LEGEND | |
|--|-----------|
| UTILITY POLE | —○— |
| POINT NOT MONUMENTED | △ |
| STEEL BAR SET BY OTHERS (SEE REFERENCED SURVEYS 1 & 2) | ○ |
| SET STEEL PIPE (3/4" I.D.) | ● |
| EASEMENT LINE | — — — — — |
| PROPERTY LINE | — — — — — |
| BUILDING SETBACK LINE | — — — — — |
| EXISTING OVERHEAD UTILITIES | —○— |
| APPROXIMATE GAS LINE | —○— |
| APPROXIMATE WATER LINE | —○— |
| APPROXIMATE SEWER LINE | —○— |
| APPROXIMATE DRAIN LINE/CATCH BASIN | —○— |



THIS SURVEY WAS BASED ON RECORD RESEARCH OF PERTINENT DEEDS, OTHER OFFICIAL RECORDS, AND EVIDENCE RECOVERED ON AND NEAR THE PROPERTY. THIS PLAT COMPLIES WITH 27 V.S.A. 1403(B)(2)(8). DATED THIS 10TH DAY OF August, 2018. MICHAEL R. MAGOON, Vt. L.S. # 611



| DATE | REVISION | BY |
|----------|---|---------|
| 8/22/18 | EASEMENT AREAS, LOT 2 DIVIDED | BFD |
| 10/18/18 | REVISED STORMWATER INFILTRATION SYSTEM | SOL |
| 8/6/18 | MONUMENTATION & FINAL LOT LINE DIMENSIONS | BFD |
| 04/09/18 | SUBDIVISION APPLICATION | SOL/RPH |

CLIENT: TATRO 368 VT ROUTE 15 PROPERTIES, LLC
P.O. BOX 339
JEFFERSONVILLE, VERMONT 05464

PROJECT TITLE: UNION BANK LOT 2

DRAWING TITLE: SUBDIVISION PLAT

Scale: 1" = 30'

Job: 18-235

File: _____

Drawing: _____

Survey: MLD
Design: SOL
Drawn: BFD
Checked: MPM
Date: 02/16/18

Donald L. Hamlin Consulting Engineers, Inc.
136 Pearl Street
Essex Junction, Vermont

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