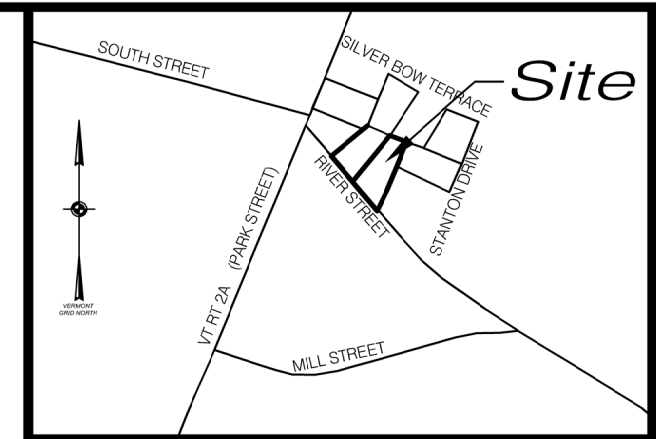
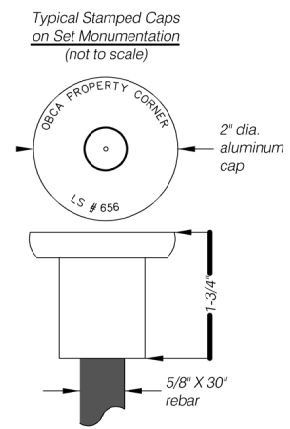


Legend

- Boundary Line
- Proposed New Property Line
- Abutter Line
- Building Setback line
- Wooden Stockade Fence
- Vinyl Stockade Fence
- Street Sign
- Sanitary Sewer Manhole
- Rebar set
- Above Grade
- Below Grade
- Flush



Location Plan-n.t.s.



SPAN # 207-066-15412
N/F
Nicholas Nelson &
Brittney L. Smith
VOL. 1090, PG. 506-507

SPAN # 207-066-16417
N/F
Jean M. Tucker, Life Estate &
Veronica J. Learned, Remainderman
VOL. 808, PG. 405-6

SPAN # 207-066-13131
N/F
Brian & Laura Racine
VOL. 1055, PG. 420-21

SPAN # 207-066-12520
N/F
Gregory J. & Margaret C. Barrett
VOL. 948, PG. 906
(Vol. 53, Pg 96)

SPAN # 207-066-15801
N/F
Heather & Brent Moody
VOL. 690, PG. 226

SPAN # 207-066-12873
N/F
Paul Clauss
VOL. 1082, PG. 123

SPAN # 207-066-12302
N/F
Robert Paglia
VOL. 1093, PG. 46-7

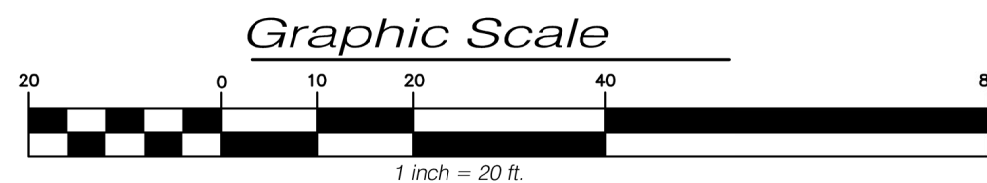
TRAVSPIKE
N = 724,166.63
E = 1480316.51

SPAN # 207-066-16159
N/F
Andrew E. & Penny S. Suchman
VOL. 238, PG. 156-7

SPAN # 207-066-15462
N/F
Paroline Real Estate, Inc.
VOL. 977, PG. 283-5
(Slide 109)

LOT 1
8,797 S.F.
0.20 AC

LOT 2
7,623 S.F.
0.18 AC



"Approved by the Development Review Board of the City of Essex Junction Vermont, on the _____ day of _____, 2024, subject to all requirements and conditions of said approval. Signed this _____ day of _____, 2024 by _____

Chair"

GENERAL SURVEY NOTES

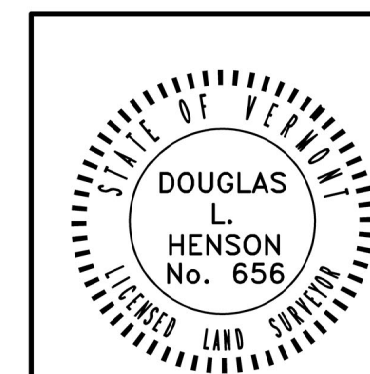
1. The purpose of this plan is to depict the subdivision of the property known as 2 River Street in Essex Junction, Vermont.
2. Reference is made to the following plats and plans recovered within the Town of Essex Land Records ;
 - a. "Silver Bow Terrace and Stanton Drive Developments of Charles A. Petrie of Essex Junction, Vermont Plat of Survey of Lands Purchased by Charles A. Petrie from Helen Norton & Thomas Stanton with Allotment of Said Lands and Plan View Dimensions of all Proposed Streets.", dated April 14, 1953, by Robert A. Russell, as recorded in Vol. 53, Pg. 96 of the Town of Essex Land Records.
 - b. Sheet 9 of 12 of Project Essex Junction M 5300 (2) as prepared by the State of Vermont Department of Highways, undated as filed with the Vermont Agency of Transportation.
3. The Right-Of-Way width of 66' wide for Park Street and 49.5' wide for River Street are based on the plans referenced in note 1B above.
4. This property was conveyed to Yuing Liu and Linda Mei by deed recorded in Vol. 4, Pgs 631-632 of the City of Essex Junction Land Records.
5. The key deed for this property is recorded in Vol. 36, Pgs 65 of the Town of Essex Land Records.
7. All iron bars set are 5/8" iron bars with aluminum caps marked OBCA property corner , LS 656. all monumentation found is as noted.
8. This property may be subject to other easements or rights of way.
9. Bearings shown on this plat are based on the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400). Bearings were determined by Network RTK-GPS observations made on site August 25, 2023.

TOWN CLERK'S OFFICE

TOWN OF ESSEX, VT. _____, 2024
RECEIVED FOR RECORD AT _____ O'CLOCK
____ M., AND RECORDED IN SLIDE# _____
ATTEST: _____ TOWN CLERK

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA & 1403.

DATED THIS _____ DAY OF _____, 2023



11-20-23	REVISED LOT SIZES, PER STAFF REVIEW	DLH
DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
OBCA	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	07/30/23
DESIGN		JOB#
OBCA		2023-17
DRAWN		FILE
DLH		2023-17
CHECKED		PLAT
JRF		PLAN SHEET #
SCALE		
1" = 20'		

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

13 Corporate Drive
Essex, VT
Phone: 876-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

2 Lot Subdivision Plan
of
Lands of Yuning Liu &
Linda Mei

River Street - Essex Junction, Vermont

PL1

This is an Original Mylar