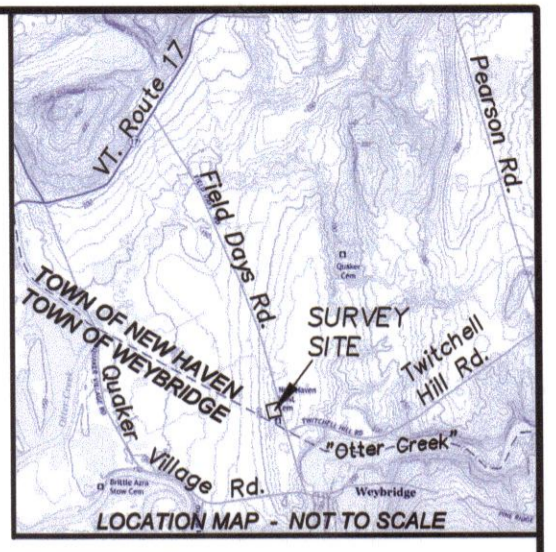


OVERALL PLAN OF LANDS OF ROELOFFS (not to scale)
The boundary lines depicted in this overall plan are shown as approximate only. The underlying image was obtained from the Vermont Center for Geographic Information's Interactive Map Viewer.



CORNER LIST
NOTE: (O.D.) indicates outside diameter of applicable monument.
CORNER 1: 5/8" rebar set 5" above grade.
CORNER 2: 5/8" rebar set 4" above grade.
CORNER 3: 5/8" rebar set flush with grade.
CORNER 4: 5/8" rebar set 4" above grade.
CORNER 5: 5/8" rebar set 7" above grade.
CORNER 6: 1"(O.D.) metal pipe recovered leaning with a 19" reveal and bears S14°44'23"E, 419.88' from Corner 1.

- GENERAL SURVEY NOTES**
- The purpose of this survey is to subdivide a portion of lands deeded to Christopher J. & Paula L. Roeloffs in Volume 46, Page 242 of the Town of New Haven Land Records dated February 27, 1990.
 - The following plats recovered within the Town of New Haven Land Records were used in aid of this survey:
 - Plat entitled; "Plat of Survey Showing a Portion of Lands of Armond J. Brisson, Town of New Haven, Vermont", prepared by Harold N. Marsh, L.S. 30, dated May, 1995 and is recorded in Map Slide #32 of the New Haven Land Records.
 - Plat entitled; "Plat of Survey Showing Lands of Armond J. Brisson, Specifically Lots 3-4 & 6, in the Towns of Weybridge & New Haven, VT.", prepared by Harold N. Marsh, L.S. 30, dated January 15, 2001, last revised March 20, 2002 and is recorded in Map Slide #49 of the New Haven Land Records.
 - This survey held the statutory 3 rod (49.5') wide right of way width for Field Days Road as allowed under 19 V.S.A. 32. This survey established the locations of the sidelines of Field Days Road at 1-1/2 rods (24.75') from the approximate center of the current traveled portion of the highway.
 - The location of the New Haven-Weybridge Town Line is shown as approximate only and is based on Corner 6 and information taken from the survey noted in 2b. No attempt was made to establish the actual location of the New Haven-Weybridge Town Line from original charters or Surveyor Generals Notes.
 - The portion of lands of Roeloffs shown on this plat may be subject to additional easements or right of ways of record not already depicted hereon.
 - Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
 - The information on this plat reflect conditions that were existing at the time of the survey both at the project location and in the land records of the Town of New Haven as of October & November, 2021.
 - All distances depicted on this plat are at ground level. A combined factor of 0.99999850 should be used to convert to Vermont State Plane Coordinate Grid values.
 - Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400, EPOCH:2010.0000). Coordinates were determined by rapid-static GPS observations made on site October 28, 2021 and were post processed using National Geodetic Survey OPUS-RS software.
 - The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400, EPOCH:2010.0000) as determined from rapid-static GPS observations made of site October 28, 2021.

TOWN OF NEW HAVEN ZONING INFORMATION
ZONING DISTRICT: Lands depicted hereon are situated within the Rural Agricultural District (RA-2) and the Rural Agricultural District (RA-10)

DIMENSIONAL STANDARDS (Residential)

	(RA-2)	(RA-10)
Lot Area Min:	2 acres	10 acres
Min. Acreage/ Dwelling Unit:	2 acres	10 acres
Min. Lot Frontage:	200'	600'
Min. Lot Depth:	200'	700'

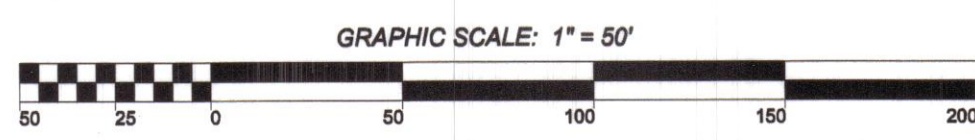
SETBACKS

Front (Min.):	100'	100'
Rear (Min.):	25'	25'
Side (Min.):	25'	25'

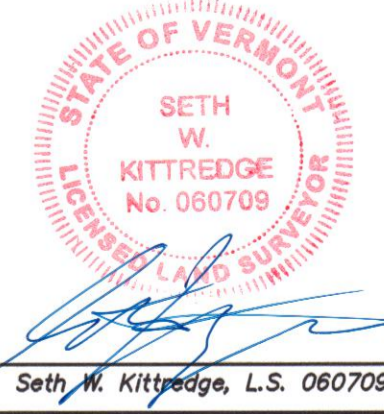
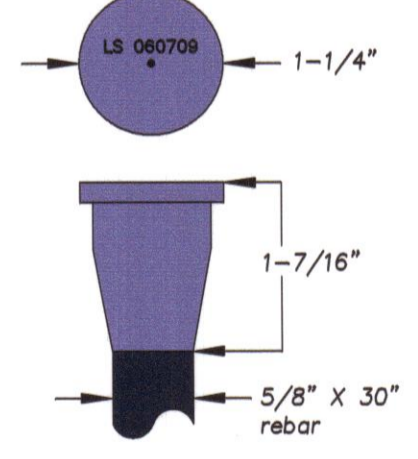
- LEGEND**
- Found Corner Monument (See Corner List) ○
 - Set Corner Monument (See Corner List) ●
 - Corner Number (See Corner List) "2"
 - Utility Pole ○
 - Subject Boundary Line ———
 - Approximate Town Line ———
 - Zoning District Boundary ———
 - Zoning Setback Line ———
 - Wire Fence —X— X— X—
 - Chain Link Fence —○— ○— ○—
 - Overhead Utility Lines —DH— DH— DH— DH— DH—
 - Edge of Field Road ———

APPROVED BY THE RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF NEW HAVEN, VERMONT
SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF THE DECISION
 DATED DAY OF , 20
 SIGNED THIS OF , 20
 BY (DRB CHAIR)

TOWN CLERK'S OFFICE
TOWN OF NEW HAVEN, VT
 day of , 20
 o'clock minutes M,
 Rec'd and recorded as Map #
 Attest: Town Clerk



Typical Stamped Caps on Set Monumentation (not to scale)



THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

SUBDIVISION PLAT
Of a Portion of Lands Owned by
CHRISTOPHER J. & PAULA L. ROELOFFS
 Southwesterly Side of Field Days Road
 Town of New Haven, County of Addison, State of Vermont

DATE: 19 NOV 2021 PROJECT: 2021-55.0 SCALE: 1" = 50' SHEET 1 of 1

Kittredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, Vt. 05491
 Phone: 802-870-7028 - email: info@kittredgelandsurveying.com