

This boundary line adjustment does not constitute the creation of a separate parcel of land. It only adjusts the physical location of the boundary of these adjoining parcels. Any future subdivision and/development of these new parcels must be approved by the Town of Essex Development Review Board. This plan is approved, subject to all requirements and conditions of this approval, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Zoning Administrator

Town of Essex Received for Record A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M and recorded in \_\_\_\_\_ and recorded in \_\_\_\_\_ attest: \_\_\_\_\_ Town Clerk

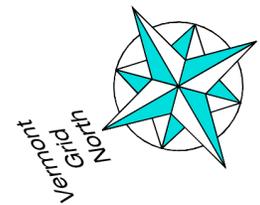
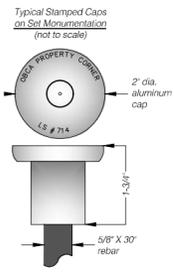
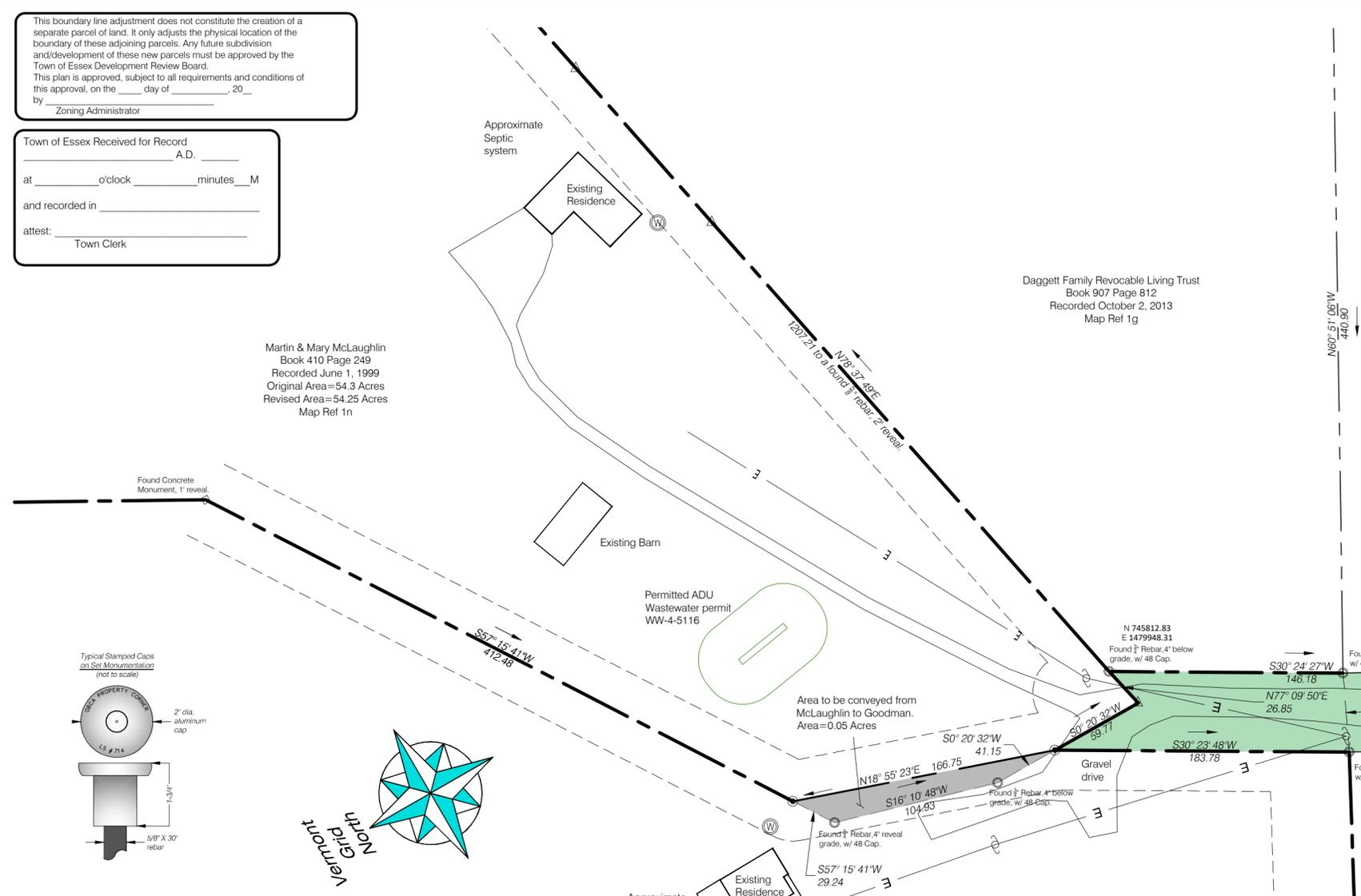
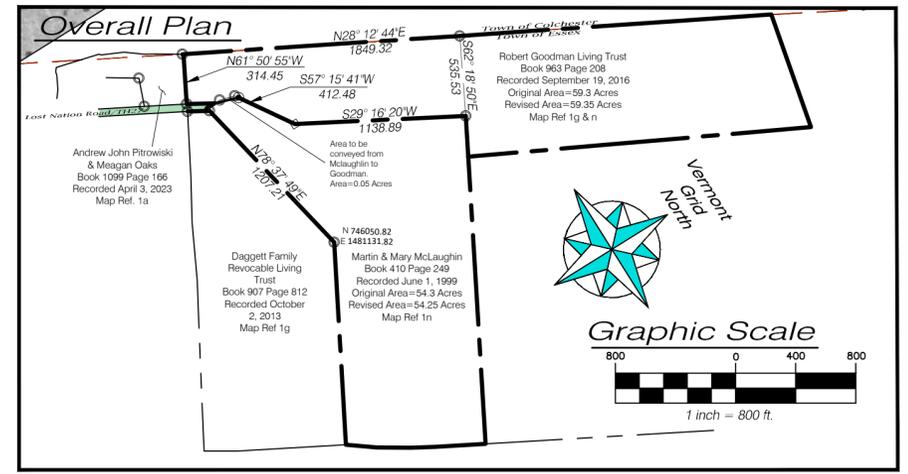
Martin & Mary McLaughlin Book 410 Page 249 Recorded June 1, 1999 Original Area=54.3 Acres Revised Area=54.25 Acres Map Ref 1n

Daggett Family Revocable Living Trust Book 907 Page 812 Recorded October 2, 2013 Map Ref 1g

**Subject Parcels**  
 Robert Goodman Living Trust Book 963 Page 208 Recorded September 19, 2016 Parcel 2013017001  
 Martin & Mary McLaughlin Book 410 Page 249 Recorded June 1, 1999 Parcel 2013017000



Location Plan-n.t.s.

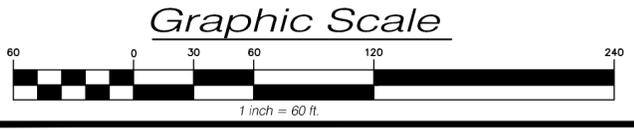


**Survey Notes**

- The survey is based upon research performed in the Essex Town Land Records and the following plats and plans:
  - "Boundary Line Adjustment, Andrew J. Pitrowski" prepared by Trudell Consulting Engineers, Inc., dated October 8, 2020, and filed in slide 595 of the Town of Essex Land Records.
  - "Plat of Two Lot Subdivision and Boundary Line Adjustment Showing a Portion of Lands of Renzo L. White", prepared by Button Professional Land Surveyors, P.C., last revised September 21, 2016, and filed in slide 494 of the Town of Essex Land Records.
  - "Plat of Subdivision and Boundary Retracement Survey Showing Lands of Laurie J. White", prepared by Button Professional Land Surveyors, P.C., dated August & September 2005 and filed in slide 426 of the Town of Essex Land Records.
  - "Colchester Pond, Winooski Valley Park District", prepared by Brooks Land Surveying, Inc., dated December 29, 1994, and filed in slide 315 of the Town of Essex Land Records.
  - "Map of Boundary Adjustment, James & Phyllis Monahan", prepared by Brooks Land Surveying, Inc., last revised July 25, 1994, and filed in slide 294 of the Town of Essex Land Records.
  - "Plat of Survey portion of James L. Monahan Property", prepared by Warren Robenstien, L.S., dated September 1991, and filed in slide 245 of the Town of Essex Land Records.
  - "Plat of Survey for Roger Belden", prepared by John Marsh, L.S., dated September 1970, and filed in slide 55 of the Town of Essex Land Records.
  - "Plat of Survey Dr. Horace Squire & Mary Squire", prepared by John Marsh, L.S., and recorded in file L187 of the Town of Essex Planning and Zoning records.
  - "Wastewater System and Potable Water Supply Design for a 1 Bedroom Cottage, Martin & Mary McLaughlin. See permit WW-4-5116 in the Vermont Agency of Natural Resources database.
  - 1982 Aerial Photography
  - "Map of Boundary Survey, Winooski Valley Park District", prepared by Brooks Land Surveying, Inc., dated July 29, 1991, and filed in slide 376 of the Town of Colchester Land Records.
  - "Colchester Pond, Winooski Valley Park District", prepared by Brooks Land Surveying, Inc., dated December 29, 1994, and filed in slide 332 of the Town of Colchester Land Records.
  - "Property Survey for Jeffrey & Claudine Williams", prepared by Henry Swider, L.S., dated April 20, 1988 and filed in slide 203 of the Town of Essex Land Records.
  - "Plat of Survey Martin & Mary McLaughlin Property", prepared by Warren Robenstien, L.S., dated June 25, 1999, and recorded in the Town of Essex Planning and Zoning records.
- Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on September 17, 2025 from a Trimble R10 Unit with differential corrections from CORS VRS Station. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12b).
- Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
- There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Essex Land Records.
- This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
- This plat is for the identification of boundary lines of the Robert Goodman Living Trust and Martin & Mary McLaughlin. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of the Robert Goodman Living Trust and Martin & Mary McLaughlin are certified to, all others not warranted to be correct and are subject to revisions. This survey depicts the property lines of the Towns of Colchester & Essex based upon record research conducted by Joseph R. Flynn, L.S.
- Right of Way for Lost Nation Road is 3 rods Wide, 49.5', based on existing field evidence, filed plats and a layout in Town Proprietors Book Page 41 in 1817.
- Valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

**Legend**

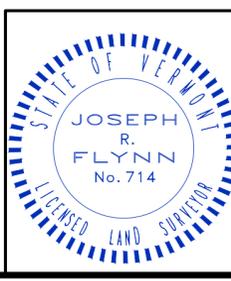
- Boundary Line
- Abutter Line
- New Property Line
- Easement Line
- Setback Line
- Town Line
- Tie Line
- Dissolved Line
- Overhead Utility Line
- Found Iron Pipe/ Rebar
- Set Rebar
- Found Concrete Monument
- Sign
- Utility/Guywire



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

*Joseph R. Flynn*  
 Joseph R. Flynn, L.S. 714 Dated

September 30, 2025



DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING	<input type="checkbox"/> PRELIMINARY
OBCA	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT
DESIGN	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 13 Corporate Drive Essex JCT., VT Phone: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	
OBCA		
DRAWN		
JRF		
CHECKED		
BWC		
SCALE		
1"=60'		
1"=800'		

**Boundary Line Adjustment Plat**  
 between  
**Robert Goodman Living Trust and Martin & Mary McLaughlin**  
 US Rt 320 & 323 Lost Nation Road - Essex, Vermont

DATE 09/21/2025  
 JOB# 2025-77  
 FILE 2025-77  
 PLAT  
 PLAN SHEET # **PL1**

This is an Original Mylar