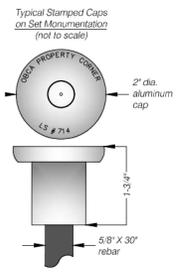


Legend

- Boundary Line
- New Property Line
- Abutter Line
- Easement Line
- Original Lotting
- Title Line
- Dissolved Line
- Tie Line
- Town Line
- Not Field Surveyed Line
- Overhead Utility Line
- Barbed Wire Fence
- Split Rail Fence
- Stone Wall
- Found Iron Pipe/ Rebar
- Set Rebar
- Found Concrete Monument
- Calculated Point
- Sign
- Utility/Guywire



Zoned: Conservation District (C1)
 Conventional Lot Requirements:
 Min. size: 10 acres
 Min. frontage: 200 feet
 Setbacks:
 Front yard: 50'
 Side yard: 25'
 Rear yard : 25'

This is an Original Mylar

Winooski Valley Park District
 Book 238 Page 453
 Dated August 12, 1994
 Book 512 Page 203
 Dated December 29, 2004
 Map Ref 1q

Key Deeds
 5/212
 Lot 15 Being 48.5 Acres,
 Parcel 1 from Book 1047 Page 361

Alexander G. White-Bushey & Steve White
 Book 1010 Page 618
 Recorded April 9, 2019
 Map Ref 11 & r

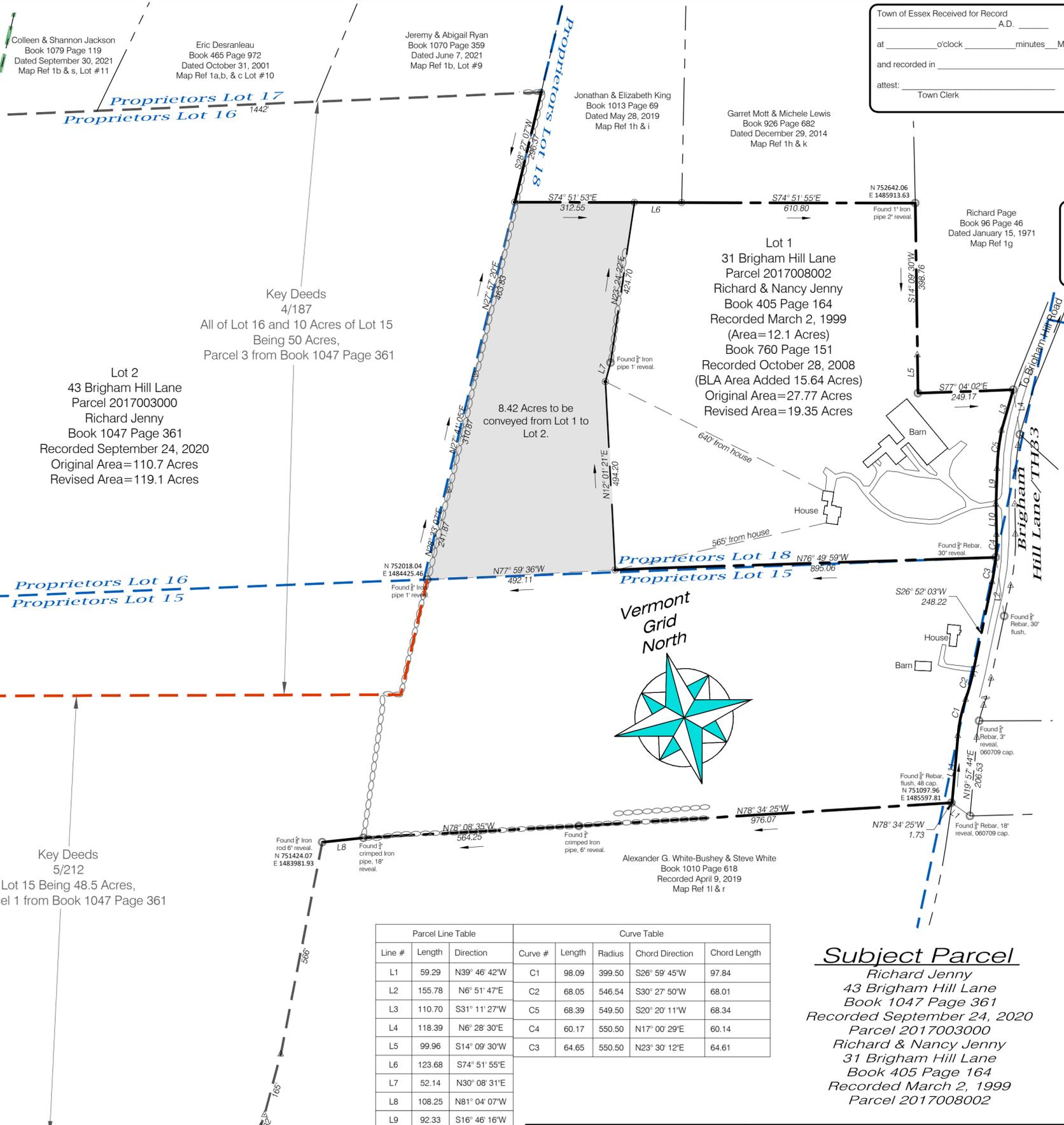
I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parol, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through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

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

Parcel Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chord Direction	Chord Length
L1	59.29	N39° 46' 42"W	C1	98.09	399.50	S26° 59' 45"W	97.84
L2	155.78	N6° 51' 47"E	C2	68.05	546.54	S30° 27' 50"W	68.01
L3	110.70	S31° 11' 27"W	C5	68.39	549.50	S20° 20' 11"W	68.34
L4	118.39	N6° 28' 30"E	C4	60.17	550.50	N17° 00' 29"E	60.14
L5	99.96	S14° 09' 30"W	C3	64.65	550.50	N23° 30' 12"E	64.61
L6	123.68	S74° 51' 55"E					
L7	52.14	N30° 08' 31"E					
L8	108.25	N81° 04' 07"W					
L9	92.33	S16° 46' 16"W					
L10	80.38	S13° 52' 37"W					
L11	176.36	S19° 57' 44"W					



December 20, 2025



Location Plan-n.t.s.

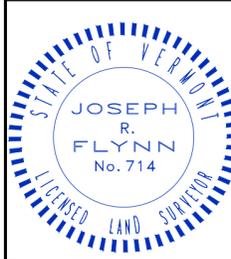
This boundary line adjustment does not constitute the creation of a separate parcel of land. It only adjusts the physical location of the boundary of these adjoining parcels. Any future subdivision and/development of these new parcels must be approved by the Town of Essex Development Review Board. This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

Survey Notes

- The survey is based upon research performed in the Essex Town Land Records and the following plats and plans:
 - a. "Plat of Survey Showing a Proposed Boundary Line Adjustment for Eric Desranleau", prepared by Harold Marsh, L.S., dated December 1, 1997, and filed in slide 332 of the Town of Essex Land Records.
 - b. "Plat of Survey Lots 9, 10 & 11 for Jack Kittell", prepared by John Marsh, L.S., dated October 20, 1972, and filed in slide 32 of the Town of Essex Land Records.
 - c. "Plat of Survey of the Donald Mayo Lot", prepared by John Marsh, L.S., dated May 1972, and filed in slide 30 of the Town of Essex Land Records.
 - d. "Plat of Survey Portion of James Monahan", prepared by Warren Robenstien, L.S., dated September 1990, and filed in slide 245 of the Town of Essex Land Records.
 - e. "Plat of Lands of Root Family Revocable Trust", prepared by Vermont Mapping & Survey Company, dated October 16, 2020, and filed in slide 521 of the Town of Essex Land Records.
 - f. "Map of Boundary Adjustment, James & Phyllis Monahan", prepared by Brooks Land Surveying, Inc., L.S., dated May 17, 1994, and filed in slide 294 of the Town of Essex Land Records.
 - g. "Plan of Lot for Richard Page", prepared by John Marsh, L.S., dated November 1971, and filed in slide 22 of the Town of Essex Land Records.
 - h. "Plat of Survey, Ron & Jessie Turner", prepared by John Marsh, L.S., dated August 5, 1980, and filed in slide 43 of the Town of Essex Land Records. (Two Lots)
 - i. "Plat of Survey, Ron & Jessie Turner", prepared by John Marsh, L.S., dated August 5, 1980, and filed in slide 43 of the Town of Essex Land Records. (Single Lot)
 - j. "Portion of James & Phyllis Monahan Property", prepared by Pinkham Engineering Associates, Inc., dated September 7, 1989, and filed in slide 229 of the Town of Essex Land Records.
 - k. "Boundary Line Adjustment Plat, Richard & Nancy Jenny and Bruce & Ruth Ann Beers", prepared by Lamoureux & Dickinson Consulting Engineers, Inc., last revised August 28, 2008, and filed in slide 445 of the Town of Essex Land Records.
 - l. "Plat of Two Lot Subdivision and Boundary Line Adjustment Showing a Portion of Lands of Renzo L. White", prepared by Button Professional Land Surveyors, PC, last revised September 21, 2016, and filed in slide 494 of the Town of Essex Land Records.
 - m. n. "Plan of Lot for Walter Heil", prepared by John Marsh, L.S., dated November 1971, and filed in slide 22 of the Town of Essex Land Records.
 - o. Town Lotting Descriptions, Proprietors Records Book, Pages 69-73
 - p. Beers Atlas, Circa 1869
 - q. "Boundary Plat of Certain Lands of Richard Jenny", prepared by O'Leary-Burke Civil Associates, PLC, dated July 7, 2021, and filed in slide 522 of the Town of Colchester Land Records.
 - r. "Plat of Subdivision and Boundary Retracement Survey showing the lands of Laurie J. White", prepared by Button Professional Land Surveyors, PC, last revised September 12, 2005, and filed in slide 426 of the Town of Essex Land Records.
 - s. "Plat of Survey, Richard Farnham", prepared by John Marsh, L.S., last revised June 1976, and filed in slide 32 of the Town of Essex Land Records.
- Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on October 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/GPS) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Suburban 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 Richard & Nancy Jenny. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines field surveyed of Richard & Nancy Jenny are certified to, all others not warranted to be correct and are subject to revisions. This survey depicts the property lines of Richard & Nancy Jenny based upon record research conducted by Joseph R. Flynn, L.S.
- Right of Way for Brigham Hill Lane is 3 Rods Wide based on existing field evidence and layout in Town Records Book 5 Page 62.
- 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.

Subject Parcel

Richard Jenny
 43 Brigham Hill Lane
 Book 1047 Page 361
 Recorded September 24, 2020
 Parcel 2017003000
 Richard & Nancy Jenny
 31 Brigham Hill Lane
 Book 405 Page 164
 Recorded March 2, 1999
 Parcel 2017008002



DATE	REVISION
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY
DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT
DRAWN	O'LEARY-BURKE
CHECKED	CIVIL ASSOCIATES, PLC
BWC	
SCALE	13 Corporate Drive Essex, VT 05730 Phone: 878-9980 FAX: 878-9989 E-MAIL: obca@olearyburke.com
1" = 200'	

Boundary Line Adjustment Plat		BY
Lands of		DATE
Richard and Richard & Nancy Jenny		12/16/25
31 & 43 Brigham Hill Lane - Essex, Vermont		JOB#
		2020-118
		FILE
		2020-118
		PLAN SHEET #
		BLA