

LEGEND

- IRON PIPE / IRON BAR FOUND
- IRON BAR SET, 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "BENJAMIN A. JOYCE, PLS#725"
- CONCRETE BOUND UNMARKED POINT
- STONE WALL
- RIGHT OF WAY
- SEWER MANHOLE
- SEWER LINE
- UTILITY POLE
- OVER HEAD WIRES
- STREET LIGHT
- UTILITY CABINET
- WELL
- BURIED UTILITY LINE
- WATER VALVE
- BURIED WATER LINE
- FIRE HYDRANT
- PRV VAULT INSPEC. COVER
- STORM WATER CATCH BASIN
- CULVERT
- GRASS LINES DRAINAGE SWALE
- PROPANE TANK
- GAS VALVE
- GUARD RAIL
- TEST BORING
- SOFTWOOD TREE
- HARDWOOD TREE
- EXISTING CONTOUR
- SPOT ELEVATION
- TEMPORARY BENCHMARK

THIS IS NOT A SURVEY AS DEFINED UNDER 26 V.S.A. SECTION 2544. THIS PLAN WAS DERIVED USING LIMITED FIELD MEASUREMENTS. IT IS SUBJECT TO CORRECTIONS AND REFINEMENT RESULTING FROM AN ACTUAL ON THE GROUND SURVEY AS DEFINED UNDER THE ABOVE STATUTE.
 THIS PLAN IS NOT TO BE USED FOR CONVEYING PROPERTY AND CAN NOT BE FILED IN THE LAND RECORDS.

DOCUMENTATION AS TO THE ORIGINAL LAYOUT AND/OR FEE OWNERSHIP OF "BEAVER STREET", SO-CALLED HAS NOT BEEN FULLY RESEARCHED. THE RIGHT OF WAY BOUNDARIES SHOWN HEREON ALONG SAID ROAD ARE BASED ON THE PRESUMPTION THAT THIS ROAD IS TWO RODES WIDE AS SHOWN ON A PLAN ENTITLED "PLAN SHOWING VILLAGE PROPERTY OF CLARA M. BROWN", DATED 1930. RECORDED IN SLIDE #211 OF THE WILMINGTON LAND RECORDS.

MAPS REFERENCED FOR THIS SURVEY AND FOUND CONSISTENT UNLESS OTHERWISE NOTED:

- A. PROPERTY IN WILMINGTON VILLAGE. BY GUY C. HAWKINS, DATED 1958. RECORDED IN SLIDE 209.
- B. PROPERTY OF RODNEY H. & JUNIE FOSTER, WILMINGTON, VERMONT. BY GUY C. HAWKINS, DATED AUGUST 1948. RECORDED IN SLIDE 212.
- C. CONGREGATIONAL CHURCH & SOCIETY, FREDERICK LANE - JOYCE ELLEN LATERRE, WILMINGTON, VERMONT. BY GUY C. HAWKINS, DATED 1966

SEWER MANHOLES EXIST AS SHOWN, DOCUMENTATION AS TO THE RIGHT OF WAY WIDTH AS NOT BEEN FOUND. THIS PARCEL MAY BE SUBJECT TO A TYPICAL 20' WIDE SEWER LINE EASEMENT, 10' EACH SIDE OF THE EXISTING SEWER LINE.

BUILDING FOOTPRINTS AS SHOWN ARE MEASURED FROM BUILDING CORNER BOARDS. NOT ALL DECKS, STAIRWAYS, ROOF OVERHANGS, ADD-ONS, ENTRIES, ARE SHOWN.

THIS PARCEL MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS AS THEY EXIST OF RECORD OR IN FACT. JOYCE LAND SURVEY CORP. DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS, EASEMENTS AND RESTRICTIONS AFFECTING THIS PROPERTY ARE SHOWN.

THE LOCATIONS OF UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED, AND MAY NOT BE SHOWN AT ALL. IF ANY UNDERGROUND IMPROVEMENTS ARE SHOWN AND THE RIGHTS OF WAYS ASSOCIATED WITH SAID IMPROVEMENT, THEIR LOCATION IS APPROXIMATE AND NO CERTIFICATION IS MADE TO THE ACCURACY OF THAT LOCATION.

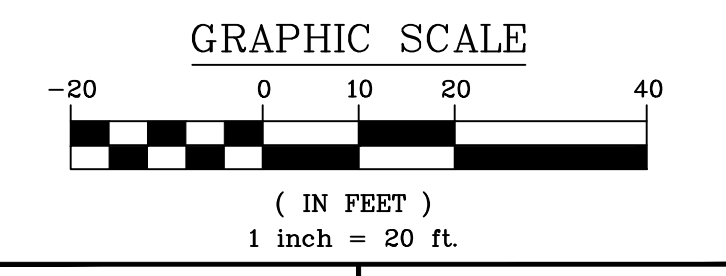
CONTOUR INFORMATION
 ABSTRACT:
 THIS METADATA APPLIES TO CONTOURS DERIVED FROM QUALITY LEVEL 2 (QL2) LIDAR 'COLLECTIONS' WITH A RESOLUTION (RESCLASS) OF 0.7M. FOR AN OVERVIEW OF THE 'VERMONT LIDAR INITIATIVE' PLEASE SEE 'VCGI.VERMONT.GOV/LIDAR'. FOR SPECIFIC DETAILS ON EACH PROJECT EXTENT'S 'POINT CLOUD', E.G., FLIGHT DATES, NOMINAL PULSE SPACING AND RMSEZ ETC., SEE THE VCGI LIDAR DATA PRODUCT PAGE FOR LINKS TO EACH EXTENT'S VENDOR BASED METADATA - <http://vsgi.vermont.gov/warehouse/products/all-ldr-mix-lidar_state_all>.
 NOTE - QL2 CONTOURS WERE PRODUCED FROM 3 SOURCE COLLECTIONS POSSESSING SLIGHTLY DIFFERENT DATUMS. THEIR RESPECTIVE DATUMS ARE AS FOLLOWS: 2016 MID-CT RIVER VT - NAD 83 (2011); 2015 WINDHAM-VT - NAD 83 (NSRS 2007); 2014 'EASTERN' VT - NAD 83 (2011); 2015 RUTLAND-VT LIDAR DATA - NAD 83. REFER TO VENDOR BASED METADATA FOR DETAILED COORDINATE REFERENCE INFORMATION.
 PURPOSE:
 TO PROVIDE VERMONT WITH 1 FOOT CONTOURS FROM HIGH-RESOLUTION LIDAR. THE VCGI LIDAR PROGRAM IS A COLLABORATION OF BOTH PUBLIC AND PRIVATE INTERESTS WORKING TOWARDS THE COMMON GOAL OF FULL STATE LIDAR COVERAGE.

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

**PLOT PLAN prepared for
 Wilmington Works
 "Old Town Garage" property
 40 Beaver Street
 Tax Parcel #21-22-022
 Wilmington Vermont**

JOYCE LAND SURVEYING CORP.
 P.O. BOX 115
 WILMINGTON, VERMONT 05363



PROJECT:	Wilmington Village
ACAD NAME:	Wilmington Village 2019
DATE: 05/29/2019	SCALE: 1"=20'
DRAWN BY: BAJ	SHEET 1 OF 1