

Record Owner:
Tax Lot 8-107.000
Bk. 68, Pg. 605
Foster Brothers Farm, Inc.
53 Lower Foote Street
Middlebury, VT 05753

Parcel To Be Conveyed 6.45± Acre
(Includes 0.13± Ac. Easement Area)

Tax Lot 8-107.010
R & S Enterprises, LLC
Bk. 162, Pg. 593
"Adams Acres"
Lot 11

Tax Lot 8-107.014
Middlebury Indoor
Tennis, LLC
Bk. 179, Pg. 122

Tax Lot 8-167
Clark Investment
Properties, LLC
Bk. 217, Pg. 738

Portion of Tax
Lot 8-107.000
Foster Brothers Farm, Inc.
Bk. 68, Pg. 605
To Be Conveyed
To
John R. & Carolyn P. Rouse
6.45± Acres

Portion of
Tax Lot 8-107.000
Foster Brothers Farm, Inc.
Bk. 68, Pg. 605
To Be Retained

Portion of
Tax Lot 8-107.000
Foster Brothers Farm, Inc.
Bk. 68, Pg. 605
To Be Retained

Portion of
Tax Lot 8-107.000
Foster Brothers Farm, Inc.
Bk. 68, Pg. 605
To Be Retained

Tax Lot 8-166
Village of Middlebury
Bk. 47, Pg. 549

APPROVED BY RESOLUTION OF THE
DEVELOPMENT REVIEW BOARD OF THE
TOWN OF MIDDLEBURY, VERMONT
SUBJECT TO THE REQUIREMENTS AND
CONDITIONS OF THE DECISION DATED

DAY OF _____, 20__

SIGNED THIS _____ DAY OF
_____, 201__

BY _____

(DRB CHAIR/CLERK)

TOWN CLERK'S OFFICE
TOWN OF MIDDLEBURY, VT
_____ 201__ RECEIVED
FOR RECORD AT _____ O'CLOCK _____ M
MAP# _____

ATTEST: _____
(TOWN CLERK)

SITE LOCATION
SCALE: 1" = 200'

Map References

- 1) "Lots 1 And 8 Of Adams Acres Located In Middlebury, Vermont" prepared by Donald B. Burchard, LS 173 dated 11/17/1983, last revised 05/30/1984. Recorded in the Middlebury Land Records Map Slide 365, Map 736.
- 2) "Portion Of Lands Of Village Of Middlebury, Middlebury, Vermont, Boundary Survey" prepared by Phelps Engineering, Inc. dated 04/16/1990. Recorded in the Middlebury Land Records Map Slide 471, Map 923.
- 3) "The Ethel C. Cummings Est. Located On U.S. Route 7 South In Middlebury, Vermont" prepared by Donald B. Burchard, LS 173 dated 10/17/1996. Recorded in the Middlebury Land Records Map Slide 602, Map 1159.
- 4) "Plan of Land Owned by Foster Brothers Farm, Inc. Located In Middlebury, Vermont" prepared by Donald B. Burchard, LS 173 dated 04/14/2000. Recorded in the Middlebury Land Records Map Slide 589, Map 1119.
- 5) "Middlebury Fitness Construction And Permanent Access Easement" prepared by Phelps Engineering, Inc. dated 05/25/2000. Recorded in the Middlebury Land Records Map Slide 685, Map 1390.

Notes:

- 1) Bearings shown on this plat refer to Vermont Grid North as established by OPUS observations using Topcon Hyper V GPS receivers. Magnetic Declination(MD) = 14°13'±W. Convergence(C) = 0°26'.
- 2) The physical evidence shown on this plat is based upon a field survey by Rose Land Surveying, dated May 17, 2017.
- 3) Boundaries are computed from a Topcon PS103 Total Station field survey. This survey meets accuracy standards for a rural class survey as established by Part 5 of the Rules of the Vermont Board of Land Surveyors, effective January 7, 2013.
- 4) Property subject to and/or benefited by all easements and rights-of-way of record.
- 5) Boundaries on the plat represent the retracement of those previously described by deed and/or survey. Inconsistencies may be due in part to different survey accuracies and/or environmental impacts and human activities affecting physical evidence relied upon.
- 6) Easement and right of way shall terminate upon the dedication of the easement area to a governmental entity for use as a public road (See Bk. 179, Pg. 122). No such dedication found at this time.
- 7) Subject parcel located within the Middlebury Agricultural/Rural Zoning District.


Legend

- I Capped Rebar (Found)
- Capped Rebar (Set)
- Iron Pipe (Found)
- Repair (Found)
- Concrete Monument (Found)
- Stone Pile (Found)
- Hydrant
- Sewer Manhole
- Utility Pole
- Utility Pole Anchor
- Map Reference
- Boundary Line
- Right-Of-Way Line
- Zoning Set Back Line
- Wire Stock Fence Remains
- Edge Of Pavement
- Edge Of Gravel
- Edge Of Woods
- Fencing Building
- Area Subject To Access & Utility Easement (Bk. 179, Pg. 122)


Point #	Monument Table Description
1	5/8" Capped Rebar, 4" Reveal (Burchard LS 173)
2	5/8" Capped Rebar, 4" Reveal (Burchard LS 173)
3	4"x4" Concrete Post, 24"
4	5/8" Capped Rebar, 4" Reveal (Burchard LS 173)
5	5/8" Capped Rebar, 6" Reveal (Burchard LS 173)
6	Stone Pile
7	4"x4" Concrete Post, 12"
8	5/8" Capped Rebar, 6" Reveal (Burchard LS 173)
9	3/4" Iron Pipe, 18" Reveal
15	5/8" Capped Rebar, 6" Reveal (DN Rose LS 657)
16	5/8" Capped Rebar, 6" Reveal (DN Rose LS 657)
17	5/8" Capped Rebar, 6" Reveal (DN Rose LS 657)

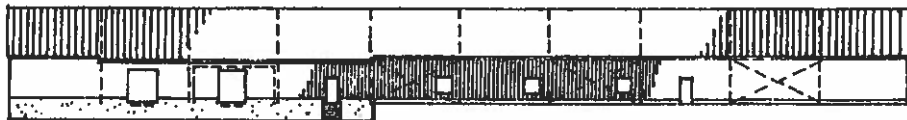
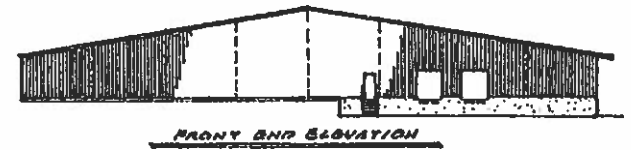
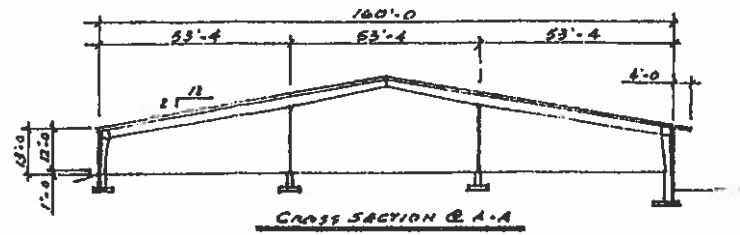
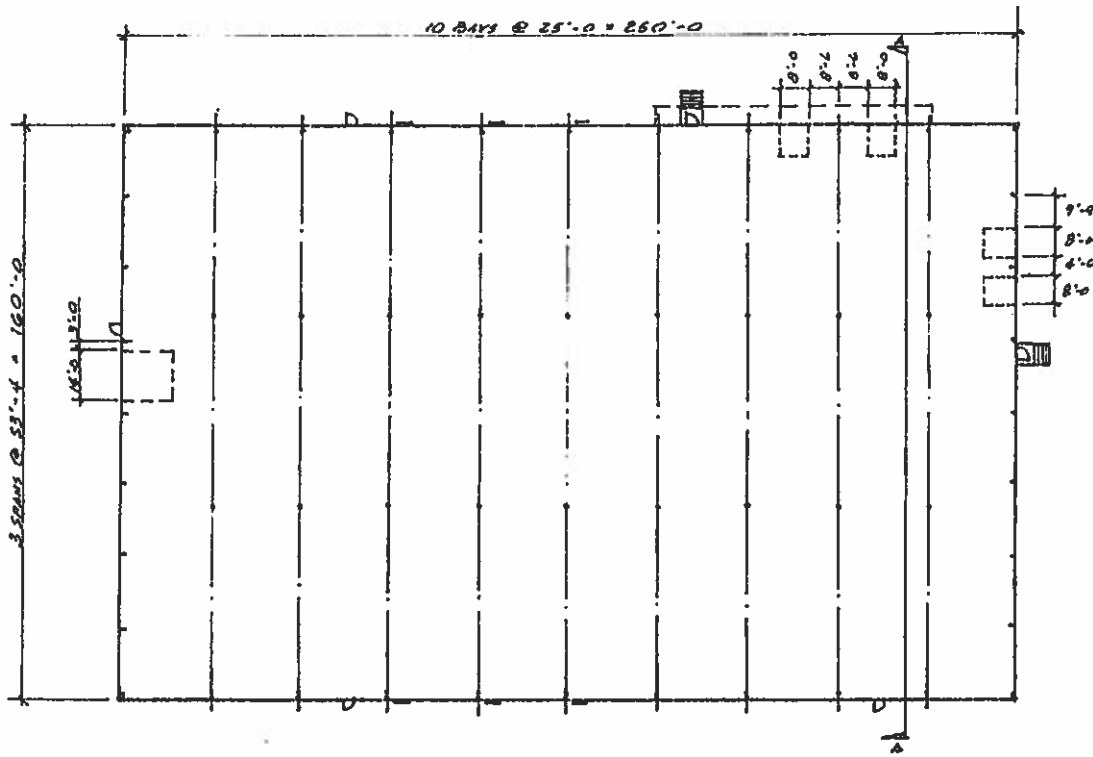
This survey was conducted in accordance with the Rules of the Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying. It is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted. This plat conforms with the requirements of 27 VSA 1403.

David N. Rose 06/02/2017
David N. Rose VT L.S. 657 Date



ROSE LAND SURVEYING
P.O. BOX 72
LUDLOW, VERMONT 05149
(802) 228-4634

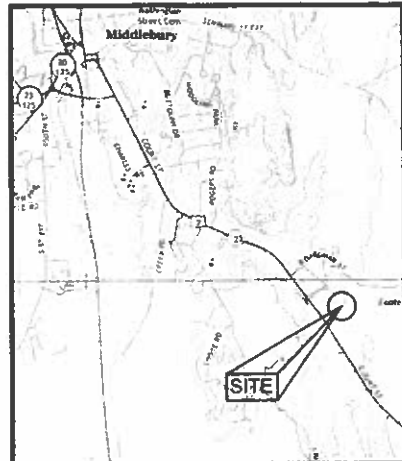
 STATE OF VERMONT DAVID N. ROSE No. 657 LICENSED LAND SURVEYOR	TITLE: FINAL SUBDIVISION PLAT A PORTION OF FOSTER BROTHERS FARM, INC. IN MIDDLEBURY ADDISON COUNTY VERMONT TO BE CONVEYED TO JOHN R. & CAROLYN P. ROUSE	REVISIONS:
SCALE: 1" = 100' DATE SURVEYED: 06/02/2017 DRAWN: DJP CHECKED: JBR	TAX MAP # 08-167 DRAWING # 17006-SU	



PROPOSED TIRE WAREHOUSE FOR:
ROUSE TIRE
 WILSON ROAD,
 MIDDLEBURY, VERMONT 05753

BY:
NAYLOR & GREEN BUILDERS

7-7-77 MJP



PROJECT LOCATION MAP

GENERAL NOTES

1. THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY CONDUCTED WITH A THREE SECOND TOTAL STATION ON 7/11/16 AND 5/18/17 BY OTTER CREEK ENGINEERING, INC.
2. IN THE PREPARATION OF THESE PLANS, DATA FROM THE FOLLOWING SOURCES WAS INCORPORATED:
 - A. BOUNDARY SURVEY PREPARED BY ROSE LAND SURVEYING, LUDLOW, VERMONT, RECEIVED ELECTRONICALLY ON 5/16/17.
 - B. PLAN TITLED "MIDDLEBURY FITNESS, WILSON ROAD EXT. LOTS 9 & 11 ADAMS ACRES, MIDDLEBURY, VERMONT", PREPARED BY PHELPS ENGINEERING, INC., MIDDLEBURY, VERMONT, DATED APRIL 1, 1997.
3. ELEVATION IS BASED ON AN ASSUMED DATUM OF 100.0' AT STATION 1.
4. COORDINATE SYSTEM IS BASED ON AN ASSUMED 80004,5000E BASE POINT AND MAGNETIC NORTH AT TIME OF SURVEY.
5. FOR CLARITY, TEXT DENOTING EXISTING ITEMS IS SHOWN IN LOWER CASE, AND TEXT DENOTING PROPOSED ITEMS IS UPPER CASE AND BOLD.
6. REFER TO LEGEND LOCATED ON THIS SHEET FOR SYMBOL DESIGNATIONS.
7. ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.
8. FOR CLARITY, OVERHEAD LINES ARE NOT SHOWN.
9. THIS IS NOT A BOUNDARY SURVEY.
10. CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS ACCOMPANY THESE PLANS AND ARE ESSENTIAL FOR CONSTRUCTION OF THIS PROJECT.

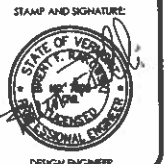
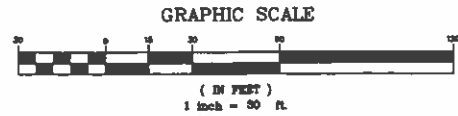
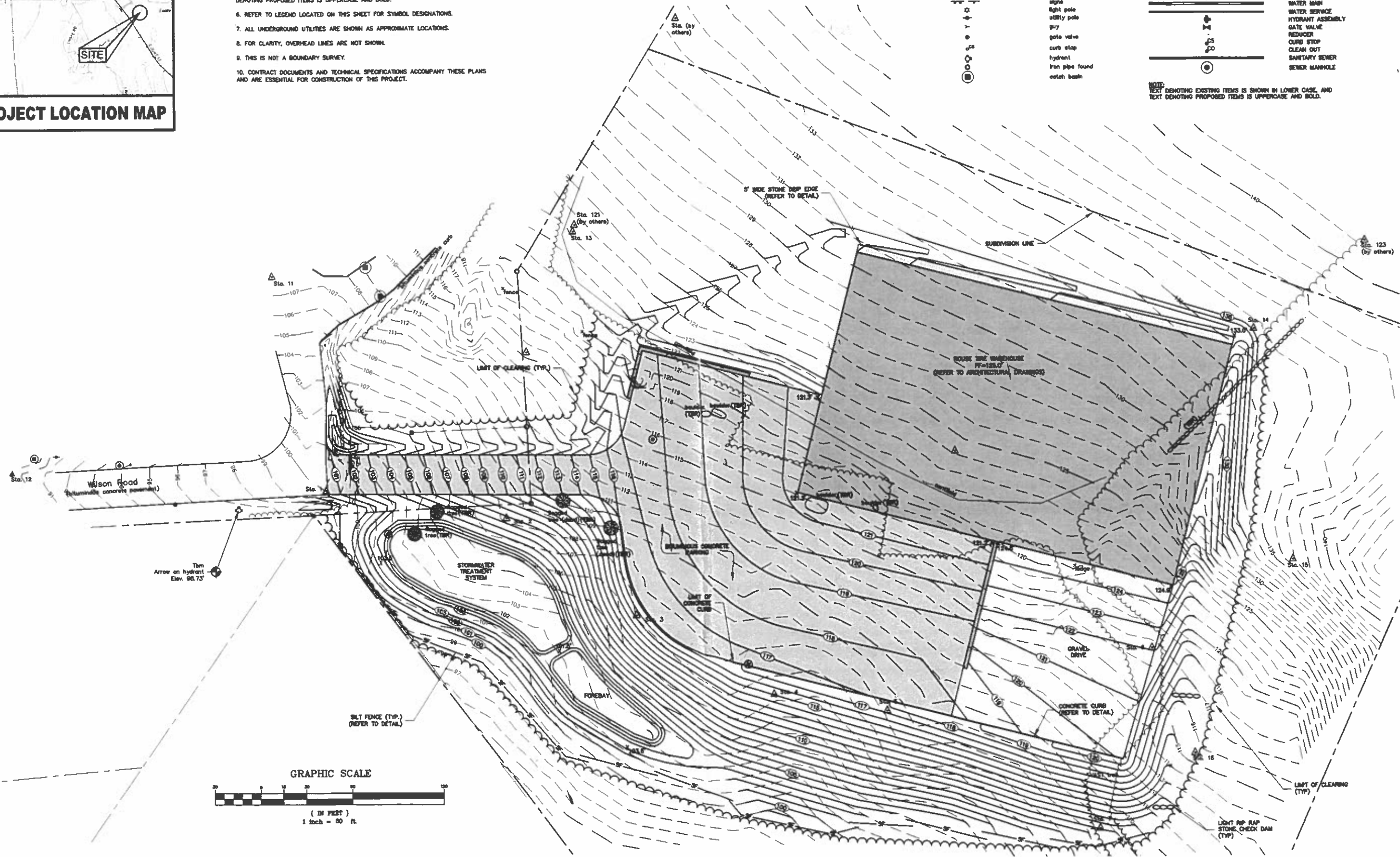
ABBREVIATIONS

CI	- CAST IRON	MI	- MANHOLE
CB	- CATCH BASIN	MJ	- MECHANICAL JOINT
CL	- CLASS	NFL	- NOT FIELD LOCATED
CMP	- CORRUGATED METAL PIPE	NLTD	- NO LEDGE TO DEPTH
CS	- CURB STOP	NTS	- NOT TO SCALE
DI	- DUCTILE IRON	PVC	- POLYVINYL CHLORIDE
DMH	- DRAIN MANHOLE	ROW	- RIGHT OF WAY
FL	- FLANGE	SCM	- SCHEDULE
FM	- FORCE MAIN	SD	- STORM DRAIN
FRP	- FIBERGLASS REINFORCED PLASTIC	SMH	- SEWER MANHOLE
GPM	- GALLONS PER MINUTE	TBM	- TEMPORARY BENCH MARK
GSP	- GALVANIZED SERVICE PIPE	TBA	- TO BE ABANDONED
GV	- GATE VALVE	TBR	- TO BE REMOVED
HDPPE	- HIGH DENSITY POLYETHYLENE	TMH	- TELEPHONE MANHOLE
INVERT	- INVERT	WMH	- WATER MANHOLE
IP	- IRON PIPE/PIH	UE	- UNDERGROUND ELECTRIC
IPF	- IRON PIPE/PIH FOUND	U.N.O.	- UNLESS NOTED OTHERWISE

LEGEND

	boundary line/f.o.w. easement		deciduous tree
	road/parking (w/ surface label)		coniferous tree
	drive (w/ surface label)		shrub, bush
	tree line/hedge row		stump
	1 foot contour		well
	5 foot contour		monitoring well
	stone wall		traverse station
	underground electric		temporary bench mark
	overhead utility		FRESH GRADE
	underground telephone		STORM DRAIN
	ditch line/drainage		WATER MAIN
	storm drain		WATER SERVICE
	water main		HYDRANT ASSEMBLY
	sanitary sewer		GATE VALVE
	sewer force main		REDUCER
	liquid propane		CURB STOP
	algae		CLEAN OUT
	light pole		SANITARY SEWER SEWER MANHOLE
	utility pole		
	pry		
	gate valve		
	curb stop		
	hydrant		
	iron pipe found		
	catch basin		

NOTE: TEXT DENOTING EXISTING ITEMS IS SHOWN IN LOWER CASE, AND TEXT DENOTING PROPOSED ITEMS IS UPPER CASE AND BOLD.



THESE DRAWINGS SHALL NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. ANY REVISIONS SHALL BE MADE BY THE ENGINEER AND NOTED IN THE REVISION BLOCK. © 2017

OTTER CREEK ENGINEERING, INC.



ROUSE TIRE
PROPOSED WAREHOUSE
WILSON ROAD
MIDDLEBURY, VERMONT

PERMITTING

DATE ISSUED:	4/27/17
REVISIONS:	
DRAWN BY:	RR
CHECKED BY:	CJ
SCALE:	1" = 30'
PROJECT NO.:	474-004
CADD FILE:	474-004
TITLE:	SITE GRADING PLAN

DRAWING NO. **C-1**