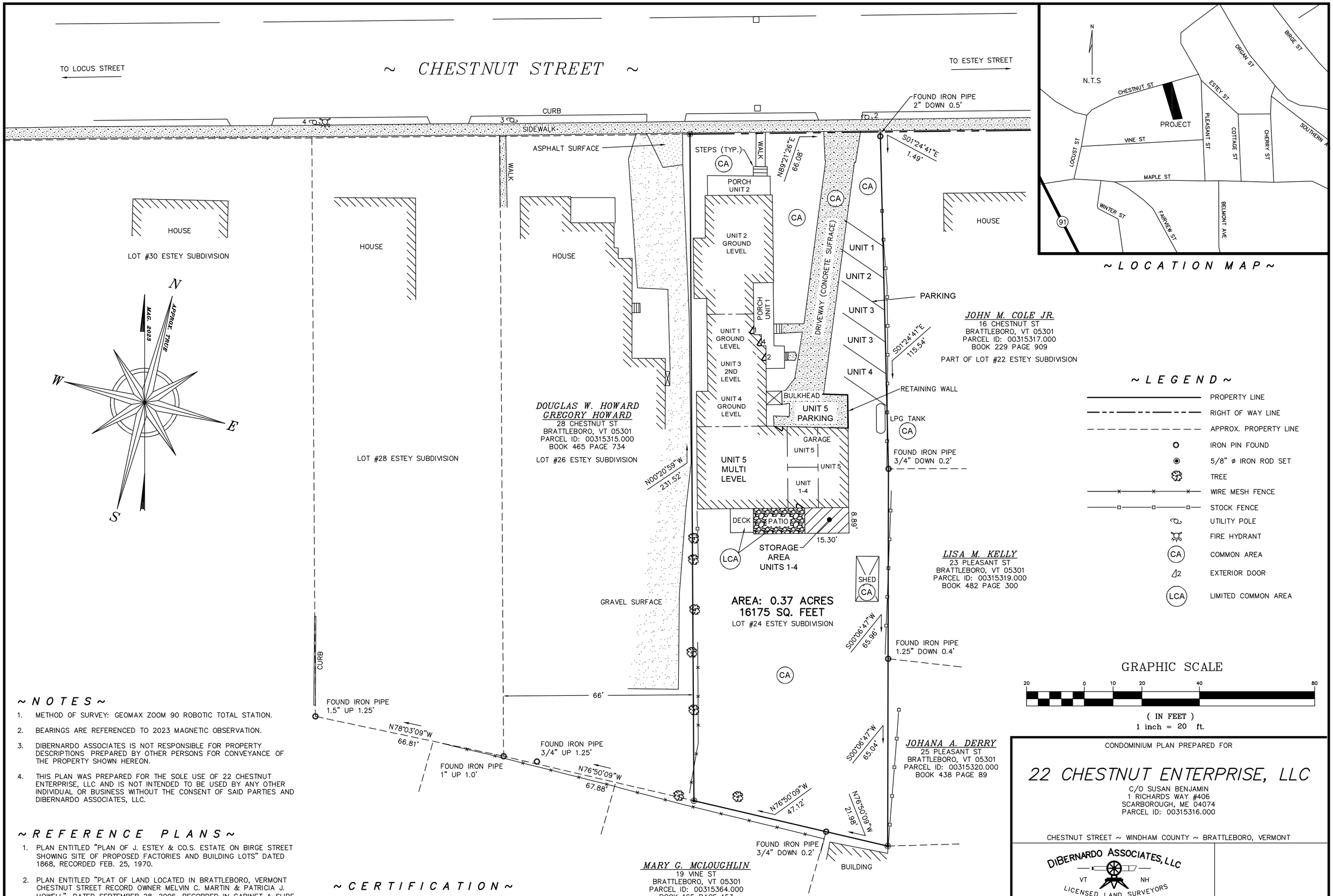


## ~ NOTES ~

1. METHOD OF SURVEY: GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
2. BEARINGS ARE REFERENCED TO 2023 MAGNETIC OBSERVATION.
3. DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
4. THIS PLAN WAS PREPARED FOR THE SOLE USE OF 22 CHESTNUT ENTERPRISE, LLC AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.

## ~ REFERENCE PLANS ~

1. PLAN ENTITLED "PLAN OF J. ESTEY & CO.S. ESTATE ON BIRGE STREET SHOWING SITE OF PROPOSED FACTORIES AND BUILDING LOTS" DATED 1868, RECORDED FEB. 25, 1970.
2. PLAN ENTITLED "PLAT OF LAND LOCATED IN BRATTLEBORO, VERMONT CHESTNUT STREET RECORD OWNER MELVIN C. MARTIN & PATRICIA J. HOWELL", DATED SEPTEMBER 28, 2006, RECORDED IN CABINET A SLIDE 156/3, PREPARED BY DALE A. MERRITT.

## ~ REFERENCE DEEDS ~

1. WARRANTY DEED FROM RICHARD HARRINGTON AND SUSAN M. HARRINGTON TO 22 CHESTNUT ENTERPRISE, LLC RECORDED IN BOOK 444 PAGE 305 ON APRIL 5, 2017.

## ~ CERTIFICATION ~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY AND PLAN IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF BRATTLEBORO LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.
THIS PLAT IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE SHOWN, AND DOES NOT REPRESENT A WARRANTY OR A GUARANTEE.

JOSEPH A. DIBERNARDO VT LLS. NO. 715

CONDOMINIUM PLAN PREPARED FOR

# 22 CHESTNUT ENTERPRISE, LLC

C/O SUSAN BENJAMIN
1 RICHARDS WAY #406
SCARBOROUGH, ME 04074
PARCEL ID: 00315316.000

CHESTNUT STREET ~ WINDHAM COUNTY ~ BRATTLEBORO, VERMONT

DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS
P.O. BOX 52
BELLOWS FALLS, VT 05101
802-463-3031 ~ 603-358-5509

DRAFT

| | |
|---|---|
| DATE *OCTOBER 11, 2023* | SCALE *1" = 20'* |
| DRAWN BY *JAD* | CK'D BY *JTW* |
| SURVEYED BY *BG; JD* | |
| DWG.NO. *3538* | |

© COPYRIGHT 2023 DIBERNARDO ASSOCIATES, LLC.