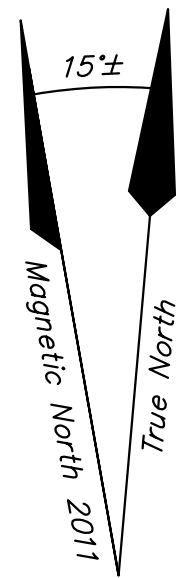


LEGEND

- Surveyed boundary line
- Utility pole and overhead lines
- MPS $\bigcirc$ $\frac{3}{4}$ " Metal pipe set in 2011 with a red cap stamped "Vermont LS #686"
- MPS22 $\bigcirc$ $\frac{3}{4}$ " Metal pipe set in 2022 with a red cap stamped "Vermont LS #686"
- MPF / RBF $\bullet$ Metal pipe or Rebar found as described
- 4"AG / 2"BG Above grade / Below grade reveal of pipe or rebar in inches
- Wastewater/Septic system covers
- TNK Approximate location of septic tank
- n/f Now or formerly



n/f
J.P. & J.L.
Jackman
Bk 124 Pg 396

n/f Jackman Inc.
Bk 58 Pg 482

n/f Jackman Inc.
Bk 58 Pg 482

OPEN
SPACE
0.375 Acre

n/f
R.D. & B.E.
Gagnon
Bk 56 Pg 602
Bk 24 Pg 178
Bk 21 Pg 128

CE 4
PARKING
0.453 Acre

Gravel parking lot

PINE STREET

Paved surface

BUILDING 1, 2, & 3

CE 3
PARKING
0.336 Acre

LAND TO BE
RETAINED

CONDOMINIUM UNIT 2
(BUILDING 1,2,3 AREA)
0.984 Acre

CE 1
0.167 Acre

BUILDING 4
MOUNTAIN COMMUNITY
HEALTH

n/f
L. & K. Laliberte
Bk 115 Pg 279

CE 2
0.410 Acre
n/f
The Maples
Community Care
Home Inc.
Bk 54 Pg 140

CONDOMINIUM UNIT 2
(BUILDING 6 AREA)
0.559 Acre

LCE
PARKING
0.442 Acre
SHARED BY
BUILDINGS 1 & 6

CE 2
0.410 Acre

LCE
DELIVERY
ACCESS
0.034 Acre
SHARED BY
BUILDINGS 4 & 6

LCE
GAS SUPPLY
0.003 Acre
SHARED BY
BUILDINGS 4 & 6

n/f
A.E. Ceballos
& A.J. Leeds
Bk 76 Pg 481

n/f
M. Butler
Bk 123 Pg 326

n/f
G.E. & G.I.
Bingham
Bk 35 Pg 226

n/f
WFT Acquisition Co.
Bk 78 Pg 570
Bk 32 Pg 212

n/f
P.D. & P.G. Ryan
Bk 56 Pg 146

AREA TABLE

SOUTH OF PINE STREET

CONDOMINIUM UNITS: 1.543 Acres
COMMON ELEMENTS: 0.913 Acres
LIMITED COMMON ELEMENTS: 0.479 Acres
TOTAL: 2.935 Acres

NORTH OF PINE STREET

COMMON ELEMENTS: 0.453 Acres
OPEN SPACE: 0.375 Acres
TOTAL: 0.828 Acres

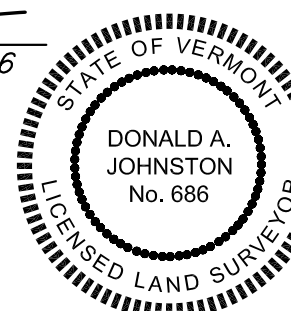
TOTAL ACREAGE = 3.763 ACRES

NOTES

- Bearings on this plat are oriented to the mean of several observations of magnetic north. The fieldwork for this plat was completed in October 2011 & October 2021. Site detail depicted hereon reflects existing conditions at the time of survey. Sub-surface utilities depicted are approximate only, and there are other sub-surface utilities on site that are NOT depicted.
- The following survey plats of record are relevant to this plat:
Survey plat entitled "Jackman's Inc." dated 2/17/06, on record as Map #351. Survey plat entitled "Drake-Smith Inc." dated 9/5/67, on record in Deed Book 39 Page 349. Survey plat entitled "Alice Z. Dalton Property" dated 5/31/88, on record as Map #130.
- Utility lines crossing the site are subject to the following easements: CVPS & CVT per Bk 98 Pg 66, CVPS & CTC per Bk 46 Pg 339, CVPS per Bk 41 Pg 527, and CVPS per Bk 36 Pg 172.
- Current deed reference is under Bristol Works! LLC at Book 135 Page 189.

The information shown hereon is the result of the collection and analysis of deeds of record, actual field measurements, parol evidence, and other state and local land records. This Plan of Land is NOT intended for recording.

Donald A. Johnston, VT LS #686



PLAN OF LAND
BRISTOL WORKS! LLC &
MOUNTAIN COMMUNITY HEALTH
MUNSILL AVENUE & PINE STREET
TOWN OF BRISTOL
ADDISON COUNTY, VERMONT

DATE: 28 AUGUST 2026

DRAWING: 11008-5

SCALE: 1" = 40 FEET

SHEET 1 OF 1

