

APPROXIMATE MAGNETIC DECLINATION
NOVEMBER, 1994 - 15.1° WESTERLY

LEGEND

- PROPERTY LINE
- APPROXIMATE HIGHWAY RIGHT-OF-WAY
- AERIAL UTILITY
- BOUNDARY POINT
- OUTSIDE CORNER OF BUILDING (TIE POINT)
- POWER POLE
- HYDRANT
- CHAIN LINK FENCE

NOTES-

1. THIS SURVEY WAS BY CLOSED AND ADJUSTED TOTAL STATION TRAVERSE. THE ERROR OF CLOSURE OF THE TRAVERSE BEFORE ADJUSTMENT WAS 1 IN 10,647. THE MINIMUM POSITIONAL TOLERANCE OF ANY POINT ON THE BOUNDARY SHOWN IS 0.03 PLUS 1:10,000. THIS SURVEY MEETS THE STANDARDS FOR AN URBAN CLASS OF SURVEY AS DEFINED IN THE VERMONT STANDARDS FOR THE PRACTICE OF LAND SURVEYING EFFECTIVE NOVEMBER 1, 1994.
2. THIS SURVEY REPRESENTS ALL OF THE PARCELS OF LAND CONVEYED TO FRANK P. ELLISON AND JOYCE D. ELLISON BY DEEDS RECORDED IN BOOK 126, PAGES 441 THROUGH 446 OF THE LUDLOW LAND RECORDS. BOUNDARIES WERE DETERMINED FROM A SEARCH OF THE LAND RECORDS OF LUDLOW OF THE SURVEYED PARCELS AND LANDS OF ALL THE ADJOINERS SHOWN HEREON TRACED BACK TO WHEN THE BOUNDARIES WERE ORIGINALLY ESTABLISHED.
3. BOUNDARIES WERE ESTABLISHED BY THE FOLLOWING DEEDS RECORDED IN THE LUDLOW LAND RECORDS FOR EACH BOUNDARY:
 - COURSE A-B, BOOK 58/PAGES 284-285
 - COURSE B-C, BOOK 58/PAGES 284-285 AND BOOK 58/PAGES 365-366
 - COURSE C-D, BOOK 58/PAGES 284-285 AND BOOK 32/PAGE 10 DESCRIBING LINE BETWEEN 156 MAIN STREET AND 32-40 DEPOT STREET
 - COURSE D-E, BOOK 25/PAGE 529
 - COURSE F-G, BOOK 33/PAGE 425 DESCRIBED AS SOUTH END OF BUILDING ON GILL OLD BLOCK (62 MAIN STREET) AND NORTH END OF GILL NEW BLOCK (NO LONGER STANDING AT 32 DEPOT STREET)
 - COURSE G-H, BOOK 33/PAGE 425 (3.5 FEET FROM AND PARALLEL TO EAST SIDE OF GILL OLD BLOCK)
 - COURSE H-J, BOOK 26/PAGE 136
 - COURSE J-K, BOOK 32/PAGE 35
 - COURSE K-A, BOOK 32/PAGE 35 AND BOOK 32/PAGE 10
4. THE BUILDING AT 156 MAIN STREET WAS DESTROYED BY FIRE ON DECEMBER 24, 1989. DURING RECONSTRUCTION ON MAY 31, 1990 AND ON JULY 23, 1990 MICHAEL ENGINEERING CO., P.C. SURVEYED THE LOCATION OF MARBLE POSTS AT OR NEAR POINTS A AND J ON THIS SURVEY. TWO MARBLE POSTS WERE RECOVERED NEAR AND AT POINT J ABOUT 1 INCH APART. POINT J REPRESENTS THE CENTER OF THE MOST NORTHERLY OF THE TWO MARBLE POSTS FOUND.
5. THE SURVEYED PARCEL AT 32-40 DEPOT STREET IS SUBJECT TO AN 18 FOOT WIDE RIGHT-OF-WAY RESERVED BY THE VERMONT NATIONAL BANK IN BOOK 58/PAGES 365-366. THAT RIGHT-OF-WAY IS SHARED IN COMMON BY OWNERS OF THE SURVEYED PARCEL AND THE VERMONT NATIONAL BANK. THE OWNERS OF THE SURVEYED PARCEL AT 32-40 DEPOT STREET ALSO INCLUDE CERTAIN SEWER, WATER AND ROOF JET OVERHANG RIGHTS OVER THE PARCEL AT 62 MAIN STREET AS DESCRIBED IN BOOK 53/PAGE 329 AND OTHER DEEDS IN THE CHAIN OF TITLE.
6. THE OWNERS OF THE SURVEYED PARCEL AT 156 MAIN STREET INCLUDE A PERMISSIVE RIGHT IN RIGHTS-OF-WAY WHICH LIES EASTERLY ON PREMISES OF THE VERMONT NATIONAL BANK ONLY SO LONG AS THE BANK SHALL PERMIT SUCH USE. A COVENANT IN THE DEED BOOK 126/PAGES 444-446 PROHIBITS SALE OR LEASE OF THE SURVEYED PARCEL TO AN-OTHER BANKING INSTITUTION.
7. BOTH SURVEYED PARCELS MAY BE SUBJECT TO OTHER EASEMENTS OF RECORD OR NOT OF RECORD IN THE LUDLOW LAND RECORDS.

TIES TO BUILDING CORNERS

1-A	N01°49'20"E	2.06'
4-A	N88°17'30"E	33.06'
2-B	S29°19'25"E	9.39'
3-B	S74°28'30"W	33.86'
2-C	S71°55'30"W	27.85'
3-C	S09°13'20"E	9.64'
4-K	N45°37'20"W	2.72'
5-K	N63°46'20"E	4.39'
1-K	N85°07'35"W	35.05'
6-G	N87°57'40"E	3.50'
7-G	S00°12'10"E	7.75'
6-H	N35°50'10"E	5.70'
7-H	S02°13'25"W	3.25'
7-J	S85°51'05"E	39.19'
8-J	S13°38'05"E	3.51'

BOUNDARIES

FROM	COURSE	TO	
A	S01°49'20"W	127.12'	B
B	S89°09'20"W	31.08'	C
C	S01°07'35"E	18.00'	D
D	S89°09'20"W	80.02'	E
E	N01°40'35"W	88.64'	F
F	N87°57'40"E	41.72'	G
G	N02°02'20"W	4.50'	H
H	N69°10'15"E	39.22'	J
J	N01°46'05"E	52.48'	K
K	S88°30'05"E	35.00'	A
J	S01°07'35"E	75.99'	C

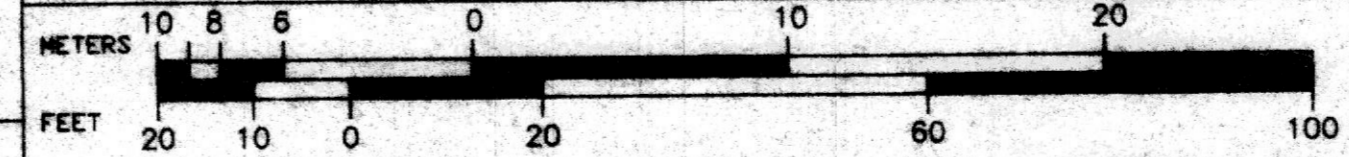


114 MAIN STREET
LUDLOW, VERMONT

SURVEY: R.J.M., J.R.M., F.R.F.
DRAWN: J.R.M.
CHECKED: J.R.M.
REVISION:
DRAWING NO.: 94-35.1
PROJECT NO.: 94-35

Lands of
**Frank P. Ellison and
Joyce D. Ellison**
At 156 Main Street and 32 to 40 Depot Street
In The Village of Ludlow, Vermont

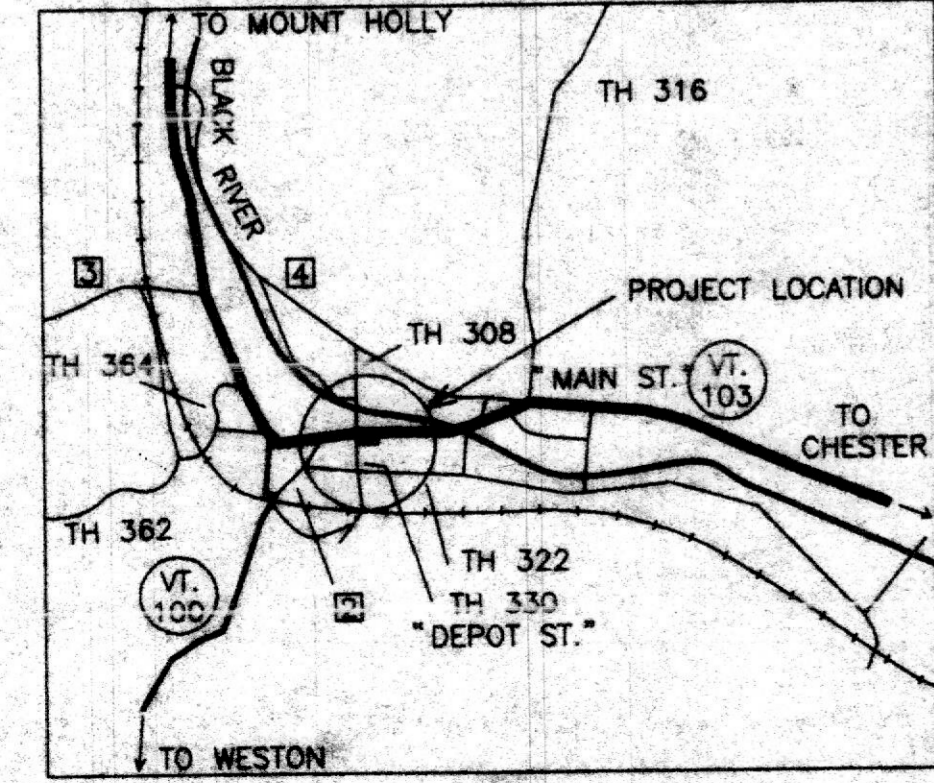
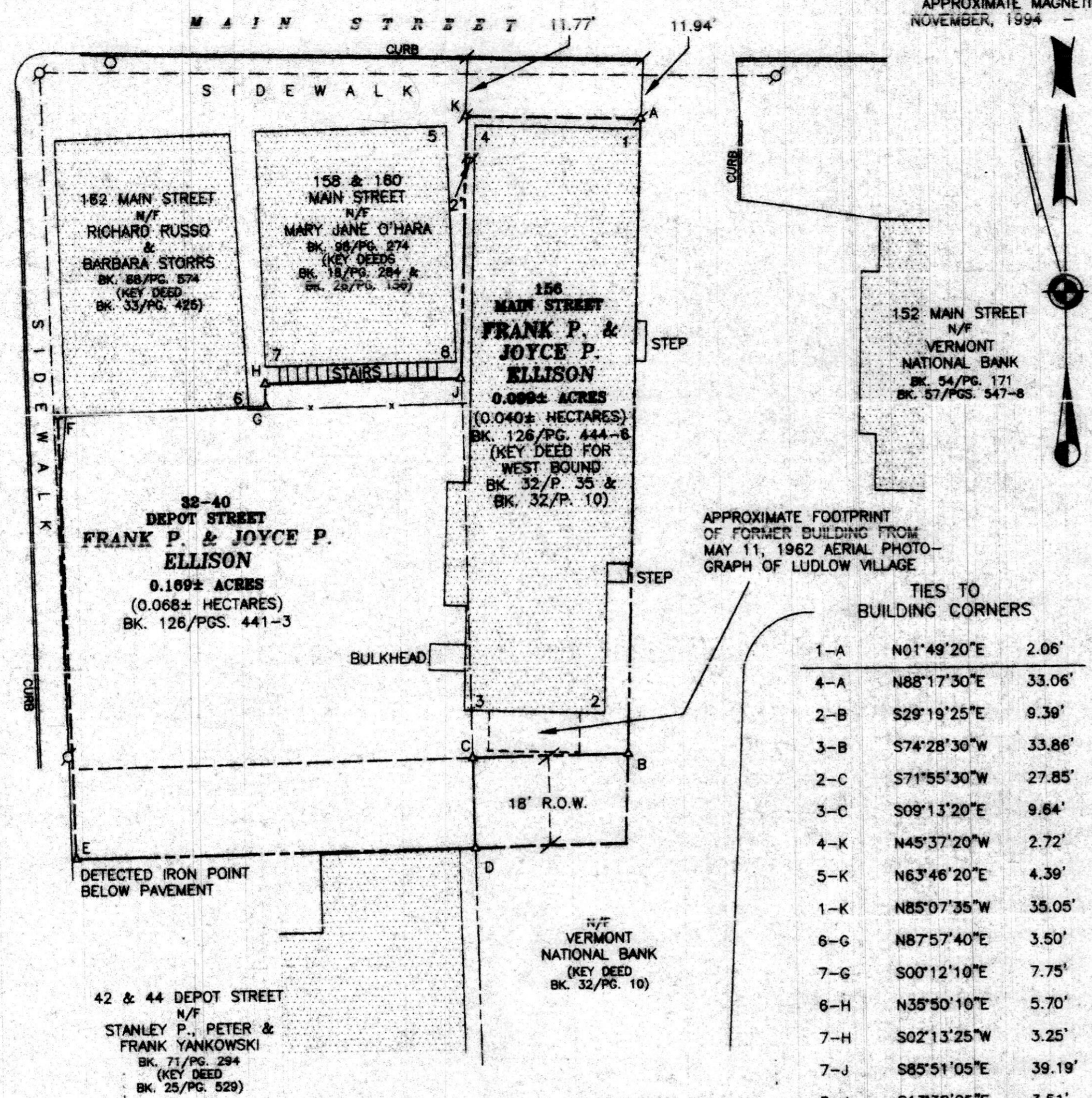
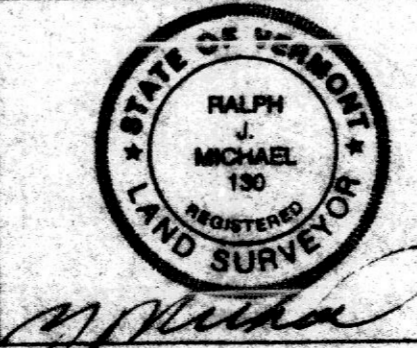
LOCATION: **LUDLOW (WINDSOR COUNTY), VERMONT**



SCALE: 1" = 20'

I HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE LANDS SHOWN HEREON, BASED ON THE INFORMATION SHOWN, AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

DATE: FEBRUARY 16, 1995



LOCATION KEY
SCALE: 1"=2000'