

JOHN H. MASSWELLER TRUSTEE  
BOOK 24 PAGE 141A (FAYSTON)

N/F JOHN H. RASSWEILER  
VERMONT QUALIFIED PERSONAL  
RESIDENCE TRUST AGREEMENT  
JOHN H. RASSWEILER TRUSTEE  
BOOK 84 PAGE 269

S11°54'55"E  
2049.15'

N48°30'13"E  
694.26'

N49°41'33"E  
1382.28'

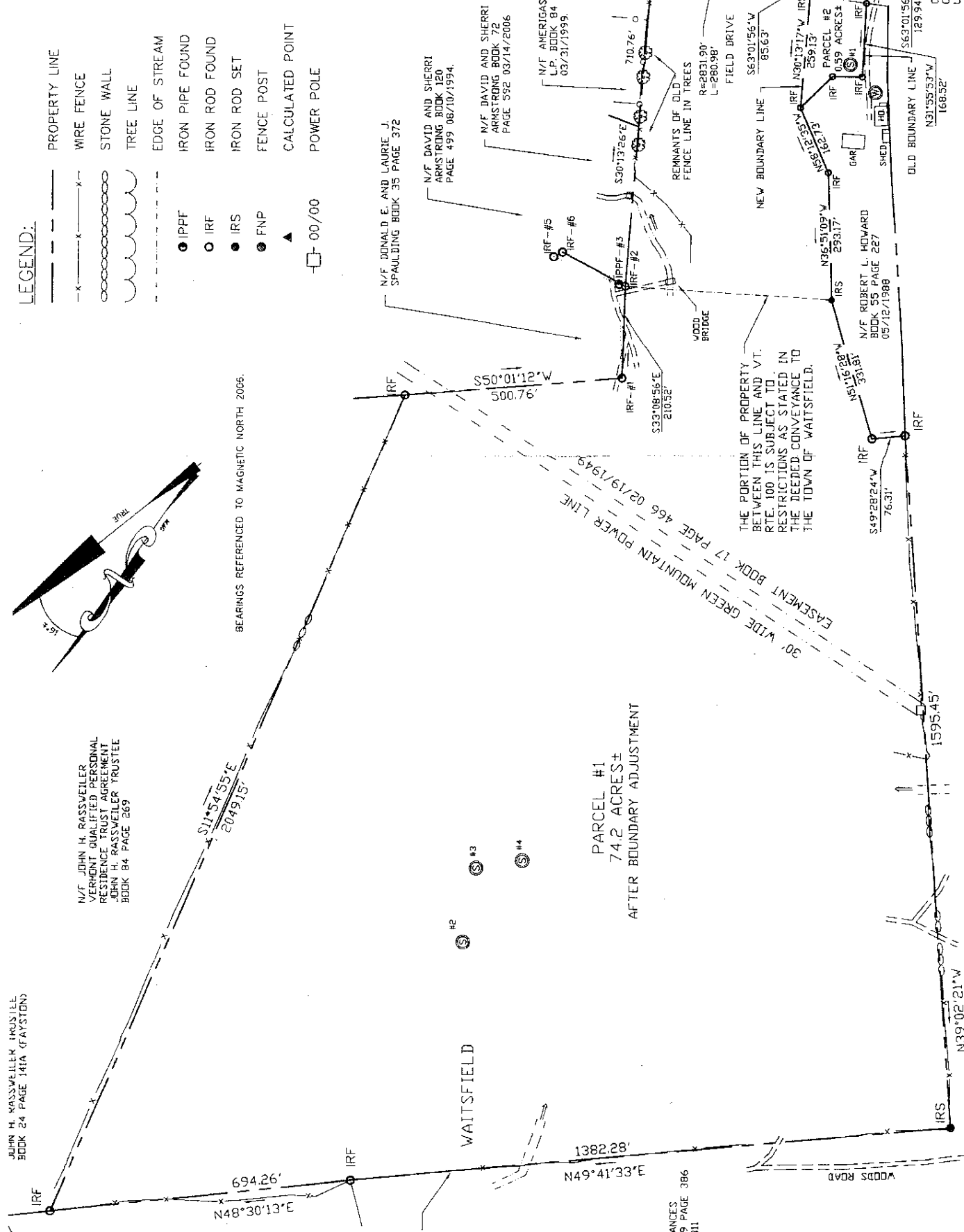
WAITSFIELD

FAYSTON

PARCEL #1  
74.2 ACRES±  
AFTER BOUNDARY ADJUSTMENT

30' WIDE GREEN MOUNTAIN POWER LINE  
EASEMENT BOOK 17 PAGE 466 02/19/1949

THE PORTION OF PROPERTY  
BETWEEN THIS LINE AND VT.  
RTE. 100 IS SUBJECT TO  
RESTRICTIONS AS STATED IN  
THE DEEDED CONVEYANCE TO  
THE TOWN OF WAITSFIELD.



**LEGEND:**

- PROPERTY LINE
- x-x- WIRE FENCE
- x--- STONE WALL
- TREE LINE
- - - EDGE OF STREAM
- IPPF
- IRF
- IRS
- FNP
- ▲ CALCULATED POINT
- 00/00

BEARINGS REFERENCED TO MAGNETIC NORTH 2006.

FAYS  
17

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N/F DONALD E. AND LAURIE J.  
SPAULDING BOOK 35 PAGE 372

N/F DAVID AND SHERRI  
ARMSTRONG BOOK 120  
PAGE 499 08/10/1994.

N/F DAVID AND SHERRI  
ARMSTRONG BOOK 72  
PAGE 592 03/14/2006

N/F AMERICAS, PROPANE,  
L.P. BOOK 84 PAGE 542  
02/31/1999.

IRF-#5  
IRF-#6

IPPF-#3  
IPPF-#2

IRF-#1  
IRF-#4

IRF-#7  
IRF-#8

IRF-#9  
IRF-#10

IRF-#11  
IRF-#12

IRF-#13  
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IRF-#19  
IRF-#20

IRF-#21  
IRF-#22

IRF-#23  
IRF-#24

IRF-#25  
IRF-#26

N/F KENNETH F. QUACKENBUSH REVOCABLE TRUST

N/F MATH AND FRANCES  
BUSH BOOK 79 PAGE 386  
K 103 PAGE 311

- A. SURVEY BY WILLARD L. GOVE FOR A PORTION OF THE HOWARD AND TUCKER PROPERTY DATED MARCH 17, 1988 AND LAST REVISED MAY 11, 1998.
- B. SURVEY BY HAROLD N. MARSH FOR A PORTION OF THE HOWARD/TUCKER BOUNDARY AND SURROUNDINGS DATED AUGUST 17, 1989.
- C. SURVEY BY HAROLD N. MARSH FOR LANDS OF DAVID AND SHERRI ARMSTRONG AND BOUNDARY AGREEMENT WITH AMERICAS GAS SERVICE DATED JUNE 24, 1998 AND LAST REVISED FEB. 24, 1999.
- D. A SURVEY BY NICHOLAS P. NOVLAN FOR A PORTION OF LANDS OF DONALD E. AND LAURIE J. SPAULDING DATED JUNE 16, 2005.

2. THE SUBJECT PROPERTY (74.2 ACRES) WAS CONVEYED TO PHYLLIS AND ERNEST TUCKER AND EDITH AND ROBERT HOWARD AS STATED IN BOOK 19 PAGE 55.

3. THE PURPOSE OF THIS PLAN IS TO ESTABLISH THE BOUNDARIES OF THE 74.2 ACRE PARCEL AND TO ADJUST THE BOUNDARY LINE WITH LANDS OWNED BY ROBERT L. HOWARD.

4. FOUR SPRINGS HAVE BEEN FOUND ON THE SUBJECT PROPERTY. SPRING #1 IS SAID TO BE DISCONNECTED AS A PAST WATER SUPPLY TO THE KENYON FARM ON THE SOUTH SIDE OF VERMONT ROUTE 100. SPRINGS #2, #3 AND #4 ARE CURRENTLY A WATER SUPPLY TO THE KENYON PROPERTY WHO HAD THE RIGHTS CONVEYED TO THEM AS STATED IN BOOK 24 PAGE 475 08/30/1971 AND BOOK 24 PAGE 476 08/30/1971 FOR TWO SPRINGS.

5. DEEDED ACCESS TO THE SUBJECT PROPERTY OVER LANDS OF ABUTTORS WAS NOT FOUND. A RIGHT-OF-WAY OF UNSPECIFIED WIDTH AND LOCATION WAS RESERVED BY ERNEST AND PHYLLIS TUCKER IN DEED BOOK 55 PAGE 227 FOR THE CONVEYANCE TO ROBERT L. HOWARD OF THE 2.46 ACRE PARCEL.

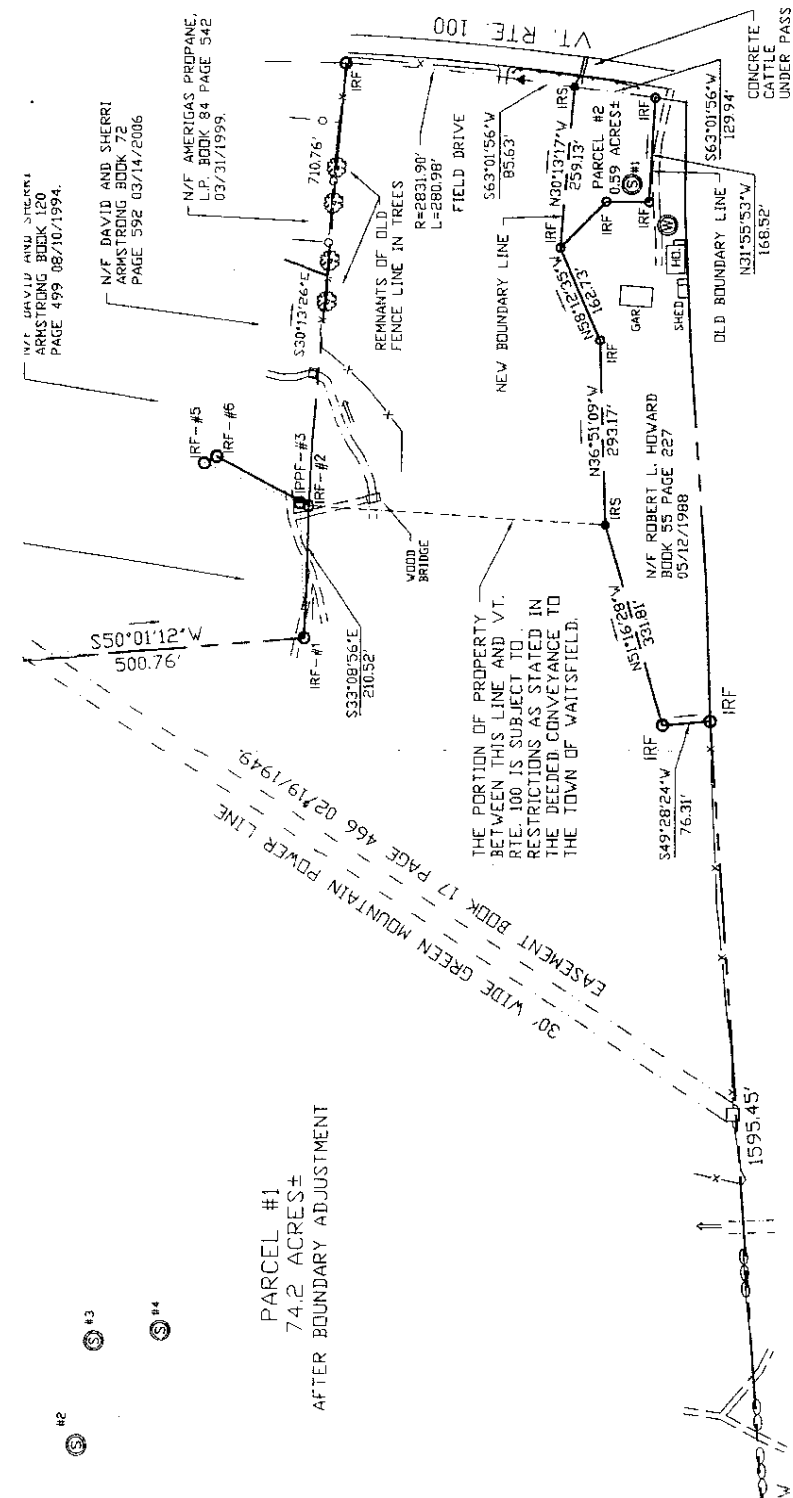
6. THE RIGHT-OF-WAY OF VT. RTE. 100 WAS TAKEN FROM V.A.D.T. PROJECT F.A.S. NO. 1570-(1) SHEET 10. ALSO REFER TO DEED BOOK 17 PAGE 266 05/22/1940 FLORA TUCKER TO THE STATE OF VERMONT.

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 1403 OF TITLE 27 V.S.A.

SURVEY OF LAND OWNED BY THE PHYLLIS TUCKER ESTATE AND ROBERT L. HOWARD WAITSFIELD, VERMONT

GREGORY F. DUBOIS L.S. BERLIN, VERMONT

PROJECT #	SCALE	DATE
2006-09	1"=200'	MAY 2006



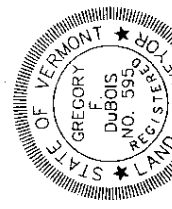
PARCEL #1  
74.2 ACRES ±  
AFTER BOUNDARY ADJUSTMENT

THE PORTION OF PROPERTY BETWEEN THIS LINE AND VT. RTE. 100 IS SUBJECT TO RESTRICTIONS AS STATED IN THE DEEDED CONVEYANCE TO THE TOWN OF WAITSFIELD.

THIS SURVEY WAS BASED ON EVIDENCE FOUND IN THE FIELD AND INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND PLANS OF RECORD.

- MONUMENTATION NOTES:
- 1. THE SURVEY REFERENCED IN GENERAL NOTE 1D USED IRF-#1 TO IPPF-#3 AS THE COMMON BOUNDARY LINE BETWEEN THE SUBJECT PROPERTY AND SPANLING THE SURVEY MENTIONED IN GENERAL NOTE 1B AND FENCE LINE CORNER THAT IRF-#2 SHOULD HAVE BEEN USED AS THE CORNER INSTEAD OF IPPF-#3 THE BOUNDARY LINE BETWEEN SPAULDING AND ARMSTRONG SHOULD BE FROM IRF-#2 TO IRF-#6 AND NOT IPPF-#3 TO IRF-#5.

N/F KENNETH F. QUACKENBUSH REVOCABLE TRUST  
KENNETH F. QUACKENBUSH TRUSTEE  
BOOK 121 PAGE 126 AND BOOK 85 PAGE 70



*Gregory F. Dubois*