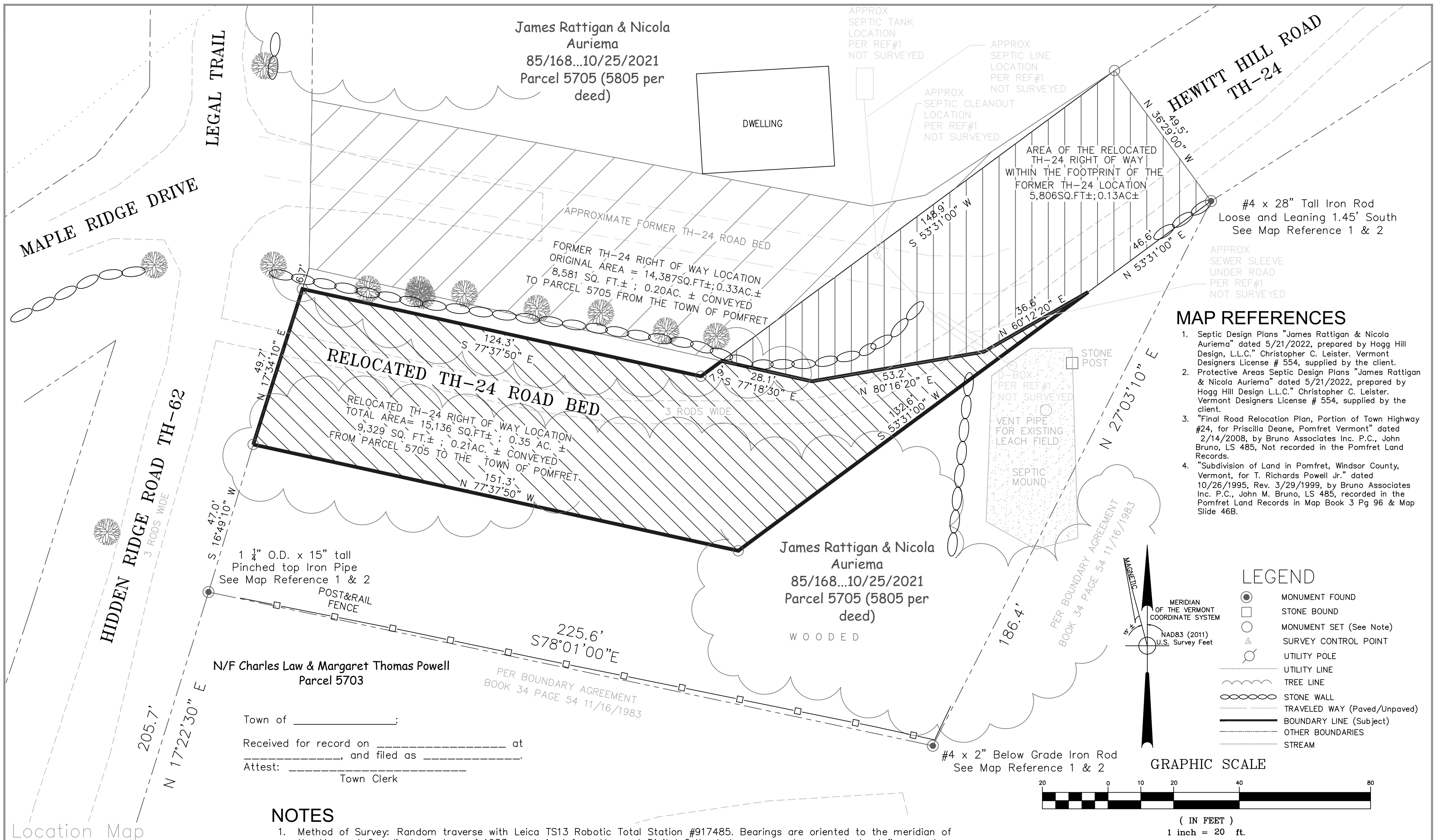
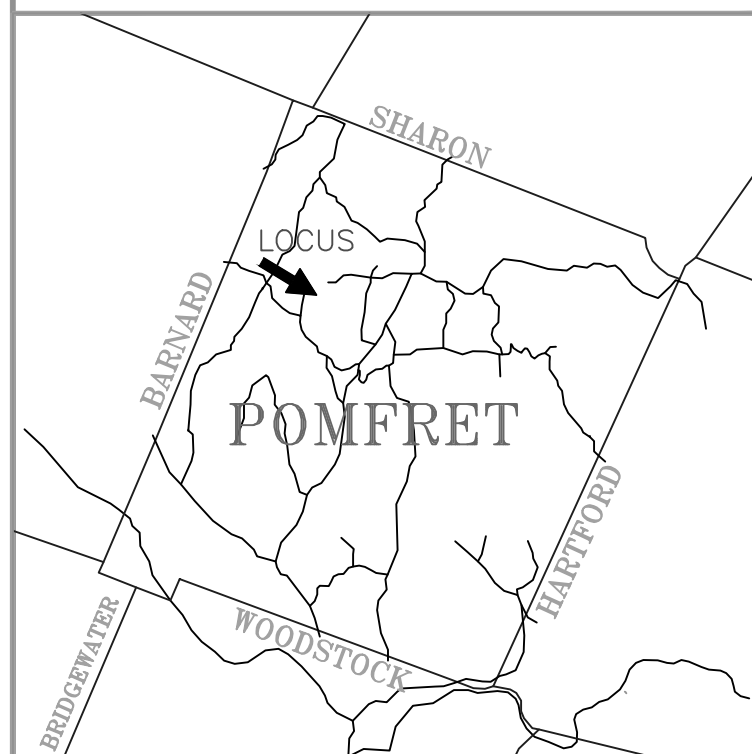


THIS IS AN ORIGINAL INK DRAWING — NOT A REPRODUCTION



Location Map



## NOTES

- Method of Survey: Random traverse with Leica TS13 Robotic Total Station #917485. Bearings are oriented to the meridian of the Vermont Coordinate System of 1983 as derived from Vermont Digital Orthophotography and serve only to define angular relationships between courses. Distances are ground.
- This plat depicts a Road Relocation survey of TH-24 over the subject properties.  
  
Current Owners: James Rattigan & Nicola Auriema  
Current Deed: Pomfret Land Records Book 85, Page 168, dated 10/18/2021, recorded 10/25/2021.  
Tax Map Parcel: 5705 (5805 per deed)  
Total Area: 126,324 Sq. Ft. ±, 2.90 Acres ± Per Deed  
Right of Way areas across Parcel 5705:  
Area of Original TH-24 Right of Way: 14,387 Sq. Ft. ±, 0.33 Ac. ±  
Area of Original TH-24 Right of Way to be conveyed to Parcel 5705 from the Town of Pomfret: 8,581 Sq. Ft. ±, 0.20 Ac. ±  
Area of Relocated TH-24 Right of Way: 15,136 Sq. Ft. ±, 0.35 Ac. ±  
Area of Relocated TH-24 Right of Way to be conveyed to the Town of Pomfret to Parcel 5705: 9,329 Sq. Ft. ±, 0.21 Ac. ±  
Area of TH-24 unchanged between the Original and Relocated TH-24 (falls within the same footprint): 5,806 Sq. Ft. ±, 0.13 Ac. ±
- Title to these properties may extend to the centerlines of Hidden Ridge Road (TH-62) and Hewitt Hill Road (TH-24), subject to the public right of way. Area has been calculated to the right-of-way boundary only. The relocated portion of TH-24 does not affect the outbound boundaries of parcel 5705 shown on this survey.
- This survey is subject to the findings of a complete title search.
- Unless otherwise noted, monuments set are #5x30" Iron Rods with 2" aluminum cap stamped: Survey Marker, Do Not Disturb, Ethan Gilmour LS 024.0127787.

ROAD RELOCATION SURVEY		
Lands of <b>JAMES RATTIGAN, NICOLA AURIEMA, &amp; THE TOWN OF POMFRET</b>		
POMFRET WINDSOR COUNTY, VERMONT		
Scale: 1"=20'		
	This survey was conducted in accordance with RULES OF THE BOARD OF LAND SURVEYORS, VERMONT, STANDARDS FOR THE PRACTICE OF LAND SURVEYING. It is based on deed descriptions, the map references listed above, physical evidence found in the field, and conversations with the owner. It is consistent with this information to the best of my knowledge and belief unless otherwise noted. I am not aware of any facts or circumstances which might render this survey invalid or unreliable.	
	HOLT GILMOUR SURVEY ASSOCIATES LLC Woodstock, VT www.vtsurveyor.com	
DATE: JANUARY 7, 2024		(802) 457-4649