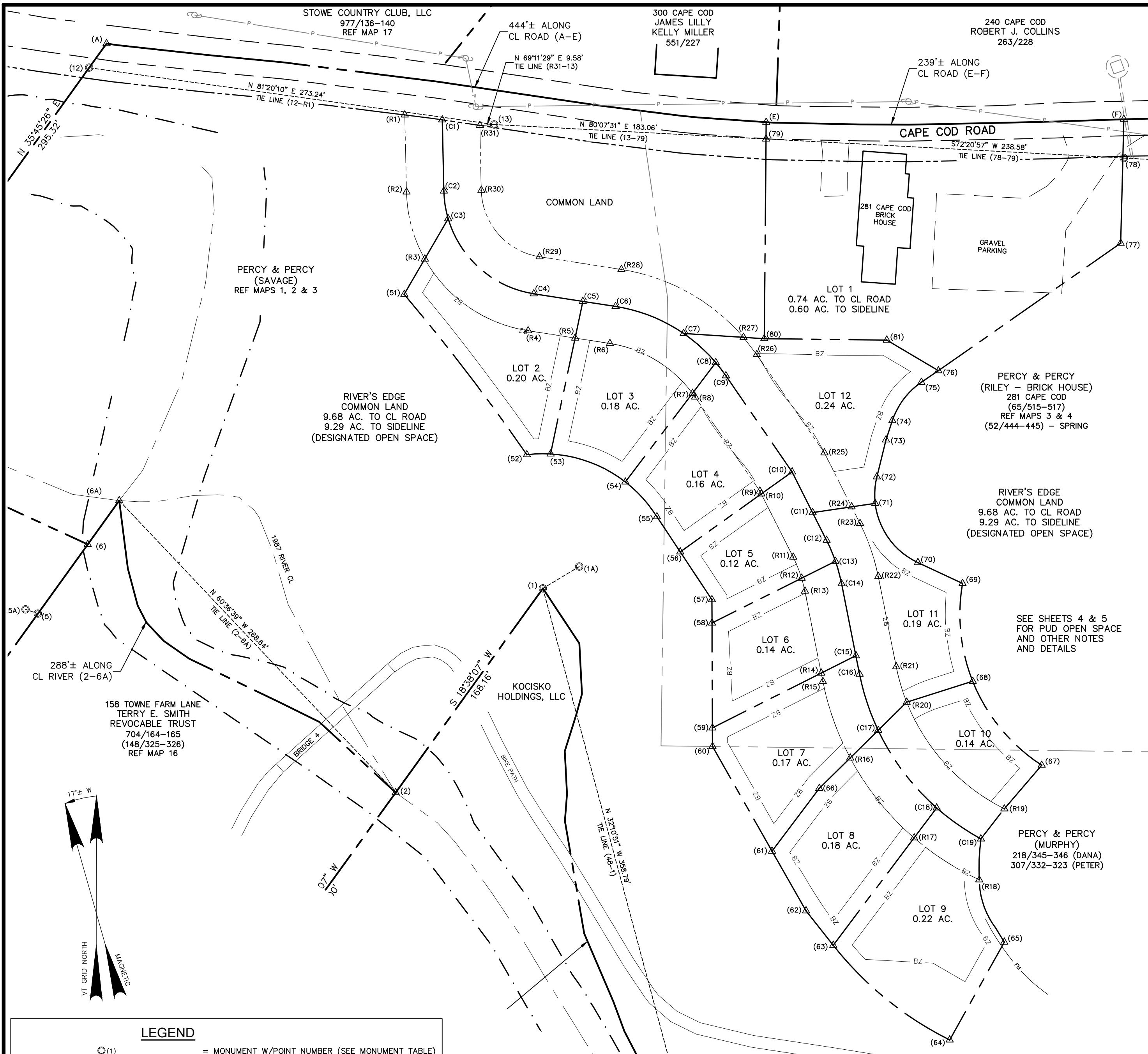


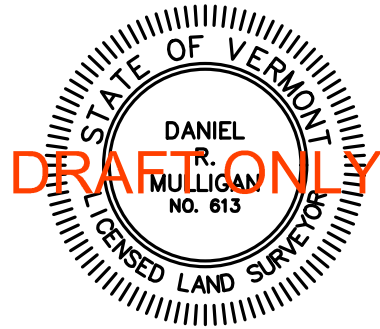
ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C. WATERBURY, VERMONT



LEGEND	
	= MONUMENT W/POINT NUMBER (SEE MONUMENT TABLE)
	= UNMONUMENTED POINT
	= CATCH BASIN
	= PROPERTY LINE
	= FORMER PROPERTY LINE
	= R.O.W./EASEMENT LINE
	= TOP OF BANK LINE
	= EDGE OF RIVER
	= CENTER LINE OF RIVER
	= EDGE OF ROAD/DRIVE
	= EX. SEWER LINE W/MANHOLE
	= PRO. SEWER FORCEMAIN
	= SURVEY TIE LINE
	= BUILDING ZONE
	= OVERHEAD UTILITY LINE W/POLE
	= BOOK/PAGE STOWE LAND RECORDS
	= KEY DEED BOOK/PAGE STOWE LAND RECORDS
	= STOWE ZONING DISTRICT

"THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVAL BY THE STOWE DRB PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF THE APPROVAL AND THE RELATED INFORMATION IS ON FILE IN THE STOWE PLANNING AND ZONING OFFICE."
"THE LANDS DESIGNATED AS OPEN SPACE ON THIS PLAT SHALL REMAIN IN OPEN SPACE. THE OPEN SPACE SHALL RUN WITH THE LAND AND SHALL APPLY TO FUTURE CONVEYANCES OF ALL OR PARTS OF THE HEREIN OPEN SPACE, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE DRB."

APPROVED BY: _____ DATE: _____
STOWE DEVELOPMENT REVIEW BOARD



I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED) AND WAS PERFORMED AS REQUESTED BY DANA PERCY AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403 AND 26 VSA 2596.

MEASUREMENT TABLE

POINT TO POINT	DIRECTION	DISTANCE	CHORD DIRECTION	CHORD DISTANCE
R1 - R2	S 18°27'05" E	51.44'		
R2 - R3	R = 96.00'	A = 46.88'	S 32°26'31" E	46.42'
R3 - R4	R = 98.00'	A = 87.00'	S 72°23'44" E	84.06'
R4 - R5	N 81°38'27" E	31.79'		
R5 - R6	N 81°38'27" E	23.50'		
R6 - R7	R = 85.00'	A = 66.71'	S 76°03'30" E	64.51'
R7 - R8	R = 85.00'	A = 3.01'	S 52°44'38" E	3.01'
R8 - R9	S 51°43'50" E	76.78'		
R9 - R10	S 43°55'49" E	2.16'		
R10 - R11	S 43°55'49" E	47.28'		
R11 - R12	R = 89.00'	A = 15.19'	S 39°02'22" E	15.18'
R12 - R13	R = 89.00'	A = 8.86'	S 31°17'44" E	8.86'
R13 - R14	S 28°26'33" E	55.88'		
R14 - R15	S 28°26'33" E	5.68'		
R15 - R16	R = 186.00'	A = 54.45'	S 36°49'45" E	54.26'
R16 - R17	R = 186.00'	A = 68.78'	S 55°48'33" E	68.39'
R17 - R18	R = 186.00'	A = 52.00'	S 74°24'13" E	51.78'
R19 - R20	R = 136.00'	A = 98.79'	N 59°39'41" W	96.63'
R20 - R21	R = 136.00'	A = 24.71'	N 33°38'49" W	24.67'
R21 - R22	N 28°26'33" W	61.56'		
R22 - R23	R = 139.00'	A = 37.57'	N 36°11'11" W	37.46'
R23 - R24	N 43°55'49" W	12.42'		
R24 - R25	N 43°55'49" W	40.42'		
R25 - R26	S 51°43'50" E	79.68'		
R26 - R27	R = 135.00'	A = 14.54'	N 54°48'56" E	14.53'
R27 - R28	R = 135.00'	A = 95.33'	N 78°07'47" W	93.36'
R28 - R29	S 81°38'27" W	55.29'		
R29 - R30	R = 46.00'	A = 64.15'	N 58°24'19" W	59.08'
R30 - R31	N 18°27'05" W	43.33'		
R33 - C1	S 81°45'52" W	70.03'		
C1 - R1	S 80°17'12" W	25.29'		
C3 - R3	S 12°59'45" W	31.11'		
R3 - S1	S 12°59'45" W	27.33'		
S1 - S2	R = 1400.00'	A = 134.93'	S 54°35'22" E	134.88'
S2 - S3	N 71°01'48" E	15.83'		
S3 - S4	R = 90.00'	A = 54.18'	S 86°40'40" E	53.37'
S4 - S5	R = 90.00'	A = 31.52'	S 59°23'52" E	31.36'
S5 - S6	S 50°43'29" E	28.19'		
S6 - S7	S 50°43'29" E	38.31'		
S7 - S8	S 17°25'07" E	15.60'		
S8 - S9	S 17°25'07" E	70.03'		
S9 - S10	S 17°25'07" E	12.46'		
S10 - S11	S 46°49'04" E	80.40'		
S11 - S12	S 46°49'04" E	45.94'		
S12 - S13	S 55°29'38" E	29.31'		
S13 - S14	R = 230.25'	A = 101.09'	S 68°04'18" E	100.28'
S14 - S15	N 12°00'38" E	74.84'		
S15 - R18	R = 54.00'	A = 31.13'	N 41°26'08" W	43.48'
R18 - C19	N 14°46'49" W	27.40'		
C19 - R19	N 20°52'54" E	25.42'		
R19 - S17	N 23°21'16" E	38.38'		
S17 - S18	R = 120.00'	A = 73.76'	N 56°35'47" W	72.60'
S18 - S19	R = 120.00'	A = 66.54'	N 23°06'07" W	65.69'
S19 - S20	N 82°09'00" W	32.95'		
S20 - S21	R = 50.00'	A = 50.97'	N 52°56'49" W	48.79'
S21 - S22	R = 50.00'	A = 17.81'	N 13°32'24" W	17.72'
S22 - S23	N 03°20'10" W	25.41'		
S23 - S24	N 01°12'13" E	13.63'		
S24 - S25	R = 50.00'	A = 32.68'	N 19°55'33" E	32.10'
S25 - S26	N 38°38'53" E	13.74'		
S26 - S27	N 37°51'51" E	148.67'		
S27 - S28	N 15°43'26" W	58.01'		
S28 - S29	N 15°43'26" W	24.79'		
S29 - S30	S 72°20'57" W	238.58'		
S30 - S31	S 79°35'04" W	192.48'		
S31 - S32	N 16°40'08" W	24.80'		
S32 - S33	N 16°40'08" W	119.80'		
S33 - S34	N 73°50'25" E	81.85'		
S34 - S35	S 76°31'29" E	40.07'		
S35 - S36	S 76°30'28" W	13.95'		
S36 - S37	S 76°30'28" W	40.09'		
S37 - S38	S 05°12'30" E	25.04'		
S38 - S39	S 05°12'30" E	79.16'		
S39 - S40	N 19°59'33" E	74.28'		
S40 - S41	N 19°59'33" E	25.79'		
S41 - S42	N 37°17'04" E	66.61'		
S42 - S43	N 37°17'04" E	25.30'		
S43 - S44	N 46°15'36" E	66.97'		
S44 - S45	N 46°15'36" E	25.28'		
S45 - S46	N 46°06'41" E	81.36'		
S46 - S47	N 46°06'41" E	25.94'		
S47 - S48	N 19°48'25" E	52.44'		
S48 - S49	N 28°15'59" E	26.26'		
S49 - S50	N 28°15'59" E	26.77'		
S50 - S51	N 19°47'56" E	89.82'		
S51 - S52	N 19°47'56" E	25.06'		
S52 - S53	N 55°13'14" E	46.27'		
S53 - S54	N 64°27'10" E	26.34'		
S54 - S55	N 64°27'10" E	15.92'		

MEASUREMENT TABLE

POINT TO POINT	DIRECTION	DISTANCE	CHORD DIRECTION	CHORD DISTANCE
C1 - C2	S 15°27'05" E	47.60'		
C2 - C3	R = 71.00'	A = 18.72'	S 26°00'12" E	18.66'
C3 - C4	R = 71.00'	A = 80.30'	S 65°57'25" E	76.09'
C4 - C5	N 81°38'27" E	33.16'		
C5 - C6	N 81°38'27" E	22.12'		
C6 - C7	R = 110.00'	A = 49.31'	S 85°31'00" E	48.90'
C7 - C8	R = 110.00'	A = 29.10'	S 65°05'49" E	29.01'
C8 - C9	R = 110.00'	A = 11.11'	S 54°37'30" E	11.11'
C9 - C10	S 51°43'50" E	77.98'		
C10 - C11	S 43°55'49" E	30.41'		
C11 - C12	S 43°55'49" E	20.73'		
C12 - C13	R = 114.00'	A = 15.25'	S 40°05'53" E	15.24'
C13 - C14	R = 114.00'	A = 15.57'	S 32°21'15" E	15.55'
C14 - C15	S 28°26'33" E	48.98'		
C15 - C16	S 28°26'33" E	12.59'		
C16 - C17	R = 161.00'	A = 39.66'	S 35°30'01" E	39.56'
C17 - C18	R = 161.00'	A = 65.34'	S 54°11'05" E	64.89'
C18 - C19	R = 161.00'	A = 36.19'	S 72°15'03" E	36.11'

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
FOR
RIVER'S EDGE PUD
OWNERS: DANA T. PERCY, JR., & PETER E. PERCY
WEEKS HILL ROAD AND CAPE COD ROAD
STOWE, VERMONT
AUGUST 2024

BY GRENIER ENGINEERING, P.C.
P.O. BOX 445 - WATERBURY, VERMONT 05676
SCALE: 1" = 50'

