

**LEGEND**

- Iron pipe found
  - Calculated point
  - Utility Pole
  - Existing property line
  - Proposed property line
  - Right-of-Way line
  - Tie line
  - Adjoiner line
  - Barbed wire fence line
  - Electric wire fence line
  - Overhead utility wires
- 180/51 Book 180 Page 51 of the Land Records

**TITLE SOURCE: Warren Land Records**

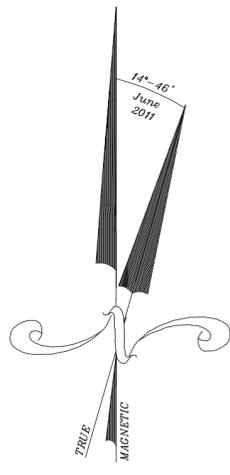
1. Pierre Maffroid and Mary Maffroid deed into trust to Mary Maffroid, trustee of the Mary Maffroid Revocable Trust, dated December 8, 1997, recorded in Book 180, Page 51 of the Warren Land Records.
2. Prickly Mountain Project, Inc., by warranty deed to Pierre Maffroid and Mary Maffroid, dated May 10, 1991, recorded in Book 95, Page 10 of the Warren Land Records.
3. Howard E. Munn and Colleen Gibbs by warranty deed to Pierre Maffroid and Mary Maffroid, dated August 22, 1974, recorded in Book 40, Page 731 of the Warren Land Records.
4. Howard E. Munn and Colleen Gibbs by quit claim deed to Pierre Maffroid and Mary Maffroid, dated August 22, 1974, recorded in Book 40, Page 729 of the Warren Land Records.
5. Prickly Mountain Project, Inc., by warranty deed to Pierre and Mary Maffroid, dated August 20, 1974, recorded in Book 40, Page 727 of the Warren Land Records.

**REFERENCES:**

1. A plat entitled "Prickly Mountain Project, Inc., Common Lands, Warren, Vt., scale 1" = 100'," by John Roth, dated 1975 - 1978, recorded on Map Slide 39 and in Map Book 3, Page 78 of the Warren Land Records.
2. A plat entitled "Beaver Hill Subdivision No. 1 - Warren, Vt., Colleen Gibbs & Howard Munn, scale 1" = 100,'" by Paul Bigelow, dated August 15, 1966, recorded on Map Slide 205 and in Map Book 1, Page 23A of the Warren Land Records.

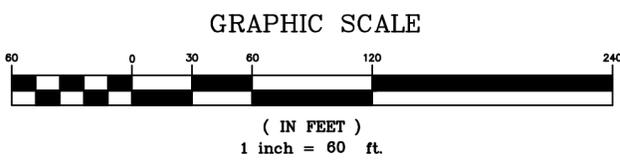
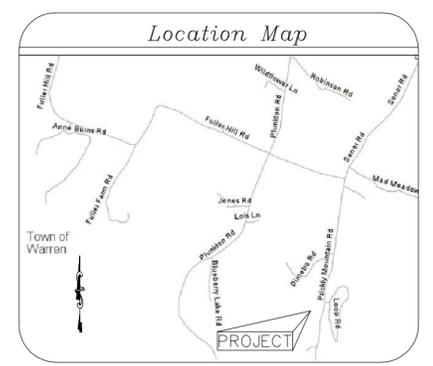
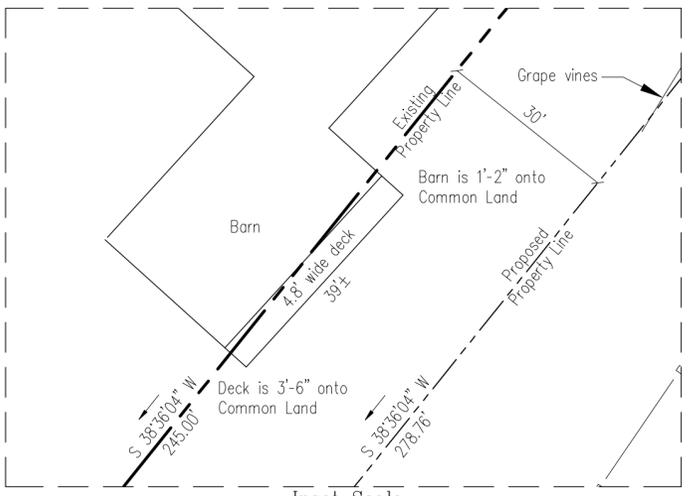
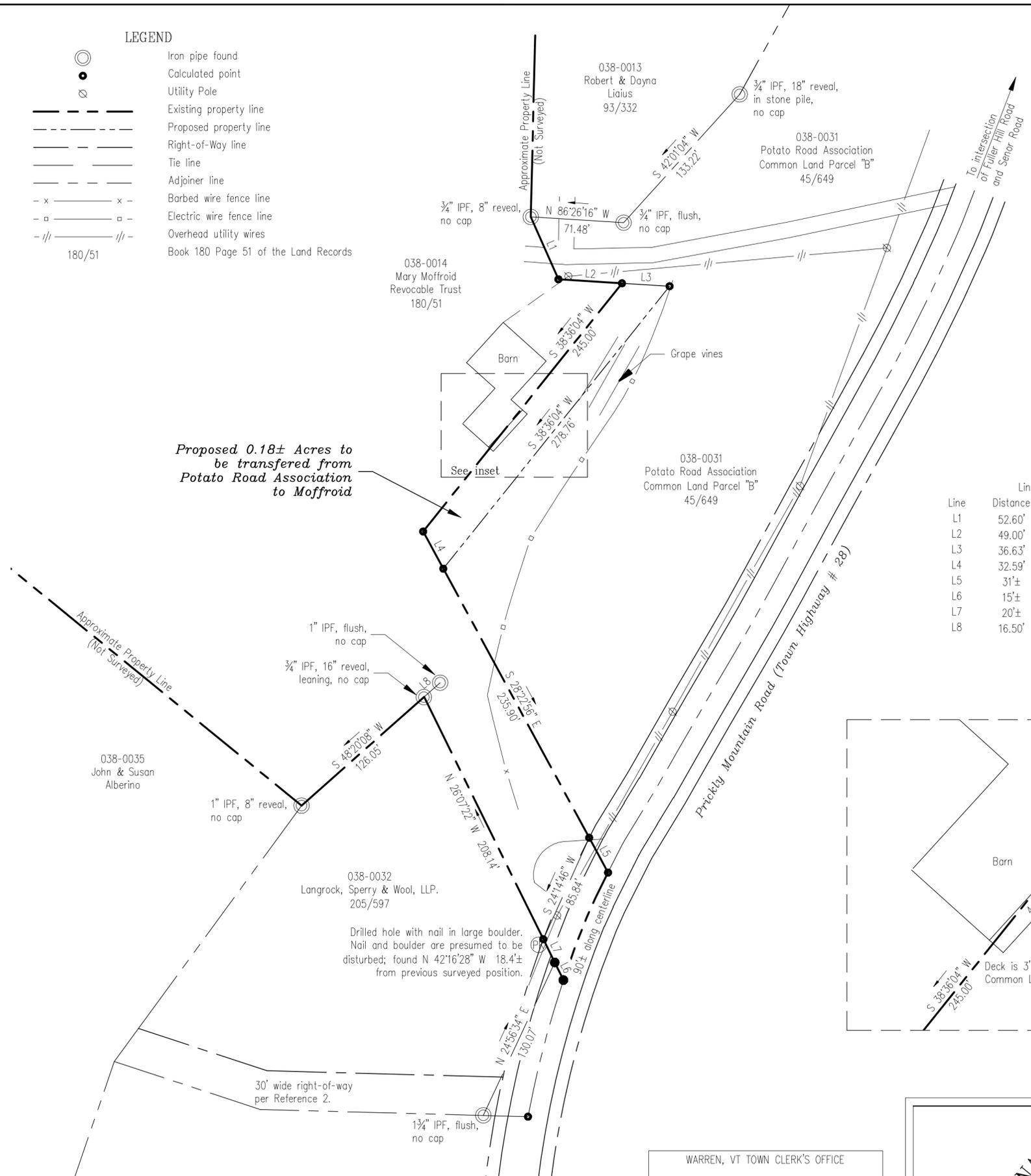
**NOTES:**

1. This map is based on the research of the Warren Land Records, physical evidence found and a total station traverse with a minimum precision ratio that meets the standards for urban surveys, set by the Vermont State Board of Land Surveyors Rules effective October 11, 1999, performed by Scott J. Herring and Nicholas P. Nowlan in June, 2011.
2. Except where otherwise noted, no attempt was made to identify and/or locate any easements or rights-of-way that may exist, either recorded or unrecorded. The Prickly Mountain Road (Town Highway #28) right-of-way is assumed to be 3 rods wide and centered on the traveled way.
3. Bearings are based on Magnetic North, as observed by McCain Consulting, Inc., on June 13, 2011.
4. Research by Keith R. Van Iderstine. Map by Scott J. Herring.



Line	Distance	Bearing
L1	52.60'	S 23°44'56" E
L2	49.00'	S 86°24'56" E
L3	36.63'	S 86°24'56" E
L4	32.59'	S 28°22'56" E
L5	31'±	S 28°22'56" E
L6	15'±	N 26°07'22" W
L7	20'±	N 26°07'22" W
L8	16.50'	N 48°20'08" E

**Proposed 0.18± Acres to be transferred from Potato Road Association to Maffroid**



WARREN, VT TOWN CLERK'S OFFICE  
 Received for record \_\_\_\_\_ A.D. 20\_\_\_\_  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_ m.  
 and recorded in \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Town Clerk

**PRELIMINARY**

Keith R. Van Iderstine, L.S. 719  
 This map complies with  
 27 VSA 1403 and 26 VSA 2596

BOUNDARY LINE SURVEY OF THE LANDS OF

## Mary Maffroid Revocable Trust

**Prickly Mountain Road** Warren, Vermont

SCALE : 1" = 60'  
 PROJECT : Mc31033  
 DRAWING: 31033.DWG

**McCAIN CONSULTING, INC.**  
 93 SOUTH MAIN STREET  
 WATERBURY, VERMONT 05676

DATE: June 30, 2011 SHEET 1 OF 1

Y:\Cadd\31000's\31033sv\dwg\31033.dwg