Survey Notes:

1. This Easement Plan has been compiled from field surveys and record evidence including the following plans:
   a. "Boundary Survey,Property of Eric Hull", prepared by Krebs & Lansing Consulting Engineers, Inc., dated June 1982 and filed in slide 57 of the Town of Underhill Land Records.
   b. "Parcel "A" Plan of Lands to be Conveyed by Stephen McCane to Eric Hull", prepared by Palmer Company, LTD., dated February 8, 1984 and filed in slide 65 of the Town of Underlie Land Records.
   c. "Property Survey for Stephen McCane ", prepared by Palmer Company, LTD., dated August 5, 1983 and held within the private records of Vermont Land Surveyors.
   d. "Subdivision Map, Frank & Edward Von Turkovich", prepared by Stephen Brooks, L.S., dated June 8, 1987 and filed in slide 92 of the Town of Underhill Land Records.
   e. Vermont Agency of Transportation Plans for Route 15, Project # FAP 98-H, sheets 19-21, filed in District 5 office in the Town of Colchester .
   f. "Plat Showing Land of Lionel Blow", prepared by Willis Engineering, Inc., dated August 20, 1975 and filed in slide 22 of the Town of Underhill Land Records.
   g. "Easement Plat, Robert & Lisa Hill", prepared by O'Leary-Burke Civil Associates, PLC., dated January 4, 2011 and filed in slide 271of the Town of Underhill Land Records.
   h. "Parcel A, Plan of Lands of Stephen McCane to Eric Hull ", prepared by Palmer Company, LTD., dated February 8, 1989 and filed in slide 65 of the Town of Underhill Land Records.
   i. "Plat of Property owned by Edward Winston Rawson & Jane Rawson, prepared by John Marsh, L.S., dated June 25, 1976 and filed in slide 198 of the Town of Underhill Land Records.
   j. "Plat of Survey, Property of Blair Williams", prepared by Civil Engineering Associates, Inc., dated June 1992 and filed in slide 240 of the Town of Jericho Land Records.
2. Bearings are based on Vermont State Plane Coordinates based on RTK GPS observations performed December 2010 and October 2016.
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Rural Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/13.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Underhill and Jericho Land Records.
5. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 § 2502 (3) a-c and (4) a-e. Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statues herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
7. Where conflicts between physical evidence and written evidence are substantial, deed and/or documents should be executed to eliminate any color of title or conflict.
8. This plat is valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

"This Boundary Line Adjustment Plat has been approved by Resolution of the Development Review Board of the Town of Jericho, Vermont on this _____ day of _____, 201___, subject to the requirements and conditions of said Resolution. Signed this _____ day of _____, 201___, by _____
Chair

Town of Jericho Received for Record
_____ A.D. _____
at _____o'clock_____minutes___M and recorded in _____
attest: _____
Town Clerk

Rawson Family Trust
Book 320 Page 285
Recorded May 21, 2014
Original Area = 201.32 Acres
Revised Area = 102 Acres (Jericho)
Parcel CH318a
(Map Ref. 1i.)

Rawson Family Trust
Book 209 Page 33
Recorded May 21, 2014
Parcel CH350T
(Map Ref. 1i.)

Rawson Family Trust
Book 209 Page 33
Recorded May 21, 2014
Original Area = 83 Acres
Revised Area = 36.43 Acres (Underhill)
Parcel CH440T
(Map Ref. 1i.)

Marcia Merrill
Book 209 Page 371
Recorded December 17, 2002
Parcel CH258
(Map Ref. 1j.)

Deborah Kei Williams Rev. Trust
Book 326 Page 178
Recorded July 22, 2015
Parcel CH230
(Map Ref. 1j.)

Shirley Adams
Book 92 Page 407
Recorded June 11, 1998
Parcel CH470
(Map Ref. 1f.)

Benjamin & Heather Coddington
Book 166 Page 165
Recorded May 30, 2008
Parcel CH472T
(Map Ref. 1f.)

Eric & Faith Avildsen
Book 67 Page 47
Recorded October 28, 1989
Parcel CH496
(Map Ref. 1f.)

Robert & Lisa Hill
Book 88 Page 149
Recorded December 16, 1996
Original Area = 73.46 Acres
Revised Area = 120.03 Acres (Underhill)
Parcel VT 485
(Map Ref. 1g.)

James Dubrow
Book 58 Page 495
Recorded October 11, 1986
Parcel VT523
(Map Ref. 1b & c.)

Elizabeth Novotny & Miriam Street
Book 165 Page 203
Recorded February 6, 1999
Parcel CH192

Michael & Janet Lavanway
Book 140 Page 187
Recorded March 22, 1995
Parcel PM090

Lands to be conveyed from Rawson to Hill from in the Town of Jericho
99.32 Acres

Lands to be conveyed from Rawson to Hill in the Town of Underhill
46.57 Acres
Parcel CH440T

Pond

Set ⅝" Rebar in wire fence & stone wall, 4" reveal & LS 714 cap, TYP.
N 743941.91
E 1518668.85

Found 1 1/4" Iron Pipe in wire fence 14" reveal.

Found rectangular Iron Pin in ledge, 16" reveal. Town Bound.
N 743514.84
E 1520626.14

Found 5/8" rebar, 2" reveal, Ward cap, in stone wall.
N 743179.98
E 1522269.43

N 745404.99
E 1519879.41

Set ⅝" Rebar in wire fence & stone wall, 4" reveal & LS 714 cap, TYP.
N 745975.00
E 1520870.49

3817.47' to a Found Concrete bound in Cilley Hill Road.

N60° 26' 22"E 39.65
N88° 28' 00"E 65.27
N85° 43' 47"E 187.84
N43° 07' 10"E 163.93
N40° 48' 25"W 34.13
S16° 18' 37"W 6.59
N16° 18' 37"E 262.54
N18° 37' 07"E 235.40
N19° 04' 41"E 153.88
S51° 35' 41"E 242.97
N22° 39' 26"E 135.38
N21° 46' 35"E 200.20
N22° 13' 15"E 191.05
N32° 37' 15"E 227.73
N35° 57' 03"E 179.31
N34° 00' 08"E 195.49
N36° 24' 52"E 218.73
N29° 33' 38"W 439.24
N36° 11' 06"W 1585.35
S26° 49' 15"E 307.51
S54° 23' 00"E 362.80
N19° 12' 24"E 255.91
N9° 58' 39"E 485.62
S41° 47' 07"W 54.00
N34° 26' 28"W 703.85
S39° 08' 50"E 202.46
S9° 47' 07"W 471.00
S9° 47' 07"W 275.00
S5° 02' 07"W 326.00
S13° 42' 53"E 118.00
S8° 17' 07"W 262.00
S22° 02' 07"W 400.00
S3° 17' 36"W 424.40
N36° 11' 09"W 469.05
S35° 42' 53"E 533.94
S61° 42' 53"E 321.98
S61° 42' 53"E 368.41
S13° 17' 07"W 1160.74
S49° 42' 53"E 275.55
S49° 45' 25"E 187.96
N34° 45' 49"W 699.90
S16° 48' 58"W 104.82
S16° 48' 58"W 64.53
S16° 48' 58"W 569.22
S16° 48' 58"W 661.64
S16° 48' 58"W 67.86
N36° 11' 28"W 916.63
N36° 11' 28"W 921.04
N25° 25' 52"W 177.06
N9° 29' 08"E 355.95
N16° 44' 52"W 40.80
N54° 17' 52"W 649.73
N64° 59' 52"W 139.43
N18° 49' 52"W 92.22
N16° 09' 08"E 304.60
S50° 28' 01"W 254.81
787.82
S36° 45' 29"W
869.57
N7° 35' 43"W
1180.09
S24° 41' 53"W
N31° 15' 41"W 923.35
S36° 17' 29"E 3946.70 to a Stone Mound in the Town Green

50' Utility Easement to Central Vermont Public Service Company and New England Telephone and Telegraph Company.
Book 69 Page 234
Recorded January 15, 1991

60' Access Easement granted to Robert & Lisa Hill
Book 191 Page 114
Recorded September 29, 2001

Location Map
Site

Vermont Grid North

Legend

- Property Line
- Abutting Property Line
- Easement Line
- Wood Fence
- Tree Line
- Set Rebar w/ LS 714 Cap
- Calculated Point

Graphic Scale

300 0 150 300 600 1200
1 inch = 300 ft.

Joseph R. Flynn, L.S. 714; I certify that this plat is an original ink on mylar drawing.

Boundary Line Adjustment
Land of Burton Rawson Trust & Robert & Lisa Hill
in
Jericho & Underhill, Vermont

Scale: 1"=300'	Date: June 29, 2015	Project number: HILL1	Drawing Number
Drafted by : J. Flynn	Checked by : Joseph Flynn, L.S.	Sheet 1 of 1	

STATE OF VERMONT
JOSEPH R. FLYNN
No. 714
REGISTERED
LICENSED LAND SURVEYOR

DuBois & King inc.
engineering
planning
management
surveying
6 Green Tree Drive, So. Burlington Vermont 05403

Certification

This plat is for the identification of boundary lines of lands of Burton Rawson Trust and Robert & Lisa Hill In Jericho and Underhill Vermont. Other information is shown for both illustrative purposes and to offer assistance in conclusions reached by this survey. Only the boundary lines of the lands of Burton Rawson Trust and Robert & Lisa Hill are certified to, all others are not warranted to be correct and are subject to revisions.

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcl, field evidence and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

June 29, 2016
Joseph R. Flynn, L.S. 714 — Dated