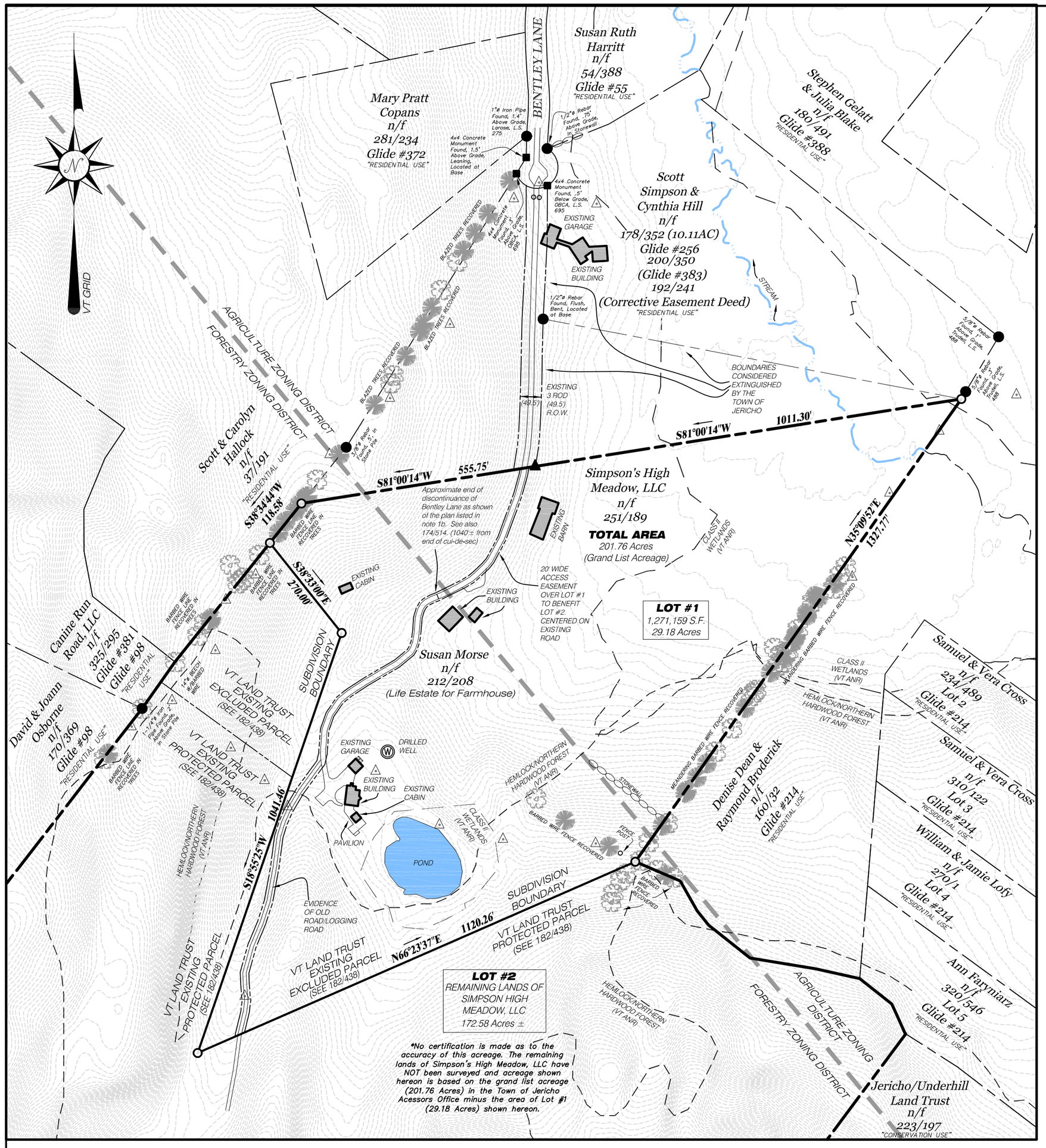
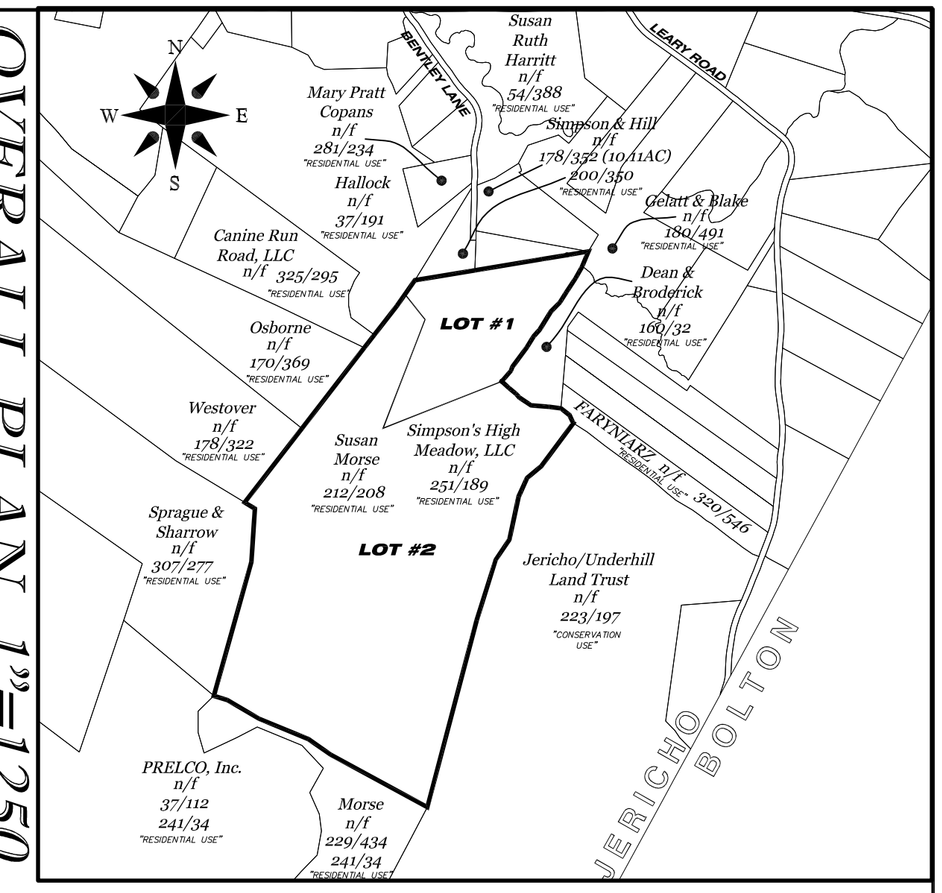


*No certification is made as to the accuracy of this acreage. The remaining lands of Simpson's High Meadow, LLC have NOT been surveyed and acreage shown hereon is based on the grand list acreage (201.76 Acres) in the Town of Jericho Acessors Office minus the area of Lot #1 (29.18 Acres) shown hereon.

OVERALL PLAN 1"=1250



SURVEY NOTES

1. This 2-Lot Subdivision survey has been compiled from field surveys and record evidence including the following plans:
A) "Plat of Survey Showing Conveyance of Land from Bartlett K. & Margery D. Simpson to Scott Simpson", prepared by Harold Marsh, dated March 17, 2000, last revised July 11, 2000, and formerly recorded in Map Book 8, Page 1, now recorded in Glide #383, in the Town of Jericho Land Records.
B) "Survey for Road Discontinuance, Bentley Lane", prepared by O'Leary-Burke Civil Associates, PLC, dated 10/01/1999, and formerly recorded in Map Book 7, Page 87, now recorded in Glide #300 in the Town of Jericho Land Records
C) "Plat of Survey for Bartlett K. Simpson", prepared by John Marsh, dated 9/28/1990, formerly recorded in Map Book 6, Page 74, and now recorded on Glide #256 in the Town of Jericho Land Records.
D) "Survey for Edwarda Aiken", prepared by Tami Bass, dated October 1995, last revised May 2000, formerly recorded in Map Book 7, Page 97, and now recorded in Glide #381 in the Town of Jericho Land Records.
E) "Plat of Survey for Robert & Edwarda Aiken", prepared by John Marsh, dated October 1972, formerly recorded in Map Book 2, Page 40, now recorded in Glide #98 in the Town of Jericho Land Records.
F) "Plat of Survey for Robert J. Kuck", prepared by John Marsh, dated February 1972, last revised July 28, 1980, formerly recorded in Map Book 5, Page 68, now recorded in Glide #214 in the Town of Jericho Land Records.
G) "Boundary Line Adjustment, William Butler, Susan Harritt, Stephen Gelatt, & Julia Blake", prepared by Trudell Consulting Engineers, INC., dated 5/5/1998, last revised 10/25/1999, formerly recorded in Map 8, Page 22, and now recorded in Glide #388 in the Town of Jericho Land Records.
H) "Plat of Survey for Gary A. & Dorothy R. Pratt", prepared by John Marsh, dated April 1977, last revised August 27, 1981, formerly recorded in Map Book 3, Page 29, now recorded in Glide #129 in the Town of Jericho Land Records.
I) "Plan of Lot, James & Betsy Bahrenburg", prepared by John Marsh, dated July 1972, formerly recorded in Map Book 1, Page 15, and now recorded in Glide #55 in the Town of Jericho Land Records.

2. North orientation is based on survey grade Static GPS observations made on August 17, 2016 and September 12, 2016, & post-processed using Trimble Business Center Software. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (geoid12a).

3. 4. The improvements shown hereon were located by a survey on the ground completed between August 17, 2016 and September 21, 2016.

4. Interior partitioning of this parcel has been computed, platted, and laid out to the specifications of the owner and/or their agents.

5. Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A random traverse control loop was established using a Trimble S6 Robotic Total Station in conjunction with a Trimble R8 Dual Frequency GPS Receiver. The ground measurements were adjusted using the Least Square Adjustment Method.

6. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.

7. The premises shown and described hereon maybe subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures which are readily apparent from a casual above-ground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent. Only those deeds, plats and plans, of public record, which are properly indexed in the Town of Jericho Land Records have been reviewed, examined and utilized for the purpose of this survey.

8. A survey bill for Bentley Lane was not recovered in the Town of Jericho. The public right-of-way of Plains Road is assumed 3 rods (49.5 ft) as provided under Vermont Statute Title 19, Chapter 1, and Section 32. "A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the terminations and boundaries cannot be determined".

9. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

10. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap, stamped LS 741, set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.

11. Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.

12. Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.

13. This survey is certified to Simpson's High Meadow, LLC for the singular purpose of creating a 2-Lot Subdivision, from their subject tract, as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the purpose stated above.

14. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

15. All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.

16. This Property is subject to a grant of development rights and conservation restrictions in favor of the Vermont Land Trust, see 182/438 for restricted and permitted uses of the protected property.

17. Property is subject to Right-of-ways in favor of Vermont Electric Cooperative, see 180/101 and 35/468. Location of R.O.W.'s not determined by this survey.

18. This is an Original MYLAR.

APPLICANT
Scott Simpson
39 Bentley Lane
Jericho, VT 05465

ZONING DISTRICT
AGRICULTURE DISTRICT
FORESTRY DISTRICT

Approval by the Jericho Development Review Board on the ____ day of _____, 2016, subject to all conditions and requirements attached to Permit #_____.

_____, Chair
Jericho Development Review Board

Date _____, 2016

LEGEND

- Subject Tract Property Line
- Apparent Property Line
- Sideline of Easement
- Watercourse
- Hemlock/Northern Hardwood Overlay (VT ANR)
- Class II Wetlands (VT ANR)
- Existing Grade Contours (2' Interval from VCGI)
- Stonewall
- Well
- Deciduous Tree w/Fenceline and/or Blaze
- Coniferous Tree w/Fenceline and/or Blaze
- Iron Pipe/Rebar Found
- Iron Pipe SET or to be SET
- Calculated Point
- Survey Control Points
- ø Outside Diameter
- n/f Now or Formerly
- 53/291 Land Records Volume / Page

LOT COVERAGE

2% of Lot #1 is impervious surfaces (roads, buildings)

0% of Lot #2 is impervious surfaces (roads, buildings

Town of Jericho, VT
Received for Record
_____ AD
at _____ o'clock ____minutes____M
and recorded in _____
attest: _____
Town Clerk

NOT FOR RECORDING

-200 0 100 200 400 800
GRAPHIC SCALE 1 inch = 200 feet

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741 — Dated 9/27/2016

STATE OF VERMONT
CHRISTOPHER A. HAGGERTY
No. 741
LICENSED LAND SURVEYOR

DATE -	REVISION -	BY -
Date of SURVEY July-Sept. 2016	☐ RECORD DRAWING ■ FINAL ☐ PRELIMINARY ☐ SKETCH/CONCEPT	Date of Plat 9/22/2016
SURVEYORS CH,GK,MS,JP	2-LOT SUBDIVISION PLAT SHOWING LANDS OF	JOB# JERC0084
DRAWN GK	SIMPSON'S HIGH MEADOW, LLC	FILE VT GRID-WS.dwg
CHECKED Closure GK	55 BENTLEY ROAD, JERICHO, VERMONT	PLAN SHEET # 1 of 1
SCALE 1"=200'		

Button Professional Land Surveyors, PC
20 Kimball Ave. Suite 203N South Burlington VT 05403 802-863-1812
1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0685 www.bapls.com

© This Material is Copyrighted