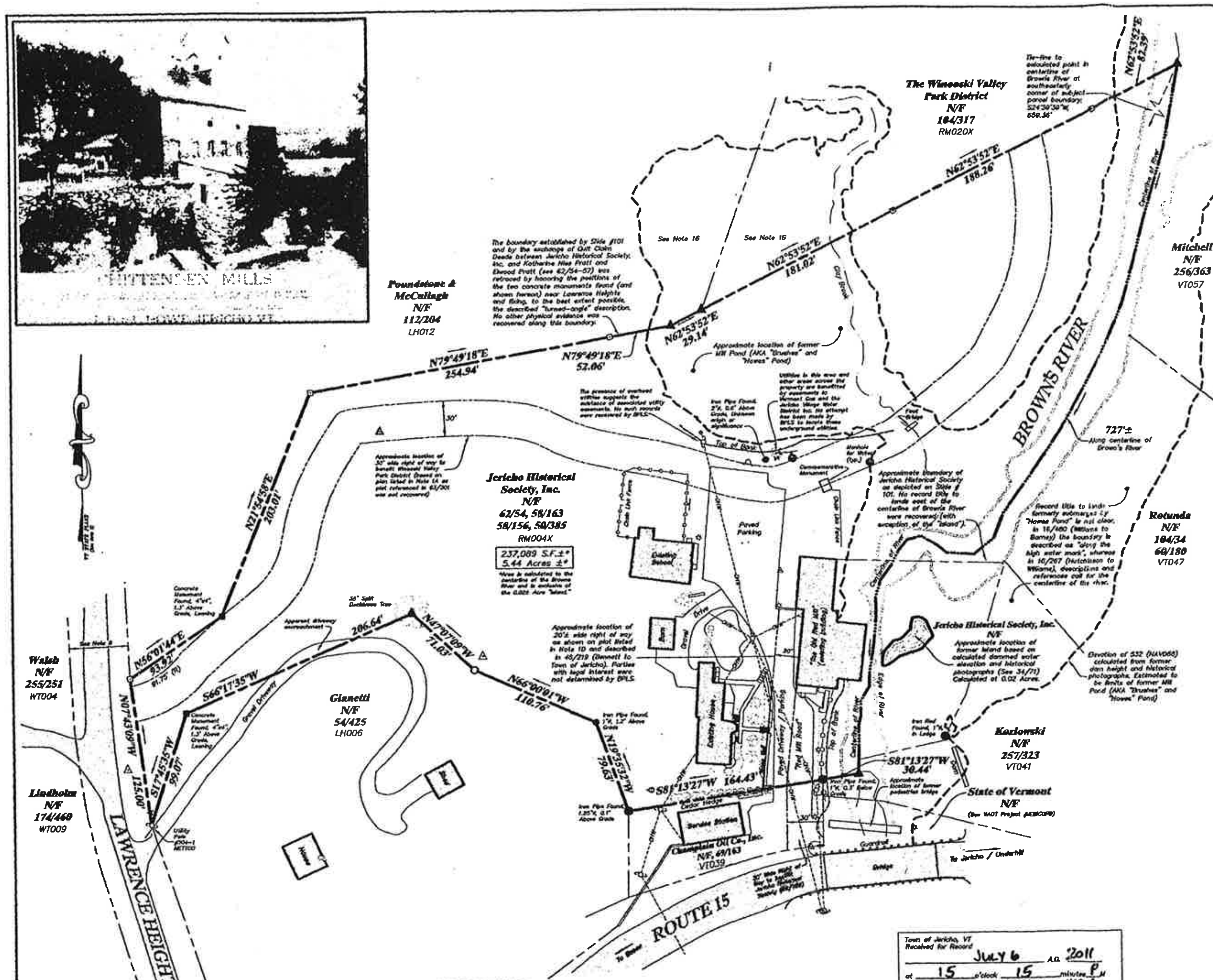

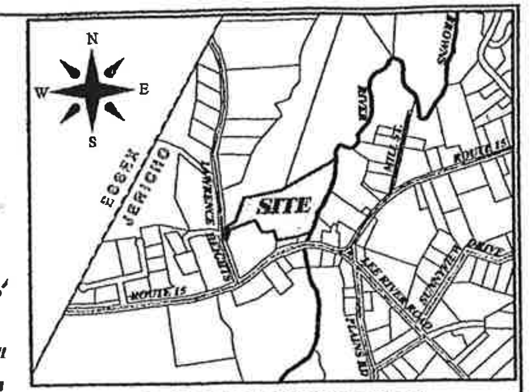

LOCATION PLAN

1"=800'±

SURVEY NOTES

1. This boundary retracement survey has been compiled from field surveys and record evidence including the following plats recorded in the Town of Jericho Land Records:
A. "Plat of Survey for Kathrine M. Pratt & Elwood Pratt," prepared by John A. Marsh, dated 12/13/86, last revised 5/24/88, and recorded in Glide #196.
B. "Plat of Survey for Kathrine M. Pratt & Elwood Pratt, P.O. Box 286, Jericho, VT 05465," prepared by John A. Marsh, dated 12/13/86 and recorded in Glide #176.
C. "Plat of Survey for Carlton & Barbara J. Steeb," prepared by John A. Marsh, dated February 1973 and recorded in Glide #175.
D. "Plat of Land to be Conveyed by Alonzo S. & Helen Y. Bennett to Town of Jericho, VT," prepared by John A. Marsh, dated April 1973, and recorded in Glide #60.
E. "Plat of Lot to be Conveyed by Alonzo S. & Helen Y. Bennett," prepared by Henry J. Snider, LS, dated September 1975, and recorded in Glide #76.
F. "Plan of Property of Floyd & Ruth White," prepared by Hoag & Associates, Inc., dated December 7, 1953, last revised 3/8/54, and recorded in Map Volume 32, Page 480.
G. "Plat of Survey for Jericho Historical Society Inc.," prepared by John A. Marsh, dated 7-17-78, and recorded in Glide #101.
2. Bearings are based on Vermont State Plane Coordinates (SPC-VT) using NAD83, (1996) control. The north orientation was derived from Survey grade GPS observations incorporating the VTUV CORS Station.
3. The improvements shown hereon were located by a survey on the ground completed in 10/2009, 12/09 and 3/2010.
4. Survey methods employed and the resulting error of closure/precision ratio, meet or exceed 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 10/11/99. A random traverse control loop was established using a Trimble S6 Robotic Total Station in unison with a Trimble Controller. The field data was adjusted using the Compass Rule Adjustment Method.
5. 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.
6. 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 aboveground view, are delineated hereon. Only 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. 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.
7. The public right-of-way of Lawrence Heights (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". The right of way limits shown hereon are based on the centerline of the travelled portion of the road.
8. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
9. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a plastic surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. Concrete monument boundary markers shown hereon as "CMS" or "to be set" are 4"x 4" and 36" long with VT LS 741 stamped into metal disk on top of the monument set by a Vermont licensed land surveyor at the discretion of the property owner / developer.
10. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
11. This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
12. This survey is certified to The Jericho Historical Society, Inc. for the singular purpose of depicting a Boundary Retracement Survey 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.
13. 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.
14. Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal.
15. 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.
16. The Jericho Historical Society Inc. retains water rights, flooding rights, and any other rights which may be necessary and appurtent to their ownership and use of the dam located adjacent to the Old Red Mill. These rights include the right to submerge, under water, certain parts of the following adjacent properties: Winooski Valley Park District N/F (see 58/161) and Poundstone / McCullough N/F (see 62/57).
17. The establishment of the boundaries between the state ownership of land under navigable public waters and the ownership of land adjoining such water are not completely settled in Vermont. This plat reflects the traditional grant boundaries, which have been understood as being the low water mark (mean ordinary low water mark), or the water's edge on navigable ponds and lakes and the middle or thread of other navigable waters. The Public Trust Doctrine cases have called these boundaries into question since the language of these cases define title to all lands under navigable waters are held by the State of Vermont. When Vermont became a State, it became owner of navigable waters and submerged lands to "high water". ["Boundary Law in Vermont", NRK, Inc.]
18. Reproductions of this plan are not valid unless sealed with an embossed surveyor's seal.

LEGEND

Symbol	Description	Symbol	Description	Symbol	Description
(line)	Subject Tract Property Line	⊗	Well	☼	Light
(line)	Apparent Property Line	●	Iron Pipe or Rebar Found	(sign)	Sign
(line)	Sideline of Easement	○	Rebar SET or to be SET	⌀	Outside Diameter
(line)	Centerline of Stream	■	Concrete Monument Found	N/F	Now or Formerly
—X—X—	Fenceline	⊡	Concrete Monument Set	53/291	Land Records Volume / Page
—OHW—	Utility Pole with Overhead Wires	▲	Calculated Point	(R)	Record Dimension
(line)	Approximate former edge of pond (See Note above)	△	Survey Control Points		

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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 — 5-18-2011 (Dated)

STATE OF VERMONT — CHRISTOPHER A. HAGGERTY NO. 741 — LICENSED LAND SURVEYOR

Town of Jericho, VT
Received for Record
JULY 6 A.D. 2011
at 15 o'clock 15 minutes P.M.
and recorded in PLAT CABINET 412A
attest: Janice L. Alexander, Town Clerk
000 000 5

DATE	REVISION		BY
Date of Survey 12/20/09	☐ RECORD DRAWING ■ FINAL	☐ PRELIMINARY ☐ SKETCH/CONCEPT	Date of Plot 1/5/10
Surveyors CA/TB/CH			JOB# JERC0037
Drawn CEA/CAH			FILE
Checked Closure CAH			PLAN SHEET #
Scale 1"=60'			1 of 1

Button Professional Land Surveyors, PC
20 Kimball Ave., Suite 203N, South Burlington, VT 05403, 802-863-1812
1 Lake Street, St. Albans, VT 05478, 524-6566, 1 800 570 0685, www.bapls.com
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PLAT OF BOUNDARY SURVEY SHOWING

THE OLD RED MILL

AND LANDS OF THE

JERICHO HISTORICAL SOCIETY, INC.

4 RED MILL ROAD, JERICHO, VERMONT

THIS IS AN ORIGINAL MYLAR