

SURVEYORS NOTES

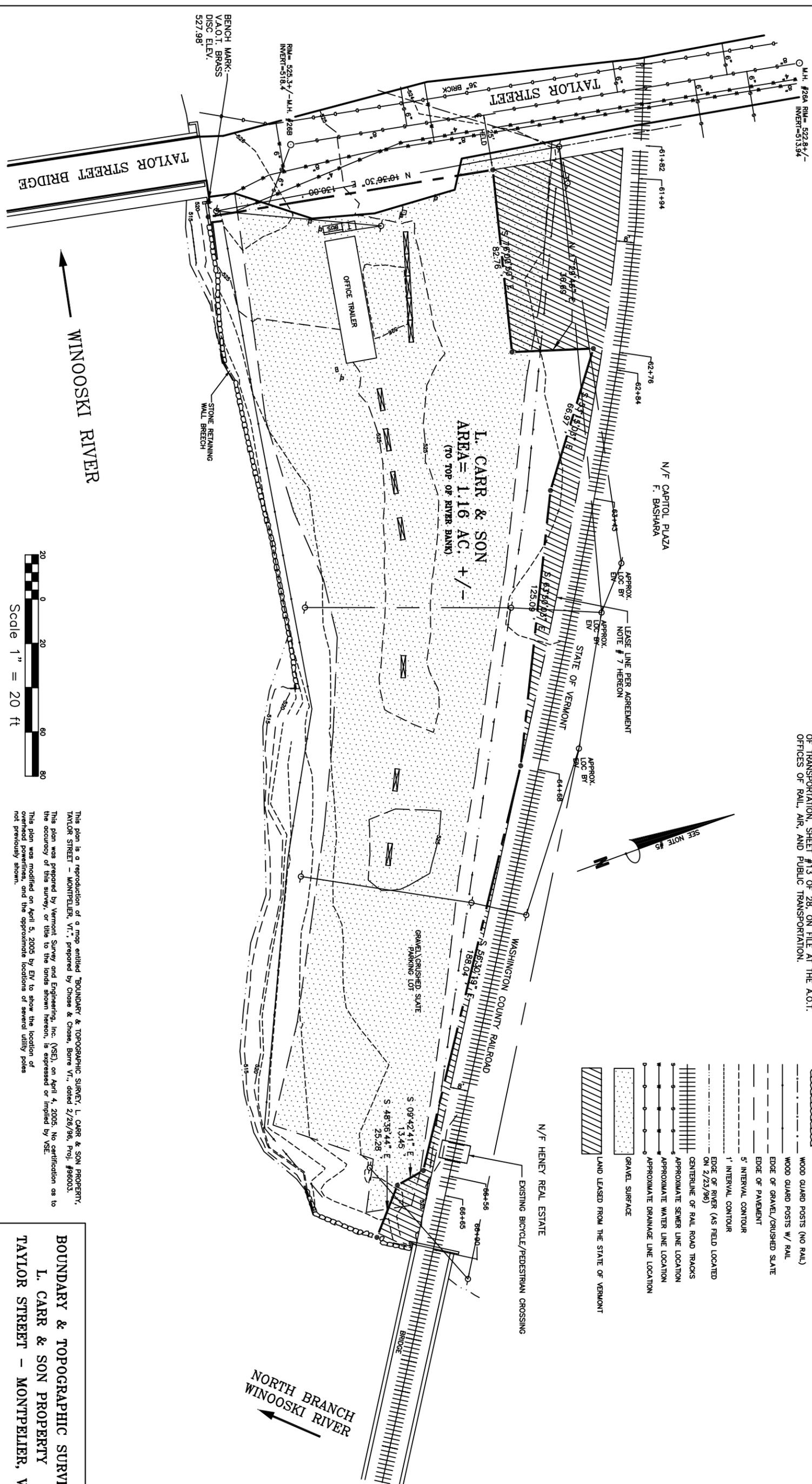
1. THIS SURVEY WAS CONDUCTED BY USE OF A LETZ SET4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN.
4. ADJACENT LAND OWNERS WERE DETERMINED FROM CITY OF MONTPELIER TAX MAPS.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SURVEY NOTED IN REFERENCE # 1 HEREOF.
6. THE LIMITS OF TAYLOR STREET WERE ASSUMED 25' EACH SIDE OF CENTERLINE, AS NOTED ON PREVIOUS SURVEYS OF RECORD AND PHYSICAL EVIDENCE LOCATED.
7. THE LIMITS OF THE EASEMENT AREA WERE DETERMINED FROM A LEASE AGREEMENT BETWEEN THE STATE OF VERMONT AGENCY OF TRANSPORTATION, JOINED BY WASHINGTON COUNTY RAILROAD CORP., AND THE CITY OF MONTPELIER, ENTERED INTO ON SEPTEMBER 3, 1992.
8. THE SEWER, WATER, AND DRAINAGE LINES SHOWN HEREON, WERE TAKEN FROM A PLAN NOTED IN REFERENCE # 2 HEREOF, THOSE ITEMS WERE NOT FIELD LOCATED.
9. THE EAST AND SOUTH LIMITS OF THE SUBJECT PARCEL ARE DEFINED TO THE TOP OF THE RIVER BANK, AS LOCATED THROUGH THIS SURVEY, AND PER DEED CALLS, PROPERTY MAY ACTUALLY EXTEND TO MEAN LOW WATER LINE OF RIVER BY STATE STATUTES.

REFERENCES

1. SURVEY PLAT BY JOHN H. THEFTORD AND ASSOCIATES, INC., DATED DECEMBER 1983, AND ENTITLED, "TRANSIT AND TAPE SURVEY OF LAND OF L. CARR & SON, INC. TAYLOR ST. MONTPELIER, VT.", ON FILE IN PLAT BOOK 3, PAGE 28, CITY OF MONTPELIER LAND RECORDS.
2. PLAN ENTITLED, "MONTPELIER VERMONT SANITARY INTERCEPTORS SEWER PLAN AND PROFILE STA 65+57 TO STA 74+07", DATED MARCH, 1982, BY CHARLES A. MASUIRE & ASSOCIATES, ON FILE IN CITY ENGINEERS OFFICE.
3. SURVEY SKETCH OF PROPERTY FOUND IN DEED BOOK 63, PAGE 136, OF THE CITY LAND RECORDS.
4. PLAN ENTITLED, "MONTPELIER & BARRE RAILROAD WORK REHAB EDA 82 99-1001", MONTPELIER YARD PLAN SHEET #27 STA 72+00 TO STA 110+00, BY THE STATE OF VERMONT AGENCY OF TRANSPORTATION, SHEET #13 OF 28, ON FILE AT THE A.O.T. OFFICES OF RAIL, AIR, AND PUBLIC TRANSPORTATION.

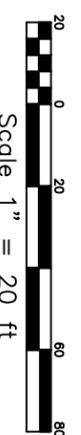
LEGEND

- IRON ROD SET W/ SURVEYORS I.D. CAP
- UNMOUNTED THE POINT
- PROPERTY LINE
- - - THE LINE
- - - LEASE LINE
- SIGN
- PUBLIC TELEPHONE
- BUS LOADING ZONE
- ▤ 2' X 10' CONCRETE BARRIER
- UTILITY POLE
- POLE GUY ANCHOR
- OVERHEAD UTILITY LINE
- STONE RETAINING WALL
- WOOD GUARD POSTS (NO RAIL)
- WOOD GUARD POSTS W/ RAIL
- EDGE OF GRAVEL/CRUSHED SLATE
- EDGE OF PAVEMENT
- 5' INTERVAL CONTOUR
- 1' INTERVAL CONTOUR
- EDGE OF RIVER (AS FIELD LOCATED ON 2/23/95)
- CENTERLINE OF RAIL ROAD TRACKS
- APPROXIMATE WATER LINE LOCATION
- APPROXIMATE SEWER LINE LOCATION
- APPROXIMATE DRAINAGE LINE LOCATION
- ▨ GRAVEL SURFACE
- ▨ LAND LEASED FROM THE STATE OF VERMONT



WINOOSKI RIVER

NORTH BRANCH WINOOSKI RIVER



This plan is a reproduction of a map entitled "BOUNDARY & TOPOGRAPHIC SURVEY, L. CARR & SON PROPERTY, TAYLOR STREET - MONTPELIER, VT.", prepared by Chase & Chase, Barré Vt., dated 2/28/96, Proj. #98003. This plan was prepared by Vermont Survey and Engineering, Inc. (VSE), on April 4, 2005. No certification as to the accuracy of this survey, or title to the lands shown hereon, is expressed or implied by VSE. This plan was modified on April 5, 2005 by EV to show the location of overhead powerlines, and the approximate locations of several utility poles not previously shown.

BOUNDARY & TOPOGRAPHIC SURVEY
L. CARR & SON PROPERTY
TAYLOR STREET - MONTPELIER, VT.