

THIS PLAN CONFORMS TO VSA TITLE 27 SECTION 1403.

REFERENCES:

1. A SURVEY ENTITLED "LOT NO 1 SURVEY FROM LANDS OF EDWARD MCPHEE" DATED APRIL, 1966 BY K. V. EASTMAN.
2. A SURVEY ENTITLED "LANDS OF PETER & KATHY STAHURA" DATED SEPT. 1989 BY ALLAN T. HOPKINS.
3. A SURVEY ENTITLED "SITE PLAN SKI CLUB OF N.J." DATED 06 SEPT 90 BY DONALD KEHOE.
4. A SURVEY ENTITLED "LANDS OF DANIEL J. AND JENNIFER S. POL LOT #1 BLUE RIDGE DRIVE & POOH'S CORNERS CHITTENDEN, VERMONT" DATED JANUARY, 2005 BY ALLAN T. HOPKINS.

REFERENCES:

5. A SURVEY ENTITLED "SURVEY OF LANDS OF EDWARD J. & ROSEMARY MCDOWELL" DATED NOV. 11, 1999 BY MARK L. COURCELLE.
6. A SURVEY ENTITLED "LANDS OF PETER AND ELIZABETH M. STAHURA BLUE RIDGE ROAD (PRIVATE) CHITTENDEN, VERMONT" DATED FEBRUARY, 2005 BY ALLAN T. HOPKINS.
7. A SURVEY ENTITLED "BOUNDARY SURVEY FOR RECORD OWNER: EARTHSMART, LLP" DATED DECEMBER 22, 2006 BY RICHARD F. LUNNA.



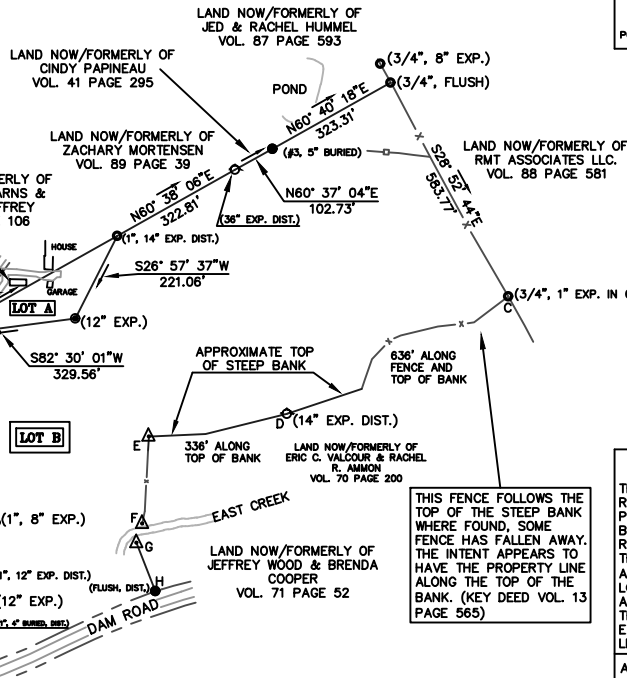
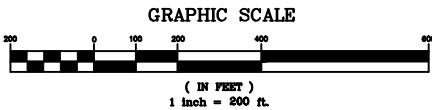
**LOT B AREA
22.5 ACRES ±
PART OF
VOL. 59 PAGE 473**

**LOT A AREA
0.7 ACRE ±
TO BE CONVEYED TO
STEARNS & JEFFREY
PART OF
VOL. 59 PAGE 473**

**TOTAL LOT AREA
23.2 ACRES ±
VOL. 59 PAGE 473**

LAND NOW/FORMERLY OF
SUSAN & ROBERT SMART
VOL. 80 PAGE 632

LAND NOW/FORMERLY OF
FOX CREEK HOSPITALITY
CORP.
VOL. 80 PAGE 642

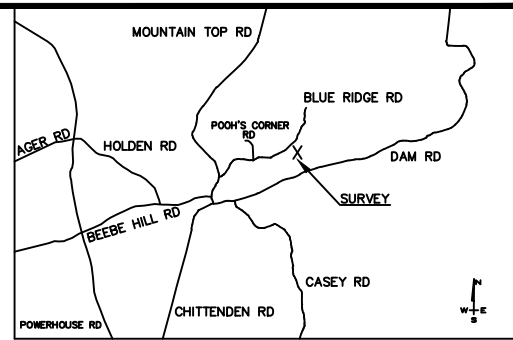


TIE LINES

AB	N55°31'23"E	488.97'
CD	S82°05'18"W	599.35'
DE	S80°36'50"W	334.30'
EF	S41°5'48"W	209.16'
FG	S16°38'11"W	47.84'
GH	S21°12'56"E	123.50'
HI	S66°43'59"W	447.35'
IJ	N14°20'08"W	50.18'
JK	N21°34'32"E	14.59'
KL	N19°52'49"E	72.45'
LM	N2°34'45"W	61.50'
MN	N5°29'08"E	149.58'

TIE LINES

NO	S86°32'28"W	80.62'
OP	S86°00'18"W	69.38'
PQ	N89°59'25"W	139.87'
QR	S27°26'27"W	108.92'
RS	S11°58'32"W	96.47'
ST	S1°47'44"W	118.43'
TU	S87°00'00"E	9.56'
UV	S82°48'38"W	63.67'
VW	N8°58'50"W	115.00'
WX	N8°58'50"W	122.65'
XY	N62°52'37"W	183.19'
YA	N24°56'10"E	205.36'



**LOCATION MAP
(NOT TO SCALE)**

LEGEND

- IRON ROD FOUND - #5 (HT.) ●
- IRON PIPE FOUND - (DIA., HT.) ○
- ANGLE IRON FOUND - (HT.) ◊
- IRON ROD SET - CAPPED #5 (HT.) ●
- CALCULATED POINT △
- EASEMENT LINE - - - - -
- BARBED WIRE FENCE REMNANTS - x - - - - -
- WOVEN WIRE FENCE - □ - - - - □
- EDGE OF TRAVEL - - - - -

CERTIFICATION

THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE CHITTENDEN MUNICIPAL OFFICE AND ON EXISTING PHYSICAL EVIDENCE FOUND AT THE SITE. THE SURVEY WAS COMPLETED BY A FIVE SECOND TOTAL STATION CLOSED TRAVERSE WITH A PRECISION RATIO OF 1:38,732. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON SOLAR OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 43°-42'-38" NORTH LATITUDE AND 72°-56'-28" WEST LONGITUDE ON DECEMBER 14, 2021. BLUE RIDGE ROAD IS AS DEPICTED AND DAM ROAD IS ASSUMED TO BE IN THE APPROXIMATE CENTER OF A THREE ROD RIGHT OF WAY. THE PROPERTY MAY BE ENCUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A BOUNDARY LINE ADJUSTMENT SURVEY IN CHITTENDEN, VERMONT FOR

KEVIN SCHOPFER

AMERICAN SURVEY COMPANY

SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA

VERMONT OFFICE - WILLIAMSTOWN, VT

CHIEF OF PARTY - R. TOWNSEND

COMPILED - JUNE 3, 2022

APPROVED - *Robert Townsend*