

NOTE:

MAURICE J. & BARBARA M. GUILMETTE, H&W, to RAYMOND & CHERYL HARVEY, H&W, Rochester Land Records, Book 96, page 342: 2/10/2015. 10 acres±.

MAURICE J. & BARBARA M. GUILMETTE, H&W, to CHRISTOPHER & SARAH DURANT, H&W, Book 96, page 340: 2/10/2015. 8.91 acres±.

FRANCES G. GUILMETTE to ROCHESTER ELECTRIC LIGHT AND POWER COMPANY, Book 68, page 405: 11/27/2001. 50-foot wide easement.

NED G. EATON, FRED G. EATON and MARGARET EATON GUILMETTE to CLAIRE C. LATHROP (predecessor in title to Justin M. Lathrop), Book 41, page 131: 5/31/1978. 140 acres±. See reservation at bottom of page 131: "The grantors Fred G. Eaton and Margaret E. Guilmette reserve to themselves, their spouses and their heirs and assigns the right to use in common with the grantees and their heirs and assigns for access to the Guilmette lands to the South and the Eaton lands to the North that narrow portion of the above premises described as 50 feet wide and 1700 feet long adjacent to the easterly side of Town Road #5." Fred G. Eaton and Margaret E. Guilmette were predecessors in title to Raymond & Cheryl Harvey and James R. & Richilde E. Whalley, respectively.

GAYLE S. EATON to CENTRAL VERMONT PUBLIC SERVICE CORPORATION (predecessor in title to Green Mountain Power), Book 32, page 591: 5/31/1947. 50-foot wide easement.

An original survey of the shown section of Town Line Road was not found of record but may exist. This property is subject to the right of way of Town Line Road, assumed to be 3 rods (49.5') in width. The two areas have been measured to the road right of way.

In addition to those shown, this property is subject to, or benefited by any other rights or easements that may exist, whether written, unwritten, or implied.

The lines from Corners 2 thru 4 to 1 and from 5 thru 9 were blazed and painted orange during April, 2015.

This was a closed traverse survey and was balanced by the method of Least Squares. Bearings are magnetic and refer to Line 2-3 as described in Book 34, page 08.

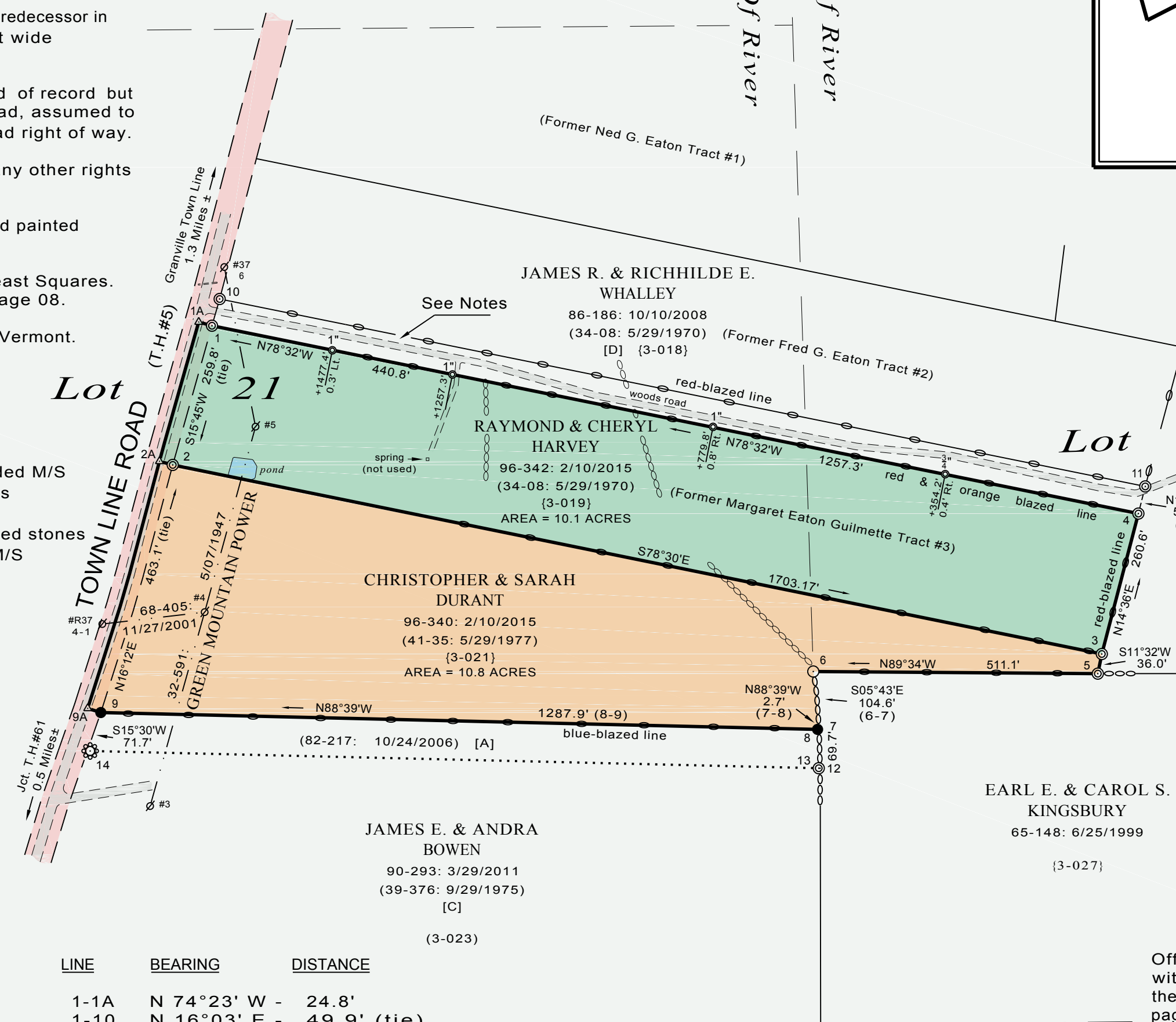
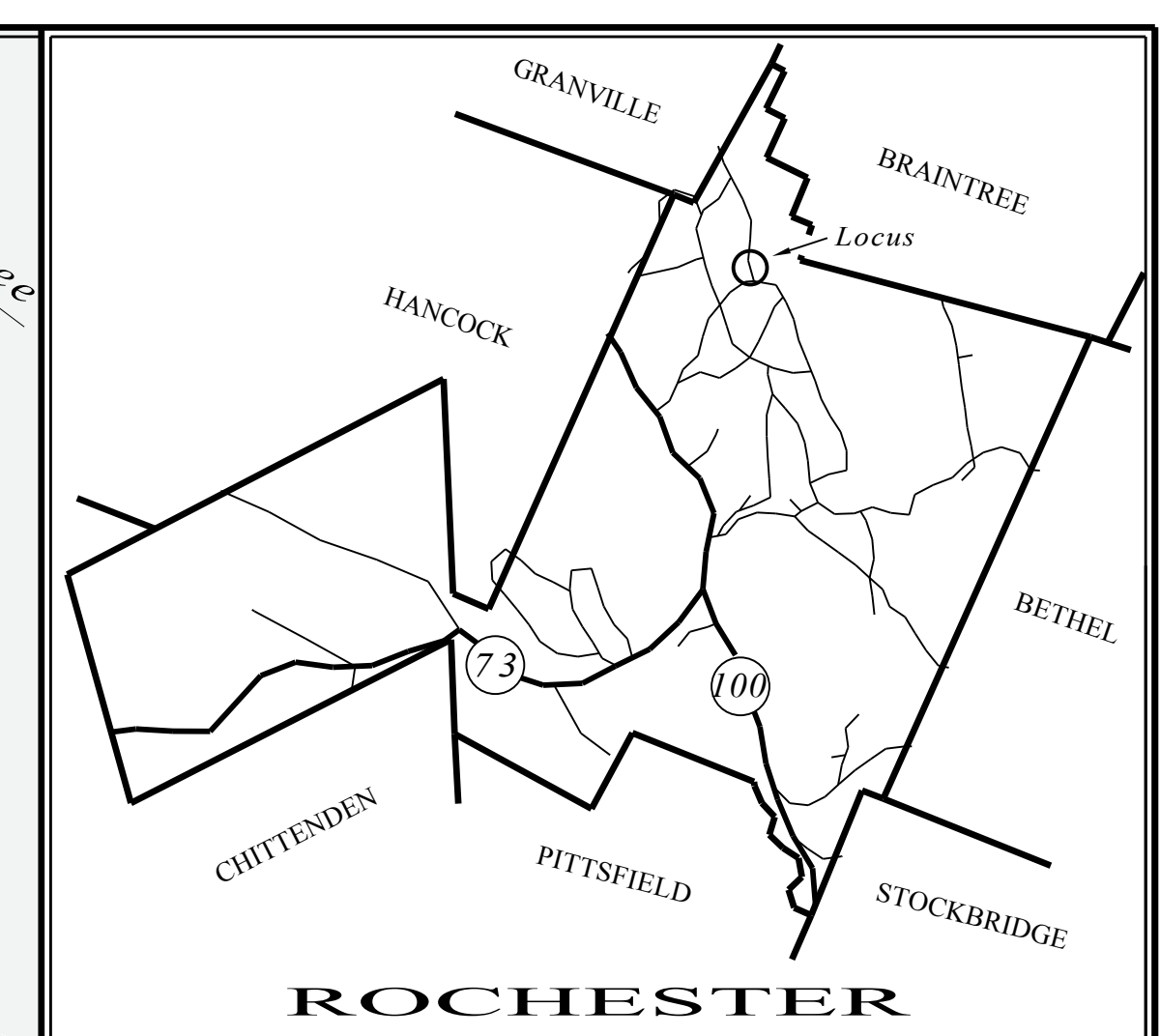
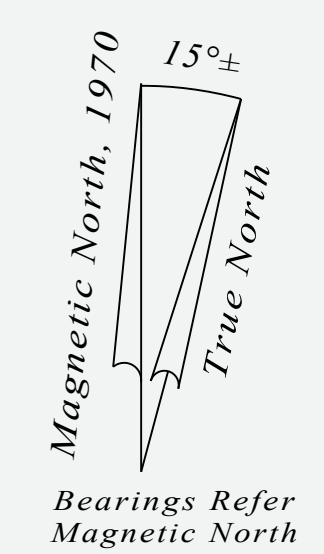
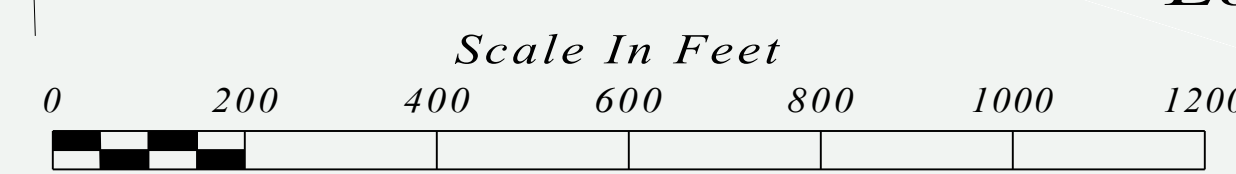
The records were researched by Richard F. Lunna, L.S.#480, Stockbridge, Vermont. Surveying assistant, Benjamin Bump, Randolph, Vermont.

MONUMENT: EVIDENCE FOUND: REPLACED WITH, or SET:

| | | |
|----|---------------------------------------|------------------------------------|
| 1 | Loose, red 1½"x 55" IPF, exp. 37" | Drove solid, exp. 18" |
| 2 | ½"IPF, exposed 24" | Drove solid, exp. 6". Added M/S |
| 3 | Loose ½"x 18" IPF in M/S, exp. 8" | Drove flush, Added stones |
| 4 | ½" IPF in M/S, exp. 3" | Drove flush |
| 5 | 1"x 36" loose, red IPF in M/S exp 24" | Drove solid, exp. 6". Added stones |
| 6 | 1"x 34" loose IPF in N-S stonewall | CRS, flush with wall in M/S |
| 7 | -- (Corner Point in stonewall) | -- |
| 8 | CRF in M/S, exp. 24" | Solid, left as is |
| 9 | CRF in M/S, exp. 12" | Solid, left as is |
| 10 | ½" red IPF in M/S, exp. 12" | Left as is |
| 11 | ½" orange bent IPF in M/S, buried 8" | Left as is |
| 12 | Upright stone in stonewall | Left as is |
| 13 | ¾" IPF in M/S, exp. 30" | Drove solid, exp. 20" |
| 14 | Stone pile in intermittent wall | Left as is |

| MAP | DESCRIPTION |
|-----|--|
| A | Property of Maurice, Jr. & Barbara Guilmette Rochester, Vt. Plat #162-11-06, dated 9/01/2006 by Norman R. Smith, L.S.#410. Filed in Map Book 4, page 8. |
| B | Portion Of GAYLE EATON ESTATE In Lots 45, 46, 52 (formerly Braintree) Lots 20, 21, 22 Range 2 Lot 19 Range 3 Rochester - Windsor County - Vermont (Project) 78-98, dated Oct-Nov '72 by John F. Paul, L.S.#283. Not found of record, print obtained from the archives of R.F.Lunna Associates, P.C. |
| C | Land in Lot 20, Range 2 - Rochester, Vt. and being a Portion Of GAYLE S. EATON ESTATE being conveyed by Margaret E. Guilmette, Fred G. Eaton and Ned G. Eaton to Aime A. Duval and Jane H. Duval Proj.# 75-15, dated 22 Sept., 1975 by Richard F. Lunna, L.S.#480. Not found of record, print obtained from the archives of R.F.Lunna Associates, P.C. |
| D | Perimeter Survey of the Fred Eaton 10-Acre Lot located in the Town of Rochester, County of Windsor, State of Vermont, dated Aug., 1973 by John F. Paul, L.S.#283. Print obtained from the Rochester Listers' files. |

| LINE | BEARING | DISTANCE |
|-------|------------|-------------|
| 1-1A | N 74°23' W | 24.8' |
| 1-10 | N 16°03' E | 49.9' (tie) |
| 1A-2A | S 15°45' W | 259.9' |
| 2-2A | N 74°46' W | 24.8' |
| 2A-9A | S 16°12' W | 462.0' |
| 8-13 | S 01°46' E | 69.7' (tie) |
| 9-9A | N 72°20' W | 24.8' |



JUSTIN M. LATHROP
65-127: 6/14/1999
(41-131: 5/31/1978)
[B]
(3-020)

LEGEND:

- = Boundary line
- - - = Adjacent boundary line
- = Former boundary line
- = Survey tie line
- - - = Easement or R.O.W. line
- o — = Blazed line found
- o — = Lot or Range line
- o — = Utility line and pole
- o — = Stone wall
- = Capped rebar set (CRS), a 5/8" x 40" rebar with 2½" aluminum cap stamped "R.F.LUNNA LS480 2015"
- = Capped rebar found (CRF), a 5/8" rebar with 2" aluminum cap stamped "NORMAN R. SMITH, INC. L.S.#410" L.S.410"
- ⊙ = Iron pipe found (IPF)
- ⊗ = Stone pile found
- Bk - pg = Immediate deed reference
- (Bk - pg) = Key deed reference
- [X] = Map or Plan reference
- {X} = Tax Map I.D. number
- M/S = Mound of Stones
- exp. = Exposed

Office of the ROCHESTER Town Clerk. I certify that the within instrument was filed in this office for record at _____ on the _____ day of _____, 201____, and was filed in Map Book _____ page _____.

Signature: _____ Title: _____

I certify to RAYMOND & CHERYL HARVEY and to CHRISTOPHER & SARAH DURANT that this plat is based on information abstracted from deeds of record, prior surveys as noted and on evidence found on the ground.

I certify that this plat meets the requirements of 27 VSA Section 1403.

This certification is only valid when it is accompanied by my impression seal.

Signed: _____ Date: _____
Richard F. Lunna, L.S. #480

Resurvey For

RECORD OWNERS:
RAYMOND & CHERYL HARVEY - Rochester, Vt.
CHRISTOPHER & SARAH DURANT - Dover, N.H.

LOCATION:
*Easterly Side Of Town Line Road (T.H.#5)
In Lot 21, 2nd R.E. of R. & Lot 19, 3rd R.E. of R.
Rochester - Windsor County - Vermont*

SURVEYED BY: R.F.Lunna Associates, P.C. April, 2015
PLAT BY: Richard F. Lunna, L.S.#480 4/28/2015
DISK FILE: 786.dwg PROJECT: 15-786
SCALE: 1" = 200' SHEET: 1/1

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Original Ink Drawing On Mylar
Signed: _____ Date: _____