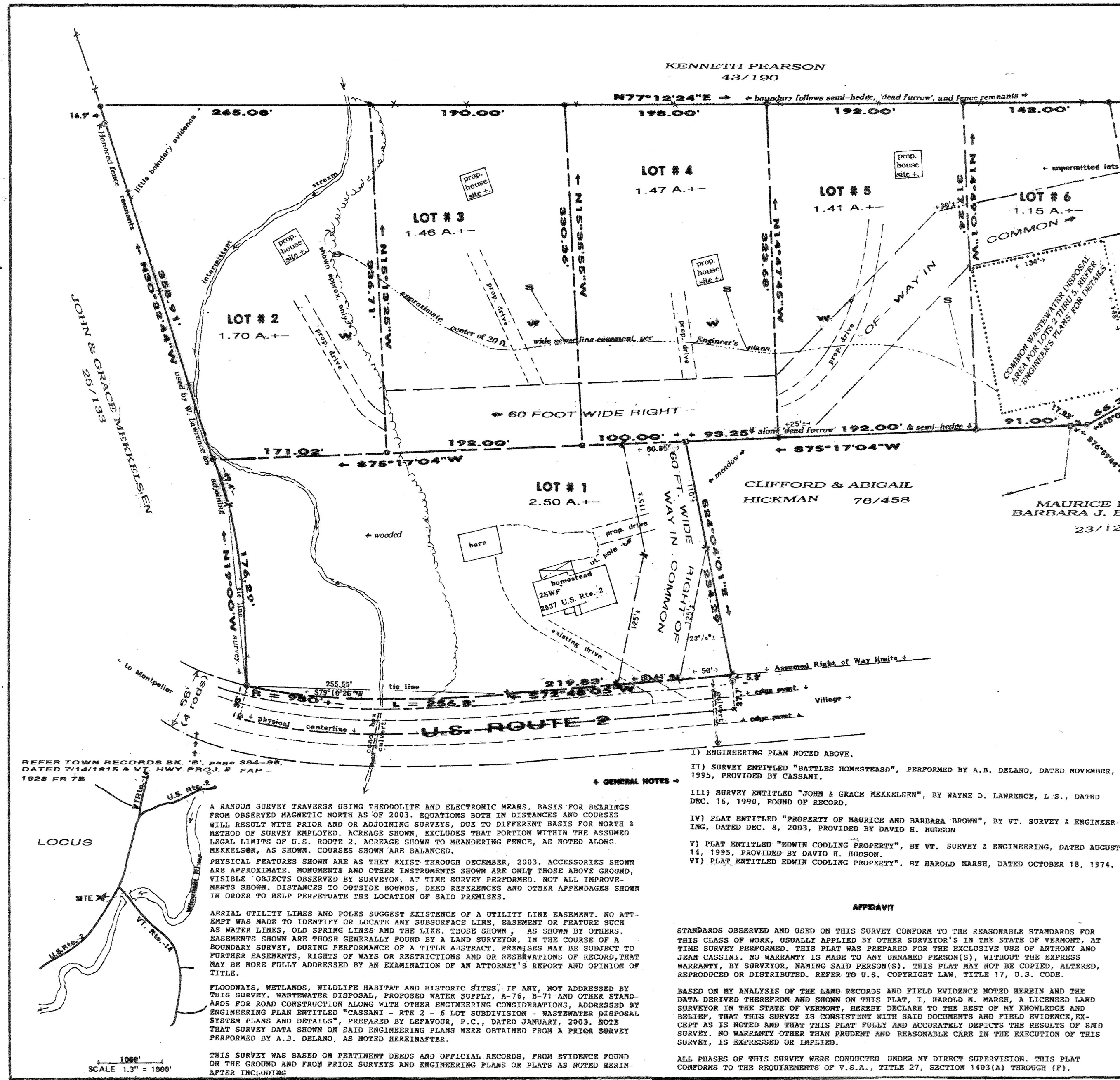


#184

Rephotographs of New England, S. Burlington, VT hereby certifies that this map was reproduced by the fixed line photographic process.



PLAT OF SURVEY SHOWING SUBDIVISION PREPARED FOR
ANTHONY C. and JEAN M. CASSANI
TOWN OF EAST MONTPELIER, WASHINGTON COUNTY, VERMONT

SCALE 1" = 50'

ORIGINAL DATE
DEC 22, 2003

PREPARED BY:
HAROLD N. MARSH, P.L.L.S. # 30; C.S.T. # 142(A)
56 MILL ST., # 10, BARRE, VT, 05841-4852
(802) 479-5096 I.D.B.A. DROWN & MARSH

PROPERTY IDENTIFICATION
I.D. = 10.005.000 9509 C
TAX MAP 21 - C; PARCEL # 51
11-00-71.000
DEED REF.: 58/438
SUBDIVISION APPLICATION; VOL. 1, p. 529
STATE VT. PERMIT BK. 77, p. 441
ACCESS PERMIT @ STA. 134+98
ZONED: RES/COM.

MUNICIPAL USE
EAST MONTPELIER TOWN CLERK'S OFFICE
RECEIVED FOR RECORD _____ A.D., 2003
AT _____ O'CLOCK _____ MINUTES _____ M.
AND RECORDED ON MAP SLIDE # _____
ATTEST: _____ TOWN CLERK

PROJECT #2967



Harold N. Marsh

GENERAL NOTES

I) ENGINEERING PLAN NOTED ABOVE.

II) SURVEY ENTITLED "BATTLES HOMESTEAD", PERFORMED BY A.B. DELANO, DATED NOVEMBER, 1995, PROVIDED BY CASSANI.

III) SURVEY ENTITLED "JOHN & GRACE MEKKELSEN", BY WAYNE D. LAWRENCE, L.S., DATED DEC. 16, 1990, FOUND OF RECORD.

IV) PLAT ENTITLED "PROPERTY OF MAURICE AND BARBARA BROWN", BY VT. SURVEY & ENGINEERING, DATED DEC. 8, 2003, PROVIDED BY DAVID H. HUDSON

V) PLAT ENTITLED "EDWIN CODLING PROPERTY", BY VT. SURVEY & ENGINEERING, DATED AUGUST 14, 1995, PROVIDED BY DAVID H. HUDSON.

VI) PLAT ENTITLED "EDWIN CODLING PROPERTY", BY HAROLD MARSH, DATED OCTOBER 18, 1974.

A RANDOM SURVEY TRAVERSE USING THEODOLITE AND ELECTRONIC MEANS. BASIS FOR BEARINGS FROM OBSERVED MAGNETIC NORTH AS OF 2003. EQUATIONS BOTH IN DISTANCES AND COURSES WILL RESULT WITH PRIOR AND OR ADJOINING SURVEYS, DUE TO DIFFERENT BASIS FOR NORTH & METHOD OF SURVEY EMPLOYED. ACREAGE SHOWN, EXCLUDES THAT PORTION WITHIN THE ASSUMED LEGAL LIMITS OF U.S. ROUTE 2. ACREAGE SHOWN TO MEANDERING FENCE, AS NOTED ALONG MEKKELSEN, AS SHOWN. COURSES SHOWN ARE BALANCED.

PHYSICAL FEATURES SHOWN ARE AS THEY EXIST THROUGH DECEMBER, 2003. ACCESSORIES SHOWN ARE APPROXIMATE. MONUMENTS AND OTHER INSTRUMENTS SHOWN ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY SURVEYOR, AT TIME SURVEY PERFORMED. NOT ALL IMPROVEMENTS SHOWN. DISTANCES TO OUTSIDE BOUNDS, DEED REFERENCES AND OTHER APPENDAGES SHOWN IN ORDER TO HELP PERPETUATE THE LOCATION OF SAID PREMISES.

AERIAL UTILITY LINES AND POLES SUGGEST EXISTENCE OF A UTILITY LINE EASEMENT. NO ATTEMPT WAS MADE TO IDENTIFY OR LOCATE ANY SUBSURFACE LINE, EASEMENT OR FEATURE SUCH AS WATER LINES, OLD SPRING LINES AND THE LIKE. THOSE SHOWN, AS SHOWN BY OTHERS. EASEMENTS SHOWN ARE THOSE GENERALLY FOUND BY A LAND SURVEYOR, IN THE COURSE OF A BOUNDARY SURVEY, DURING PERFORMANCE OF A TITLE ABSTRACT. PREMISES MAY BE SUBJECT TO FURTHER EASEMENTS, RIGHTS OF WAYS OR RESTRICTIONS AND OR RESERVATIONS OF RECORD, THAT MAY BE MORE FULLY ADDRESSED BY AN EXAMINATION OF AN ATTORNEY'S REPORT AND OPINION OF TITLE.

FLOODWAYS, WETLANDS, WILDLIFE HABITAT AND HISTORIC SITES, IF ANY, NOT ADDRESSED BY THIS SURVEY. WASTEWATER DISPOSAL, PROPOSED WATER SUPPLY, A-76, B-71 AND OTHER STANDARDS FOR ROAD CONSTRUCTION ALONG WITH OTHER ENGINEERING CONSIDERATIONS, ADDRESSED BY ENGINEERING PLAN ENTITLED "CASSANI - RTE 2 - 6 LOT SUBDIVISION - WASTEWATER DISPOSAL SYSTEM PLANS AND DETAILS", PREPARED BY LEFAVOUR, P.C., DATED JANUARY, 2003. NOTE THAT SURVEY DATA SHOWN ON SAID ENGINEERING PLANS WERE OBTAINED FROM A PRIOR SURVEY PERFORMED BY A.B. DELANO, AS NOTED HEREINAFTER.

THIS SURVEY WAS BASED ON PERTINENT DEEDS AND OFFICIAL RECORDS, FROM EVIDENCE FOUND ON THE GROUND AND FROM PRIOR SURVEYS AND ENGINEERING PLANS OR PLATS AS NOTED HEREIN AFTER INCLUDING