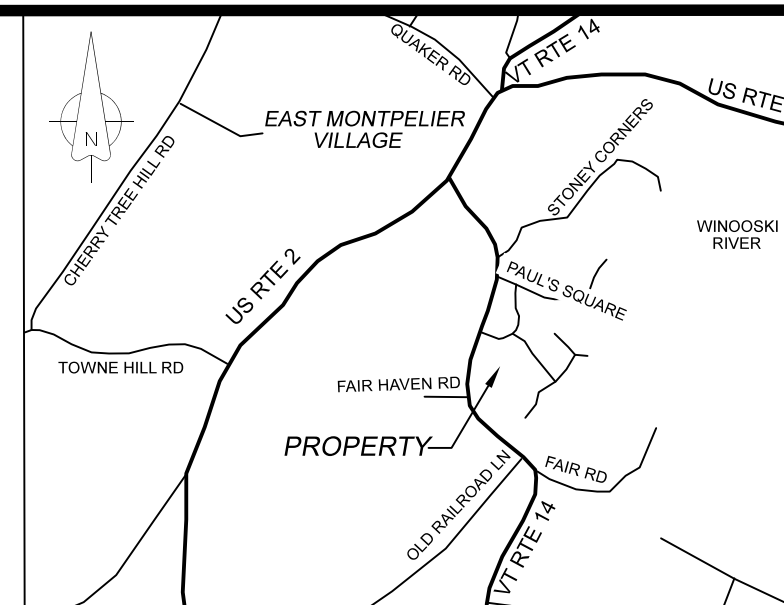


SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FROM THE ROD AT POINT A TO THE ROD AT POINT B AS SHOWN ON REFERENCE #1. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHTS-OF-WAY OF VT RTE 14S, CARLETON BOULEVARD, & SANDY PINES ROAD ARE BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.
7. THE CURRENT DEED TO THE HANGAR BUILDING LLC REFERS TO AN EASEMENT RECORDED IN BOOK 41 PAGE 179 WHICH RESERVES THE RIGHT TO RICHARD CASAVANT TO ACCESS THE LEACH FIELD SERVING SANDY PINES MOBILE HOME PARK.

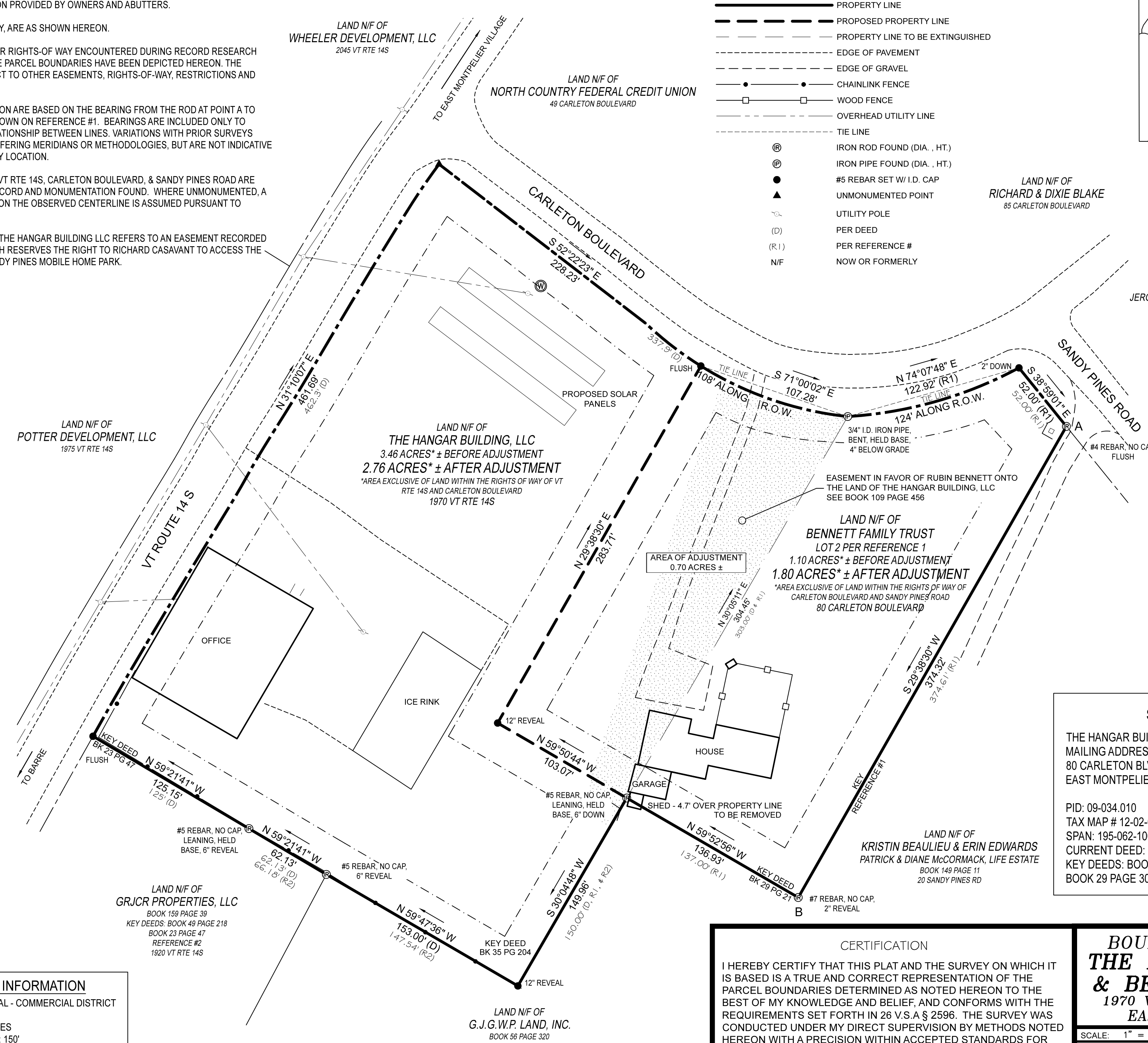
LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- TIE LINE
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- #5 REBAR SET W/ I.D. CAP
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- PER REFERENCE #
- N/F



LAND N/F OF
VAUGHAN LIVING TRUST,
JEROME & KATHERINE VAUGHAN, LIFE ESTATE
110 CARLETON BOULEVARD

- REFERENCES:**
1. A PLAN ENTITLED "PLAN OF PROPOSED BUILDING LOTS IN THE TOWN OF E. MONTPELIER BELONGING TO HENRY HUNTINGTON" BY CUNNINGHAM ASSOCIATES, HORACE W. MORSE JR., DATED CTOBER 1977 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 21, MAP 61.
 2. A PLAN ENTITLED "TOPOGRAPHIC SITE PLAN, RICHARD CASAVANT, VERMONT STATE ROUTE NO. 14, EAST MONTPELIER, VERMONT" BY WAYNE D. LAWRENCE, DATED AUGUST 18, 1993, MOST RECENTLY REVISED MARCH 7, 1995 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 74, MAP 269.

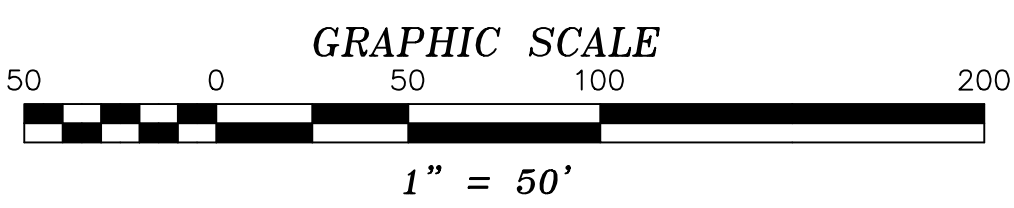


SUBJECT PROPERTIES:

THE HANGAR BUILDING, LLC MAILING ADDRESS: 80 CARLETON BLVD EAST MONTPELIER, VT	BENNETT FAMILY TRUST RUBIN BENNETT & SHALINE KIRKPATRICK, LIFE ESTATE 80 CARLETON BLVD EAST MONTPELIER, VT
PID: 09-034.010 TAX MAP # 12-02-03.000 SPAN: 195-062-10060 CURRENT DEED: BK 109 PG 440 BOOK 29 PAGE 300, & BK 25 PG 204	PID: 09-022.000 TAX MAP # 12-02-04.000 SPAN: 195-062-10056 CURRENT DEED: BK 149 PG 204 KEY DEED: BOOK 29 PAGE 353

ZONING INFORMATION
ZONE C - RESIDENTIAL - COMMERCIAL DISTRICT

MIN. LOT SIZE: 1 ACRES
MIN. LOT FRONTAGE: 150'
SETBACKS:
FRONT: 50' FROM CENTERLINE
SIDE: 25'
REAR: 25'
MAX BUILDING HEIGHT: 35'



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

2/11/2021 *William R. Chase*
DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

BOUNDARY LINE ADJUSTMENT
THE HANGAR BUILDING, LLC
& BENNETT FAMILY TRUST
1970 VT RTE 14S & 80 CARLETON BLVD
EAST MONTPELIER, VERMONT

SCALE: 1" = 50' DATE: 2/11/2021 PROJ# 2021 014 DWG# 21014A
DRAWN BY: TDM CHECKED BY: WRC FBI/PG. 94-75/ EFB SHEET BLA1

Chase & Chase
301 North Main Street, Suite 1
Barre, Vt. 05641
802-479-9636
Surveyors & Septic Designers, Inc