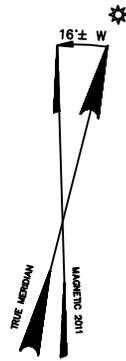


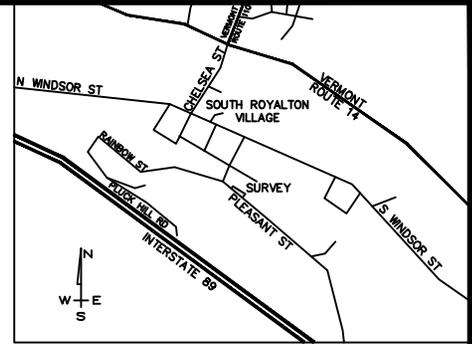
THIS PLAT CONFORMS TO VSA TITLE 27 SECTION 1403.



(6x3, 36" EXP.)

REFERENCES:

1. A SURVEY BY R. E. BECK DONE FOR THE WINDSOR CO. FARMERS EXCHANGE DATED JUNE 23, 1955.
2. A SURVEY BY PERCY G. SMITH DONE FOR EDWARD A. FLINT DATED JULY 14, 1921 AND RECORDED IN VOL. 3 PAGE 451 AND THE TOWN LAND RECORDS.
3. CENTRAL VERMONT RAILROAD COMPANY RIGHT OF WAY AND TRACK MAP V.8. SHEET 33 DATED JUNE 30, 1917.
4. CENTRAL VERMONT RAILROAD COMPANY RIGHT OF WAY AND TRACK MAP V.8. SHEET 33 DATED JUNE 30, 1917 AND REVISED IN 1969 AND 1971.
5. RAILWAY PLAN SHOWING THE ELIMINATION OF AT-GRADE RAILROAD CROSSINGS DATED JULY, 1912 AND FOUND IN ROYALTON TOWN OFFICE PAPER FILE ENTITLED "ROYALTON PROPERTY."
6. THE ROYALTON SELECTMAN ELIMINATED 5 PUBLIC AT-GRADE RAILROAD CROSSINGS WHICH HAD FOUR HEARINGS THE FIRST DATED NOV. 5, 1911 AND LAST DATED AUGUST 5, 1912 AND IS RECORDED IN MISCELLANEOUS BOOK 3 PAGES 130-3.



LOCATION MAP
(NOT TO SCALE)

LEGEND

IRON PIPE FOUND (DIA., HT.)	○	MAPLE TREE	•
STONE BOUND FOUND (HT.)	◻	FIR TREE	•
IRON ROD SET-CAPPED #5 (HT.)	●	EDGE OF TRAVEL	-----
COMPUTED POINT	△	RIGHT OF WAY	-----
UTILITY POLE	⊕	WOODEN FENCE	—○—
WATER HYDRANT	⊗	WOVEN WIRE FENCE	—◻—
SEWER MANHOLE	⊙	RAILROAD TRACKS	—+—
WATER SHUTOFF	⊕	UTILITY LINE	—U—
CATCH BASIN	◻	ASTRONOMIC NORTH	☆
SHRUB	•		

NOTE:

A STONE CULVERT ON THE HIGHWAY FROM SOUTH ROYALTON TO SHARON (CURRENTLY SOUTH WINDSOR STREET) WAS REFERENCED IN VOL. R PAGE 207 AS THE POINT OF BEGINNING WHEN DESCRIBING A PARCEL OUT OF WHAT WAS THE FORMER KENT FARM. PREVIOUSLY THE SAME LINE WAS SPECIFICALLY MENTIONED AS "THE NORTH LINE OF THE OLD KENT FARM" IN VOL. P PAGE 504.

CERTIFICATION

THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE ROYALTON 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 1:27,141. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON SOLAR OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 43°-49'-01" NORTH LATITUDE AND 72°-31'-09" WEST LONGITUDE ON FEBRUARY 14, 2011. PLEASANT STREET (TR# 13) IS ASSUMED TO BE IN THE APPROXIMATE CENTER OF A THREE ROD RIGHT OF WAY AND ACCORDING TO THE VERMONT AGENCY OF TRANSPORTATION RECORDS IT IS A CLASS THREE TOWN ROAD. THE PROPERTY MAY BE ENCUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A SURVEY OF LAND IN
ROYALTON, VERMONT FOR
VT 18 LTD



AMERICAN SURVEY COMPANY

"SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA"

VERMONT OFFICE WILLIAMSTOWN, VT

CHIEF OF PARTY L. BARNABY

COMPILED AUGUST 9, 2012

APPROVED

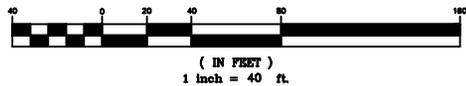
Robert J. Fournelle

TIE LINE (IRON TO IRON)

AB N27°36'36"W 331.19'

LOT AREA
0.6 ACRE ±
VOL. 76 PAGES 325-6

GRAPHIC SCALE



ORIGINAL ROAD LAYOUT IS DESCRIBED IN TOWN RECORDS BOOK 11 PAGES 282-284 ON NOVEMBER 17, 1868. THIS SMALL SECTION OF TOWN ROAD WAS DISCONTINUED IN HIGHWAY BOOK 1916 PAGES 6-7 ON JUNE 24, 1926.

LAND NOW/FORMERLY OF
WAYNE E. & THERESA F. MANNING
VOL. 20 PAGE 192
KEY DEED: VOL. 3 PAGE 449-450
(SEE REFERENCE #2)