

NOTES:

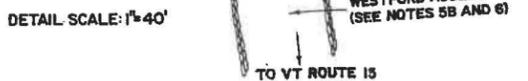
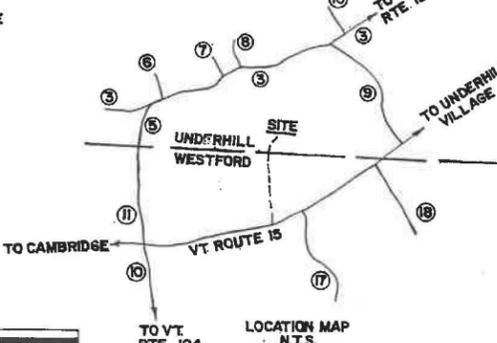
- THIS MAP WAS PREPARED FROM A CLOSED ADJUSTED TRAVERSE HAVING A PRECISION EXCEEDING THE MINIMUM SURVEY STANDARDS FOR A SUBURBAN CLASS SURVEY.
- NO ATTEMPT WAS MADE TO LOCATE AND IDENTIFY ANY RECORDED OR UNRECORDED EASEMENTS AS MAY EXIST EXCEPT AS SHOWN HEREON.
- THIS MAP IS FOR THE EXCLUSIVE USE OF K. AND T. CARTER.
- THE SUBDIVISION LINES, FENCE LINES AND ALL IRON ROD LOCATIONS WERE BLAZED AND PAINTED ORANGE 5/05, LINE OF LOT 1A AND 1B 9/19.
- REFERENCE IS MADE TO THE FOLLOWING PREVIOUS SURVEYS CONSIDERED IN COMPILING THIS SURVEY:
 - "SUBDIVISION SURVEY FOR CARTER, JONES AND WHITCOMB" BY THIS FIRM, DATED 6/16/05, MAP #503, OF RECORD AS SLIDE 223A UNDERHILL.
 - "SURVEY FOR V. MATTHEWS AND C. DIXON" BY THIS FIRM, DATED 12/11/1995, MAP #95-36, OF RECORD AS SLIDE 157 WESTFORD.
 - "PLAT OF TOWN LINE BETWEEN THE TOWNS OF UNDERHILL & WESTFORD" BY J. MARSH, DATED 5/1976, OF RECORD AS SLIDE 39A, UNDERHILL AND SLIDE 46, WESTFORD; SEE NOTE 6.
 - "SURVEY FOR RAYMOND BEBEE" BY J. MARSH, DATED 8/8/1986, MAP #C-782, OF RECORD AS SLIDE 126 IN WESTFORD AND NOT RECORDED IN UNDERHILL.
 - "SURVEY AND SUBDIVISION, VIOLET HOBART TO THOMAS & KELLY WARD, 10.3 ACRES ON EASTERLY SIDE OF VT. RTE. 15" BY PEATMAN SURVEYING, INC., DATED 6/16/1999, REVISED 7/09/1999, MAP #99-47, OF RECORD AS SLIDE 168, WESTFORD.
- THIS PROPERTY IS ACCESSED FROM VT ROUTE 15 IN WESTFORD, WESTFORD BOOK 11, PAGE 505 SPECIFICALLY EXCEPTED "THE STRIP NOW OCCUPIED BY AMOS HOBART AS A COW ROAD TO HIS UNDERHILL LAND" THUS INDICATING THE STRIP OF LAND (SEE NOTE 5B) CONTAINING 1.13 ACRES IS A PORTION OF THIS PROPERTY WHICH THE FEE TITLE MAY BE SUBJECT TO ADVERSE CONDITIONS EXERTED BY HOBART CLAIMS.
- BOOK 8, PAGE 393 AND BOOK 9, PAGE 30 INDICATE THERE WAS A ROAD LEADING FROM VT. ROUTE 15 THROUGH THIS PROPERTY TO THE "HILL ROAD" (POKER HILL); NO EVIDENCE OF A ROAD BED CROSSING THIS PROPERTY WAS OBSERVED.
- THE DAVIS AND HOBART PROPERTIES ARE THE NORTHERLY 1/3 OF LOT 8, THIRD DIVISION, SEE BOOK 9, PAGE 30; THE PHYSICAL EVIDENCE LOCATED ALONG THEIR LINES WAS ACCEPTED AS THE COMMON LINES.
- THIS PROPERTY IS A PORTION OF SEGMENT "G TO H" AS SHOWN ON THE TOWN LINE SURVEY (NOTE 5C); THIS SURVEY IS BASED ON THE MONUMENTATION AND PHYSICAL EVIDENCE FOUND AS CALLED FOR IN THE VARIOUS DEEDS.
- THIS PROPERTY WAS CONVEYED SUBJECT TO SPRING RIGHTS IN FAVOR OF THE HOBART PROPERTY; NO GRANTED RIGHTS TO HOBART WERE RECOVERED IN THE LAND RECORDS.
- BLAZED LINES INDICATED AS FOUND WERE BLAZED AND PAINTED ORANGE 5/05; SUBDIVISION LINE WAS BLAZED AND PAINTED ORANGE 9/19.
- THESE LOTS ARE SUBJECT TO A 50' R.O.W. TO "JONES" LOT 2, INCLUDING DRAINAGE AND SLOPE RIGHTS EXCEEDING THE 50' WIDTH.
- LOT 1A IS SUBJECT TO THE FOLLOWING PERMITS:
 - A STATE PERMIT WW-4-2434; BOOK 148, PAGES 12-15 (8/23/05); SEE D. BELOW.
 - TOWN SEPTIC PERMIT; BOOK 148, PAGE 204 (9/20/05).
 - TOWN BUILDING PERMIT B-05-70; BOOK 148, PAGE 205 (9/20/05).
 - THIS LOT MEETS THE STATE EXEMPTION RULE 1-304(a)(1)(A)(ii) WITH THE NEW LINE LOCATED GREATER THAN 500' FROM THE HOUSE FOUNDATION.

DEED REFERENCES

KEITH D. AND TARA M. CARTER,
SEAN JONES AND ERIN WHITCOMB
TO
KEITH D. AND TARA M. CARTER
BOOK 148, PAGES 519-520
(10/5/05) (UNDERHILL)
CORBIN DIXON AND VIVIAN J. MATTHEWS
TO
KEITH D. AND TARA M. CARTER,
SEAN JONES AND ERIN WHITCOMB
BOOK 127, PAGES 384-386 (UNDERHILL),
BOOK 109, PAGES 201-203 (WESTFORD)
(7/7/2003)

LEGEND:

- 5/8" CAPPED IRON ROD SET (IRS)
- IRON ROD (IRF) OR IRON PIPE (IPF) FOUND AS NOTED
- FENCE LINE (MOSTLY IN POOR REPAIR)
- STONE WALL
- BROOK
- DRAINAGE SWALE
- APPROXIMATE ZONING DISTRICT LINE
- BLAZED LINE FOUND
- NEW BLAZED LINE
- UTILITY LINE
- MONUMENTATION WITH STONES
- △ UNMARKED POINT ON R.O.W. EDGE
- (F) FLUSH



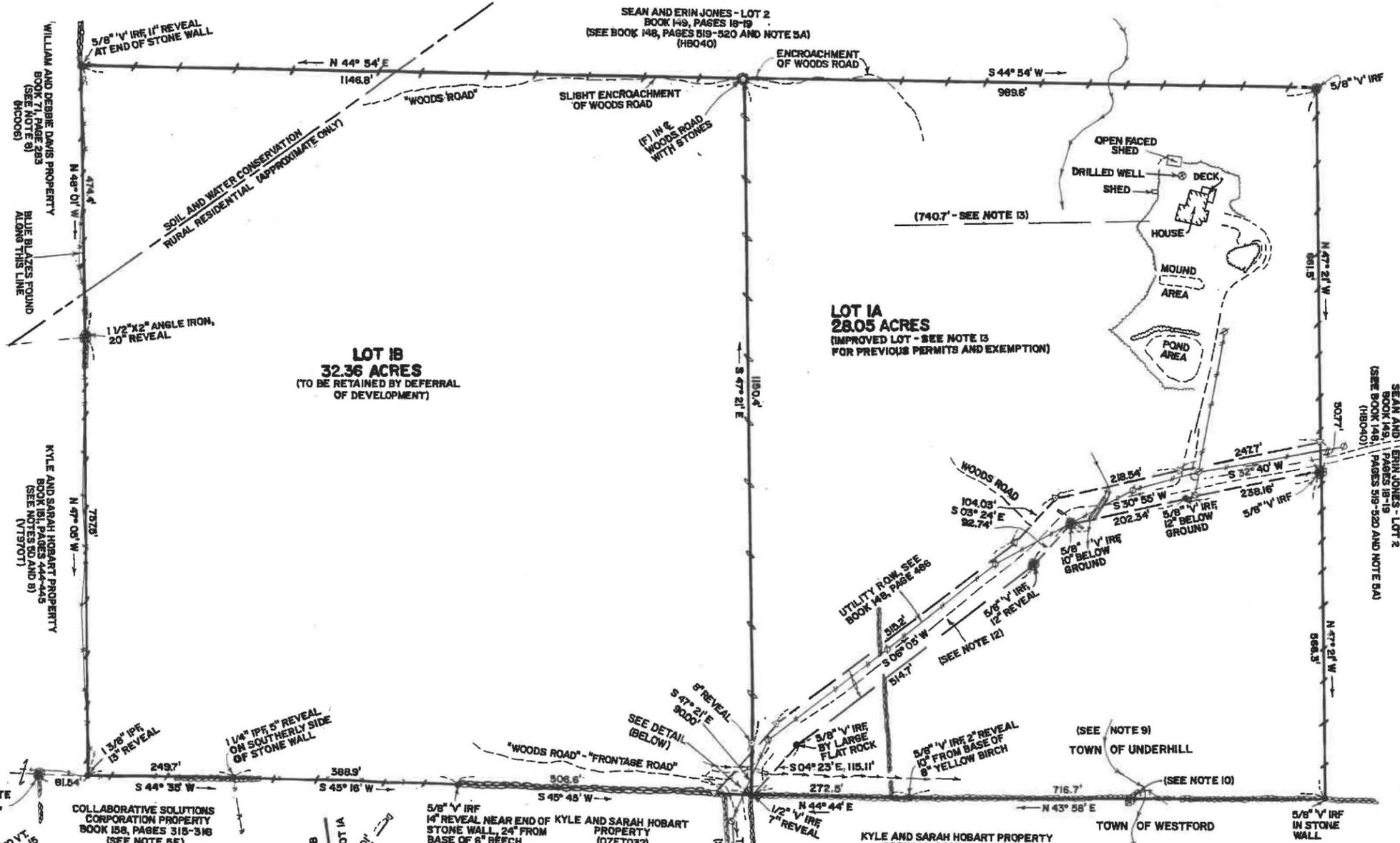
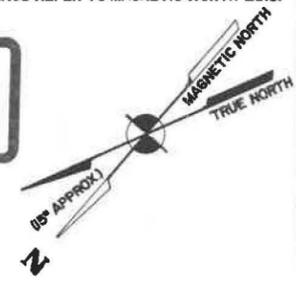
OWNERS OF RECORD:
KEITH AND TARA CARTER,
39 HOBART HILL, UNDERHILL, VT 05489

ZONING DISTRICTS: RURAL RESIDENTIAL AND
SOIL AND WATER CONSERVATION

TOTAL ACREAGE: 60.41 ACRES



ALL BEARINGS REFER TO MAGNETIC NORTH 2019.



RESEARCH: C. PETERS
FIELD WORK: S. PETERS, C. PETERS
COMPUTATIONS: C. PETERS, S. PETERS
DRAWING: S. PETERS

TOTAL STATION SUBDIVISION SURVEY FOR
KEITH AND TARA CARTER
UNDERHILL, VT
THIS MAP WAS PREPARED FROM A CLOSED TRAVERSE OF FIELD EVIDENCE, RESEARCH IN THE LAND RECORDS, CONFORMS TO TITLE 27 V.S.A. 1403 AND IS CONSISTENT WITH ALL DOCUMENTS CITED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF

Carroll A. Peters
9/11/19

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