EXHIBIT
P

Received for record
September 20, 2005 at
3:00PM
ATTEST: Sherri A Morin
Town Clerk

S223A

DEED REFERENCE
CORBIN DIXON AND VIVIAN I. 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)

OWNERS OF RECORDS:
KEITH AND TARA CARTER;
59 LINCOLN AVE, ST. ALBANS, VT 05478
SEAN JONES AND ERIN WHITCOMB
(511 ROUTE 108 NORTH, JEFFERSONVILLE, VT 05464

ZONING DISTRICTS: RURAL RESIDENTIAL AND SOIL AND WATER CONSERVATION

TOTAL ACREAGE: 120.78 ACRES

LEGEND
- 5/8" CAPPED IRON ROD SET (IRS)
- IRON ROD (IRF) OR IRON PIPE (IPF) FOUND AS NOTED
- 4" SQUARE CONCRETE BOUND FOUND (CBF)
- FENCE LINE (MOSTLY IN POOR REPAIR)
- STONE WALL
- BROOK
- DRAINAGE SWALE
- MONUMENTATION WITH STONES
- APPROXIMATE ZONING DISTRICT LINE
- BLAZED LINE
- (F) FLUSH
- (25) PROPOSED UTILITY POLE #25 LOCATION
- UNMARKED POINT ON ROAD EDGE
- (U) UNDERHILL LAND RECORDS
- (W) WESTFORD LAND RECORDS
- 8(3) TOWNSHIP LOT 8, THIRD DIVISION

ALL BEARINGS REFER TO MAGNETIC NORTH 2005

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

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION AND SUBJECT TO ANY CONDITIONS ATTACHED THERETO.

EMMA BRYANT (LIFE TENANT), MARLENE MEEHAN AND HOPE McREDMOND PROPERTY
BOOK 106, PAGE 306 (U)

1" IPF WITH COUPLING, 13" REVEAL, AT BASE OF 12" MAPLE (NOT USED)

27" REVEAL

N 42° 15' E 618.7'

N 42° 41' E 572.4'

N 44° 39' E 502.2'

N 44° 59' E 637.9'

N 44° 19' E 421.2'

N 40° 29' E 188.24'

N 49° 16' W 79.59'

THIS AREA IS ALL SURFACE LEDGE, REMNANTS OF FENCE LINE WANDER FROM TREE TO TREE AND IS NOT A PROPERTY LINE FENCE; THIS PORTION OF THE LINE WAS ESTABLISHED AS AN EXTENSION OF THE STONE WALL SEGMENT.

NO EVIDENCE OF PROPERTY LINE

CHARLES AND BRIAN MILLER PROPERTY
BOOK 140, PAGES 89-90 (U)

PAUL NOEL, LOT
BOOK 57, PAGE 313 (U)
(SEE NOTE 5F, LOT 1)

MAGNETIC NORTH
TRUE NORTH
15° APPROX.

DEER STAND

13.6' WEST FROM 90° BEND OF STONE WALL

DETAIL SCALE: 1"=20'
DETAIL B

TO VT. RTE 15

UNDERHILL
WESTFORD
SITE
TO UNDERHILL VILLAGE
TO CAMBRIDGE
VT ROUTE 15
TO VT. RTE. 104
LOCATION MAP N.T.S.

SOIL AND WATER CONSERVATION (APPROXIMATE ONLY)
RURAL RESIDENTIAL

LOT 2
S 46° 13' W 18.2' (IRS-IRS)
(TIE LINE ONLY, STONE WALL IS PROPERTY LINE, SEE NOTE 7)

IRS, 15" REVEAL
N 63° 08' E 3.56'
FROM CBF

LOT 2
S 45° 39' E 204.3'
TO CEMENT CORNER

BLACKMORE & BESSETTE

HOBART

TOWN LINE AS SHOWN ON SURVEY NOTE 5B

BLACKMORE AND BESSETTE

CBF 9" REVEAL
(SEE NOTES 5B AND 6, POINT "B")

DEER STAND

LOT 2
60.37 ACRES
(TO BE CONVEYED TO
SEAN JONES AND ERIN WHITCOMB)

WILLIAM AND KIMBERLY DAVIS PROPERTY
BOOK 125, PAGE 439 (U)
(SEE NOTE 8)

BLUE BLAZES FOUND ALONG THIS LINE

N 49° 16' W 449.0'

2136.3'
S 44° 55' W

SOIL AND WATER CONSERVATION (APPROXIMATE ONLY)
RURAL RESIDENTIAL

NOTES:
1. THIS MAP WAS PREPARED FROM CLOSED ADJUSTED TRAVERSES HAVING PRECISIONS EXCEEDING THE MINIMUM SURVEY STANDARDS FOR A SUBURBAN CLASS SURVEY.
2. NO ATTEMPT WAS MADE TO LOCATE AND IDENTIFY ANY RECORDED OR UNRECORDED EASEMENTS AS MAY EXIST EXCEPT AS SHOWN HEREON.
3. THIS MAP IS FOR THE EXCLUSIVE USE OF K. AND T. CARTER, S. JONES AND E. WHITCOMB.
4. THE SUBDIVISION LINES, FENCE LINES AND ALL IRON ROD LOCATIONS WERE BLAZED AND PAINTED ORANGE 5/08.
5. REFERENCE IS MADE TO THE FOLLOWING PREVIOUS SURVEYS CONSIDERED IN COMPILING THIS SURVEY:
   A. "SURVEY FOR V. MATTHEWS AND C. DIXON" BY THIS FIRM, DATED 12/11/1995, MAP # 95-36, OF RECORD AS SLIDE 157, WESTFORD.
   B. "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.
   C. "SURVEY FOR VIVIAN I. MATTHEWS & CORBIN DIXON IN THE TOWN OF UNDERHILL" BY J. MARSH, DATED 9/1976, UNRECORDED, OF THIS PROPERTY.
   D. "SURVEY FOR RAYMOND BEBEE" BY J. MARSH, DATED 8/8/1986, MAP #C-782, OF RECORD AS SLIDE 128 IN WESTFORD AND NOT RECORDED IN UNDERHILL.
   E. "SURVEY AND SUBDIVISION, VIOLET HOBART TO THOMAS & KELLY WARD, 10.3 ACRES ON EASTERLY SIDE OF VT. RTE. 15" BY PEATMAN SURVEYING, INC., DATED 6/16/1998, REVISED 7/09/1999, MAP # 99-47, OF RECORD AS SLIDE 168, WESTFORD.
   F. "SURVEY FOR DAVID VILLENEUVE" BY J. MARSH, DATED 10/12/1985, REVISED 12/08/1985, MAP # C-684, OF RECORD AS SLIDE 220A, UNDERHILL.
6. THE BLACKMORE-BESSETTE, HOBART WARD AND THIS PROPERTY MAKE UP SEGMENT "G TO H" AS SHOWN ON THE TOWN LINE SURVEY (NOTE 5B); THIS SURVEY IS BASED ON THE PHYSICAL EVIDENCE ALONG THE SUBJECT PROPERTIES. IF THE TOWN LINE SURVEY IS CORRECT, THE TOWN LINE WOULD BE AS MUCH AS 134 FEET NORTHWESTERLY OF THE STONE WALL AND THIS PROPERTY CONTAINS 0.4 OF AN ACRE IN THE TOWN OF WESTFORD
7. THE BLACKMORE-BESSETTE, DEMERITT AND RADEMACHER (FORMER BARRYWILDE) LOTS WERE CONVEYED ALONG THE STONE WALLS WHICH DIFFERS ALONG THE EASTERLY LINE OF THE DEMERITT LOT FROM THE DESCRIPTION IN BOOK 9, PAGE 283; THE STONE WALL EVIDENCE WAS ACCEPTED AS THE COMMON LINES.
8. THE DAVIS AND HOBART PROPERTIES ARE THE NORTHERLY 1/3 OF LOT 6 OF THE THIRD DIVISION, SEE BOOK 9, PAGE 30; THE PHYSICAL EVIDENCE LOCATED ALONG THEIR LINES WAS ACCEPTED AS THE COMMON LINES.
9. 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 5A) CONTAINING 1.13 ACRES IS A PORTION OF THIS PROPERTY WHICH THE FEE TITLE MAY BE SUBJECT TO ADVERSE CONDITIONS EXERTED BY HOBART CLAIMS.
10. 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.

LOT 1
60.41 ACRES
(TO BE CONVEYED TO
KEITH AND TARA CARTER)

11. A CONCRETE SPRING TILE WAS OBSERVED IN THE NORTHERLY PORTION OF LOT 1; IT IS UNCERTAIN AS TO WHO HAS THE RIGHTS, IF ANY ONE, AND APPEARS TO BE ABANDONED.
12. 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.
13. A PORTION OF THE HOBART SAP LINE LINE CROSSING THE NORTHWESTERLY CORNER IS AN ENCROACHMENT ON THIS PROPERTY; LOT 1.
14. SEPTIC AREAS AND WELL SITES WERE TAKEN FROM PLANS BY ADVANCED SEPTIC DESIGN, KEVIN BROOKER, VT #442-8, LAST REVISED 6/6/05; SEPTIC SYSTEMS WILL BE CONSTRUCTED IN CONFORMANCE WITH THE SEWAGE ORDINANCE FOR THE TOWN OF UNDERHILL. THESE LOTS ARE SUBJECT TO STATE AND LOCAL APPROVALS AND PERMITS.

WELL SHIELD
PROPOSED WELL
HOUSE SITE
CURTAIN DRAIN
(SEE NOTE 4)
PROPOSED REPLACEMENT AREA
PROPOSED PRIMARY AREA

WELL SHIELD
FORMER SUGAR HOUSE SITE
PROPOSED WELL
HOUSE SITE

CURTAIN DRAIN
PROPOSED PRIMARY AREA
(SEE NOTE 4)
CURTAIN DRAIN
PROPOSED REPLACEMENT AREA

N 47° 21' W 682.8'
N 47° 21' W 566.3'

311.2'
S 39° 54' W

S 27° 40' E 24.05'
S 40° 40' W 42.90'
S 33° 44' W 128.33'
S 44° 34' E 7.98'

(END OF STONE WALL)

BASE OF WESTERLY SLOPING EDGE WITH MOUND OF STONES

RONALD RADEMACHER PROPERTY

CEDRIC DEMERITT PROPERTY
BOOK 50, PAGE 447 (U)
(SEE BOOK 44, PAGE 385)
(SEE NOTE 7)

DAVID BLACKMORE AND CHRISTINE BESSETTE PROPERTY
BOOK 47, PAGES 140-141 (U)
BOOK 40, PAGES 145-146 (W)
(SEE NOTE 7)

SHEET 2

TOTAL STATION SUBDIVISION SURVEY FOR
CARTER, JONES, AND WHITCOMB
UNDERHILL, VT (PARCEL VT9860) SCALE: 1"=100'

THIS MAP WAS PREPARED FROM CLOSED TRAVERSES 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
6/16/05

STATE OF VERMONT
CARROLL A. PETERS
NO. 492
REGISTERED LAND SURVEYOR

TELE. NO. (802) 888-7737
VALLEY LAND SERVICES, INC., HYDE PARK, VT #509

UNDERHILL PLANNING COMMISSION
SUBDIVISION APPROVAL
DATE 9/13/05
Signed: D. Bergeron
Chairman

VIOLET HOBART PROPERTY
BOOK 31, PAGES 345-347 (W)
BOOK 68, PAGES 127-128 (W)
(SEE NOTE 5E)

3/8" IPF, 15" REVEAL
(SEE NOTE 15)

1/4" IPF SOUTHWESTERLY SIDE OF STONEWALL

(SEE NOTES 5B AND 6)
TOWN OF UNDERHILL

THOMAS AND KELLY WARD PROPERTY
BOOK 68, PAGES 127-128 (W)
(SEE NOTE 5E)

TOWN OF WESTFORD

VIOLET HOBART PROPERTY
BOOK 31, PAGES 345-347 (W)

(SEE NOTES 5A AND 9)

TO VT. ROUTE 15

SEE DETAIL A ABOVE

50' ROW TO LOT 2

S 04° 26' E 115.05' TO IRS

LOT 1
HOBART

LOT 1
UNDERHILL
WESTFORD
HOBART

N 45° 46' E 68.11'

45.9'

N 49° 24' W (WEST) 45.9' TO VT. ROUTE 15 ROW

"WESTFORD" ACCESS (SEE NOTES 5A AND 9) N 50° 11' W 668.4' AND N 50° 15' W 598.1'

TO VT. ROUTE 15 ROW

DETAIL SCALE: 1"=40'
DETAIL A

S 04° 26' E 115.05' TO IRS

S 04° 26' E 202.75'

218.5'

S 52° 58' W 202.3'

247.7'

S 32° 40' W 238.1'

50.7'

4.1'(F)

12" REVEAL

S 05° 04' W 95.2'

50' ROW THROUGH LOT 1 IN FAVOR OF LOT 2, TO INCLUDE UTILITY, DRAINAGE AND SLOPE RIGHTS EXCEEDING THE 50' WIDTH)

594.7'

S 44° 54' E 1614' 1704.4' 1680.8'

(F) BY LARGE FLAT STONE

SEE DETAIL A ABOVE

N 44° 43' E 272.5'

1/2" VALLEY IRF 7" REVEAL

N 45° 46' E 506.6'

715.7'

N 43° 58' E

SPRING TILE

EDGE OF HOBART WATER LINE IN BROOK (SEE NOTE 12)

N 47° 21' W 566.3'

S 45° 39' E 582.3'

1/2" IRF, TALL AND LOOSE, POUNDED DOWN, STURDIED AND NOW WITH VALLEY CAP

SEE DETAIL B ABOVE

S 46° 13' W 118.20'

S 45° 39' E 203.3'

3672'
S 44° 23' W

AT BASE OF BLAZED DOUBLE YELLOW BIRCH

BLACKMORE AND BESSETTE PROPERTY

VIOLET HOBART PROPERTY
BOOK 31, PAGES 345-347 (W)

SCALE: 1"=100'
100' 50' 0' 100' 200' 300' 400'

Reprographics of New England, Williston, VT hereby certifies that this map was reproduced by the fixed line photographic process.