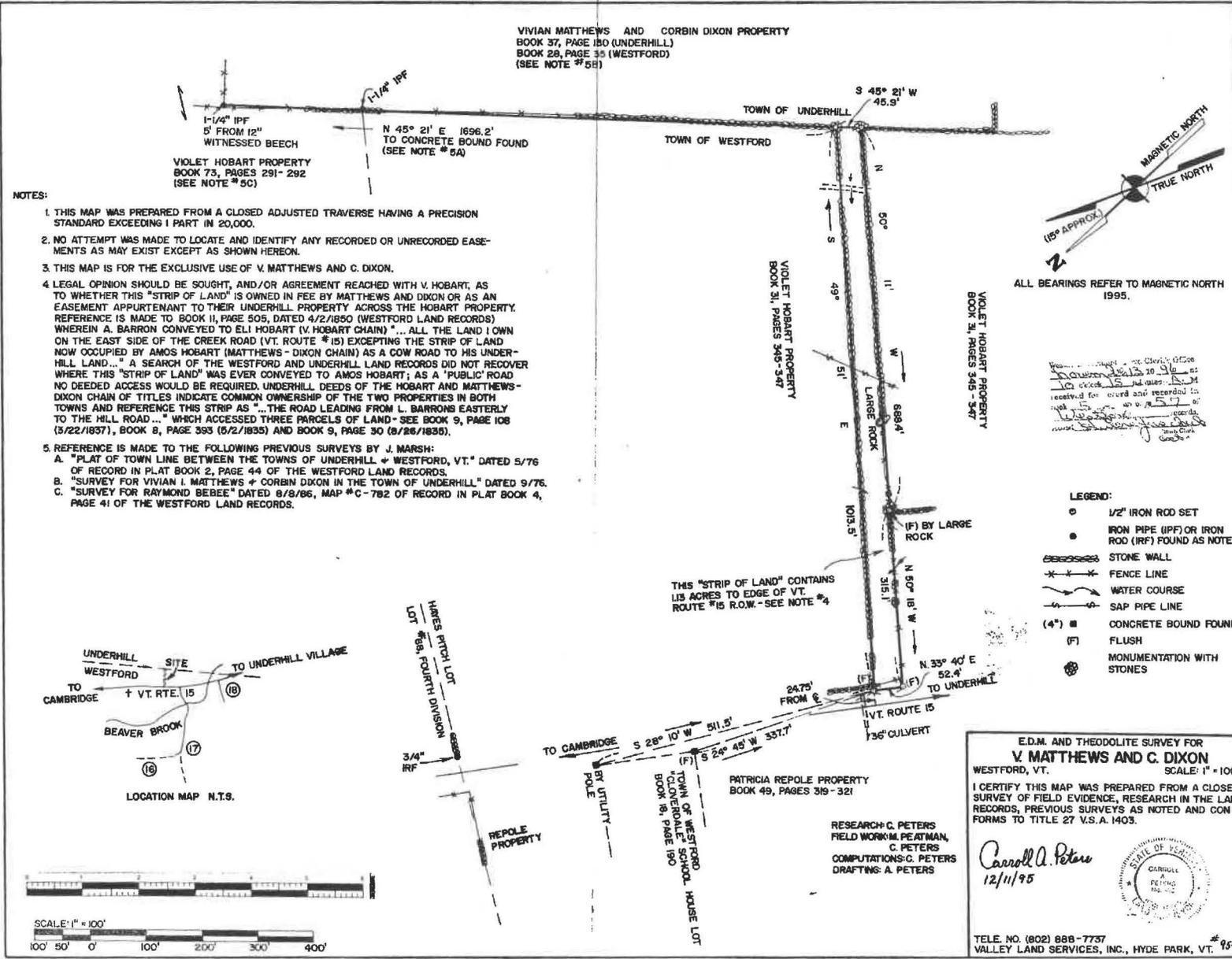


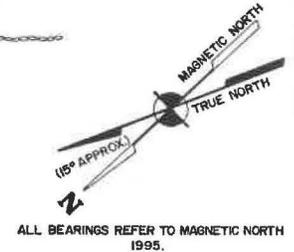
Book 5 Pg. 57

VIVIAN MATTHEWS AND CORBIN DIXON PROPERTY
 BOOK 37, PAGE 180 (UNDERHILL)
 BOOK 28, PAGE 35 (WESTFORD)
 (SEE NOTE #5B)



NOTES:

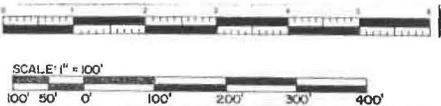
1. THIS MAP WAS PREPARED FROM A CLOSED ADJUSTED TRAVERSE HAVING A PRECISION STANDARD EXCEEDING 1 PART IN 20,000.
2. NO ATTEMPT WAS MADE TO LOCATE AND IDENTIFY ANY RECORDED OR UNRECORDED EASEMENTS AS MAY EXIST EXCEPT AS SHOWN HEREON.
3. THIS MAP IS FOR THE EXCLUSIVE USE OF V. MATTHEWS AND C. DIXON.
4. LEGAL OPINION SHOULD BE SOUGHT, AND/OR AGREEMENT REACHED WITH V. HOBART, AS TO WHETHER THIS "STRIP OF LAND" IS OWNED IN FEE BY MATTHEWS AND DIXON OR AS AN EASEMENT APPURTENANT TO THEIR UNDERHILL PROPERTY ACROSS THE HOBART PROPERTY. REFERENCE IS MADE TO BOOK 11, PAGE 505, DATED 4/2/1850 (WESTFORD LAND RECORDS) WHEREIN A. BARRON CONVEYED TO ELI HOBART (V. HOBART CHAIN) "... ALL THE LAND OWN ON THE EAST SIDE OF THE CREEK ROAD (VT. ROUTE #15) EXCEPTING THE STRIP OF LAND NOW OCCUPIED BY AMOS HOBART (MATTHEWS - DIXON CHAIN) AS A COW ROAD TO HIS UNDERHILL LAND ...". A SEARCH OF THE WESTFORD AND UNDERHILL LAND RECORDS DID NOT RECOVER WHERE THIS "STRIP OF LAND" WAS EVER CONVEYED TO AMOS HOBART; AS A "PUBLIC" ROAD NO DEEDED ACCESS WOULD BE REQUIRED. UNDERHILL DEEDS OF THE HOBART AND MATTHEWS-DIXON CHAIN OF TITLES INDICATE COMMON OWNERSHIP OF THE TWO PROPERTIES IN BOTH TOWNS AND REFERENCE THIS STRIP AS "... THE ROAD LEADING FROM L. BARRONS EASTERLY TO THE HILL ROAD ..." WHICH ACCESSED THREE PARCELS OF LAND - SEE BOOK 9, PAGE 108 (3/22/1837), BOOK 8, PAGE 393 (5/2/1835) AND BOOK 9, PAGE 30 (8/26/1835).
5. REFERENCE IS MADE TO THE FOLLOWING PREVIOUS SURVEYS BY J. MARSH:
 - A. "PLAT OF TOWN LINE BETWEEN THE TOWNS OF UNDERHILL + WESTFORD, VT." DATED 5/76 OF RECORD IN PLAT BOOK 2, PAGE 44 OF THE WESTFORD LAND RECORDS.
 - B. "SURVEY FOR VIVIAN I. MATTHEWS + CORBIN DIXON IN THE TOWN OF UNDERHILL" DATED 9/76.
 - C. "SURVEY FOR RAYMOND BEBEE" DATED 8/8/86, MAP #C-782 OF RECORD IN PLAT BOOK 4, PAGE 41 OF THE WESTFORD LAND RECORDS.



Handwritten note:
 This strip of land is clearly shown as a cow road in the 1850 deed as recorded in the Westford Land Records. It is also shown as a cow road in the 1850 deed as recorded in the Underhill Land Records. It is also shown as a cow road in the 1850 deed as recorded in the Westford Land Records. It is also shown as a cow road in the 1850 deed as recorded in the Underhill Land Records.

- LEGEND:
- 1/2" IRON ROD SET
 - IRON PIPE (IPF) OR IRON ROD (IRF) FOUND AS NOTED
 - STONE WALL
 - FENCE LINE
 - WATER COURSE
 - SAP PIPE LINE
 - (4") ■ CONCRETE BOUND FOUND
 - (F) FLUSH
 - MONUMENTATION WITH STONES

I certify this map is an original ink on mylar. CP



E.D.M. AND THEODOLITE SURVEY FOR
V. MATTHEWS AND C. DIXON
 WESTFORD, VT. SCALE: 1" = 100'

I CERTIFY THIS MAP WAS PREPARED FROM A CLOSED SURVEY OF FIELD EVIDENCE, RESEARCH IN THE LAND RECORDS, PREVIOUS SURVEYS AS NOTED AND CONFORMS TO TITLE 27 V.S.A. 1403.

Carroll A. Peters
 12/11/95

RESEARCH: C. PETERS
 FIELD WORK: M. PEATMAN, C. PETERS
 COMPUTATIONS: C. PETERS
 DRAFTING: A. PETERS

STATE OF VERMONT
 CARROLL A. PETERS
 LICENSED SURVEYOR

TELE. NO. (802) 888-7757
 VALLEY LAND SERVICES, INC., HYDE PARK, VT. #95-36

EXHIBIT