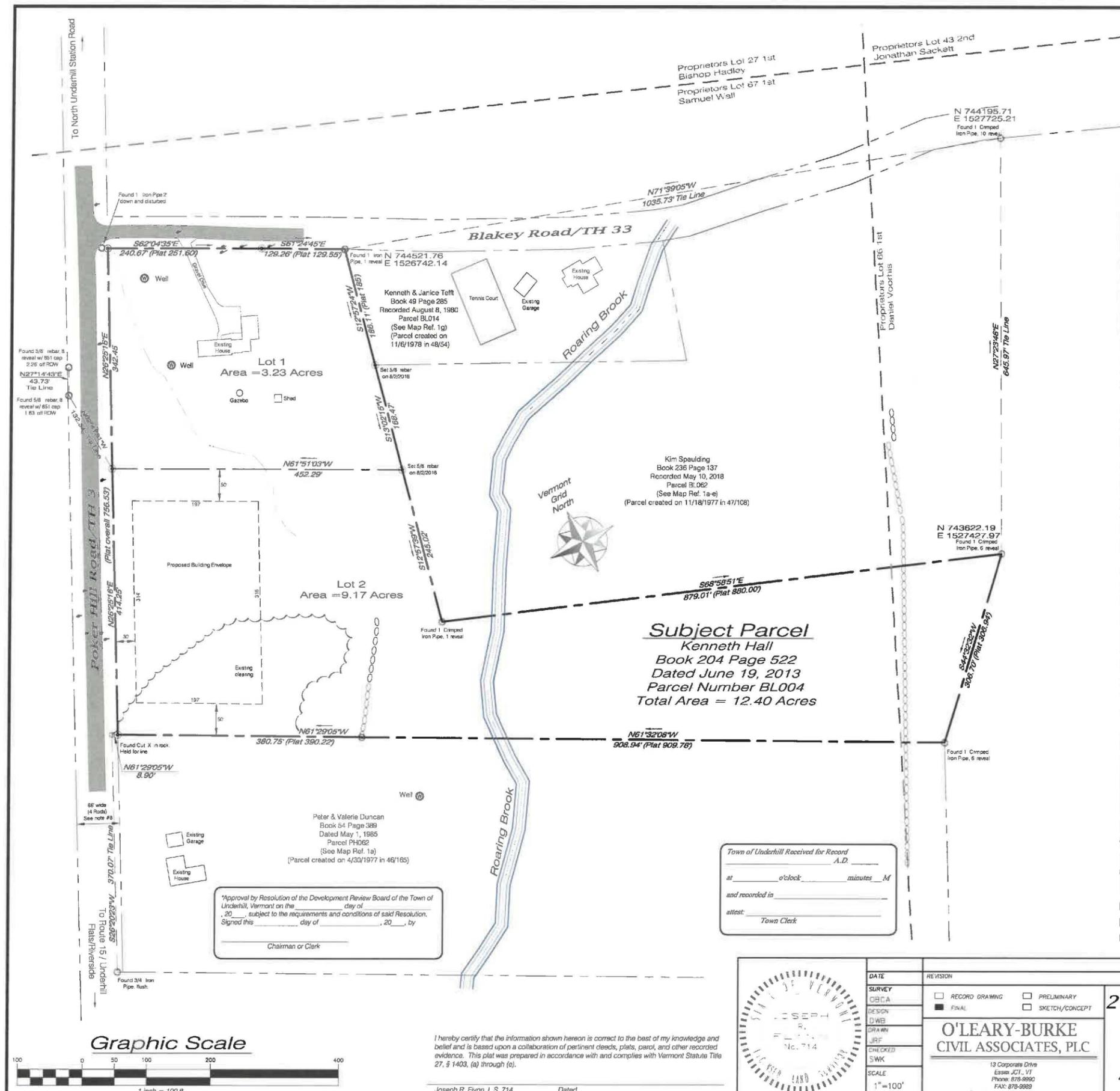




Location Plan-n.t.s.

This is an Original Mylar

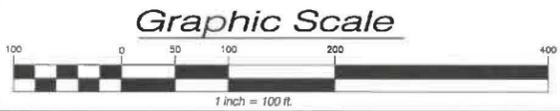
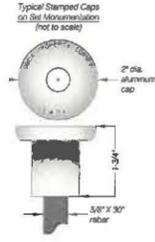


Survey Notes

- 1. The survey is based upon research performed in the Underhill Town Land Records and the following plats and plans:
a. "Plat of Survey Showing Portion of Sebring Property" prepared by Warren Robenstien, L.S., not dated and filed in the rear sleeve pocket of Book 54 of the Town of Underhill Land Records.
b. "Plat of Survey Showing Portion of Sebring Property" prepared by Warren Robenstien, L.S., dated December 1977 and filed in slide 23 of the Town of Underhill Land Records.
c. "Plat of Survey Showing Portion of Sebring Property" prepared by Warren Robenstien, L.S., dated June 1980 and filed in slide 47 of the Town of Underhill Land Records.
d. "Subdivision Plan, R. Wheatley & F. Richards" prepared by William Robenstien, L.S., not dated and filed in slide 153 of the Town of Underhill Land Records.
e. "Property Map, R. Wheatley & F. Richards" prepared by William Robenstien, L.S., dated August 5, 1997 and filed in slide 155 of the Town of Underhill Land Records.
f. "Survey and Subdivision of the Lands of Cindy Schmidt" prepared by McCain Consulting Inc., L.S., dated February 7, 2006 and filed in slide 224 of the Town of Underhill Land Records.
g. "Land plot of Kenneth & Janice Teft" prepared by unknown, dated October 13, 1986 and filed in Book 49 page 287 of the Town of Underhill Land Records.
h. Beers Atlas, 1869.
2. Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on June 21, 2017 from a Trimble R6 Unit with differential corrections from CORS Station Richmond. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12b).
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown herein that may or may not be found in the Town of Underhill Land Records.
5. This survey depicts the property lines of the Kenneth Hall based upon record research conducted by Joseph Flynn, L.S..
6. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained herein.
7. This plat is for the identification of boundary lines of the Kenneth Hall. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of the Kenneth Hall are certified to, all others not warranted to be correct and are subject to revisions.
8. Right of Way for Poker Hill Road is based on existing field evidence, map ref. 1a and layout in Town Records Book xx Page xx on xxxxxxxx.
9. Valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

Legend

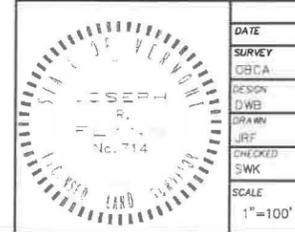
- Found Iron Pipe/ Rebar
Set Iron Pipe/ Rebar
Utility / Guywire
Boundary Line
Abutting Boundary Line
New Property Line
Easement Line
Proprietors Lot Line
Overhead Utility Line
Stone Wall
Barbed Wire Fence



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

Joseph R. Flynn, L.S. 714 Dated

Town of Underhill Received for Record
A.D.
at o'clock minutes M
and recorded in
attest: Town Clerk



DATE REVISION
SURVEY OBCA
DESIGN DWB
DRAWN JRF
CHECKED SWK
SCALE 1"=100'

2 Lot Subdivision Plat
for
Kenneth Hall
4 Blakey Road - Underhill, Vermont

DATE 08/10/18
JOB# 2018-02
FILE # 2018-02
PLAT #
PLAN SHEET # PL1

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
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Essex, VT, VT
Phone: 878-9990
FAX: 878-9989
E-MAIL: poleary@oburke.com