

MAP # 269A (Part of Map # 269)

GENERAL NOTES

- 1.0 THE INFORMATION GATHERED AND CONSIDERED DURING COMPILATION OF THIS MAP OF BOUNDARY SURVEY IS AS FOLLOWS:
- 1.1 ABSTRACTS FROM THOSE PARTICULAR DEEDS, TO WHICH SPECIFIC REFERENCE IS MADE ON THIS MAP, AND DEEDS OF PREVIOUS TITLEHOLDERS IN THE CHAINS OF TITLE TO THE PARCELS DEPICTED HEREON, THAT SUPPORT THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES AS DESCRIBED IN NOTE 2.0 BELOW. UNLESS OTHERWISE EXPRESSLY STATED, ONLY THOSE DEEDS WHICH ARE A MATTER OF PUBLIC RECORD IN THE LAND RECORDS OF THE TOWN OF SWANTON HAVE BEEN EXAMINED AND UTILIZED IN THIS SURVEY. THE EXAMINATION OF DEEDS RECORDED IN THE PUBLIC LAND RECORDS ASSUMES ALL DEEDS ARE PROPERLY INDEXED.
 - 1.2 A SURVEY MAP ENTITLED "SURVEY PLAT OF LAND BELONGING TO TOWN OF SWANTON" PREPARED BY SOUTH MOUNTAIN SURVEYING AND MAPPING, DATED AUGUST 4TH, 1998, SHEETS 1 AND 2 OF 2, RECORDED IN SLIDE 60 OF THE TOWN OF SWANTON LAND RECORDS.
 - 1.3 A SURVEY MAP ENTITLED "SUBDIVISION MAP, TOWN OF SWANTON" PREPARED BY BROOKS LAND SURVEYING, INC., DATED SEPTEMBER 25TH, 2000, JOB # 2860 AND MAP # 2085, RECORDED IN SLIDE 79 OF THE TOWN OF SWANTON LAND RECORDS.
 - 1.4 A SURVEY MAP ENTITLED "LOT LINE ADJUSTMENT, TOWN OF SWANTON" PREPARED BY BROOKS LAND SURVEYING, INC., DATED NOVEMBER 27TH, 2000, JOB #2880 AND MAP # 2102, RECORDED IN SLIDE # 82 OF THE TOWN OF SWANTON LAND RECORDS.
 - 1.5 A SURVEY MAP ENTITLED "PLAN OF LAND BELONGING TO VILLAGE OF SWANTON, SWANTON, VERMONT" PREPARED BY DUBOIS & KING, DATED JUNE 1986, DRAWING 5-373, OBTAINED FROM SWANTON VILLAGE.
 - 1.6 RAILROAD MAPS ENTITLED "RIGHT-OF-WAY AND TRACK MAP, THE ST. JOHNSBURY AND LAKE CHAMPLAIN RAILROAD COMPANY", PREPARED BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30TH, 1916, SHEET V53/35.
 - 1.7 A SURVEY MAP ENTITLED "TOWN OF SWANTON VERMONT, MAP OF BOUNDARY SURVEY, ROMCO GAGNE PARCEL" PREPARED BY CROSS CONSULTING ENGINEERS, DATED JULY 18TH, 1997 AS PROJECT 96077.
 - 1.8 INTERSTATE HIGHWAY PLANS FOR SWANTON-HIGHGATE, PROJECT #88-3(7) OBTAINED FROM THE VERMONT AGENCY OF TRANSPORTATION.
 - 1.9 A SITE PLAN ENTITLED "SITE PLAN, WESCO, INC., SWANTON VERMONT" PREPARED BY BROOKS LAND SURVEYING, INC., DATED NOVEMBER 3RD, 1987 AND RECORDED IN THE SWANTON LAND RECORDS.
 - 1.10 RIGHT-OF-WAY PLANS PREPARED BY VERMONT GAS SYSTEMS, FOR THE NATURAL GAS PIPELINE EASEMENT, DATED JUNE 2ND, 1999, SHEET 3 OBTAINED FROM VERMONT GAS SYSTEMS.
 - 1.11 FIELD SURVEY MEASUREMENTS TAKEN AT THE SITE FOR PURPOSES OF RECORDING, COLLATING, AND COMPILING ONTO THIS MAP, THE DATA IDENTIFIED IN NOTES 1.1 THROUGH 1.10 ABOVE.
 - 1.12 NO INFORMATION HAS BEEN RECOVERED FROM THE PUBLIC LAND RECORDS TO CONFIRM OWNERSHIP OF THE LAND OCCUPIED BY VERMONT ROUTE 78. A RIGHT-OF-WAY WIDTH OF 65 FEET HAS BEEN TAKEN FROM REFERENCE MAP 1.8 ABOVE FOR THIS HIGHWAY. THIS HIGHWAY IS ASSUMED TO BE CENTERED WITHIN ITS RIGHT-OF-WAY. OWNERSHIP OF LAND UP TO THE CENTER LINE OF TRAVELED WAY MAY BE VESTED IN ADJACENT PROPERTY OWNERS.
- 2.0 THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES WAS AS FOLLOWS:
- 2.1 CORNER NO. 1 WAS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF VT ROUTE 78, ON THE NORTHERLY EXTENSION OF A LINE FROM CORNER 17 THROUGH A POINT LOCATED AT THE DEEDED DISTANCE OF 825.30 FEET NORTHERLY OF CORNER 17 AND THE CALCULATED CHORD DISTANCE OF 556.73 FEET EASTERLY FROM ITEM 4136 TO CONFORM WITH REFERENCE MAP 1.9 ABOVE.
 - 2.2 CORNERS NUMBERED 2, 3, 4 AND 5 WERE LOCATED AT EXISTING MARKERS TAKEN AS EFFECTIVE MONUMENTATION OF THE ROLAND THERIEN PROPERTY IN CONFORMANCE WITH REFERENCE MAP 1.2. SAID CORNERS WERE CONFIRMED BY MEASUREMENTS TO BE SUBSTANTIALLY IN THE LOCATIONS CALLED FOR IN VOLUME 93 PAGE 350 OF THE SWANTON LAND RECORDS. CORNERS NO. 2 AND NO. 5 WERE TAKEN AS EFFECTIVE MONUMENTATION OF POINTS ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF VERMONT ROUTE 78.
 - 2.3 CORNER NO. 6 WAS LOCATED 168.2 FEET EASTERLY OF CORNER NO. 5 ON A LINE HAVING A RADIUS OF 2116.7 FEET IN CONFORMANCE WITH REFERENCE MAP 1.2. CORNER NO. 6 WAS TAKEN AS EFFECTIVE MONUMENTATION OF A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF VERMONT ROUTE 78 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LIMIT OF WAUGH FARM ROAD.
 - 2.4 CORNER NO. 7 WAS LOCATED AT A RANDOM POINT 24.75 FEET WEST OF THE CENTERLINE OF WAUGH FARM ROAD.
 - 2.5 CORNER NO. 8 WAS LOCATED AT AN EXISTING IRON PIPE TAKEN AS EFFECTIVE MONUMENTATION OF THE NORTHWESTERLY CORNER OF BERGER AND A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LIMIT OF WAUGH FARM ROAD. CORNER NO. 8 WAS CONFIRMED BY MEASUREMENT TO ITEM 472 AND ITEM 4101 TO BE SUBSTANTIALLY IN THE LOCATION DEPICTED ON REFERENCE MAPS 1.4 AND 1.2 ABOVE.
 - 2.6 CORNER NO. 9 WAS LOCATED AT THE DEEDED DISTANCE OF 52.47 FEET NORTHEASTERLY OF ITEM 472 ON THE LINE FROM ITEM 477 TO CORNER NO. 8 IN CONFORMANCE WITH REFERENCE MAP 1.4 ABOVE.
 - 2.7 CORNER NO. 10 WAS LOCATED AT THE DEEDED (VOLUME 168, PAGE 99) DISTANCE OF 34.39 FEET SOUTHEASTERLY OF ITEM 472 ON THE LINE FROM ITEM 472 TO ITEM 476.
 - 2.8 CORNER NO. 11 WAS LOCATED AT THE DEEDED (VOLUME 168, PAGE 101) DISTANCES OF 324.86 FEET SOUTHERLY OF CORNER NO. 10 AND 294.04 FEET NORTHWESTERLY OF CORNER NO. 12 IN CONFORMANCE WITH REFERENCE MAP 1.4 ABOVE.
 - 2.9 CORNER NO. 12 WAS LOCATED AT AN EXISTING IRON PIPE TAKEN AS EFFECTIVE MONUMENTATION OF A POINT ON THE SOUTHERLY BOUNDARY OF BERGER AS CALLED FOR IN VOLUME 168, PAGE 101 OF THE SWANTON LAND RECORDS AND AS DEPICTED ON REFERENCE MAP 1.4 ABOVE. CORNER NO. 12 WAS CONFIRMED BY MEASUREMENT TO ITEMS 472 AND 476 TO BE SUBSTANTIALLY IN THE LOCATION DEPICTED ON REFERENCE MAP 1.4.
 - 2.10 CORNER NO. 13 WAS LOCATED AT THE DEEDED DISTANCES OF 99.99 FEET EASTERLY OF CORNER NO. 12 AND 295.07 FEET SOUTHERLY OF ITEM 4023. ITEM 4023 WAS LOCATED AT THE DEEDED DISTANCE OF 61.82 FEET EASTERLY OF ITEM 476 ON THE LINE FROM CORNER NO. 10 THROUGH ITEM 476 IN CONFORMANCE WITH REFERENCE MAP 1.4 ABOVE.
 - 2.11 CORNER NO. 14 WAS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LIMIT OF STATE OF VERMONT RAILROAD LAND ON THE SOUTHERLY EXTENSION OF A LINE FROM ITEM 4023 THROUGH CORNER NO. 13 TO CONFORM WITH REFERENCE MAPS 1.3 AND 1.6 ABOVE.
 - 2.12 CORNERS NUMBERED 15 AND 16 WERE LOCATED ON THE NORTHERLY RIGHT-OF-WAY LIMIT OF STATE OF VERMONT RAILROAD LAND. IN ACCORDANCE WITH REFERENCE MAP 1.6, CORNER NO. 16 WAS ALSO LOCATED ON THE EASTERLY RIGHT-OF-WAY LIMIT OF STATE OF VERMONT INTERSTATE LAND ON THE LINE FROM CORNER NO. 17 THROUGH ITEM 4102. ITEM 4102 WAS TAKEN AS EFFECTIVE MONUMENTATION OF A POINT ON THE EASTERLY BOUNDARY OF THE INTERSTATE PARCEL.
 - 2.13 CORNER NO. 17 WAS LOCATED AT AN EXISTING IRON PIPE TAKEN AS EFFECTIVE MONUMENTATION OF THE SOUTHEASTERLY CORNER OF SMENDINGER.
- 3.0 THE FIELD SURVEY WAS RUN ALONG THE TRAVERSE LINES IDENTIFIED ON THE MAP AND ALL BOUNDARY DATA ENTERED HEREIN IS COMPUTED FROM MEASUREMENTS EXTENDED FROM THE SURVEY TRAVERSE. THIS SURVEY MEETS THE QUALIFICATIONS FOR AN URBAN SURVEY CLASSIFICATION AS DEFINED BY 26 V.S.A. SECTION 2544, RULES OF THE BOARD OF LAND SURVEYORS, PART 5, PARAGRAPH 5.5 A AND B, EFFECTIVE NOVEMBER 1, 1994.
- 4.0 THE BEARINGS ENTERED HEREON REFER TO A MEAN VALUE OF MAGNETIC NORTH AS OBSERVED IN THE FIELD ON THE DATE OF THIS SURVEY AND ARE ARITHMETICALLY EXTENDED USING THE CORRECTED FIELD ANGLES. DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE METER AND ARE ENTERED HEREON IN FEET. BEARINGS AND OTHER ANGLES WERE MEASURED BY THEODOLITE AND ARE ENTERED HEREON IN DEGREES, MINUTES, AND SECONDS, UNLESS OTHERWISE NOTED.
- 5.0 NOMENCLATURE RELATED TO BOUNDARY DATA:
- 5.1 FIELD MEASURED MEANS, IN MOST CASES, NOT DIRECTLY MEASURED BETWEEN BOUNDARY MARKS, BUT RATHER MEASUREMENTS EXTENDED FROM THE SURVEY TRAVERSE POINTS TO THE INDIVIDUAL BOUNDARY MARKS AND THE DISTANCE BETWEEN BOUNDARY MARKS CALCULATED GEOMETRICALLY.
 - 5.2 DEEDED MEANS THE MEASUREMENTS CALLED FOR IN A (RELEVANT) DEED.
 - 5.3 LAYOUT MEANS THE DISTANCE BETWEEN BOUNDARY MARKS THAT ARE TO BE INSTALLED AS AN END RESULT OF THE SURVEY. THE TECHNICAL PROCEDURE FOR LAYOUT IS, IN MOST CASES, THE INVERSE OF THE PROCEDURE FOR FIELD MEASURED.
- 6.0 INFORMATION DERIVED FROM THIS MAP AND EMPLOYED FOR WHATEVER PURPOSE, IS SUBJECT TO THE GRAPHIC AND WRITTEN QUALIFICATIONS ENTERED ON THE FACE OF THE MAP, BOTH EXPRESSED AND IMPLIED. INFORMATION DERIVED FROM THIS MAP MUST BE UTILIZED WITH A LEVEL OF DISCRETION COMMENSURATE WITH THE NATURE OF THE QUALIFICATION.
- 7.0 I DECLARE THAT THE INFORMATION ENTERED ON THIS MAP IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. HOWEVER, THIS MAP OF BOUNDARY SURVEY, IN AND OF ITSELF, IS NOT TO BE CONSTRUED AS A CERTIFICATION OF TITLE TO THE PROPERTY DEPICTED HEREON, NOR AN ENDORSEMENT OF ANY TITLE CLAIM BY ANY PARTY OR REFERENCE SOURCE, EITHER EXPRESSED OR IMPLIED. THE TITLE TO PROPERTY DEPICTED ON THIS MAP OF BOUNDARY SURVEY SHOULD BE VALIDATED BY THE OPINION OF A COMPETENT ATTORNEY AT LAW ON THE BASIS OF HIS INDEPENDENT RESEARCH OF THE PUBLIC LAND RECORDS.

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TOWN OF SWANTON SWANTON, VERMONT	
SUBDIVISION MAP	
-- INDUSTRIAL PARK D -- V.T. ROUTE 78, SWANTON, VERMONT	
 CROSS CONSULTING ENGINEERS, P.A. <small>105 Park St. St. Albans, Vermont 05478</small> <small>© COPYRIGHT 2000 Cross Consulting Engineers, P.A.</small>	DATE: JUNE 10, 2005 DRAWN: W.H.P. CHECKED: P.H.C. APPROVED: P.H.C. PROJECT: 04020 FIELD BOOK: 14 SHEET: 2 of 2