

PROJECT DATUM NOTE
 HORIZONTAL DATUM IS NAD83
 North orientation and the project horizontal datum is based on survey grade RTK (Real Time Kinematic) GPS observations made on October 9, 2008. The transmitting base station used was Ballou's Free Academy - Saint Albans CORS (Continuously Operating Reference Station). The resultant horizontal datum is NAD 83 (CORS).

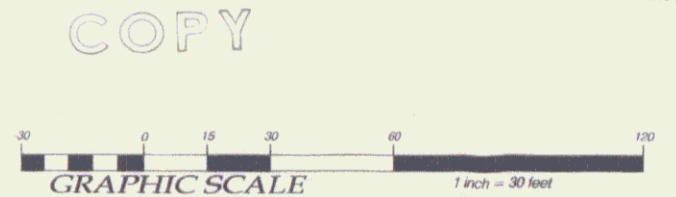
IMPORTANT NOTE
 Reference is made to the following plots prepared by Button Professional Land Surveyors: "ALBA/ACSM Land Title Survey of Lot 1 and Demised Property of JLD Properties of St. Albans, LLC" Sheets 1 of 9 through 9 of 9 (to be recorded in the Town of St. Albans land records) and "Subdivision Plat, JLD Properties of St. Albans, Inc." recorded in slide 434.

- LEGEND**
- Existing Easement Line
 - Proposed Pedestrian Easement Line
 - Proposed Utility Easement Line
 - Unmarked Point
 - 5/8" REBAR OR 1/4" PK SET (VT 695)
 - Concrete Bound Found
 - Boundary Evidence Found
 - Now or Formerly
 - 199/222 Land Records Volume / Page
 - P.O.B. Point or Place of Beginning

EASEMENT DESCRIPTION:
 A parcel of land situated along the westerly side of U.S. Route 7 in the Town of St. Albans, County of Franklin, State of Vermont, consisting of 0.04 acres (1,550 S.F.) more or less, as shown on a plan entitled "Easement Plat Benefiting STATE OF VERMONT from JLD Properties of St. Albans, LLC, Volume 199, Page 222, Map Slide 434, 424 Swanton Road (U.S. Route 7), St. Albans, VT," prepared by Button Professional Land Surveyors, P.C., dated August 2013, to be recorded in the Land Records of the Town of St. Albans, VT, being more particularly bounded and described as follows:
 Commencing at a 5/8" concrete monument, found 1' 0" below grade in the westerly side of U.S. Route 7, marking the southwesterly property corner of one Rocheleau Rentals, LLC, NP;
 Thence in and along the westerly side of U.S. Route 7, in a direction of S24°12'21"E, a distance of 152.89 feet, more or less, to the PLACE or POINT of BEGINNING at the northwesterly corner of Demised 100' Easement;
 Thence turning to the right, along a line 100 feet northerly and parallel to the northerly property line of Lot #1, as shown on slide #434, in the direction of S65°43'54"W, a distance of 20.00 feet, more or less, to a point;
 Thence turning to the left, along a line 20 feet westerly and parallel to the westerly side of U.S. Route 7, S24°12'21"E, a distance of 10.00 feet, more or less, to a point;
 Thence turning to the right, along a line 90 feet northerly and parallel to the northerly property line of Lot #1, as shown on slide #434, in the direction of N65°43'54"E, a distance of 5.00 feet, more or less, to a point;
 Thence turning to the left, in and along the northerly property line of Lot #1, as shown on slide #434, N65°43'54"E, a distance of 15.00 feet, more or less, to a point at the intersection with the westerly side of U.S. Route 7;
 Thence turning to the right, in and along the westerly side of U.S. Route 7, S24°12'21"E, a distance of 90.00 feet, more or less, to a point marking the PLACE or POINT of BEGINNING;
 North orientation and the project horizontal datum is based on survey grade RTK (Real Time Kinematic) GPS observations made on October 9, 2008. The transmitting base station used was Ballou's Free Academy - Saint Albans CORS (Continuously Operating Reference Station). The resultant horizontal datum is NAD 83 (CORS).

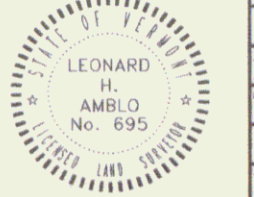
General Survey Notes:

- The purpose of this Easement Plat is to depict the Proposed 15' X 100' ROADWAY & TRAFFIC STRUCTURES EASEMENT TO THE STATE OF VERMONT (1,550 S.F., 0.04 ACRES).
- North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on October 9, 2008. The transmitting base station used was Ballou's Free Academy - Saint Albans CORS (Continuously Operating Reference Station). The resultant horizontal datum is NAD 83 (CORS).
- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for subdivision surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/13. Random traverse control loops were established using a Nikon DTM 501 Total Station in unison with a Sokkia SDR 32 Data Collector and a Trimble SC Robotic Total Station in unison with a Trimble Data Collector. GPS observations were made using a Trimble R8 dual frequency survey grade receiver.
- The dimensions of existing monumentation shown on this plan reflect outside diameter dimensions.
- Acceptance of this Easement Plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1498, (A) through (E), to the best of my knowledge and belief.

Leonard H. Ambro, S. VT #685, N.Y. #50430
 08/12/2013
 Dated



DATE	REVISION	BY
08/12/2013	RECORD DRAWING	JA
08/12/2013	FINAL	JA
08/12/2013	PRELIMINARY	JA
08/12/2013	SKETCH/CONCEPT	JA

Easement Plat
 Benefiting STATE of VERMONT
 From
 JLD Properties of St. Albans, LLC
 Volume 199, Page 222
 Map Slide 434
 424 Swanton Road (U.S. Route 7)
 St. Albans, VT

Date of Plat: August 2013
 JOB: SAAL0100
 FILE: SAAL0100.dwg
 PLAN SHEET # 1 of 1

MP 2.545
 TOWN OF
 ST. ALBANS TOWN
 Pin # 13R400
 Project US7 EASEMENT
 Route US7
 Date 10/10/13

Town of St. Albans, VT
 Received for Record
 October 17, 2013
 at 8 o'clock 45 minutes AM
 and recorded in 497E
 attest
 Lisa Rogue Asst
 Town Clerk

Rapra, Wisconsin, VT hereby certifies this map was reproduced according to state specifications.
 CF Jones