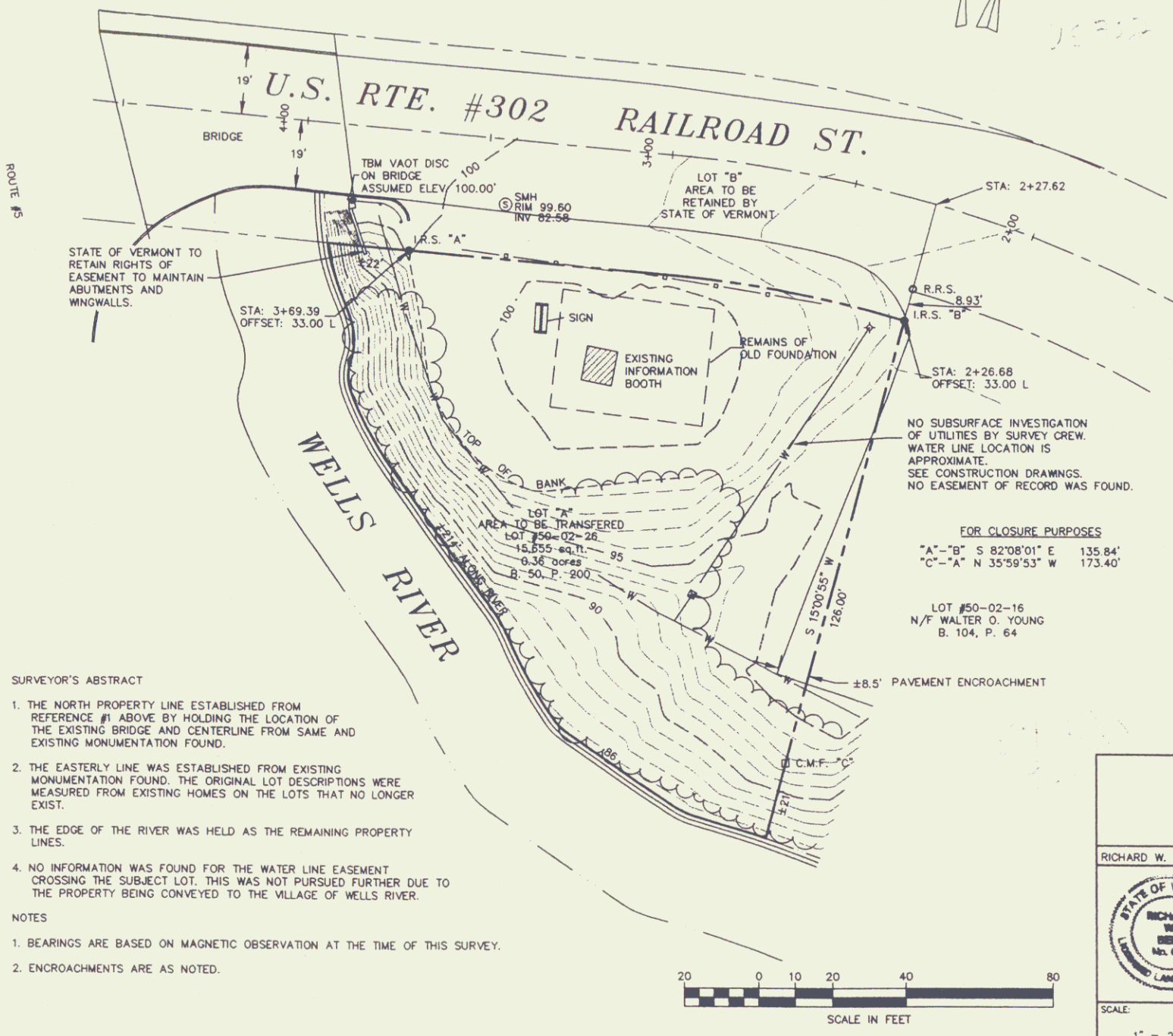
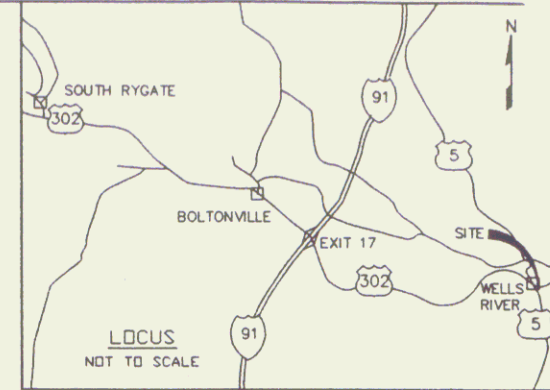
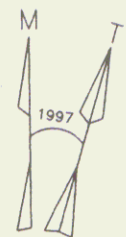


REFERENCES

1. PLAN ENTITLED "STATE OF VERMONT, DEPARTMENT OF HIGHWAYS, PROPOSED IMPROVEMENTS, BRIDGE PROJECT, TOWN OF NEWBURY, COUNTY OF ORANGE, U.S. ROUTE #302", PROJECT # BB 026-2-6673, DATED 1969 AND FILED AT THE OFFICE OF THE VERMONT AGENCY OF TRANSPORTATION, MONTPELIER, VERMONT.
2. WARRANTY DEED OF HAROLD O. TAYLOR JR. TO WILLIAM N. WHITE, DATED AUGUST 30, 1955 AND RECORDED IN BOOK 46, PAGE 134 OF THE TOWN OF NEWBURY LAND RECORDS.
3. WARRANTY DEED OF WILLIAM G. BUCHANAN TO A. S. MEADER, DATED MAY 13, 1870 AND RECORDED IN BOOK 21, PAGE 91 OF THE TOWN OF NEWBURY LAND RECORDS.
4. PLAN ENTITLED "PLAN OF PROPERTY OF WALTER O. YOUNG, CAROLE YOUNG, BOOK 104, PAGE 64, 9 JANUARY 1996, NEWBURY, VERMONT", DATED MARCH, 1997 BY WILLIAM S. SMITH, REGISTERED LAND SURVEYOR, LYMAN, NEW HAMPSHIRE. PLAN PROVIDED BY WALTER O. YOUNG.



LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY
- W - WATER LINE
- TREELINE
- X - X - POST AND RAIL FENCE
- - - EDGE OF RIVER
- POLE
- ← GUY WIRE
- ◇ HYDRANT
- ⊗ WATER VALVE
- R.R.S. RAILROAD SPIKE FOUND
- I.R.S. IRON ROD SET
- C.M.F. CONCRETE MONUMENT FOUND

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITH ELECTRONIC TOTAL STATION SURVEY EQUIPMENT, WITH A POSITIONAL TOLERANCE CONFIDENCE LEVEL ABOVE 95% FOR A SUBURBAN SURVEY. I FURTHER CERTIFY THAT THIS PLAN MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

Richard W. Bell
 RICHARD W. BELL L.S. #638 VT.
 DATED July 18, 1997



SURVEYOR'S ABSTRACT

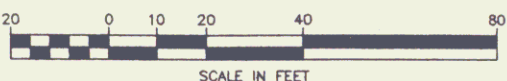
1. THE NORTH PROPERTY LINE ESTABLISHED FROM REFERENCE #1 ABOVE BY HOLDING THE LOCATION OF THE EXISTING BRIDGE AND CENTERLINE FROM SAME AND EXISTING MONUMENTATION FOUND.
2. THE EASTERLY LINE WAS ESTABLISHED FROM EXISTING MONUMENTATION FOUND. THE ORIGINAL LOT DESCRIPTIONS WERE MEASURED FROM EXISTING HOMES ON THE LOTS THAT NO LONGER EXIST.
3. THE EDGE OF THE RIVER WAS HELD AS THE REMAINING PROPERTY LINES.
4. NO INFORMATION WAS FOUND FOR THE WATER LINE EASEMENT CROSSING THE SUBJECT LOT. THIS WAS NOT PURSUED FURTHER DUE TO THE PROPERTY BEING CONVEYED TO THE VILLAGE OF WELLS RIVER.

NOTES

1. BEARINGS ARE BASED ON MAGNETIC OBSERVATION AT THE TIME OF THIS SURVEY.
2. ENCROACHMENTS ARE AS NOTED.

I CERTIFY THAT THIS PLAN IS AN ORIGINAL ONE ON MYLAR DRAWING. RICHARD W. BELL L.S.

FOR CLOSURE PURPOSES
 "A"- "B" S 82°08'01" E 135.84'
 "C"- "A" N 35°59'53" W 173.40'



DuBois & King
 surveying planning engineering landscape

RICHARD W. BELL L.S. STATE OF VERMONT AGENCY OF TRANSPORTATION LAND IN WELLS RIVER TO BE CONVEYED TO THE VILLAGE OF WELLS RIVER
Newbury

PROJECT BB 026-2-6673 REVISIONS

SCALE: 1" = 20'	DATE: 6/97	SURVEYED: MAD/DSB	CALCULATED: RWB	DWG. # 5-618
SHEET 1 OF 1			CHECKED: RWB	PROJ. # 14290

3A of 29