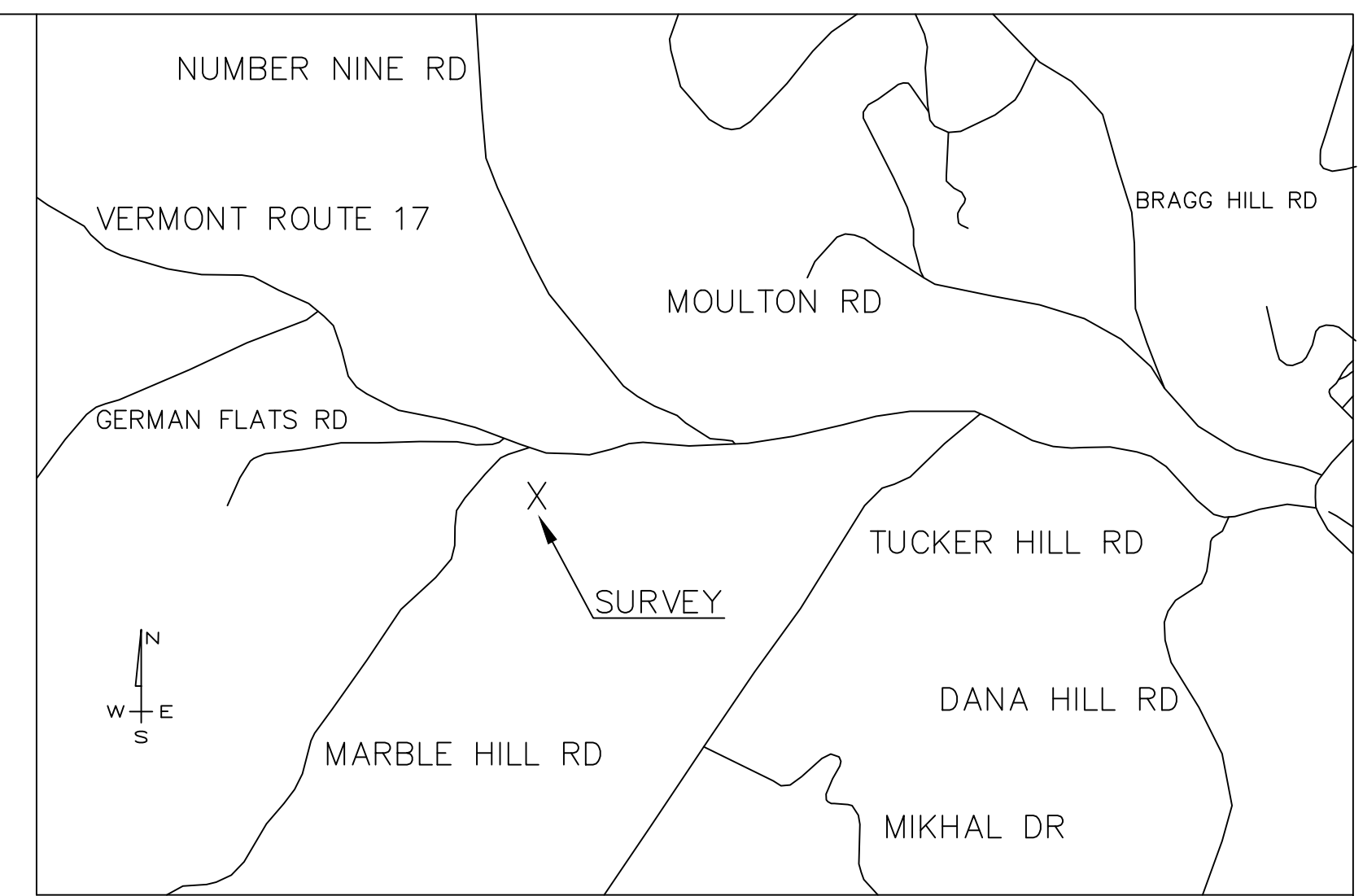


TOTAL LOT AREA
13.7 ACRES ±
VOL. 172 PAGE 237

REFERENCES:

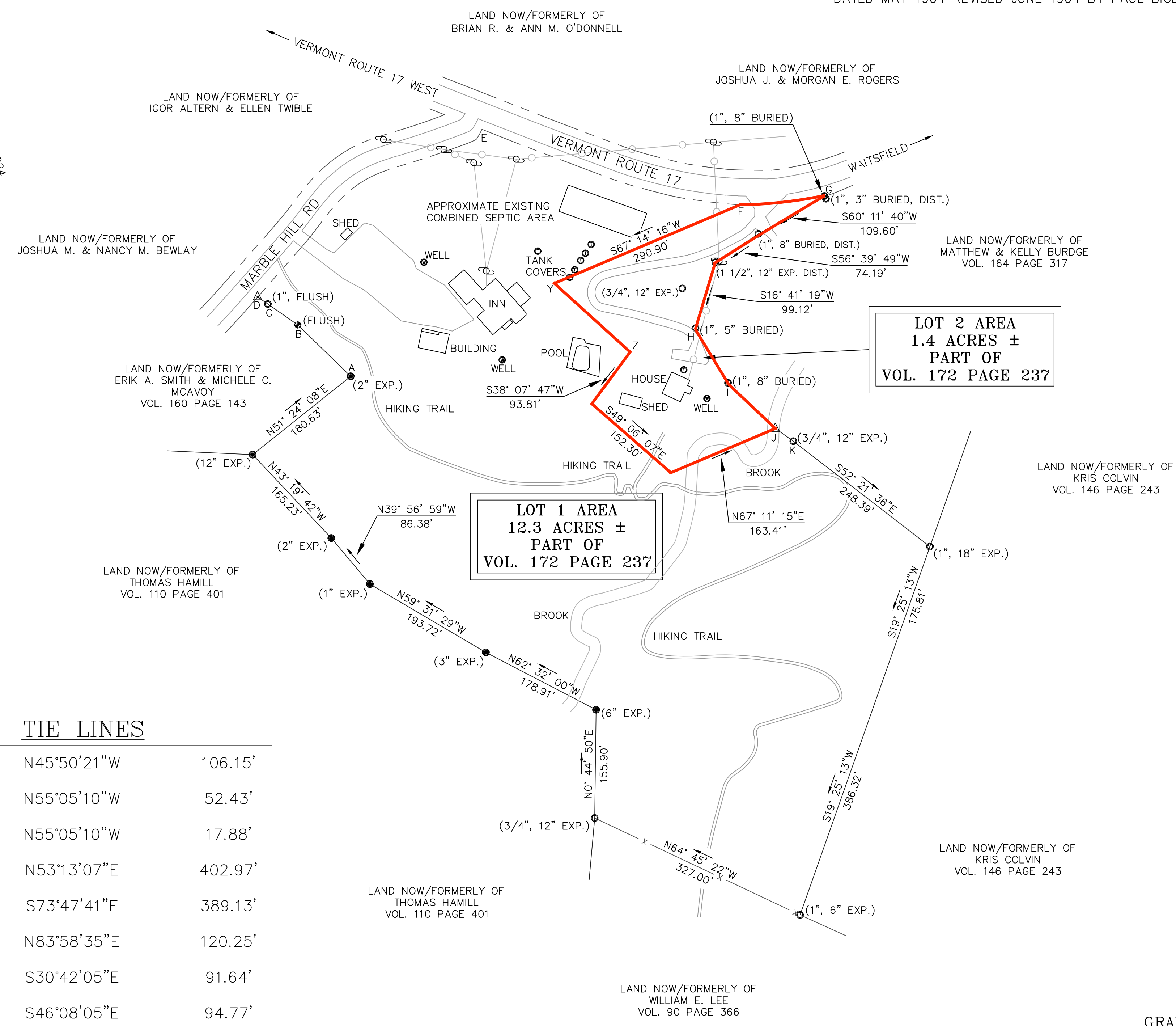
1. A SURVEY ENTITLED "PROPOSED SALES BY TUCKER MILL LODGE FAYSTON VERMONT" DATED AUGUST 1970 BY PAUL BIGELOW.
2. A SURVEY ENTITLED "THOMAS MARTIN FAYSTON, VT. PROPOSED PURCHASES FROM TUCKER HILL LODGE AND FROM ELMER MEHURON" DATED MAY 9 & 10, 1969 & REVISED MAP DATED JUNE 1969 BY PAUL BIGELOW.
3. A SURVEY ENTITLED "T. CARTER PARKINSON & JOAN G. PARKINSON FROM TUCKER HILL LODGE FAYSTON, VERMONT" DATED NOVEMBER 1976 BY KELLER & LOWE, INC..
4. A SURVEY ENTITLED "RELIANCE FREDERICKSEN LAND FAYSTON, VERMONT." DATED MAY 1964 REVISED JUNE 1964 BY PAUL BIGELOW.



LOCATION MAP
 (NOT TO SCALE)

LEGEND

- IRON ROD FOUND - #5 (HT.) ●
- IRON PIPE FOUND - (DIA., HT.) ○
- AXLE IRON FOUND - (HT.) ⊕
- IRON ROD SET - CAPPED #5 (HT.) ⦿
- CALCULATED POINT △
- EASEMENT LINE -----
- BARBED WIRE FENCE REMNANTS -x-
- EDGE OF TRAVEL -----

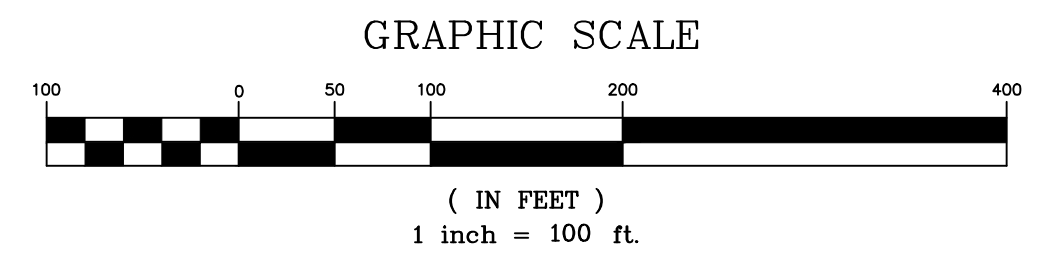


LOT 1 AREA
12.3 ACRES ±
PART OF
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LOT 2 AREA
1.4 ACRES ±
PART OF
VOL. 172 PAGE 237

TIE LINES

AB	N45°50'21"W	106.15'
BC	N55°05'10"W	52.43'
CD	N55°05'10"W	17.88'
DE	N53°13'07"E	402.97'
EF	S73°47'41"E	389.13'
FG	N83°58'35"E	120.25'
HI	S30°42'05"E	91.64'
IJ	S46°08'05"E	94.77'
JK	S54°31'46"E	31.40'
YZ	S47°47'53"E	147.90'



CERTIFICATION

THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE FAYSTON MUNICIPAL OFFICE AND ON EXISTING PHYSICAL EVIDENCE FOUND AT THE SITE. THE SURVEY WAS COMPLETED BY A FIVE SECOND TOTAL STATION CLOSED TRAVERSE WITH A PRECISION RATIO OF 1:49,488. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON SOLAR OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 44°-10'-56" NORTH LATITUDE AND 72°-51'-55" WEST LONGITUDE ON APRIL 9, 2024. VERMONT ROUTE 17 & MARBLE HILL ROADS ARE ASSUMED TO BE IN THE APPROXIMATE CENTER OF A THREE ROD RIGHTS OF WAY. THE PROPERTY MAY BE ENCUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A SUBDIVISION SURVEY IN FAYSTON, VERMONT FOR
SUGAR HILL PROPERTIES, INC

★ ★ ⊕ ★ ★

AMERICAN SURVEY COMPANY

SURVEYING, MONUMENTING, AND MAPPING
 THE LANDS OF AMERICA

VERMONT OFFICE: WILLIAMSTOWN, VT

CHIEF OF PARTY: R. C. TOWNSEND

COMPILED: JULY 1, 2024

APPROVED: *Robert Townsend*