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BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE PLOTTED FROM THE FOLLOWING PREVIOUSLY ACCOMPLISHED SURVEYS:

- 1) "A PORTION OF THE SAXON ASSOCIATES PROPERTY, ESSEX & JERICHO, VERMONT" DATED NOV. 4, 1999 BY G. E. BEDARD, INC. OF HINESBURG, VT.
- 2) "VILLENEUVE PARCEL" BOUNDARIES ARE SHOWN ON A PLAN ENTITLED "SURVEY OF EXISTING BOUNDARIES OF PROPERTY BEING TRANSFERRED BY RICHARD VILLENEUVE TO ALLEN T. CANNON, ET AL." DATED 24 MARCH, 1969 BY J. P. RICH ASSOCIATES OF STOWE, VT.
- 3) "LAPOINTE PARCEL" BOUNDARIES ARE SHOWN ON A PLAN ENTITLED "SURVEY OF THE LAPOINTE FARM BEING TRANSFERRED TO T. R. BARNETT" DATED 17 JUNE, 1969 BY J. P. RICH ASSOCIATES OF STOWE, VT.
- 4) A SURVEY ENTITLED "PROPOSED VINCENT J. & DEBORAH D. SINGLEY PROPERTY" DATED JUNE 29, 1979 BY G. E. BEDARD, INC. OF HINESBURG, VT.
- 5) A SURVEY ENTITLED "PART OF SAXON ASSOCIATES PROPERTY - FORMER LAPOINTE FARM" BY G. E. BEDARD, INC. OF HINESBURG, VT. DATED AUGUST, 1979.
- 6) A SURVEY ENTITLED "A SURVEY OF A PORTION OF LAND OF SAXON ASSOCIATES IN THE TOWN OF JERICHO, VERMONT" DATED OCTOBER, 1988 AND LAST REVISED 8/06 BY PROPERTY DESIGN, MONTPELLIER, VT.
- 7) A SURVEY ENTITLED "SIMPLE PARCELING OF THE LINWOOD BUSHEY PROPERTY, 283 RIVER ROAD, ESSEX, VT." SURVEYED BY G. E. BEDARD, INC. AND DATED MAY 28, 2007.
- 8) A SURVEY ENTITLED "PART OF LINWOOD & RADALL BUSHEY PROPERTY (FORMER LAREAU FARM), ESSEX & JERICHO, VT BY G. E. BEDARD, INC. DATED JUNE, 1978 AND LAST REVISED ON JUNE 26, 1981.
- 9) A SURVEY ENTITLED "FINAL PLAT - CHATHAM PLACE INDUSTRIAL PARK" BY KREBS & LANSING CONSULTING ENGINEERS, INC. DATED MARCH, 1993.

THE WESTERLY BOUNDARY OF THE P & M INVESTMENT CORPORATION PROPERTY AND OF LOT #2 FOLLOWS THE CENTERLINE OF THE DISCONTINUED SAXON HILL ROAD. THIS ACTION IS RECORDED IN VOL. 7, PAGE 307-308 OF THE ESSEX TOWN RECORDS.

THE SOUTHERLY AND WESTERLY BOUNDARY LINES OF LOT #2 THAT ARE IN COMMON WITH LANDS OF LINWOOD BUSHEY AND OF THE STATE OF VERMONT ARE BLAZED LINES WITH RED PAINT THAT WERE MADE BY BOTH PARTIES AT THE TIME OF THE BUSHEY SALE TO VILLENEUVE.

THE SOUTHEASTERLY PORTION OF LOT #2 IS SUBJECT TO A PORTION OF THE 100 FOOT WIDE POWER LINE EASEMENT GIVEN TO GREEN MOUNTAIN POWER CORP. BY DEED RECORDED IN VOL. 38, PAGE 71 OF THE ESSEX TOWN RECORDS, WHICH IS NOW THE VELCO TRANSMISSION LINE.

THE WESTERLY PORTION OF LOT #2 IS SUBJECT TO A 60 FOOT WIDE POWER LINE EASEMENT GIVEN TO GREEN MOUNTAIN POWER CORP. BY DEED RECORDED IN VOL. 153, PAGE 25-26 OF THE ESSEX TOWN RECORDS WHICH IS THE 3-PHASE LINE ALONG THE WESTERLY PORTION OF THE PROPERTY.

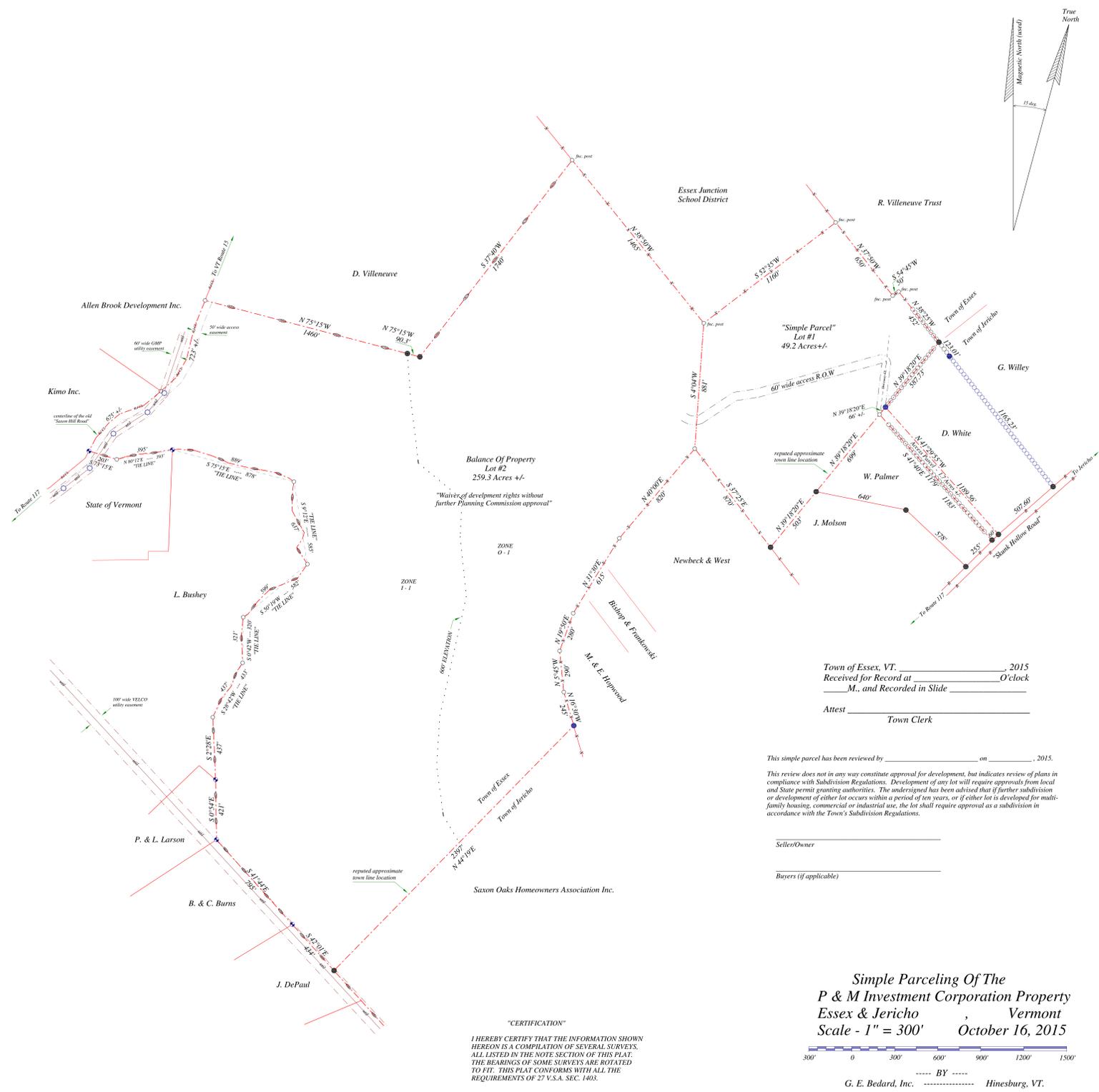
SUBJECT TO A 50 FOOT WIDE EASEMENT LOCATED EASTERLY OF AND ADJACENT TO THE CENTERLINE OF THE OLD SAXON HILL ROAD WHICH IS THE WESTERLY BOUNDARY OF THE P. & M. INVESTMENT CORPORATION PROPERTY. THIS EASEMENT IS FOR THE BENEFIT OF THE 40 ACRE LOT RESERVED BY VILLENEUVE IN HIS SALE TO SAXON ASSOCIATES.

DEED REFERENCES: ESSEX
JERICHO

TOTAL ACREAGE SHOWN: ESSEX - 308.5 ACRES +/-
JERICHO - 1.7 ACRES +/-

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- PROPERTY LINE
- - - NEW LOT LINE
- WIRE FENCE
- STONE WALL
- BLAZED & PAINTED LINE
- ROAD CENTERLINE
- HIGHWAY LIMIT
- ACCESS EASEMENT LIMIT
- UTILITY EASEMENT LIMIT
- UTILITY LINES
- IRON PIN
- FENCE POST
- CONCRETE MONUMENT
- CALCULATED POINT
- UTILITY POLE
- THE LINE
- ZONING DISTRICT



Town of Essex, VT. _____, 2015
 Received for Record at _____ O'clock
 _____ M., and Recorded in Slide _____
 Attest _____
 Town Clerk

This simple parcel has been reviewed by _____ on _____, 2015.
 This review does not in any way constitute approval for development, but indicates review of plans in compliance with Subdivision Regulations. Development of any lot will require approvals from local and State permit granting authorities. The undersigned has been advised that if further subdivision or development of either lot occurs within a period of ten years, or if either lot is developed for multi-family housing, commercial or industrial use, the lot shall require approval as a subdivision in accordance with the Town's Subdivision Regulations.

Seller/Owner _____
 Buyers (if applicable) _____

Simple Parceling Of The
 P & M Investment Corporation Property
 Essex & Jericho, Vermont
 Scale - 1" = 300' October 16, 2015

----- BY -----
 G. E. Bedard, Inc. ----- Hinesburg, VT.

"CERTIFICATION"
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS A COMPILATION OF SEVERAL SURVEYS. ALL LISTED IN THE NOTE SECTION OF THIS PLAT. THE BEARINGS OF SOME SURVEYS ARE ROTATED TO FIT. THIS PLAT CONFORMS WITH ALL THE REQUIREMENTS OF 27 V.S.A. SEC. 1403.