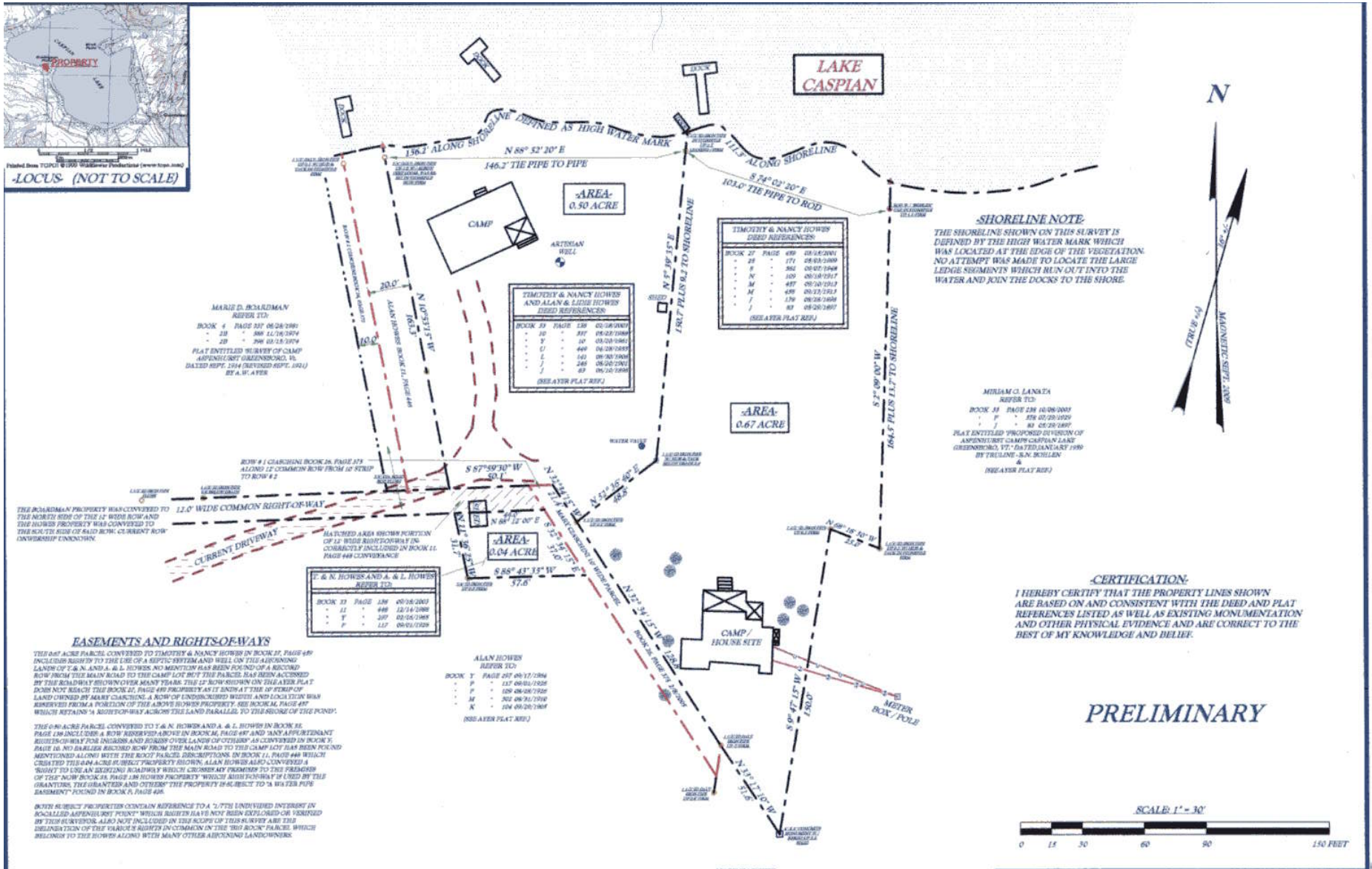


LOCUS (NOT TO SCALE)



EASEMENTS AND RIGHTS-OF-WAYS

THIS 0.67 ACRE PARCEL CONVEYED TO TIMOTHY & NANCY HOWES IN BOOK 27, PAGE 487 INCLUDES RIGHTS TO THE USE OF A SEPTIC SYSTEM AND WELL ON THE ADJOINING LANDS OF T. & N. AND A. & L. HOWES. NO MENTION HAS BEEN MADE OF A RESERVED ROW FROM THE MAIN ROAD TO THE CAMP LOT BUT THE PARCEL HAS BEEN ACCESSED BY THE ROADWAY SHOWN OVER MANY YEARS. THE 12' ROW SHOWN ON THE AGEN PLAT DOES NOT REACH THE BOOK 27, PAGE 487 PROPERTY AS IT IS A PART OF THE PROPERTY OWNED BY MARY CASCHINS. A ROW OF UNDISCOVERED WELLS AND LOCATIONS HAS BEEN RESERVED FROM A PORTION OF THE ABOVE HOWES PROPERTY. SEE BOOK 24, PAGE 487 WHICH RETAINS A RIGHT-OF-WAY ABOVE THE LAND PARALLEL TO THE SHORE OF THE POND.

THE 0.67 ACRE PARCEL CONVEYED TO T. & N. HOWES AND A. & L. HOWES IN BOOK 27, PAGE 487 INCLUDES A ROW RESERVED ABOVE IN BOOK 24, PAGE 487 AND ANY APPURTENANT RIGHTS-OF-WAY FOR EGRESS AND RETURN OVER LAND OF OTHERS AS CONVEYED IN BOOK 27, PAGE 487. NO BARRIER RESERVED ROW FROM THE MAIN ROAD TO THE CAMP LOT HAS BEEN MENTIONED ALONG WITH THE BOOK 27 PARCEL DESCRIPTIONS. IN BOOK 11, PAGE 446 WHICH CREATED THE 0.67 ACRE SUBJECT PROPERTY. ALAN HOWES ALSO CONVEYED A RIGHT TO USE AN EXISTING ROADWAY WHICH CROSSES FROM THE FRONTIER OF THE NOW BOOK 24, PAGE 487 HOWES PROPERTY WHICH RIGHT-OF-WAY IS USED BY THE GRANITE, THE GRANITE AND OTHERS. THE PROPERTY SUBJECT TO A WELLS PIPE-BASINMENT FOUND IN BOOK 24, PAGE 487.

BOTH SUBJECT PROPERTIES CONTAIN REFERENCE TO A 7.77% UNDEVELOPED INTEREST IN SO-CALLED ASPENHURST POINT WHICH RIGHT HAS NOT BEEN EXPLORED OR VERIFIED BY THIS SURVEY. ALSO NOT INCLUDED IN THE SCOPE OF THIS SURVEY ARE THE DELINEATION OF THE VARIOUS RIGHTS IN COMMON IN THE 'BIG ROCK' PARCEL WHICH BELONGS TO THE HOWES ALONG WITH MANY OTHER ADJOINING LANDOWNERS.

- LEGEND:**
- PROPERTY LINE
 - - - RIGHT-OF-WAY EDGE
 - - - EDGE OF GRAVEL
 - 5/8" RED ROD SET WITH CAP
 - IRON ROD FOUND
 - VARIOUS DIA. IRON PIPE FOUND
 - ▲ UNMARKED POINT

NOTE:

THE METES AND BOUNDS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1:10000 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.11 FEET PLUS 1:5000.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED NEAR THE SITE ON SEPTEMBER 8, 2009 AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN ADJOINING COURSES.

THE AREA HAS BEEN CALCULATED TO THE SHORELINE. SEE SHORELINE NOTE ABOVE.

9/29/09 plat

SHORELINE NOTE:
THE SHORELINE SHOWN ON THIS SURVEY IS DEFINED BY THE HIGH WATER MARK WHICH WAS LOCATED AT THE EDGE OF THE VEGETATION. NO ATTEMPT WAS MADE TO LOCATE THE LARGE LEDGE SEGMENTS WHICH RUN OUT INTO THE WATER AND JOIN THE DOCKS TO THE SHORE.

MIRIAM C. LANATA
REFER TO:
BOOK 21 PAGE 228 10/06/2001
F 228 02/28/2009
PLAT ENTITLED PROPOSED DIVISION OF ASPENHURST CAMP CASPIAN LAKE GREENSBORO, VT. DATED JANUARY 1990 BY TRILLIAN-SUN BOLLAN & DEGREASER PLAT REF.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND CONSISTENT WITH THE DEED AND PLAT REFERENCES LISTED AS WELL AS EXISTING MONUMENTATION AND OTHER PHYSICAL EVIDENCE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY



PROPERTIES BELONGING TO:
**TIMOTHY & NANCY HOWES
AND ALAN & LIDIE HOWES**
ASPENHURST, LAKE CASPIAN, GREENSBORO, VERMONT

SCALE: 1 INCH = 30 FEET
DATE: SEPTEMBER, 2009
SURVEYED BY: LMG
DRAFTED BY: URP
CHECKED BY: LMG



FILE No. A 09 - 370