

General Notes

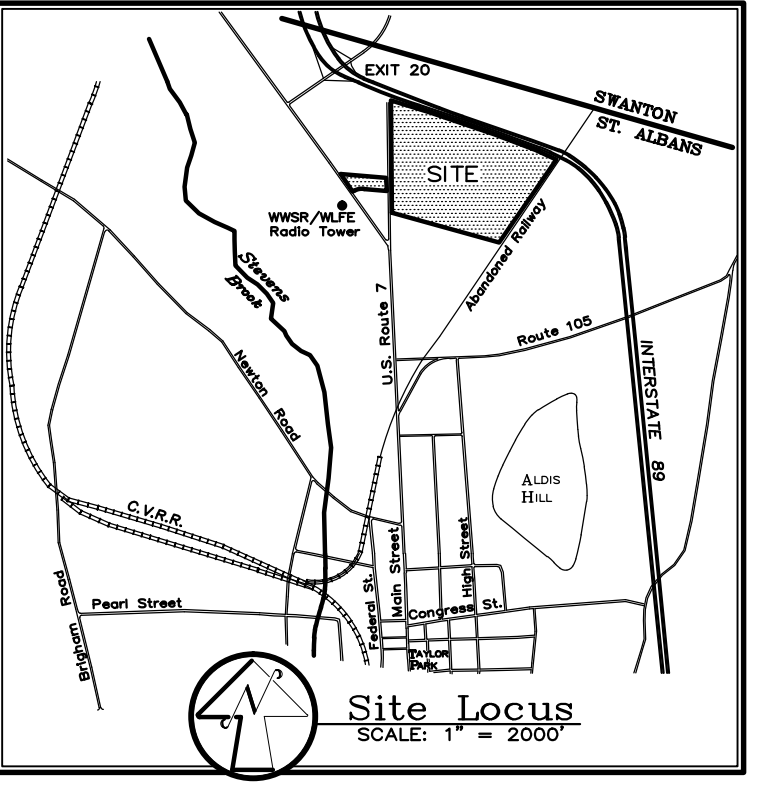
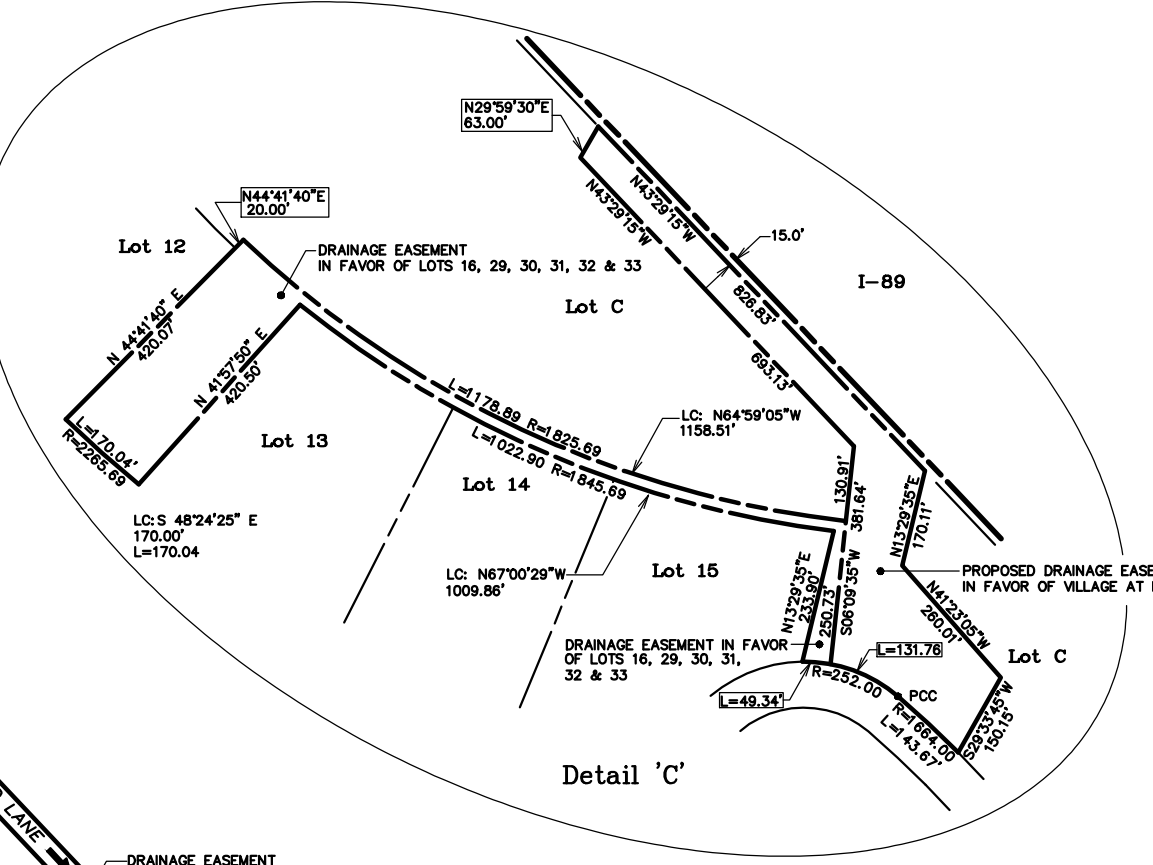
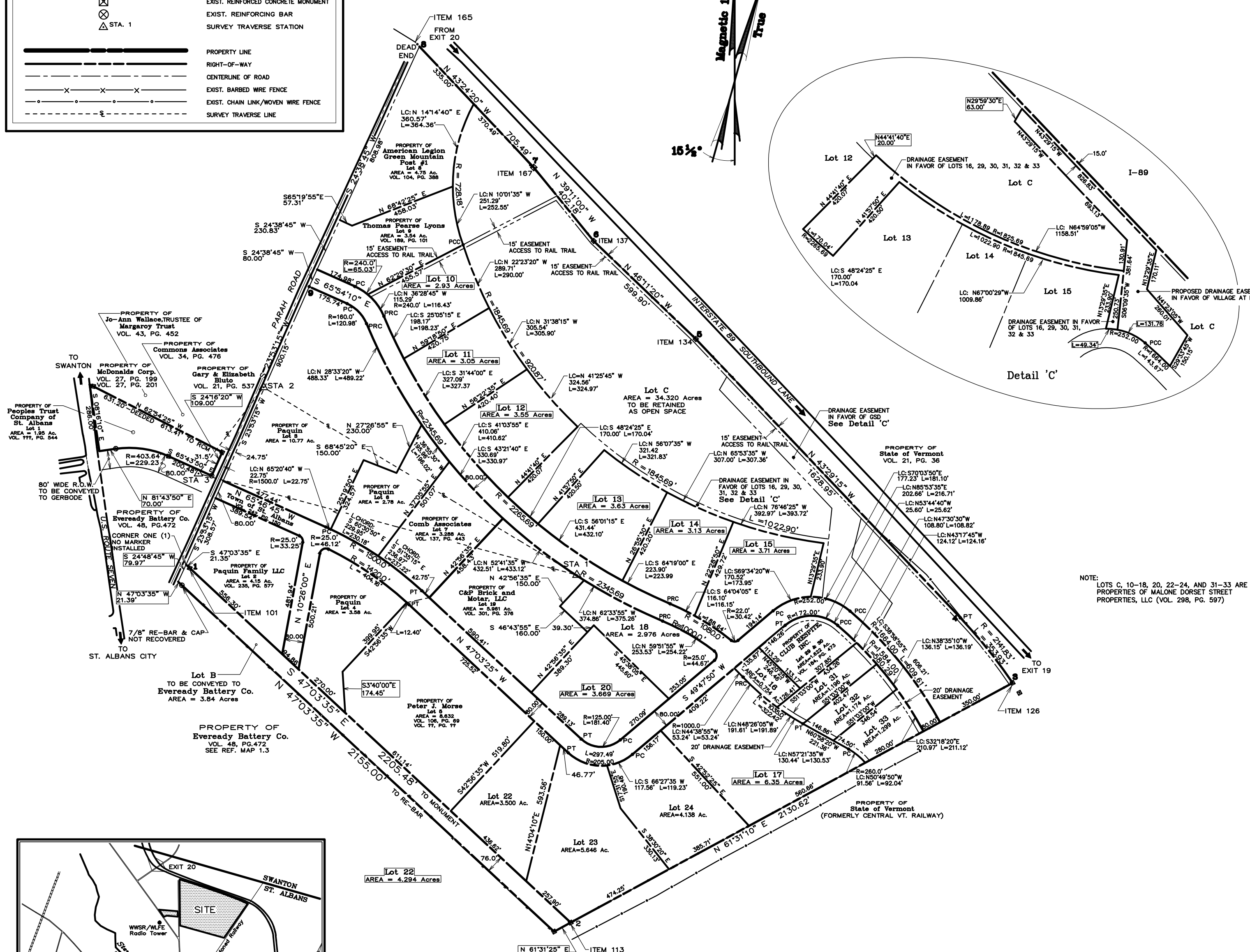
- 1.0 THE INFORMATION GATHERED AND CONSIDERED DURING COMPILATION OF THIS MAP OF BOUNDARY SURVEY IS AS FOLLOWS:
 - 1.1 ABSTRACTS FROM THOSE PARTICULAR DEEDS, TO WHICH SPECIFIC REFERENCE IS MADE ON THIS MAP, AND DEEDS OF PREVIOUS TITLEHOLDERS IN THE CHAINS OF TITLE TO THE PARCELS DEPICTED HEREON, THAT SUPPORT THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES AS DESCRIBED IN NOTE 2.0 BELOW, UNLESS OTHERWISE EXPRESSLY STATED, ONLY THOSE DEEDS WHICH ARE A MATTER OF PUBLIC RECORD IN THE LAND RECORDS OF THE TOWN OF ST. ALBANS HAVE BEEN EXAMINED AND UTILIZED IN THIS SURVEY. THE EXAMINATION OF DEEDS RECORDED IN THE PUBLIC LAND RECORDS ASSUMES ALL DEEDS ARE PROPERLY INDEXED.
 - 1.2 AGENCY OF TRANSPORTATION DRAWINGS FOR INTERSTATE 89.
 - 1.3 A SURVEY MAP ENTITLED "UNION CARBIDE CORPORATION, ST. ALBANS, VERMONT, MAP OF BOUNDARY SURVEY" PREPARED BY BUCK & PIERCE, DATED APRIL 24, 1986, LAST REVISED NOVEMBER 14, 1990.
 - 1.4 FIELD SURVEY MEASUREMENTS TAKEN AT THE SITE FOR PURPOSES OF RECORDING, COLLATING, AND COMPLYING ON THIS MAP, THE DATA IDENTIFIED IN NOTES 1.1 THROUGH 1.3 ABOVE.
 - 1.5 NO ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE ON THIS MAP ANY EASEMENTS, RIGHTS-OF-WAY, LEASE LAND LOCATION, PUBLIC LAND LOCATION, ENCROACHMENTS, OBJECTIONS TO TITLE, ETC., EXCEPT AS NOTED ON THIS MAP.
 - 1.6 NO INFORMATION HAS BEEN RECOVERED FROM THE PUBLIC LAND RECORDS TO CONFIRM OWNERSHIP OF THE LAND OCCUPIED BY PARAH ROAD TOWN HIGHWAY NO. 51. A RIGHT-OF-WAY WIDTH OF 49.5 FEET HAS BEEN ASSUMED IN ACCORDANCE WITH VSA TITLE 19, CHAPTER 1, SECTION 36, FOR THIS HIGHWAY. THIS HIGHWAY IS ASSUMED TO BE CENTERED WITHIN ITS RIGHT-OF-WAY. OWNERSHIP OF LAND UP TO THE CENTERLINE OF TRAVELLED WAY MAY BE VESTED IN ADJACENT PROPERTY OWNERS.
- 2.0 THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES WAS AS FOLLOWS:
 - 2.1 CORNERS NUMBERED ONE (1) AND TWO (2) WERE LOCATED AT POINTS AGREED UPON BETWEEN GERBODE AND EVEREADY BATTERY COMPANY. CORNER TWO (2) IS ALSO ON THE NORTH BOUNDARY OF THE RAILROAD PARCEL.
 - 2.2 CORNER NUMBER THREE (3) WAS LOCATED AT AN EXISTING CONCRETE MONUMENT MARKING THE INTERSTATE BOUNDARY.
 - 2.3 CORNER NUMBER FOUR (4) WAS LAID OUT FROM CORNERS THREE (3) AND FIVE (5) AT THE RADIUS AND ARC LENGTH CALLED FOR ON MAP 1.2 ABOVE.
 - 2.4 CORNERS NUMBER FIVE (5), SIX (6), AND SEVEN (7) WERE LOCATED AT EXISTING CONCRETE MONUMENTS MARKING THE INTERSTATE BOUNDARY.
 - 2.5 CORNER NUMBER EIGHT (8) WAS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF PARAH ROAD INTERSTATE BOUNDARY, MARKED NEARBY BY AN ANGLE POINT IN SAID FENCE (ITEM 165).
 - 2.6 CORNER NUMBER NINE (9) WAS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF PARAH ROAD AT AN APPARENT ANGLE POINT IN SAID ROAD.
 - 2.7 INTERIOR LOT CORNERS WERE LAID OUT AT LOCATIONS SPECIFIED BY J. PHILIP GERBODE.
 - 2.8 EVEREADY BATTERY COMPANY PROPERTY CORNERS SHOWN HEREON WERE LOCATED AT EXISTING MONUMENTS AND VERIFIED WITH MAP 1.3 ABOVE.
- 3.0 THE FIELD SURVEY WAS RUN ALONG THE TRAVERSE LINES IDENTIFIED ON THE MAP AND ALL BOUNDARY DATA ENTERED HEREIN IS COMPUTED FROM MEASUREMENTS EXTENDED FROM THE SURVEY TRAVERSE. THE RAW SURVEY DATA HAS AN INDICATED PRECISION OF 1 IN 49732, ACCORDING TO THE CUSTOMARY CLOSURE COMPUTATIONS BY LATITUDE AND DEPARTURE. THE CORRECTED TRAVERSE DATA IS TABULATED ELSEWHERE ON THIS SHEET. THE BOUNDARY DATA IS WRITTEN ALONG OR ADJACENT TO THE PICTORIAL REPRESENTATION OF THE BOUNDARY.
- 4.0 THE BEARINGS ENTERED HEREON REFER TO A MEAN VALUE OF MAGNETIC NORTH AS OBSERVED IN THE FIELD ON THE DATE OF THIS SURVEY AND ARITHMETICALLY EXTENDED USING THE CORRECTED FIELD ANGLES. DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE METER AND ARE ENTERED HEREON IN FEET. BEARINGS AND OTHER ANGLES WERE MEASURED BY THEODOLITE AND ARE ENTERED HEREON IN DEGREES, MINUTES, AND SECONDS, UNLESS OTHERWISE NOTED.
- 5.0 NOMENCLATURE RELATED TO BOUNDARY DATA:
 - 5.1 FIELD MEASURED MEANS, IN MOST CASES, NOT DIRECTLY MEASURED BETWEEN BOUNDARY MARKS, BUT RATHER MEASUREMENTS EXTENDED FROM THE SURVEY TRAVERSE POINTS TO THE INDIVIDUAL BOUNDARY MARKS AND THE DISTANCE BETWEEN BOUNDARY MARKS CALCULATED GEOMETRICALLY.
 - 5.2 DEEDED MEANS THE MEASUREMENTS CALLED FOR IN A (RELEVANT) DEED.
 - 5.3 LAYOUT MEANS THE DISTANCE BETWEEN BOUNDARY MARKS THAT ARE TO BE INSTALLED AS AN END RESULT OF THE SURVEY. THE TECHNICAL PROCEDURE FOR LAYOUT IS, IN MOST CASES, THE INVERSE OF THE PROCEDURE FOR FIELD MEASUREMENT.
- 6.0 INFORMATION DERIVED FROM THIS MAP, AND EMPLOYED FOR WHATEVER PURPOSE, IS SUBJECT TO THE GRAPHIC AND WRITTEN QUALIFICATIONS ENTERED ON THE FACE OF THE MAP, BOTH EXPRESSED AND IMPLIED. INFORMATION DERIVED FROM THIS MAP MUST BE UTILIZED WITH A LEVEL OF DISCRETION COMMENSURATE WITH THE NATURE OF THE QUALIFICATION.
- 7.0 I DECLARE THAT THE INFORMATION ENTERED ON THIS MAP IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE; HOWEVER, THIS MAP OF BOUNDARY SURVEY, IN AND OF ITSELF, IS NOT TO BE CONSTRUED AS A CERTIFICATION OF TITLE TO THE PROPERTY DEPICTED HEREON, NOR AN ENDORSEMENT OF ANY TITLE CLAIM BY ANY PARTY OR REFERENCE SOURCE, EITHER EXPRESSED OR IMPLIED. THE TITLE TO THE PROPERTY DEPICTED ON THIS MAP OF BOUNDARY SURVEY SHOULD BE VALIDATED BY TITLE OPINION OF A COMPETENT ATTORNEY AT LAW ON THE BASIS OF HIS INDEPENDENT RESEARCH OF THE PUBLIC LAND RECORDS.

NOTE: LOTS C. 10-18, 20, 22-24, AND 31-33 ARE PROPERTIES OF MALONE DORSET STREET PROPERTIES, LLC (VOL. 298, PG. 597)

PETER H. CROSS, P.E. (CE)
REGISTERED - STATE OF VERMONT
PROFESSIONAL ENGINEER (CE) 3681
LAND SURVEYOR 509

LEGEND

- ☒ EXIST. REINFORCED CONCRETE MONUMENT
- ⊗ EXIST. REINFORCING BAR
- △ STA. 1
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - CENTERLINE OF ROAD
- x - x - EXIST. BARBED WIRE FENCE
- o - o - EXIST. CHAIN LINK/WOVEN WIRE FENCE
- - - SURVEY TRAVERSE LINE

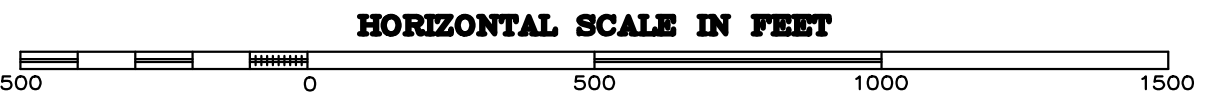


Survey Traverse Data

STATION	BEARING & DISTANCE AHEAD
STA. 1 - STA. 2	N 59-05-23 W 1548.27'
STA. 2 - STA. 3	S 37-00-25 W 457.70'
STA. 3 - STA. 1	S 74-59-41 E 1660.45'

Items Controlled from Traverse

STATION	ITEM No.	BEARING & DISTANCE TO ITEM	DESCRIPTION
STATION 1	101	N 88-58-55 W 1640.72'	REINFORCED CONCRETE MONUMENT
	113	S 01-00-25 W 1473.51'	REINFORCED CONCRETE MONUMENT
	126	S 76-05-35 E 1902.66'	REINFORCED CONCRETE MONUMENT (VT. H. D.)
	134	N 26-46-00 E 1120.30'	REINFORCED CONCRETE MONUMENT (VT. H. D.)
	137	N 02-53-50 E 1417.35'	REINFORCED CONCRETE MONUMENT (VT. H. D.)
	167	N 06-01-49 W 1736.89'	REINFORCED CONCRETE MONUMENT (VT. H. D.)
STATION 2	165	N 23-41-15 E 1598.97'	ANGLE POINT I-89 R-D-W FENCELINE



- REVISIONS**
- 11.0) 01/20/16: RELOCATED LOT 5 EAST LINE.
 - 10.0) 12/18/15: UPDATED TITLE BLOCK WITH CURRENT LANDOWNER NAME, UPDATED DEEDED LOTS WITH CURRENT LANDOWNER NAMES, REMOVED LOTS 21, 25, 26, 27, & 28, RECONFIGURED LOTS 22 & 23.
 - 9.0) 10/01/04: REVISED LOT 15; ADDED DETENTION POND EASEMENT TO LOT 21, ADDED UTILITY EASEMENTS TO LOTS 21, 22 & 25; ADDED DRAINAGE EASEMENTS TO LOT C.
 - 8.0) 5/21/04: ADDED LOT 21; REVISED LOTS 20, 22, 23 & 24; ADDED LOTS 25-28 AND NEW ROAD SECTION.
 - 7.0) 4/21/04: ADDED LOTS 29 THRU 33; REVISED LOTS 15, 16 & 17 AND LOT C; REVISED COGO OF LOT 14; ADDED RAIL TRAIL ACCESS EASEMENT TO LOTS 10 & C.
 - 6.0) 3/17/04: REVISED BOUNDARY BETWEEN LOTS 5 & 22
 - 5.0) 4/09/01: REVISED LOTS 18, 20, 22 & 23, CREATED LOT 24
 - 4.0) 7/25/00: REVISED LOTS 7 & 19, ELIMINATED 80' R.O.W.
 - 3.0) 1/11/99: REVISED LOTS 5 & 22, ELIMINATED LOT 21.
 - 2.0) 10/10/97: REVISED BOUNDARY BETWEEN LOTS 8 & 9.
 - 1.0) 4/01/96: REVISED BOUNDARY BETWEEN LOTS 4 & 5.

MALONE DORSET STREET PROPERTIES, LLC
ST. ALBANS, VERMONT

MAP OF BOUNDARY SURVEY

FRANKLIN PARK WEST
FORMERLY VERMONT TECHNOLOGY PARK
PARAH ROAD - ST. ALBANS, VERMONT

DATE: NOV. 10, 1992
DRAWN: W.H.P.
CHECKED: P.H.C.
APPROVED: P.H.C.
PROJECT: 91052
FIELD BOOK: 17
SHEET: 1 of 1

CROSS CONSULTING ENGINEERS, P.C.
228 North Main Street
St. Albans, Vermont 05478
Tel. 802-524-2113
Fax. 802-524-8681
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Cross Consulting Engineers, P.C.