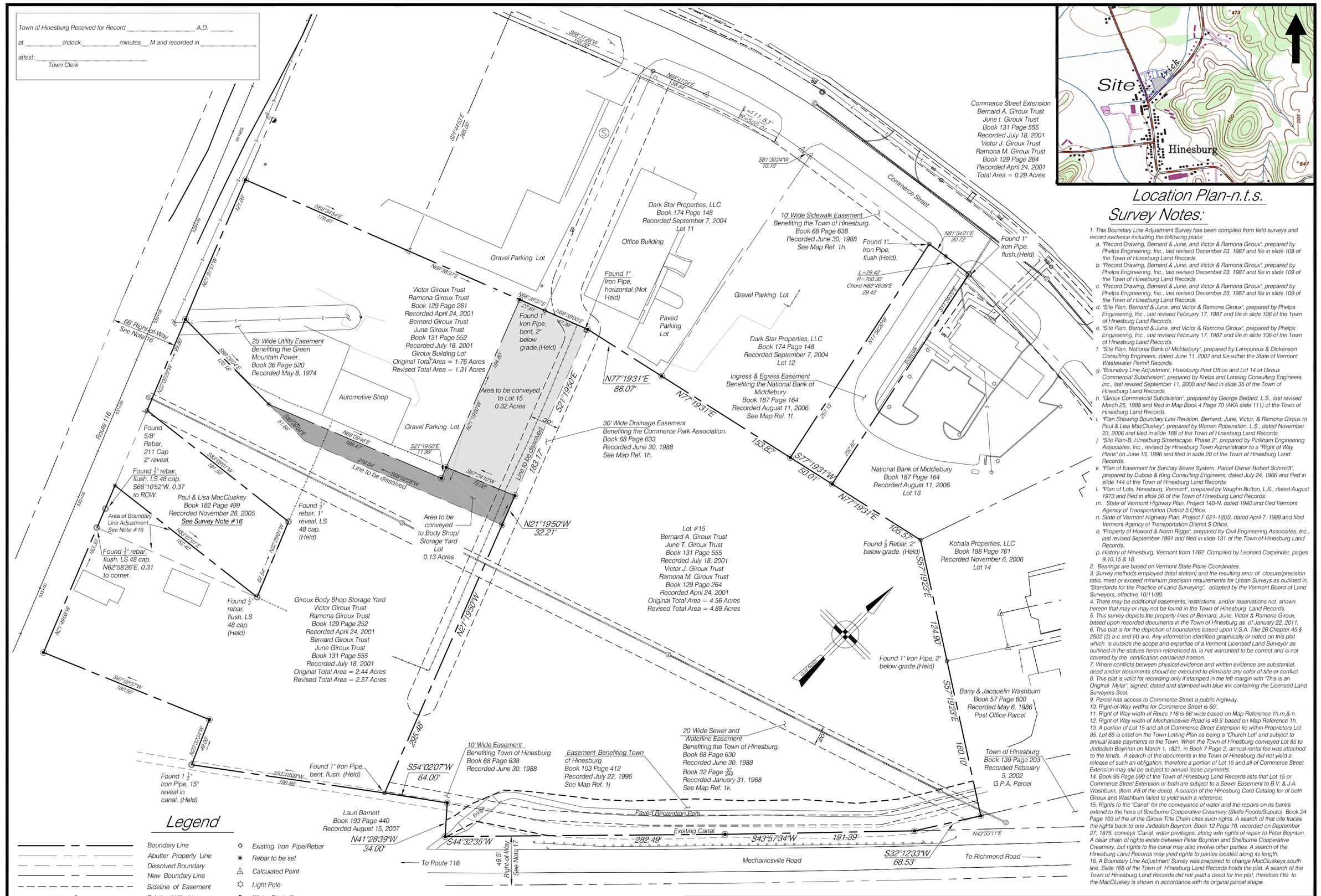
This is an Original Mylar

Town of Hinesburg Received for Record _____ A.D. _____
at _____ o'clock _____ minutes ___ M and recorded in _____
attest: _____
Town Clerk



Location Plan-n.t.s.

Survey Notes:

1. This Boundary Line Adjustment Survey has been compiled from field surveys and record evidence including the following plans:
   a. "Record Drawing, Bernard & June, and Victor & Ramona Giroux", prepared by Phelps Engineering, Inc., last revised December 23, 1987 and file in slide 108 of the Town of Hinesburg Land Records.
   b. "Record Drawing, Bernard & June, and Victor & Ramona Giroux", prepared by Phelps Engineering, Inc., last revised December 23, 1987 and file in slide 109 of the Town of Hinesburg Land Records.
   c. "Record Drawing, Bernard & June, and Victor & Ramona Giroux", prepared by Phelps Engineering, Inc., last revised December 23, 1987 and file in slide 109 of the Town of Hinesburg Land Records.
   d. "Site Plan, Bernard & June, and Victor & Ramona Giroux", prepared by Phelps Engineering, Inc., last revised February 17, 1987 and file in slide 106 of the Town of Hinesburg Land Records.
   e. "Site Plan, Bernard & June, and Victor & Ramona Giroux", prepared by Phelps Engineering, Inc., last revised February 17, 1987 and file in slide 106 of the Town of Hinesburg Land Records.
   f. "Site Plan, National Bank of Middlebury", prepared by Lamoureux & Dickenson Consulting Engineers, dated June 11, 2007 and file within the State of Vermont Wastewater Permit Records.
   g. "Boundary Line Adjustment, Hinesburg Post Office and Lot 14 of Giroux Commercial Subdivision", prepared by Krebs and Lansing Consulting Engineers, Inc., last revised September 11, 2000 and filed in slide 35 of the Town of Hinesburg Land Records.
   h. "Giroux Commercial Subdivision", prepared by George Bedard, L.S., last revised March 25, 1988 and filed in Map Book 4 Page 70 (AKA slide 111) of the Town of Hinesburg Land Records.
   i. "Plan Showing Boundary Line Revision, Bernard, June, Victor, & Ramona Giroux to Paul & Lisa MacCluskey", prepared by Warren Robenstien, L.S., dated November 23, 2006 and filed in slide 168 of the Town of Hinesburg Land Records.
   j. "Site Plan-B, Hinesburg Streetscape, Phase 2", prepared by Pinkham Engineering Associates, Inc., revised by Hinesburg Town Administrator to a "Right of Way Plans" on June 13, 1996 and filed in slide 20 of the Town of Hinesburg Land Records.
   k. "Plan of Easement for Sanitary Sewer System, Parcel Owner Robert Schmidt", prepared by Dubois & King Consulting Engineers, dated July 24, 1966 and filed in slide 144 of the Town of Hinesburg Land Records.
   l. "Plan of Lots, Hinesburg, Vermont", prepared by Vaughn Button, L.S., dated August 1973 and filed in slide 56 of the Town of Hinesburg Land Records.
   m. State of Vermont Highway Plan, Project 140-N, dated 1940 and filed Vermont Agency of Transportation District 5 Office.
   n. State of Vermont Highway Plan, Project F 031-1(8)S, dated April 7, 1988 and filed Vermont Agency of Transportation District 5 Office.
   o. "Property of Howard & Norm Riggs", prepared by Civil Engineering Associates, Inc., last revised September 1991 and filed in slide 131 of the Town of Hinesburg Land Records.
   p. History of Hinesburg, Vermont from 1762. Compiled by Leonard Carpender, pages 9,10,15 & 18.
2. Bearings are based on Vermont State Plane Coordinates.
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 10/11/99.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Hinesburg Land Records.
5. This survey depicts the property lines of Bernard, June, Victor & Ramona Giroux, based upon recorded documents in the Town of Hinesburg as of January 22, 2011.
6. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 § 2502 (3) a-c and (4) a-e. Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statues herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
7. Where conflicts between physical evidence and written evidence are substantial, deed and/or documents should be executed to eliminate any color of title or conflict.
8. This plat is valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.
9. Parcel has access to Commerce Street a public highway.
10. Right-of-Way widths for Commerce Street is 60'.
11. Right of Way width of Route 116 is 66' wide based on Map Reference 1h,m,& n.
12. Right of Way width of Mechanicsville Road is 49.5' based on Map Reference 1h.
13. A portion of Lot 15 and all of Commerce Street Extension lie within Proprietors Lot 85. Lot 85 is cited on the Town Lotting Plan as being a "Church Lot" and subject to annual lease payments to the Town. When the Town of Hinesburg conveyed Lot 85 to Jedediah Boynton on March 1, 1821, in Book 7 Page 2, annual rental fee was attached to the lands. A search of the documents in the Town of Hinesburg did not yield a release of such an obligation, therefore a portion of Lot 15 and all of Commerce Street Extension may still be subject to annual lease payments.
14. Book 95 Page 590 of the Town of Hinesburg Land Records lists that Lot 15 or Commerce Street Extension or both are subject to a Sewer Easement to B.V. & J.A. Washburn, (Item #8 of the deed). A search of the Hinesburg Card Catalog for of both Giroux and Washburn failed to yield such a reference.
15. Rights to the "Canal" for the conveyance of water and the repairs on its banks extend to the heirs of Shelburne Cooperative Creamery (Stella Foods/Suputo). Book 24 Page 103 of the of the Giroux Title Chain cites such rights. A search of that cite traces the rights back to one Jedediah Boynton. Book 12 Page 78, recorded on September 27, 1875, conveys "Canal, water privileges, along with rights of repair to Peter Boynton. A clear chain of rights exists between Peter Boynton and Shelburne Cooperative Creamery, but rights to the canal may also involve other parties. A search of the Hinesburg Land Records may yield rights to parties located along its length.
16. A Boundary Line Adjustment Survey was prepared to change MacCluskeys south line. Slide 168 of the Town of Hinesburg Land Records holds the plat. A search of the Town of Hinesburg Land Records did not yield a deed for the plat, therefore title to the MacCluskey is shown in accordance with its original parcel shape.

Legend

- Boundary Line
- Abutter Property Line
- Dissolved Boundary
- New Boundary Line
- Sideline of Easement
- E — Existing Utility Line
- G — Existing Gas Line
- W — Existing Water Line
- Proprietors Lot Line
- Wood Fence Line
- Chain Link Fence Line
- Edge of Canal
- Existing Iron Pipe/Rebar
- Rebar to be set
- Calculated Point
- Light Pole
- Water Shut off
- Sign
- Utility Pole/Guy Wire
- Transformer
- Gas Valve
- Sewer Manhole
- Catch Basin

60 0 30 60 120 240

1 inch = 60 ft.

This plat is for the identification of boundary lines of Bernard A. Giroux Trust, June T. Giroux Trust, Victor J. Giroux & Ramona M. Giroux Trust. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Bernard A. Giroux Trust, June T. Giroux Trust, Victor J. Giroux & Ramona M. Giroux Trust are certified to, all others are not warranted to be correct and are subject to revisions.

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parol, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403. (a) through (e).

Joseph R. Flynn, L.S. 714 Dated

DATE	
SURVEY	OBCA
DESIGN	PJO–HANNAFORDS
DRAWN	JRF
CHECKED	PJO/HLS
SCALE	1"=60'

REVISION

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH

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E-MAIL: obca@olearyburke.com

Boundary Line Adjustment Survey

Lands of

Bernard A. Giroux Trust
June T. Giroux Trust
Victor J. Giroux
Ramona M. Giroux Trust

DATE	02/02/12
JOB	9066
FILE	9066–BLA
PLAN SHEET #	SH1