

Location Plan 1"=2000'

General Survey Notes:

- This Subdivision Plat has been compiled from field surveys and record evidence including the following plats recorded in the Town of Hinesburg Land Records:
 - "Final Plan, Minor Subdivision, Property to be Conveyed to Lance Smith, Inc", prepared by Civil Engineering Associates, Inc., dated March 2003, last revised 5/23/03, and recorded on slide #49.
 - "Subdivision Plat, Creekside, Route 116 Hinesburg, VT", prepared by Button Professional Land Surveyors, PC, dated 03-02-04 and recorded on slide #142B.
 - "Quarter Boundary Plat, Creekside, Route 116 Hinesburg, VT", prepared by Button Professional Land Surveyors, PC, dated 04-07-03 and recorded on slide #142C and 142D.
 - "Subdivision Plat, Creekside, Route 116 Hinesburg, VT", prepared by Button Professional Land Surveyors, PC, dated 03-02-04, last revised 6-27-05 and recorded on slide #150C.
 - "Subdivision Plat Lands of Hinesburg Center, Route 116 Hinesburg, VT", sheets 1 of 2 and 2 of 2, prepared by Button Professional Land Surveyors, PC, dated July 2010, last revised 07/09/14 and recorded on slides 211-C and 211-D.
 - "Hinesburg Center, Common Interest Community Plan, Route 116 Hinesburg, VT", prepared by Button Professional Land Surveyors, PC, dated July 2010 and recorded on slide 189-C.
- Bearings are based on Vermont State Plane Coordinates (SPC-VT) using NAD83, (1996) control. The coordinates shown on this Plat are derived from a survey control traverse between GPS control points provided by Civil Engineering Associates, Inc.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for subdivision surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 10/11/99. A random traverse control loop was established using a Nikon DTM-521 Total Station in unison with a Sokkia SDR 33 Data Collector. The field data was adjusted using the Least Square Adjustment Method.
- The premises shown and described hereon may be subject to existing easements, rights-of-way, restrictive covenants, zoning regulations, and/or setback lines whether or not they may be shown hereon or whether or not recorded in the public records. Buried utilities may or may not exist. Evidence of easements or structures thereto which are readily apparent from a casual above ground view of the premises are shown. No liability is assumed by the undersigned for any loss that may be associated with the existence of any easements or restrictions on the use of the property.
- Unless stated otherwise hereon, no evidence of any type of unwritten conveyances was discovered during the survey of the premises. No liability is assumed by the undersigned for any loss that may be associated with the existence of unwritten conveyances.
- The public right of way of Route 116 is determined to be 66 feet wide as determined by the traveled portion of the road, existing monumentation found along the road and State of Vermont Highway Project No. VT. 140-N, dated 1940.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Previous deeds and surveys suggest ownership of these adjoining properties extend to the centerline of the Canal (Patrick Brook) and the LaPlatte River. It is believed that the Canal was constructed by Jedediah Boynton and Mitchell Hinsdill in 1820. Flowage rights appear to belong with International Cheese Co., Inc. (SAPUTO Cheese, USA, Inc.) while underlying title may have remained with the heirs of the original land owners. The establishment of the boundaries between the state ownership of land under navigable public waters and the ownership of land adjoining such water are not completely settled in Vermont. This plat reflects the traditional grant boundaries, which have been understood as being the low water mark (mean ordinary low water mark), or the water's edge on navigable ponds and lakes and the middle or thread of other navigable waters. The Public Trust Doctrine cases have called these boundaries into question since the language of these cases define title to all lands under navigable waters are held by the State of Vermont. When Vermont became a State, it became owner of navigable waters and submerged lands to "high water". ["Boundary Law in Vermont", NBL, Inc.]
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and/or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, these plats of surveys may be subject to any unaffiliated claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
- Extensive research fails to disclose definitive information relative to the Eddy / Russell Family Trust / Lyman property lines. Lines hereon are based on limits of physical occupation, and locations of Patrick Brook and the LaPlatte River. The exchange of appropriate documents is necessary to validate the property lines shown hereon.
- This survey is certified to Lyman Revocable Trust for the singular purpose of describing / platting a 35 lot subdivision of a portion of former lot 32. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said purpose.
- Refer to plans by others for site and lot specific information.
- Interior partitioning of this parcel has been computed, platted, and laid out to the specifications of the owner and/or their agents.

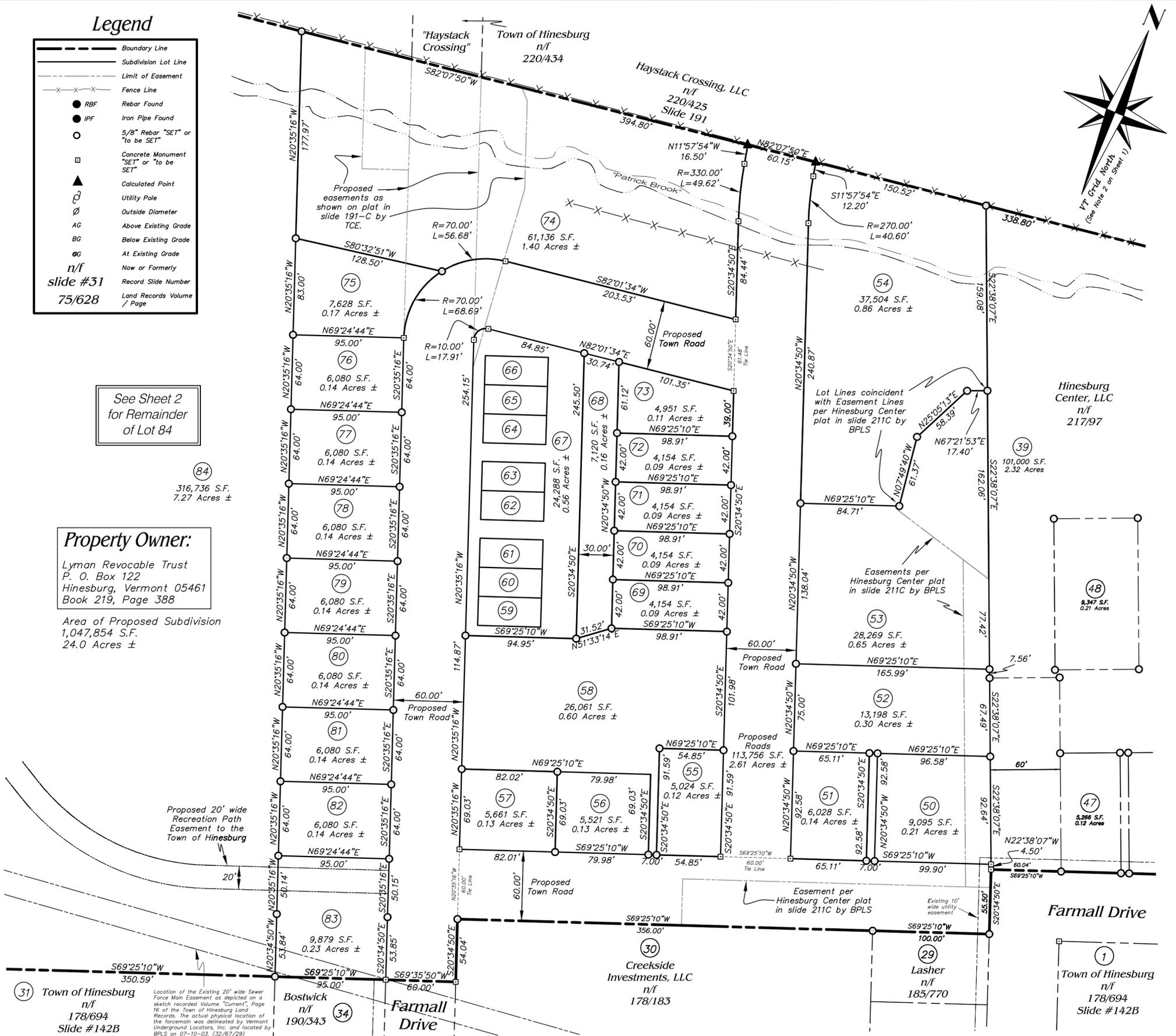
Legend

---	Boundary Line
---	Subdivision Lot Line
---	Limit of Easement
---	Fence Line
●	RBF
●	Iron Pipe Found
○	5/8" Rebar "SET" or "to be SET"
□	Concrete Monument "SET" or "to be SET"
▲	Calculated Point
⊙	Utility Pole
⊙	Outside Diameter
AG	Above Existing Grade
BG	Below Existing Grade
AG	At Existing Grade
n/f	Now or Formerly
slide #31	Record Slide Number
75/628	Land Records Volume / Page

See Sheet 2 for Remainder of Lot 84

Property Owner:
Lyman Revocable Trust
P. O. Box 122
Hinesburg, Vermont 05461
Book 219, Page 388

Area of Proposed Subdivision
1,047,854 S.F.
24.0 Acres ±



Town of Hinesburg
Received for Record

Approved by resolution of the Town of Hinesburg Development Review Board, on the _____ day of _____ Subject to all requirements and conditions of the resolution. Signed this _____ day of _____



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and circumstantial record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27 Section 1403. (b) through (e), to the best of my knowledge and belief as of the date of this plat.

Leonard H. Amblo, L.S. VT #695, NY # 50435



DATE	REVISION	BY
Date of SURVEY 3-27-03	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> SKETCH/CONCEPT
SURVEYORS LAVCA/JPJ/H	Button Professional Land Surveyors, PC	
DRAWN LHA	20 Kimball Ave. Suite 203N South Burlington VT 05403 802-863-1812 www.bpls.com	
CHECKED Closure LHA/CEA	1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0685 www.bpls.com	
SCALE 1" = 60'	© This Material is Copyrighted	

Subdivision Plat
HINESBURG CENTER II
Off Route 116 Hinesburg, Vermont

Date of Plat June 2015
JOB# HINE0044
FILE HINE0027-Hine-Ctr-II-Sub
PLAN SHEET # 1 of 2