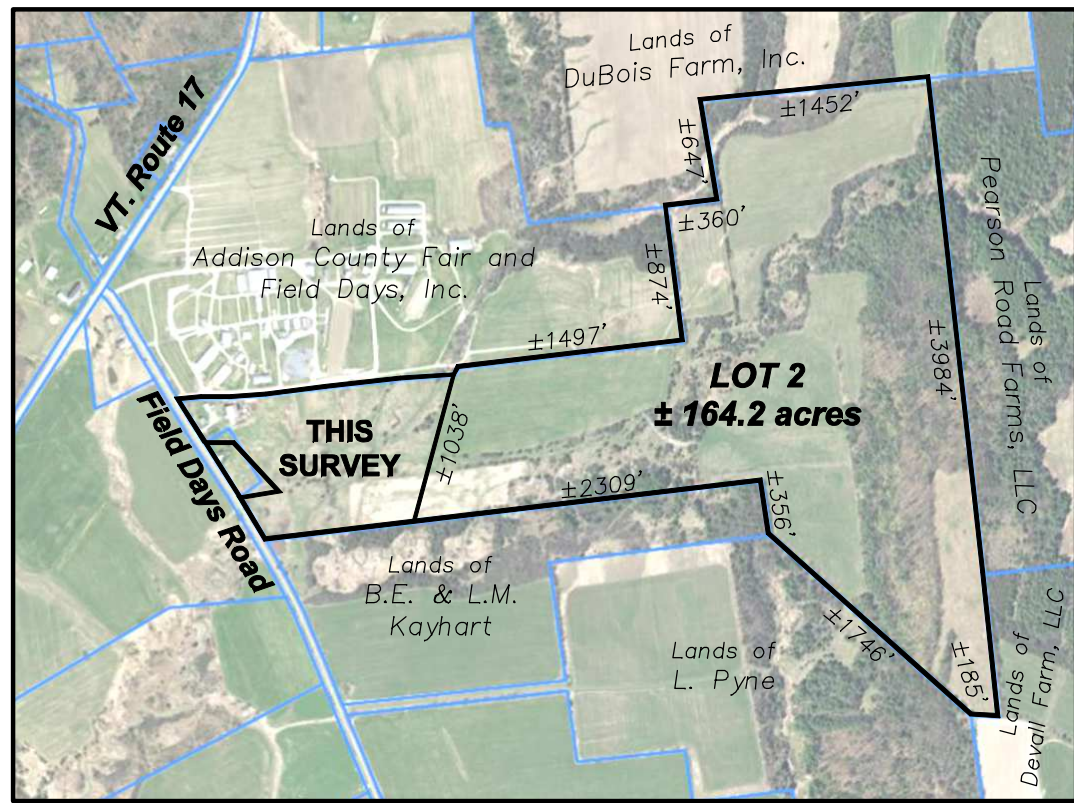


OVERALL PLAN OF LANDS OF KAYHART FARMS, INC. (not to scale)

The boundary lines and underlying image in this overall plan are shown as approximate only and were obtained from the Vermont Center for Geographic Information's Interactive Map Viewer. Distances around Lot 2 are also shown as approximate and are based on record information.



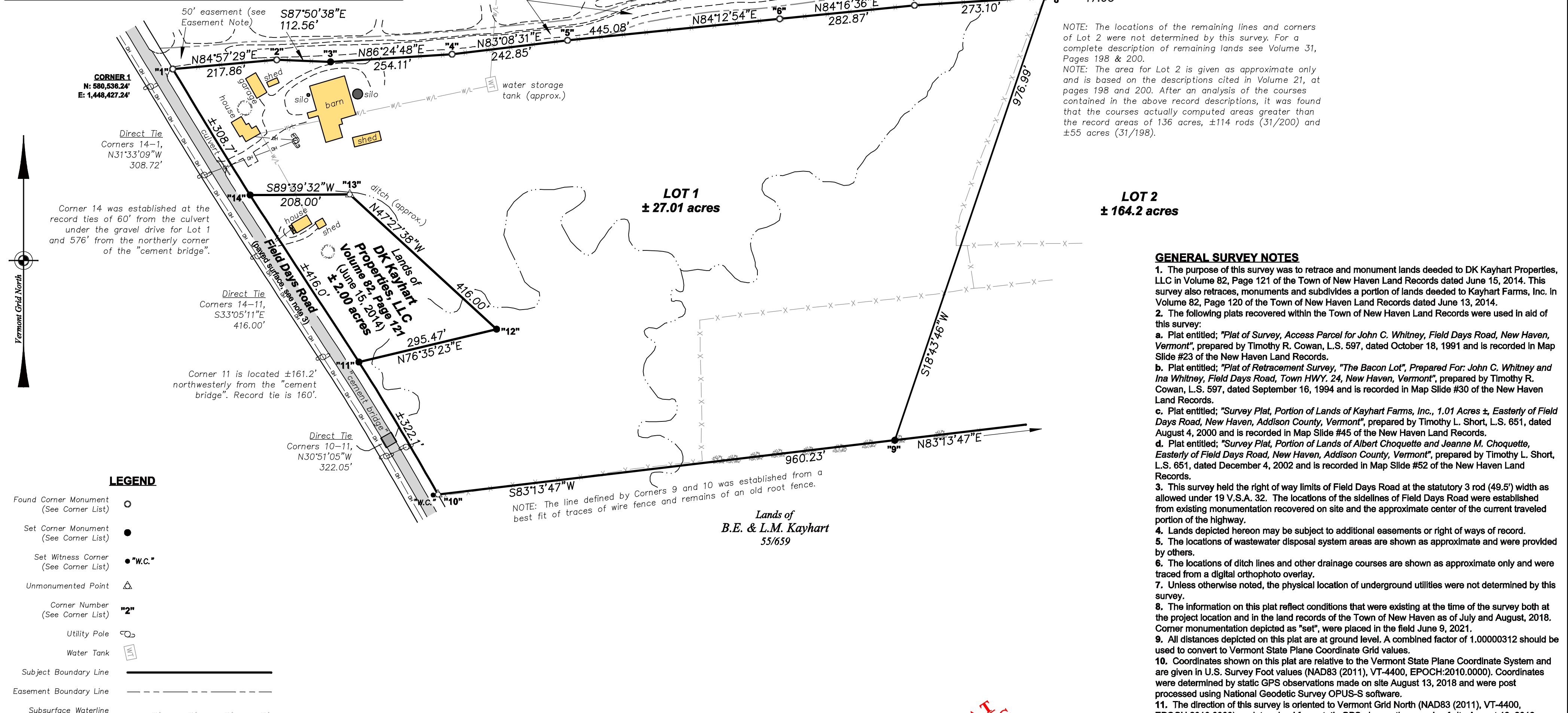
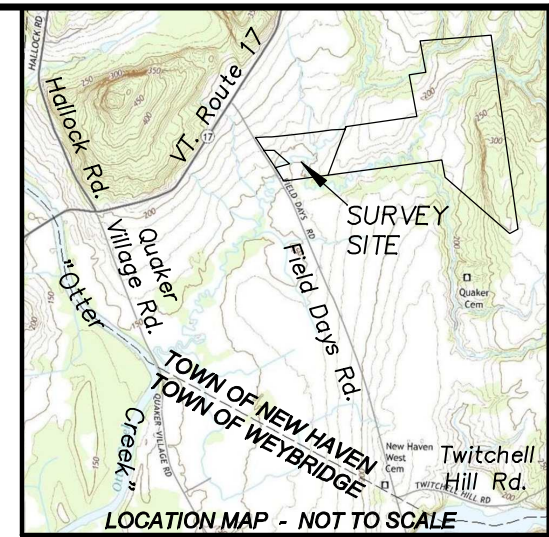
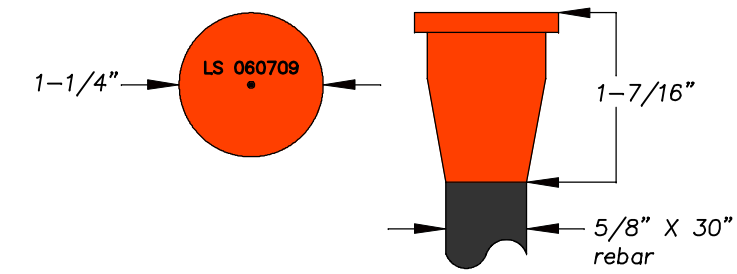
EASEMENT NOTE

Lands of Kayhart Farms, Inc. are benefited by a 50' wide easement over lands of Addison County Fair and Field Days, Inc. per Volume 78, Page 314 dated January 9, 2012. Said easement is for the purpose of passage for normal farm and agricultural use of equipment and machinery. The easement is centered over an existing gravel drive that runs from Field Days Road, in an easterly direction, over lands of Addison County Fair and Field Days, Inc. The sidelines of this easement are shown as approximate.

CORNER LIST

- NOTE: (O.D.) indicates outside diameter of applicable monument.
CORNER 1: 5/8" rebar recovered 1" below grade.
CORNER 2: 5/8" rebar recovered leaning with a 17" reveal.
CORNER 3: 5/8" rebar set 6" above grade.
CORNER 4: 5/8" rebar recovered 9" above grade.
CORNER 5: 5/8" rebar recovered 17" above grade.
CORNER 6: 5/8" rebar recovered 12" above grade.
CORNER 7: 5/8" rebar recovered leaning with a 20" reveal.
CORNER 8: 5/8" rebar recovered in tree root with a 2" reveal.
CORNER 9: 5/8" rebar set 7" above grade.
CORNER 10: Unmonumented point in wetland. A 5/8" rebar, set 5" above grade, was established as a witness corner and bears S83°13'47"W, 10.30' from Corner 10.
CORNER 11: 5/8" rebar set 2" above grade.
CORNER 12: 5/8" rebar set 5" above grade.
CORNER 13: Unmonumented point in drainage swale.
CORNER 14: 5/8" rebar set flush with grade.
CORNER 15: 5/8" rebar set 3" above grade.

Typical Stamped Caps on Set Monumentation (not to scale)



NOTE: The locations of the remaining lines and corners of Lot 2 were not determined by this survey. For a complete description of remaining lands see Volume 31, Pages 198 & 200.
 NOTE: The area for Lot 2 is given as approximate only and is based on the descriptions cited in Volume 21, at pages 198 and 200. After an analysis of the courses contained in the above record descriptions, it was found that the courses actually computed areas greater than the record areas of 136 acres, ±114 rods (31/200) and ±55 acres (31/198).

GENERAL SURVEY NOTES

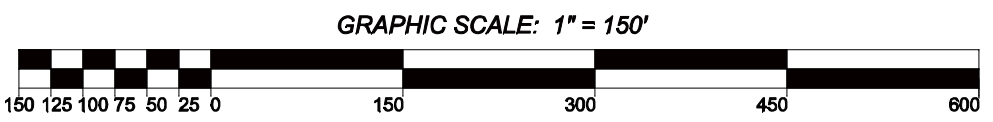
- The purpose of this survey was to retrace and monument lands deeded to DK Kayhart Properties, LLC in Volume 82, Page 121 of the Town of New Haven Land Records dated June 15, 2014. This survey also retraces, monuments and subdivides a portion of lands deeded to Kayhart Farms, Inc. in Volume 82, Page 120 of the Town of New Haven Land Records dated June 13, 2014.
- The following plats recovered within the Town of New Haven Land Records were used in aid of this survey:
 - Plat entitled; "Plat of Survey, Access Parcel for John C. Whitney, Field Days Road, New Haven, Vermont", prepared by Timothy R. Cowan, L.S. 597, dated October 18, 1991 and is recorded in Map Slide #23 of the New Haven Land Records.
 - Plat entitled; "Plat of Retracement Survey, 'The Bacon Lot', Prepared For: John C. Whitney and Ina Whitney, Field Days Road, Town HWY. 24, New Haven, Vermont", prepared by Timothy R. Cowan, L.S. 597, dated September 16, 1994 and is recorded in Map Slide #30 of the New Haven Land Records.
 - Plat entitled; "Survey Plat, Portion of Lands of Kayhart Farms, Inc., 1.01 Acres ±, Easterly of Field Days Road, New Haven, Addison County, Vermont", prepared by Timothy L. Short, L.S. 651, dated August 4, 2000 and is recorded in Map Slide #45 of the New Haven Land Records.
 - Plat entitled; "Survey Plat, Portion of Lands of Albert Choquette and Jeanne M. Choquette, Easterly of Field Days Road, New Haven, Addison County, Vermont", prepared by Timothy L. Short, L.S. 651, dated December 4, 2002 and is recorded in Map Slide #52 of the New Haven Land Records.
- This survey held the right of way limits of Field Days Road at the statutory 3 rod (49.5') width as allowed under 19 V.S.A. 32. The locations of the sidelines of Field Days Road were established from existing monumentation recovered on site and the approximate center of the current traveled portion of the highway.
- Lands depicted hereon may be subject to additional easements or right of ways of record.
- The locations of wastewater disposal system areas are shown as approximate and were provided by others.
- The locations of ditch lines and other drainage courses are shown as approximate only and were traced from a digital orthophoto overlay.
- Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
- The information on this plat reflect conditions that were existing at the time of the survey both at the project location and in the land records of the Town of New Haven as of July and August, 2018. Corner monumentation depicted as "set", were placed in the field June 9, 2021.
- All distances depicted on this plat are at ground level. A combined factor of 1.00000312 should be used to convert to Vermont State Plane Coordinate Grid values.
- Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400, EPOCH:2010.0000). Coordinates were determined by static GPS observations made on site August 13, 2018 and were post processed using National Geodetic Survey OPUS-S software.
- The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400, EPOCH:2010.0000) as determined from static GPS observations made of site August 13, 2018.

LEGEND

Found Corner Monument (See Corner List)	○
Set Corner Monument (See Corner List)	●
Set Witness Corner (See Corner List)	● "W.C."
Unmonumented Point	△
Corner Number (See Corner List)	"2"
Utility Pole	⊕
Water Tank	⊞
Subject Boundary Line	—
Easement Boundary Line	- - - - -
Subsurface Waterline (Approximate Location)	—W/L—W/L—W/L—W/L—
Wastewater Disposal System Area (Approximate Location)	⊙
Wire Fence	-x-x-x-x-
Root Fence	⊕⊕⊕⊕⊕
Overhead Utility Lines	—OH—OH—OH—OH—
Edge of Gravel Road	- - - - -
Ditch Line/Drainage Swale	- · - · - · - · - · - · -

APPROVED BY THE RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF NEW HAVEN, VERMONT SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF THE DECISION
 DATED _____ DAY OF _____, 20____
 SIGNED THIS _____ OF _____, 20____
 BY _____ (DRB CHAIR)

TOWN CLERK'S OFFICE
 TOWN OF NEW HAVEN, VT
 _____ day of _____, 20____
 o'clock _____ minutes _____ M,
 Rec'd and recorded as Map # _____
 Attest: _____ Town Clerk



PRELIMINARY PLAT NOT FOR RECORDING

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

BOUNDARY & SUBDIVISION PLAT			
Lands of DK KAYHART PROPERTIES, LLC and Lands of KAYHART FARMS, INC. Easterly Side of Field Days Road Town of New Haven, County of Addison, State of Vermont			
DATE: 15 JUN 2021	PROJECT: 2018-10.0	SCALE: 1" = 150'	SHEET 1 of 1
Kittredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, Vt. 05491 Phone: 802-870-7028 - email: info@kittredgelandsurveying.com			