

- Map References**
1. Land Surveyed For Miss & Charlotte P. Almond, dated Sept. 1975, prepared by Northcutt Surveys, Inc. recorded in Map Bk.1, Pg.22.
  2. "Subdivision Plat, John E. & Debra H. Edwards," dated Sept. 21, 1983, proj. 142, prepared by Roger Threl, not recorded.
  3. "Compilation Plat, Russell E. Rendell" dated Jan. 1988, prepared by Frank B. Lomson, recorded in Map Bk.1, Pg.90, dated Feb. 10, 2001.
  4. "Vermont General Highway Map, Town of Tundridge" dated Feb. 10, 2001.
- Easements**
- 1) Utility Easement to Washington Electric Co-operative Inc. recorded in Bk.31 Pg.473. ("Not Platable". The specific location is not described in the deed)
  - 2) Utility Easement to Washington Electric Co-operative Inc. recorded in Bk.31 Pg.476. ("Not Platable". The specific location is not described in the deed)
  - 3) Utility Easement to Washington Electric Co-operative Inc. recorded in Bk.33 Pg.278. ("Not Platable". The specific location is not described in the deed)

- NOTES**
- THE DEBRIS SHOWN ON THIS PLAN REFER TO OBSERVED MANGNETIC NORTH 2002 AND SERVE ONLY TO DENOTE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN.
  - THE BOUNDARIES SHOWN ON THIS PLAN REPRESENT A REPLACEMENT OF THOSE PREVIOUSLY DESCRIBED BY DEED, AND/OR SURVEY, INCONSISTENCIES IN THE COURSES AND DISTANCES MAY BE DUE IN PART TO IMPROPER SURVEY TECHNIQUES, AND/OR THE ENVIRONMENTAL IMPACTS OF HUMAN ACTIVITIES AFFECTING THE PHYSICAL EVIDENCE RELIED UPON.
  - THE STONE WALLS AND/OR WIRE FENCES SHOWN ON THIS PLAN REPRESENT DEED AND POSSESSION LINES EXCEPT A PORTION ALONG LANDS OF TUTTLE AS NOTED, AND MAY HAVE MINOR IRREGULARITIES BETWEEN THE PRINCIPAL COURSES SHOWN.
  - RIGHT-OF-WAY LINES ALONG TOWN HIGHWAY IS ASSUMED TO BE 1 1/2 RODES (24.75') OFF CENTERLINE.
  - THE STATUS OF 3 IDENTIFIED AS AN OLD TOWN ROAD AND AS A TOWN ROAD ON MAP REFERENCE.

BRUNO ASSOCIATES INC. P.C. ENGINEERS, PLANNERS, SURVEYORS WOODSTOCK, VERMONT P.O. Box 387, Woodstock, VT 05091 (802) 457-3560	
ALTA/ASCM LAND TITLE SURVEY IN TUNBRIDGE ORANGE COUNTY VERMONT FOR MICHAEL A. COULT	
DATE: 8/14/02	DATE: 8/14/02
SURVEYED: JMB, JG	DESIGNED: JMB
DRAWN: KH, CF	CHECKED: JMB
SCALE: 1" = 300'	DRAWING NO. 02180-80

John M. Bruno, LS 485

I, the undersigned, do hereby certify that this map was made in accordance with the Minimum Standard Detail Requirements for ALTA and ACSM and the Survey, jointly established and adopted by ALTA and ACSM, 810,113,14, & 15 of Table A, hereinafter (quoted in full) as they appear in the National Map Accuracy Standards, American Congress on Surveying and Mapping, 1993, pursuant to the authority conferred by ALTA and ACSM and in effect on the date of this survey, and that the professional surveyor's associations in the state in which the real property is located, and (v) all applicable laws with these Minimum Standard Detail Requirements for ALTA and ACSM, (c) this survey is an accurate survey of all the real property legally described herein;

(b) this survey property and accurately indicates and locates all improvements on the real property as of the date of the survey;

(c) this survey was prepared under the direct supervision and control of the undersigned, and is an actual survey made of the real property legally described herein;

(d) except as indicated hereon there are no encroachments across property lines;

(e) this survey property delineates and locates identified easements as of the date of this survey;

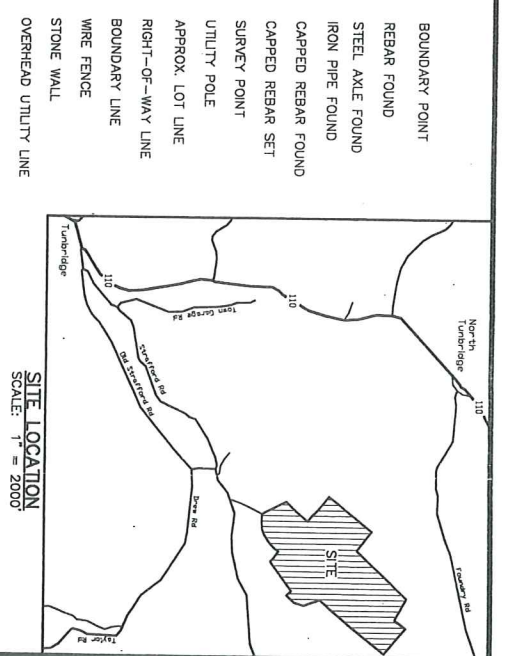
(f) ingress and egress to the subject property is provided by Rendell Road being a class 4 gravel road;

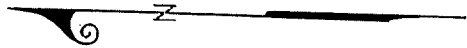
(g) the property is not located in an area designated on a 100-Year Flood Plain or in an identified "flood plain area, as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended; and

(h) the record description of the subject property forms a mathematically closed figure.

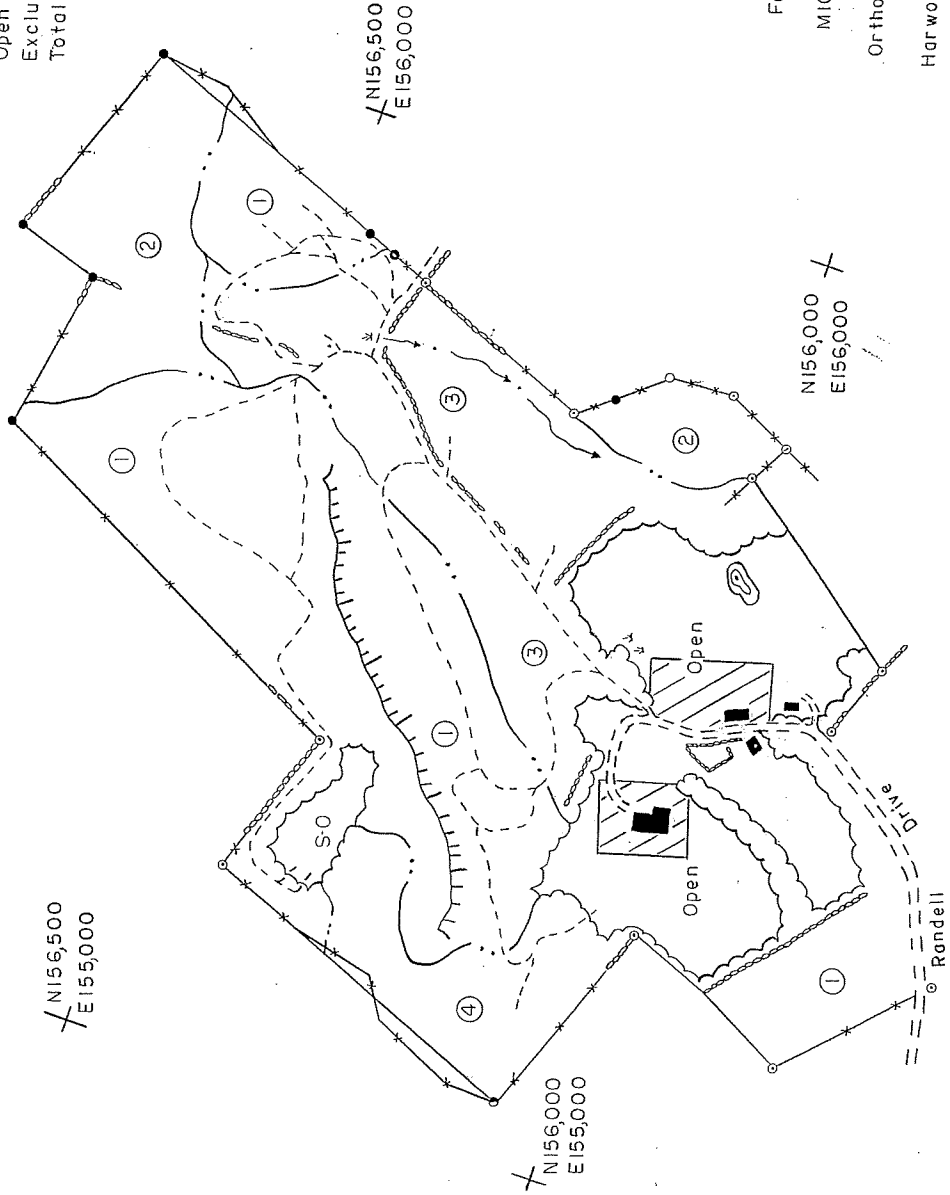
**LEGEND**

- BOUNDARY POINT
- REBAR FOUND
- STEEL AXLE FOUND
- IRON PIPE FOUND
- CAPPED REBAR FOUND
- CAPPED REBAR SET
- SURVEY POINT
- UTILITY POLE
- APPROX. LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- WIRE FENCE
- STONE WALL
- OVERHEAD UTILITY LINE



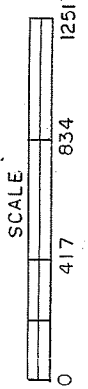


STAND	TYPE	ACRES
1	No. Hardwood	54.6
2	Hemlock/Hardwood	16.8
3	Mixedwood	28.4
4	Hemlock/Pine/Hardwood	9.7
Open Land/Semi-Open		20.1
Excluded Land		4.0
Total Acreage		133.6



**LEGEND**

- Granite Post
- Iron Pipe/Pin
- Drill Hole
- Axle
- Type Line
- - - Trail
- Drainage
- ⌋ Steep Terrain
- - - Fence
- Stone Wall
- Building
- Field Edge
- Wet Area
- Excluded Land



Forest Type Map  
 Property of  
 MICHAEL A. COUTU  
 Tunbridge, Vt.  
 Orthophoto: 152156-1979  
 Scale: 1"=417'

Harwood Forestry Service, Inc.

Not a Survey

Drawn: 9/02  
 L. Miraldi