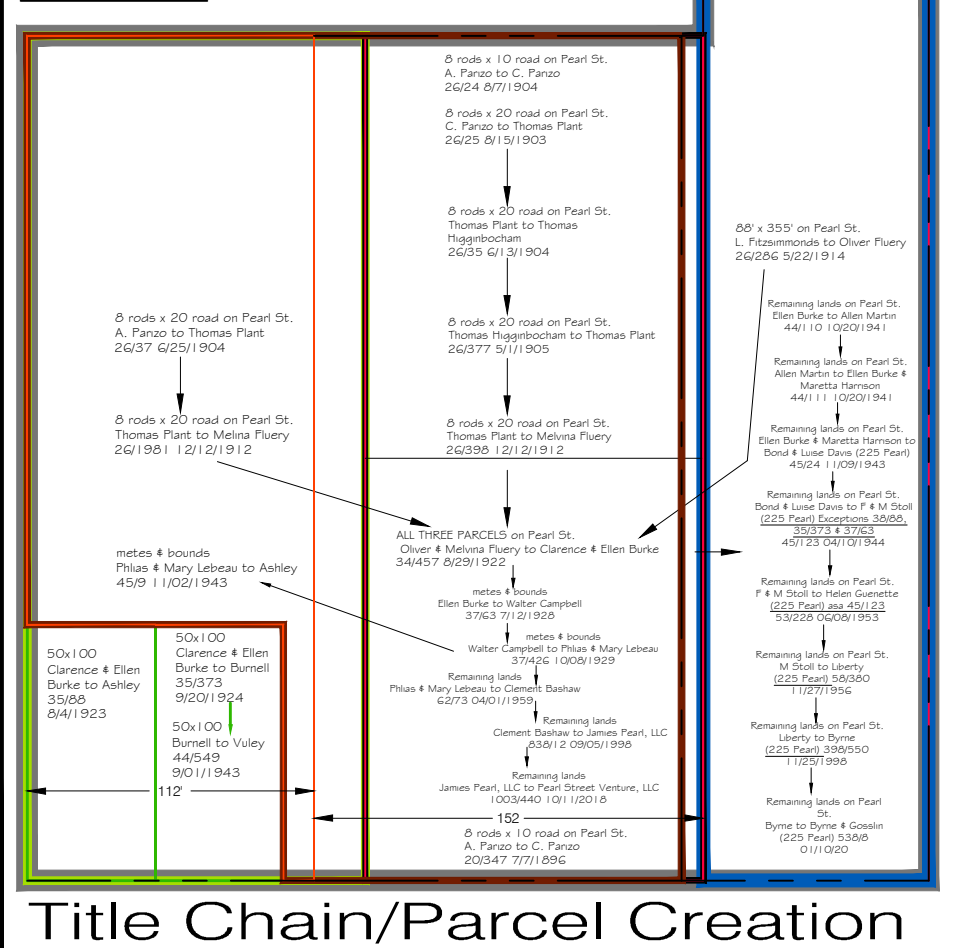


This is an Original Mylar

Scale 1 inch = 75 ft.



Title Chain/Parcel Creation

LNP Inc. Book 918 Page 796 Recorded July 15, 2014 Parcel 2069001000. (Map Ref. 1a)



Location Plan-n.t.s.

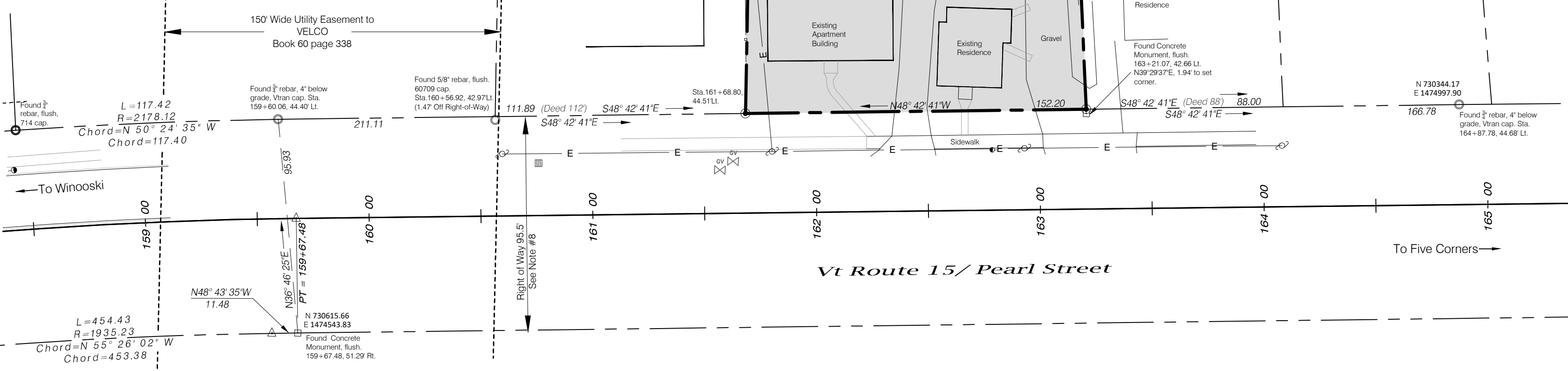
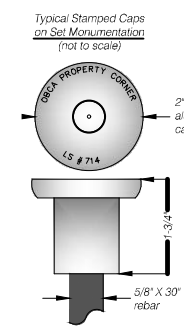
Survey Notes

- 1. The survey is based upon research performed in the Essex Town Land Records and the following plats and plans:
a. "Boundary Line Adjustment Plat, DDH-GSH Trust and LNP, Inc., prepared by O'Leary-Burke Civil Associates, PLC, dated April 9, 2014, and filed in slide 469 of the Town of Essex Land Records.
b. "Boundary Plat, JIDDU/SITTU Trust and Gabriel & Diane Handy, prepared by O'Leary-Burke Civil Associates, PLC, last revised July 26, 2017, and filed in slide 505 of the Town of Essex Land Records.
c. "Right of Way Plat, Vermont Route 15", prepared by Vermont Agency of Transportation, dated June 24, 2010, and filed in slide 450-452 of the Town of Essex Land Records.
d. "Retracement Survey, Showing the Lands of JIDDU/SITTU", prepared by Button Professional Land Surveyors, PC, dated November 2003, and held in the private collections of Button Professional Land Surveyors, PC.
e. "Boundary Line Adjustment Plat Franklin South, LLC., and Gabriel & Diane Handy, prepared by O'Leary-Burke Civil Associates, PLC, dated October 1, 2007, and filed in slide 438 of the Town of Essex Land Records.
f. "Boundary Line Adjustment Plat Franklin South, LLC., and DDH-GSH Trust, prepared by O'Leary-Burke Civil Associates, PLC., dated January 13, 2012, and filed in slide 460 of the Town of Essex Land Records.
g. "Harold & Freda Sabens", prepared by Wayne Lawrence, P.E., dated March 1979 and filed in slide 96 of the Town of Essex Land Records.
h. "Boundary Line Adjustment Plat, DDH-GSH Trust and LNP, Inc., prepared by O'Leary-Burke Civil Associates, PLC., dated April 9, 2014, and filed in slide 484 of the Town of Essex Land Records.
i. Beers Atlas, 1869.
2. Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on March 23, 2022 from a Trimble R10 Unit with differential corrections from COHS VRS Station. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12n).
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 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Essex Land Records.
5. This survey depicts the property lines of Pearl Street Ventures, LLC., based upon record research conducted by Joseph R. Flynn, L.S.
6. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). 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 statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
7. This plat is for the identification of boundary lines of Pearl Street Ventures, LLC. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Pearl Street Ventures, LLC., are certified to, all others not warranted to be correct and are subject to revisions.
8. Right of Way for VT Route 15 is based on existing field evidence and Vermont Agency of Transportation Right of Way Plat, Vermont Route 15, dated June 24, 2010. See Map ref. 1c.
9. 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.



Legend

- Boundary Line
Abutter Line
Easement Line
Overhead Utility Line
Split Rail Fence
Found Iron Pipe/Rebar
Set Rebar
Found Concrete Monument
Sign
Utility/Guywire
Deciduous Tree



Subject Parcel
Pearl Street Ventures, LLC.
Book 1003 Page 440
Recorded October 11, 2018
Parcel 1040042000
Total Area = 1.07 Acres

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

Approved by the Development Review Board of the City of Essex Junction, Vermont, on the day of 20, subject to all requirements and conditions of said approval. Signed this day of 20, by Chair

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 November 7, 2022

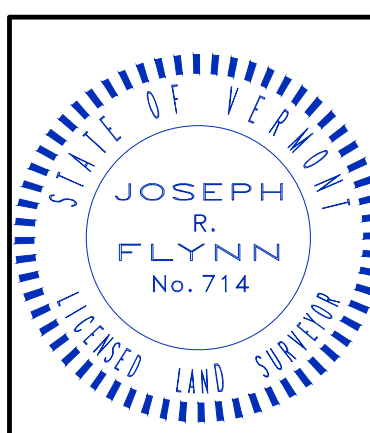


Table with columns for DATE, REVISION, SURVEY, DESIGN, DRAWN, CHECKED, SCALE. Includes O'LEARY-BURKE CIVIL ASSOCIATES, PLC logo and contact information.

Boundary Plat of Pearl Street Ventures, LLC. Includes job number 2022-15, plan sheet PL1, and address 227 & 229 Pearl Street - Essex, Vermont.

