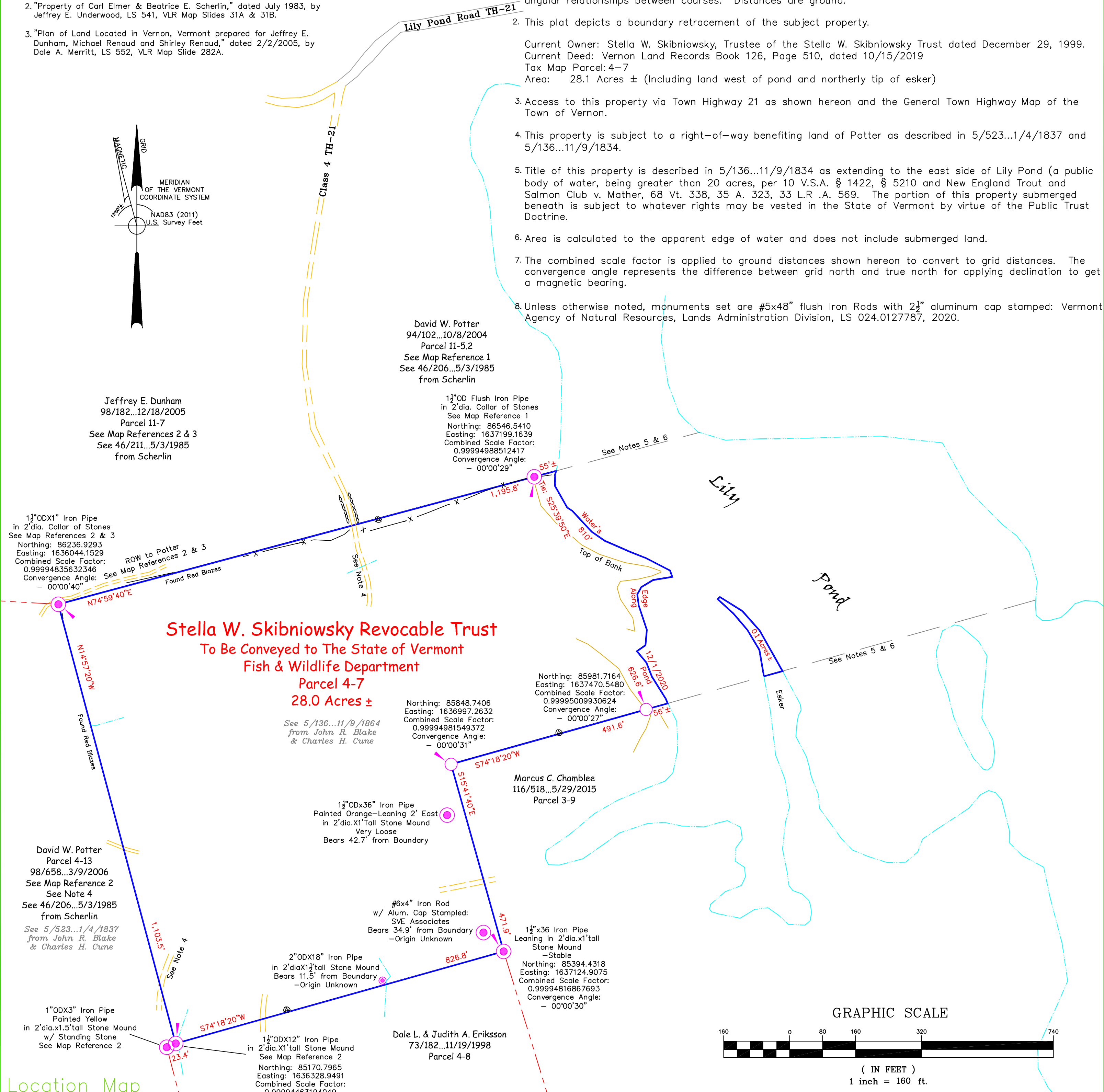
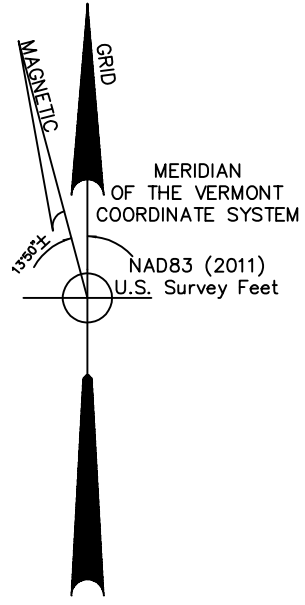


MAP REFERENCES

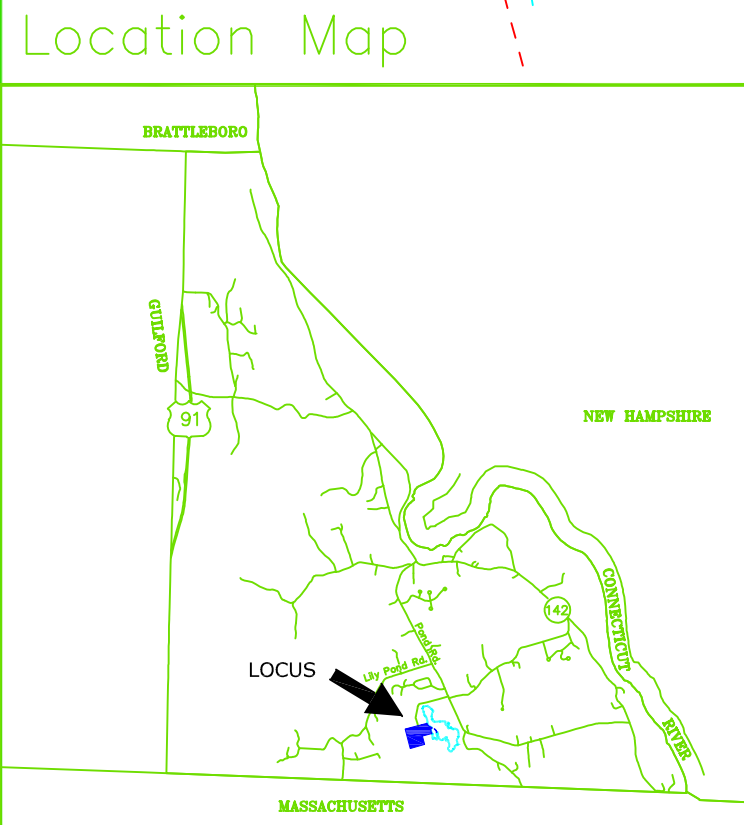
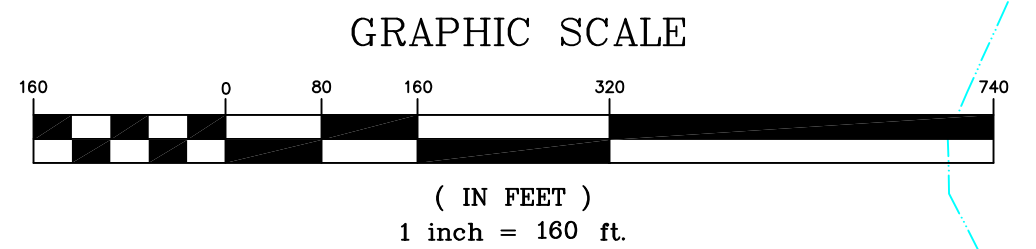
- "2 Lot Subdivision, Land of Doris B. Potter," dated 5/13/2004, by William J. Fitzgerald, LS 567, recorded in the Vernon Land Records as Map Slide 123A.
- "Property of Carl Elmer & Beatrice E. Scherlin," dated July 1983, by Jeffrey E. Underwood, LS 541, VLR Map Slides 31A & 31B.
- "Plan of Land Located in Vernon, Vermont prepared for Jeffrey E. Dunham, Michael Renaud and Shirley Renaud," dated 2/2/2005, by Dale A. Merritt, LS 552, VLR Map Slide 282A.

NOTES

- Method of Survey: Random traverse with Leica TS12 Robotic Total Station #270520 December 2020 & Leica GS14 GNSS/GPS base #3702373 & rover #3702399 December 2020. Bearings are oriented to the meridian of the Vermont Coordinate System of 1983 as derived from GNSS/GPS observation and serve only to define angular relationships between courses. Distances are ground.
- This plat depicts a boundary retracement of the subject property.
Current Owner: Stella W. Skibniowsky, Trustee of the Stella W. Skibniowsky Trust dated December 29, 1999.
Current Deed: Vernon Land Records Book 126, Page 510, dated 10/15/2019
Tax Map Parcel: 4-7
Area: 28.1 Acres ± (Including land west of pond and northerly tip of esker)
- Access to this property via Town Highway 21 as shown hereon and the General Town Highway Map of the Town of Vernon.
- This property is subject to a right-of-way benefiting land of Potter as described in 5/523...1/4/1837 and 5/136...11/9/1834.
- Title of this property is described in 5/136...11/9/1834 as extending to the east side of Lily Pond (a public body of water, being greater than 20 acres, per 10 V.S.A. § 1422, § 5210 and New England Trout and Salmon Club v. Mather, 68 Vt. 338, 35 A. 323, 33 L.R. A. 569. The portion of this property submerged beneath is subject to whatever rights may be vested in the State of Vermont by virtue of the Public Trust Doctrine.
- Area is calculated to the apparent edge of water and does not include submerged land.
- The combined scale factor is applied to ground distances shown hereon to convert to grid distances. The convergence angle represents the difference between grid north and true north for applying declination to get a magnetic bearing.
- Unless otherwise noted, monuments set are #5x48" flush Iron Rods with 2 1/2" aluminum cap stamped: Vermont Agency of Natural Resources, Lands Administration Division, LS 024.0127787, 2020.



Stella W. Skibniowsky Revocable Trust
To Be Conveyed to The State of Vermont
Fish & Wildlife Department
Parcel 4-7
28.0 Acres ±



LEGEND

- MONUMENT FOUND (Dia. x Height Above Grade)
- MONUMENT SET (See Note 8)
- CARSONITE VT STATE LANDS BOUNDARY POST
- STONE MOUND
- BARBED WIRE FENCE REMNANTS
- TREE LINE
- STONE WALL
- TRAVELED WAY (Paved/Unpaved)
- BOUNDARY LINE (Subject)
- OTHER BOUNDARIES
- STREAM

BOUNDARY RETRACEMENT SURVEY
 prepared for the
 STATE OF VERMONT FISH & WILDLIFE DEPT.
SKIBNIOWSKY TRACT
 A PORTION OF THE ROARING BROOK WILDLIFE MANAGEMENT AREA

VERNON WINDHAM COUNTY, VERMONT

Scale: 1"=160'

DATE: Dec. 17, 2020

This survey was conducted in accordance with RULES OF THE BOARD OF LAND SURVEYORS, PART 5, STANDARDS FOR THE PRACTICE OF LAND SURVEYING, including 85.5 (B)(1). It is based on deed descriptions, the map references listed above, physical evidence found in the field, and conversations with various individuals. It is consistent with this information to the best of my knowledge and belief unless otherwise noted. This plat conforms with the requirements of 27 VSA 1403.

HOLT GILMOUR SURVEY
 WOODSTOCK, VT
 www.vtsurveyor.com
 (802) 457-4649