

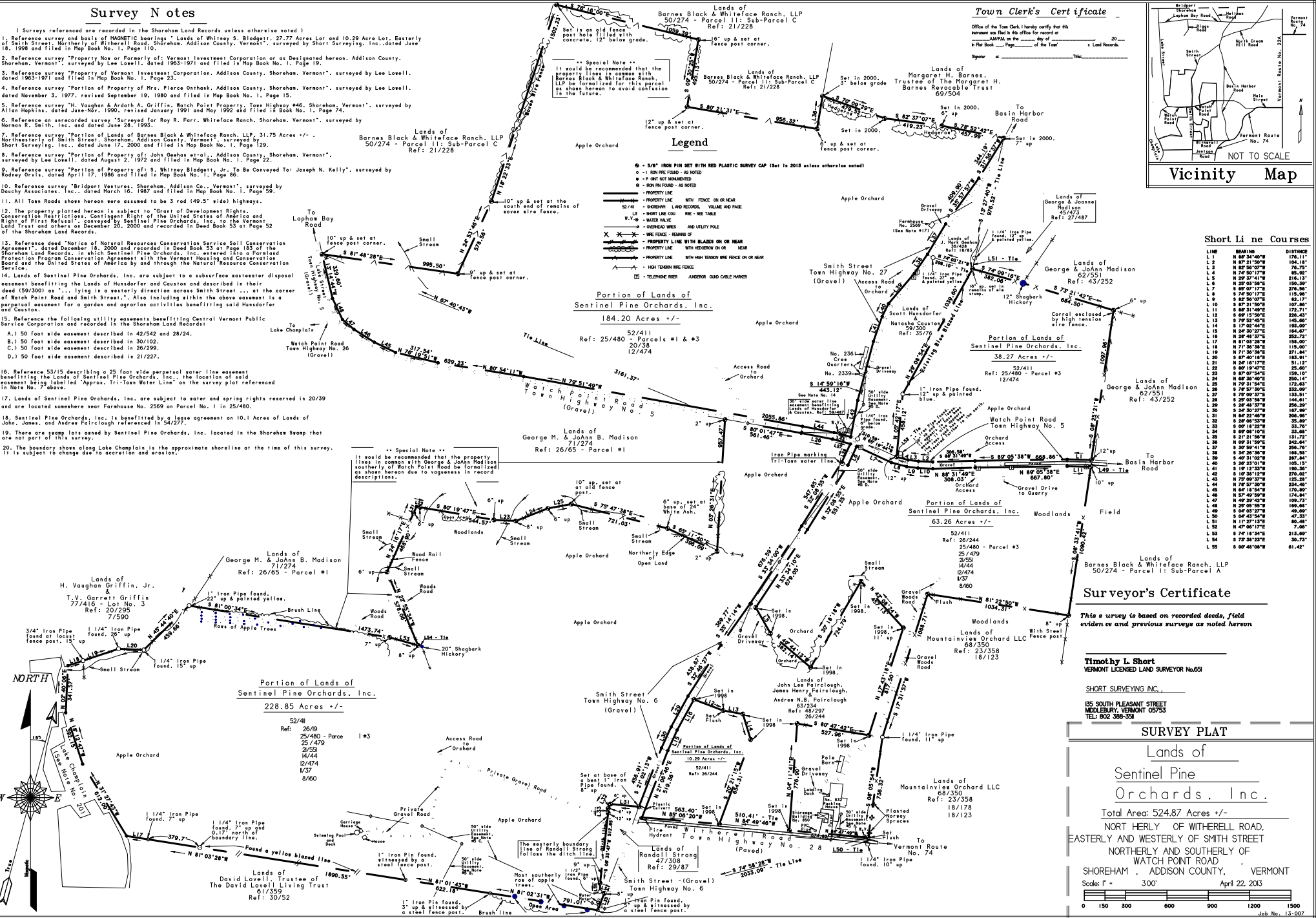
Survey Notes

- (Surveys referenced are recorded in the Shoreham Land Records unless otherwise noted)
1. Reference survey and basis of MAGNETIC bearings: Lands of Whitney S. Blodgett, 27.77 Acres Lot and 10.29 Acre Lot, Easterly of Smith Street, Northernly of Withwell Road, Shoreham, Addison County, Vermont, surveyed by Short Surveying, Inc., dated June 18, 1998 and filed in Map Book No. 1, Page 110.
 2. Reference survey "Property Now or Formerly of: Vermont Investment Corporation or an Designated hereon, Addison County, Shoreham, Vermont", surveyed by Lee Lovell, dated 1963-1971 and filed in Map Book No. 1, Page 23.
 3. Reference survey "Property of Vermont Investment Corporation, Addison County, Shoreham, Vermont", surveyed by Lee Lovell, dated November 3, 1977, revised September 19, 1980 and filed in Map Book No. 1, Page 15.
 4. Reference survey "H. Vaughan & Ardath A. Griffin, Watch Point Property, Town Highway #46, Shoreham, Vermont", surveyed by Allan Hopkins, dated June-Nov. 1990, revised January 1991 and May 1992 and filed in Map Book No. 1, Page 74.
 5. Reference on recorded survey "Surveyed for Roy R. Forr, Whiteface Ranch, Shoreham, Vermont", surveyed by George B. Smith, Inc. and dated June 28, 1990.
 6. Reference survey "Portion of Lands of Barnes Black & Whiteface Ranch, LLP, 31.75 Acres +/-", Addison County, Vermont", surveyed by Short Surveying, Inc., dated June 17, 2000 and filed in Map Book No. 1, Page 129.
 7. Reference survey "Portion of Property of: John Deebon et al., Addison County, Vermont", surveyed by Lee Lovell, dated August 2, 1992 and filed in Map Book No. 1, Page 22.
 8. Reference survey "Portion of Property of: S. Whitney Blodgett, Jr. To Be Conveyed To: Joseph N. Kelly", surveyed by Rodney Davis, dated April 17, 1986 and filed in Map Book No. 1, Page 86.
 9. Reference survey "Bridport Ventures, Shoreham, Addison Co., Vermont", surveyed by Doochy Associates, Inc., dated March 16, 1987 and filed in Map Book No. 1, Page 59.
 10. All Town Roads shown hereon were assumed to be 3 road (49.5') wide highways.
 11. The property plotted hereon is subject to "Grant of Development Rights, Conservation Restrictions, Contingent Right of the United States of America and Right of First Refusal", conveyed by Sentinel Pine Orchards, Inc. to the Vermont Land Trust and others on December 20, 2000 and recorded in Deed Book 53 at Page 52 of the Shoreham Land Records.
 12. Reference deed "Notice of Natural Resources Conservation Service Soil Conservation Agreement", dated December 18, 2000 and recorded in Deed Book 53 at Page 183 of the Shoreham Land Records.
 13. Reference deed "Natural Resources Conservation Service Soil Conservation Agreement", dated December 18, 2000 and recorded in Deed Book 53 at Page 183 of the Shoreham Land Records.
 14. Lands of Sentinel Pine Orchards, Inc. are subject to a subsurface water disposal easement benefitting the Land of Hensdorfer and Custon and described in their deed (59/300) as "... lying in a westerly direction across Smith Street ... at the corner of Watch Point Road and Smith Street ...". Also including within the above easement is a perpetual easement for a garden and agrarian activities benefitting said Hensdorfer and Custon.
 15. Reference the following utility easements benefitting Central Vermont Public Service Corporation and recorded in the Shoreham Land Records:
 - A.) 50 foot wide easement described in 42/542 and 28/24.
 - B.) 50 foot wide easement described in 30/102.
 - C.) 50 foot wide easement described in 26/299.
 - D.) 50 foot wide easement described in 21/227.
 16. Reference 53/15 describing a 25 foot wide perpetual water line easement benefitting the Lands of Sentinel Pine Orchards, Inc., the location of said easement being labelled "Approx. Tri-Town Water Line" on the survey plot referenced in Note No. 7 above.
 17. Lands of Sentinel Pine Orchards, Inc. are subject to water and spring rights reserved in 20/59 and are located elsewhere near Parhouse No. 2569 on Parcel No. 1 in 25/480.
 18. Sentinel Pine Orchards, Inc. is benefited by a lease agreement on 10.1 Acres of Lands of John James, and Andrew Fairclough referenced in 54/277.
 19. There are some logs located by Sentinel Pine Orchards, Inc. located in the Shoreham Swamp that are not part of this survey.
 20. The boundary shown along Lake Chaplain is the approximate shoreline at the time of this survey. It is subject to change due to accretion and erosion.

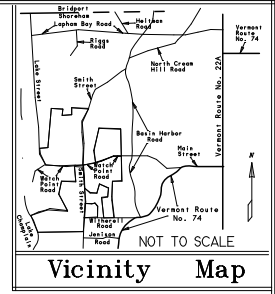
**** Special Note ****
It would be recommended that the property lines in common with Barnes Black & Whiteface Ranch, LLP be formalized for this parcel as shown hereon to avoid confusion in the future.

Portion of Lands of Sentinel Pine Orchards, Inc. 184.20 Acres +/-
Ref: 25/480 - Parcels #1 & #3
20/338
12/474

Portion of Lands of Sentinel Pine Orchards, Inc. 228.85 Acres +/-
52/411
Ref: 26/49
25/480 - Parcel #3
25/479
20/55
14/44
12/474
10/37
6/160



Town Clerk's Certificate
Office of the Town Clerk I hereby certify that this instrument was filed in this office for record on _____ AM/PM on the _____ day of _____ 20____ in the Book _____ Page _____ of the Town _____ Land Records.
Signer _____ Title _____



Short Line Courses

LINE	BEARING	DISTANCE
L 1	N 88°34'40"W	178.11'
L 2	N 87°21'50"W	104.18'
L 3	N 82°56'07"W	76.75'
L 4	N 29°37'41"W	85.05'
L 5	N 29°37'41"W	215.30'
L 6	N 82°07'17"W	276.56'
L 7	N 82°07'17"W	150.30'
L 8	N 82°07'17"W	82.17'
L 9	N 82°07'17"W	113.90'
L 10	N 82°07'17"W	104.67'
L 11	N 82°07'17"W	226.43'
L 12	N 82°07'17"W	180.49'
L 13	N 79°53'45"W	146.06'
L 14	N 79°53'45"W	156.30'
L 15	N 80°30'27"W	164.87'
L 16	N 80°30'27"W	255.72'
L 17	N 81°03'38"W	154.00'
L 18	N 71°30'38"W	271.84'
L 19	N 71°30'38"W	371.84'
L 20	N 71°30'38"W	182.91'
L 21	N 84°48'37"W	51.12'
L 22	N 80°19'47"W	25.80'
L 23	N 80°19'47"W	256.19'
L 24	N 80°30'27"W	256.19'
L 25	N 79°07'18"W	172.63'
L 26	N 79°07'18"W	332.90'
L 27	N 80°48'37"W	183.51'
L 28	N 29°03'58"W	144.81'
L 29	N 29°03'58"W	256.79'
L 30	N 29°03'58"W	187.90'
L 31	N 29°03'58"W	33.76'
L 32	N 29°03'58"W	35.89'
L 33	N 29°03'58"W	35.89'
L 34	N 69°08'10"W	33.68'
L 35	N 69°08'10"W	242.64'
L 36	N 69°08'10"W	242.64'
L 37	N 80°09'41"W	182.58'
L 38	N 80°09'41"W	186.58'
L 39	N 80°21'02"W	282.84'
L 40	N 20°23'01"W	105.15'
L 41	N 19°12'53"W	125.58'
L 42	N 10°38'13"W	276.02'
L 43	N 79°07'18"W	256.40'
L 44	N 79°07'18"W	256.40'
L 45	N 57°49'59"W	174.84'
L 46	N 57°49'59"W	169.68'
L 47	N 29°03'58"W	169.68'
L 48	N 29°03'58"W	40.09'
L 49	N 04°45'17"W	47.33'
L 50	N 04°45'17"W	90.44'
L 51	N 47°06'18"W	7.08'
L 52	N 47°06'18"W	318.80'
L 53	N 74°18'54"W	30.72'
L 54	N 74°18'54"W	30.72'
L 55	N 00°48'08"W	61.42'

Surveyor's Certificate

This survey is based on recorded deeds, field evidence or other previous surveys as noted hereon

Timothy L. Short
VERMONT LICENSED LAND SURVEYOR NO.609

SHORT SURVEYING, INC.
125 SOUTH PLEASANT STREET
MIDDLEBURY, VERMONT 05753
TEL: 802 388-3338

SURVEY PLAT

Lands of
Sentinel Pine Orchards, Inc.
Total Area: 524.87 Acres +/-
NORTH HERLY OF WITHERELL ROAD,
EASTERLY AND WESTERLY OF SMITH STREET
NORTHERLY AND SOUTHERLY OF
WATCH POINT ROAD
SHOREHAM, ADDISON COUNTY, VERMONT
Scale: 1" = 300'
April 22, 2013
Job No. 13-097