

approximately 8" to 16".

2) The purpose of this survey is to delineate and mark the boundaries of two portions of Windridge Farms, LLC conveyance to The Bryan Foundation, Inc. (Bryan Gallery.) The area symbolized for "to be conveyed with it (Proj. No.: 11-038-003TC-G) for the areas associated with the Bryan Gallery and the "Windridge Inn" parcel.

3) Identification or delineation of any easements, rights of way, public land locations, Vermont lease lands,

- 4) In addition to the various deeds referenced hereon the following maps were consulted in the preparation of this survey:
- a) "Plan of Subdivision for Charles W. Cunningham and Nina Kempf-Miller, 119 School Street..." dated 10/17/77 by Allen
 - b) "Total Station Survey for Robert & Reita Raymond, Property Line Agreement with Williamson/Bryan Foundation, Inc. dated 10/17/77 by Allen
 - c) "A Transit & Tape Survey Warner Masonic Lodge Prop. School Street..." dated 10/17/77 by Allen
 - d) "Plat of a Parcel of Land owned by Alton Griffin, Village of Jeffersonville, VT" Dated August, 1970
 - e) "Plan of Lots for Kenneth Sweet, Village of Jeffersonville..." dated 6/10/70 by John A. Marsh, L.S.
 - f) "Property of Jack & Jane Corse...and Deerrun Village, Inc...Town Highway 83, Cambridge, Vermont" dated 10/17/77 by Allen
 - g) "Survey of Proposed Subdivision of Windridge Farms, LLC Property, Main Street, Jeffersonville, VT" dated 10/17/77 by Allen

5) Lines shown with this symbol reflect an effort to reproduce the 1954 JA Root monument, use of the survey to re-establish lines and corners from 1954 was hindered by the fact that the monuments have been recovered.

6) The Bryan Foundation (Gallery) was originally deeded a parcel defined by the 1954 JA Root monument subsequently expanded onto other Bryan land without an additional conveyance. The dividing line between the Gallery parcel and the Windridge Inn is shown by a dashed line.

7) The right-of-way for Main Street was not researched nor were the highway rights. Ownership is presumed to extend to the centerline of the road.

8) Windridge Farms LLC acquired several parcels through various deeds including 42/719. Other pertinent deeds used in determining the boundaries are listed in the notes.


SURVEY NOTES

1) All bearings refer to **MAGNETIC NORTH**. Basis of bearing is derived from a Compass reading taken on control traverse Standards for "Suburban Lands" rotated to orient with Magnetic North. Property corners shown as monumented in this survey approximately 8" to 16".

2) The purpose of this survey is to delineate and mark the boundaries of two portions of Windridge Farms, LLC property conveyance to The Bryan Foundation, Inc. (Bryan Gallery.) The area symbolized for "to be conveyed with Inn" is proposed (Proj. No.: 11-034-003TC-G) for the areas associated with the Bryan Gallery and the "Windridge Inn" parcel.

3) Identification or delineation of any easements, rights of way, public land locations, Vermont lease lands, encroachments

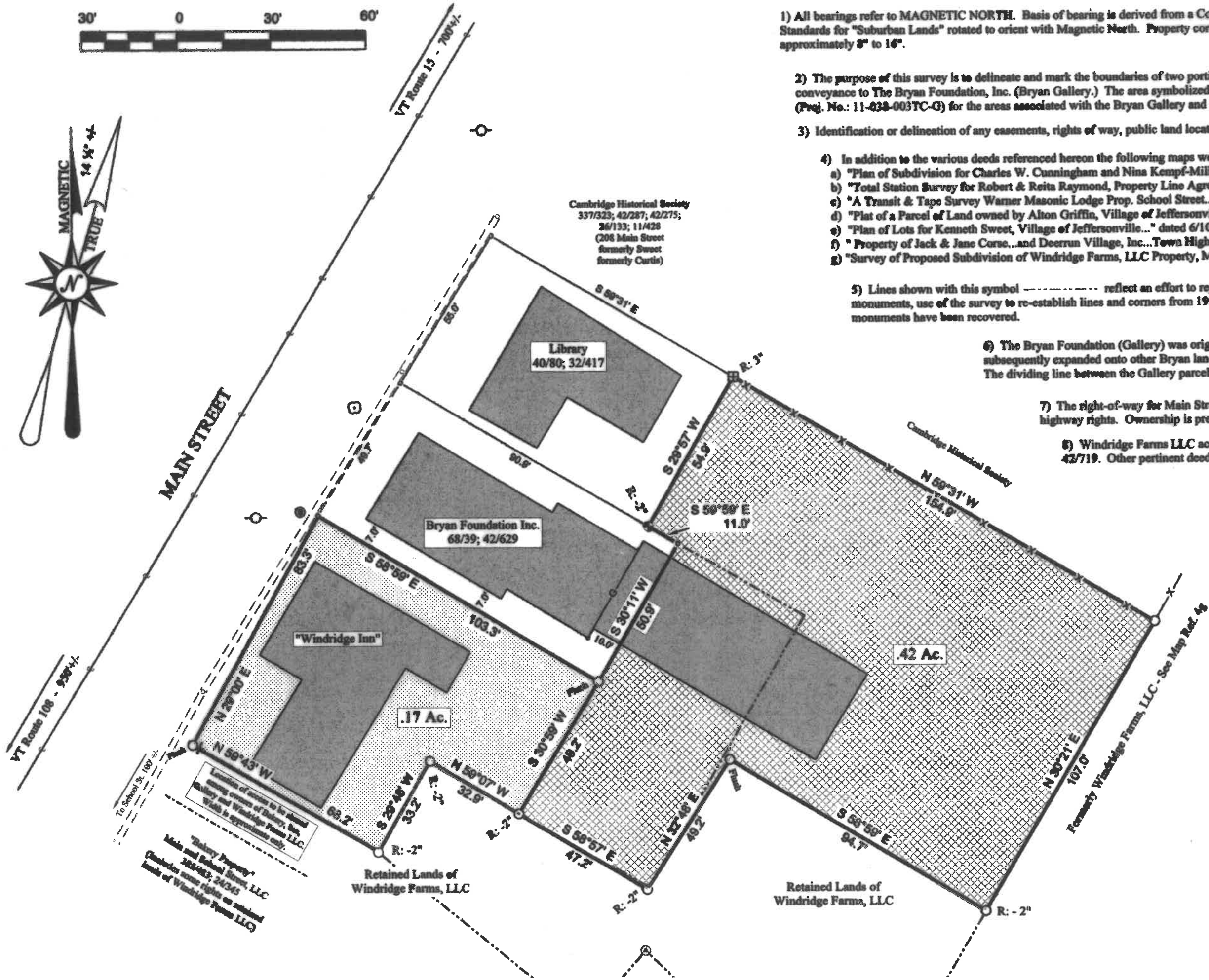
- 4) In addition to the various deeds referenced hereon the following maps were consulted in the preparation of this survey:
- a) "Plan of Subdivision for Charles W. Cunningham and Nina Kempf-Miller, 119 School Street..." dated June 16, 2004
 - b) "Total Station Survey for Robert & Reita Raymond, Property Line Agreement with Williamson/Belair, 65 School Street..." dated 10/17/77 by Allen J. Newton LS 26/133; 11/428
 - c) "A Transit & Tape Survey Warner Masonic Lodge Prop. School Street..." dated 10/17/77 by Allen J. Newton LS 26/133; 11/428
 - d) "Plat of a Parcel of Land owned by Alton Griffin, Village of Jeffersonville, VT" Dated August, 1954 by J.A. Root
 - e) "Plan of Lots for Kenneth Sweet, Village of Jeffersonville..." dated 6/10/70 by John A. Marsh, LS 256 - recorded
 - f) "Property of Jack & Jane Corse...and Deerrun Village, Inc...Town Highway 83, Cambridge, Vermont," Dated N 59°31' W 154.9'
 - g) "Survey of Proposed Subdivision of Windridge Farms, LLC Property, Main Street, Jeffersonville, Cambridge, Vermont," dated 11/17/11

5) Lines shown with this symbol  reflect an effort to reproduce the 1954 JA Root survey of the property. Use of the survey to re-establish lines and corners from 1954 was hindered by the survey's failure to locate monuments. Monuments have been recovered.

6) The Bryan Foundation (Gallery) was originally deeded a parcel defined in 1983 as shown on the attached map. The parcel was subsequently expanded onto other Bryan land without an additional conveyance to the Bryan Foundation. The dividing line between the Gallery parcel and the Windridge Inn is set per the deed.

7) The right-of-way for Main Street was not researched nor was any attempt made to locate highway rights. Ownership is presumed to extend to the centerline enclosure.

8) Windridge Farms LLC acquired several parcels through a deed recorded on 11/17/11. Other pertinent deeds used in determining the boundaries of the parcels are listed in the notes.




1) All bearings refer to MAGNETIC NORTH. Basis of bearing is derived from a Compass reading taken on control traverse points. Dimensions are calculated from a closed "Total Station" survey in substantial compliance with Board Standards for "Suburban Lands" rotated to orient with Magnetic North. Property corners shown as monumented in this survey have 5/8" - 4' long rebar with 2" aluminum caps. Unless otherwise noted, the Reveal [R:] for all monuments found is approximately 8" to 16".

2) The purpose of this survey is to delineate and mark the boundaries of two portions of Windridge Farms, LLC property for subdivision and conveyance to third parties. The area symbolized for "to be conveyed to Gallery" is proposed for conveyance to The Bryan Foundation, Inc. (Bryan Gallery.) The area symbolized for "to be conveyed with Inn" is proposed for sale with the "Windridge Inn" building. This survey and its dimensions supersede a previous survey by this firm (Proj. No.: 11-038-003TC-G) for the areas associated with the Bryan Gallery and the "Windridge Inn" parcel.

3) Identification or delineation of any easements, rights of way, public land locations, Vermont lease lands, encroachments, objection to title, etc. was not part of the scope of this project.

4) In addition to the various deeds referenced hereon the following maps were consulted in the preparation of this survey:

- a) "Plan of Subdivision for Charles W. Cunningham and Nina Kempf-Miller, 119 School Street..." dated June 16, 2008, by David J. Peatman, LS 602 - recorded.
- b) "Total Station Survey for Robert & Reita Raymond, Property Line Agreement with Williamson/Belair, 65 School Street..." Project Number 00-28 dated August 20, 2000, by David J. Peatman, LS 602 - Recorded as Map Slide #167
- c) "A Transit & Tape Survey Warner Masonic Lodge Prop. School Street..." dated 10/17/77 by Allen J. Newton LS 73 - Recorded as Map Slide #15
- d) "Plat of a Parcel of Land owned by Alton Griffin, Village of Jeffersonville, VT" Dated August, 1954 by J.A. Root - Recorded in misc. map book at page 1-G
- e) "Plan of Lots for Kenneth Sweet, Village of Jeffersonville..." dated 6/10/70 by John A. Marsh, LS 256 - recorded as Map Slide #137
- f) "Property of Jack & Jane Corse...and Deerrun Village, Inc...Town Highway 83, Cambridge, Vermont," Dated May 27, 1996 bearing plat number 94270 by William H. Hannon, LS 594 - Recorded.
- g) "Survey of Proposed Subdivision of Windridge Farms, LLC Property, Main Street, Jeffersonville, Cambridge, Vermont" dated September, 2013 by Paul W. Hannan, L.S. 555, bearing Proj. No. 11-038-003TC-G (see note 2)

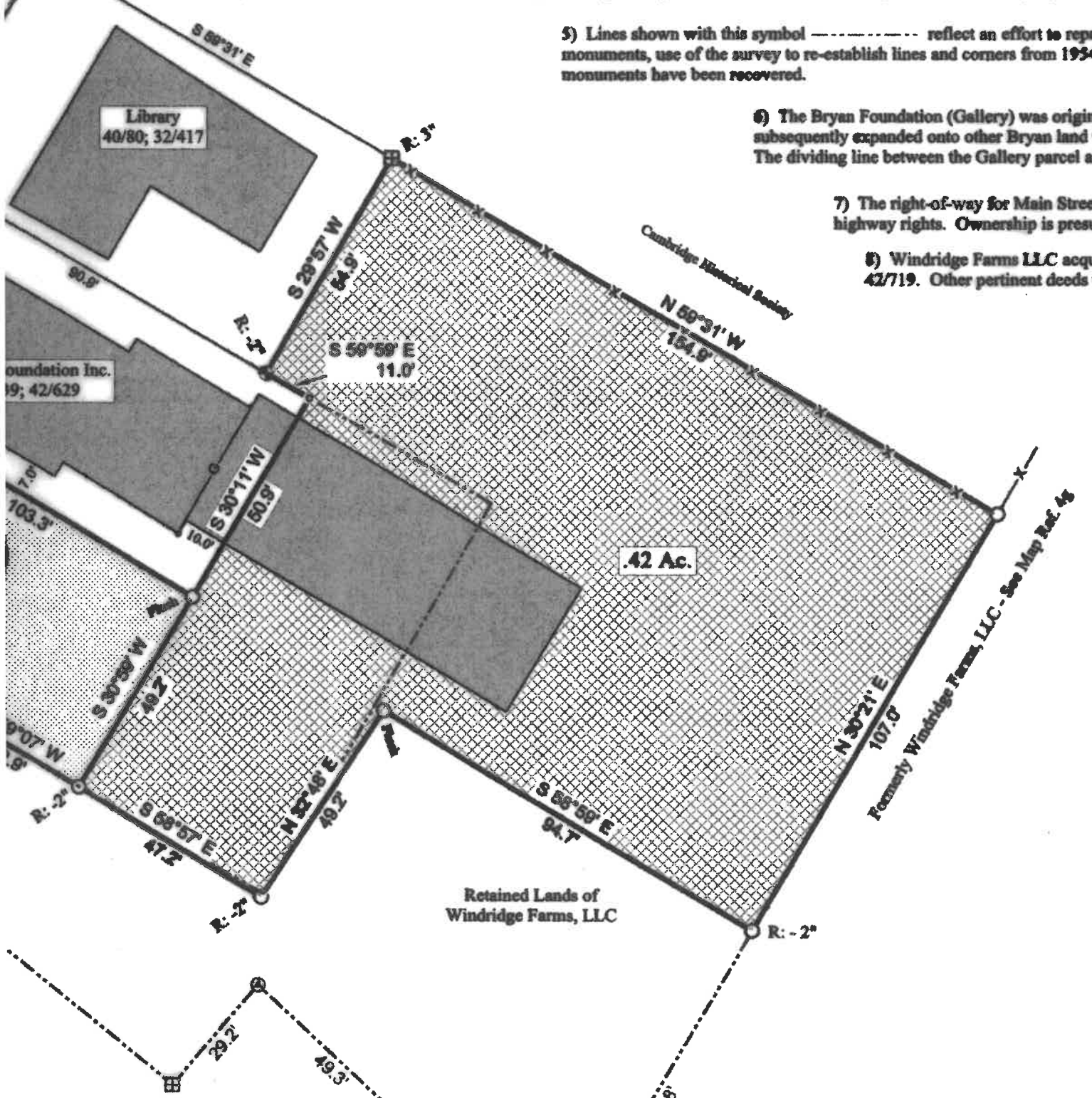
5) Lines shown with this symbol  reflect an effort to reproduce the 1954 JA Root survey of the portion of the Windridge/Bryan lands acquired from Alton Griffin (Map Ref. 44.) While helpful in locating several key monuments, use of the survey to re-establish lines and corners from 1954 was hindered by the survey's failure to "close" by over six feet. Therefore lines shown relating to that survey are approximate only except where original monuments have been recovered.

6) The Bryan Foundation (Gallery) was originally deeded a parcel defined in 1983 as running 10 feet off the building's then easterly foundation wall and 7 feet off the southerly wall. The Gallery was subsequently expanded onto other Bryan land without an additional conveyance to accommodate it. This proposed conveyance is designed to cure that issue and to provide additional lands for parking etc. The dividing line between the Gallery parcel and the Windridge Inn is set per the description in 68/39 with additional lands to be conveyed as depicted.


















7) The right-of-way for Main Street was not researched nor was any attempt made to determine its limits. Corners set and dimensions shown to Main Street do not account for the public's highway rights. Ownership is presumed to extend to the centerline encumbered by those public rights.

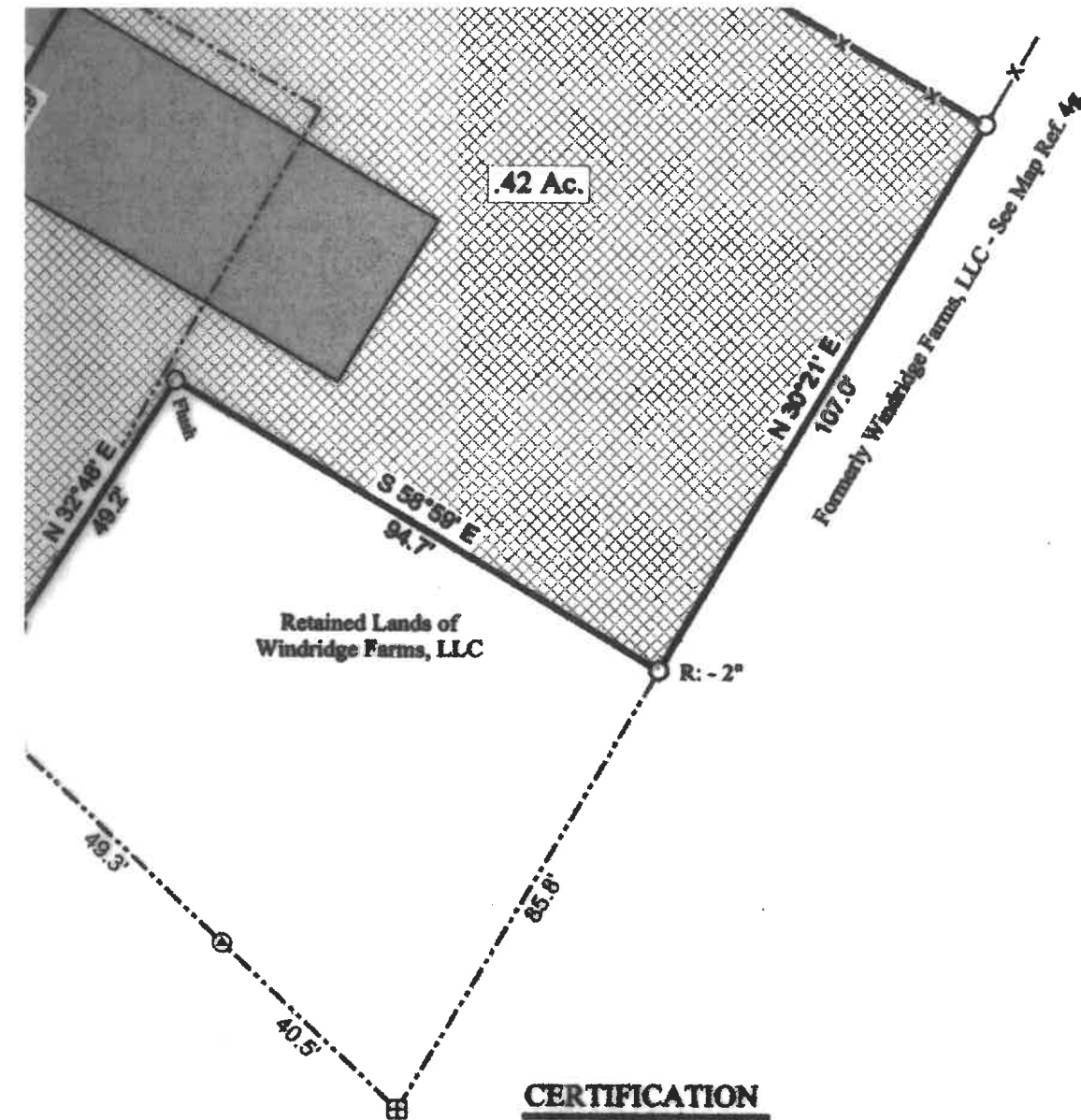
8) Windridge Farms LLC acquired several parcels through a deed recorded at 217/26 which deed references deeds of parcels acquired by Aiden T. Bryan including: 227/458; 192/315; 42/719. Other pertinent deeds used in determining the boundaries of these parcels include: 227/452; 179/472; 42/629; 42/594; 42/356; 32/417; 28/466; 24/345; 24/418; 18/122; 7/284.

Cambridge Historical Society
337/323; 42/287; 42/275;
26/133; 11/428
(208 Main Street
formerly Sweet
formerly Curtis)



LEGEND

-  Portion of Windridge Property to Be Conveyed to Gallery
-  Portion of Windridge Property to Be Conveyed With Inn
-  Set 5/8" Rebar w/ 2" Aluminum Cap (L.S.#555)
-  Found 4"x4" Concrete Marker
-  Found 4" Diameter Concrete-filled Pipe
-  Found 1 1/4" Iron Pipe - Down 2"
-  Reveal of Monument Above or Below Grade
-  Power Pole
-  Unmarked Point
-  Sewer Manhole
-  Bk./Pg. Reference to Cambridge Land Records
-  14" Maple
-  Metal Sign Post
-  Wire Fence
-  Line Calculated from 1954 JA Root survey (see note 5)
-  Approx. North boundary "Bakery" parcel - not surveyed
-  Easterly Foundation of Gallery Building in 1983



CERTIFICATION

I hereby certify that the property lines surveyed by me are based on field measurements and research on external boundaries of the parcel. Except as noted, they are consistent with deed and plat references listed as well as existing monumentation and other physical evidence and are correct to the best of my knowledge and belief. See Survey Notes for additional details. A signed and stamped mylar version of this plan will conform to requirements of 27 VSA §1403 - Vermont's plat filing law.

Copy not valid without original raised surveyor's seal and signature. Copyright © 2016

LEGEND

- Portion of Windridge Property to Be Conveyed to Gallery
- Portion of Windridge Property to Be Conveyed With Inn
- Set 5/8" Rebar w/ 2" Aluminum Cap (L.S.#555)
- Found 4"x4" Concrete Marker
- Found 4" Diameter Concrete-filled Pipe
- Found 1 1/4" Iron Pipe - Down 2"
- R: Reveal of Monument Above or Below Grade
- Power Pole
- Unmarked Point
- Sewer Manhole
- Bk./Pg. Reference to Cambridge Land Records
- 14" Maple
- Metal Sign Post
- Wire Fence
- Line Calculated from 1954 JA Root survey (see note 5)
- Approx. North boundary "Bakery" parcel - not surveyed
- Easterly Foundation of Gallery Building in 1983
- Sidewalk
- Centerline Main Street as traveled

**SURVEY FOR SUBDIVISION OF A PORTION OF
WINDRIDGE FARMS, LLC MAIN STREET PROPERTY
JEFFERSONVILLE, CAMBRIDGE, VERMONT**

**FOR
WINDRIDGE FARMS, LLC - BECKNER & LISA BRYAN
BY**

PAUL W. HANNAN, L.S. **CALAIS, VERMONT**

SURVEYED: P.H., R.F., B.B. **TITLE: P.H.**

SCALE: 1" = 30' **DRAWN: P.H.**

SEPTEMBER, 2016 **PROJ. No.: 11-38-003GAL**