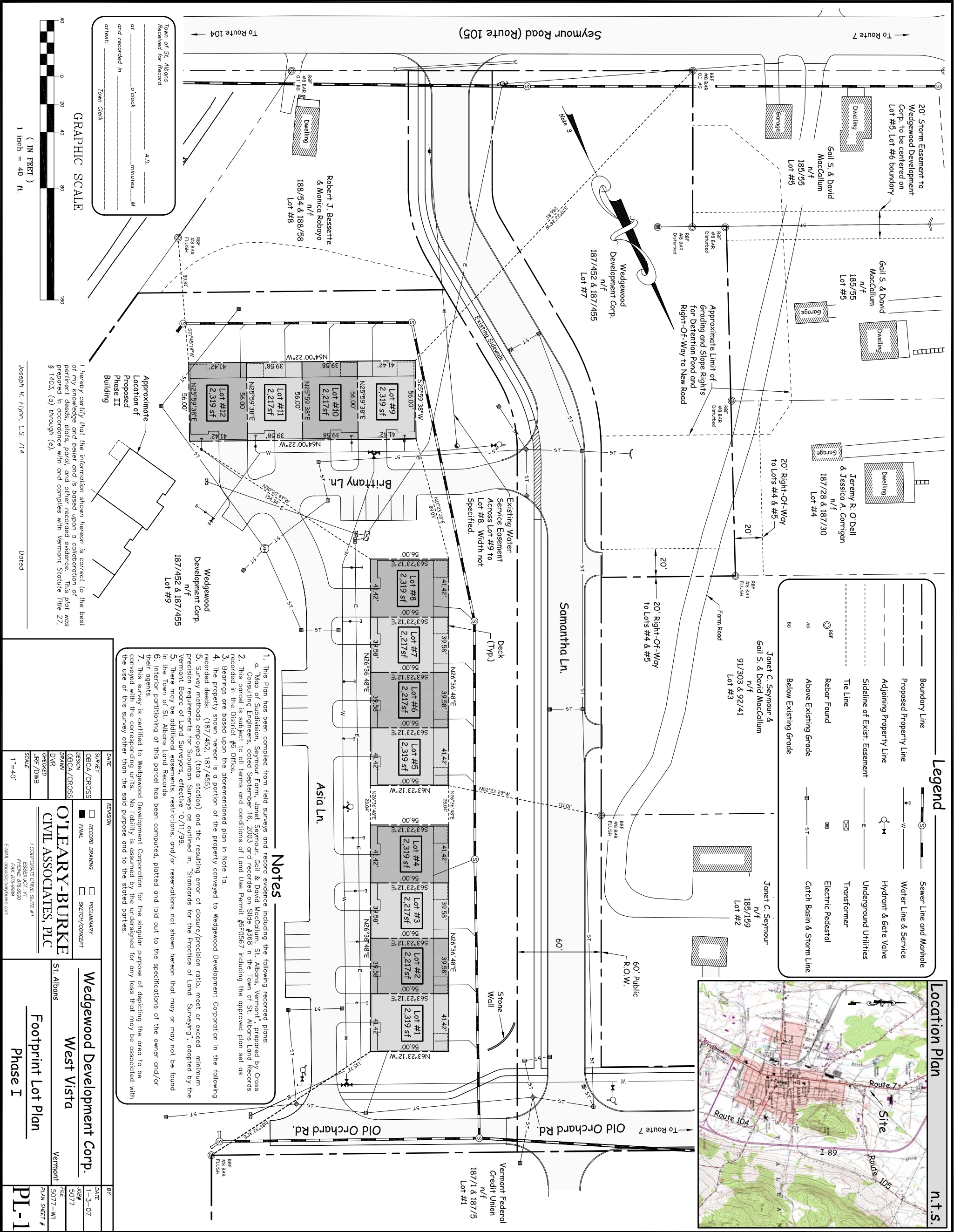


**Location Plan**  
n.t.s.

**Legend**

	Boundary Line		Sewer Line and Manhole
	Proposed Property Line		Water Line & Service
	Adjoining Property Line		Hydrant & Gate Valve
	Sideline of Exist. Easement		Underground Utilities
	Tie Line		Transformer
	Rebar Found		Electric Pedestal
	Above Existing Grade		Catch Basin & Storm Line
	Below Existing Grade		



**Notes**

- This Plan has been compiled from field surveys and record evidence including the following recorded plans:
  - Map of Subdivision, Seymour Farm, Janet Seymour, Gail & David MacCallum, St. Albans, Vermont, prepared by Cross Consulting Engineers, dated September 16, 2003 and recorded on Slide #358 in the Town of St. Albans Land Records.
  - This parcel is subject to all terms and conditions of Land Use Permit #650567 including the approved plan set as recorded in the District #6 Office.
  - Bearings are based upon the aforementioned plan in Note 1a.
  - The property shown herein is a portion of the property conveyed to Wedgewood Development Corporation in the following recorded deed: (187/452, 187/455).
  - Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Suburban Surveys as outlined in, "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors, effective 10/11/99.
  - There may be additional easements, restrictions, and/or reservations not shown herein that may or may not be found in the Town of St. Albans Land Records.
  - Interior partitioning of this parcel has been computed, platted and laid out to the specifications of the owner and/or their agents.
  - This survey is certified to Wedgewood Development Corporation for the singular purpose of depicting the area to be conveyed with the corresponding units. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said purpose and to the stated parties.

DATE	REVISION	BR
SURVEY	RECORD DRAWING	1-3-07
OBCA/CROSS	PRELIMINARY	RSB
OBCA/CROSS	SKETCH/CONCEPT	5077
DRAWN		FILE
DVR		5077-WI
CHECKED		PLAN SHEET #
JRF/DWB		PL-1
SCALE		
1"=40'		

**OTLEARY-BURKE CIVIL ASSOCIATES, PLC**  
1 CORPORATE DRIVE, SUITE #1  
ST. ALBANS, VERMONT 05077  
PHONE: 878-9880  
FAX: 878-9889  
EMAIL: ocbca@otlearyburke.com

**Wedgewood Development Corp.**  
West Vista  
Footprint Lot Plan  
Phase I

St. Albans Vermont

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, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403 (c) through (e).

Joseph R. Flynn, L.S. 714  
Dated \_\_\_\_\_

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 40 ft.

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