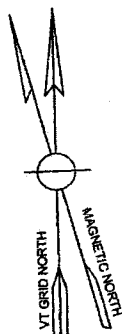


This plat is subject to the terms and conditions of Subdivision approval by the Development Review Board per the Subdivision regulations of the Town of Stowe. The terms and conditions of the approval and related information is on file in the Stowe Planning and Zoning Office.

Approved by: *[Signature]*
Chairman - Development Review Board

Date: 5/16/2017



Mt. Mansfield Co., Inc.
50/38
1791.38 acres Per Taxmap
-4.94 acres Parcel A
-22.76 acres Parcel B
-2.83 acres Parcel C
-11.93 acres Parcel D
= 1748.92± Acres
Parcels C & D are on the
easterly side of Mountain
Road and are not shown on
this plat

LINE	BEARING	DISTANCE
L60	N 61°32'00" W	94.30'
L107	S 17°39'43" E	85.65'
L108	S 27°45'00" E	101.70'
L109	S 29°39'00" E	181.70'
L110	S 54°43'51" E	62.97'
L111	S 78°24'00" E	114.00'
L112	N 78°03'00" E	99.10'
L116	S 59°51'44" W	49.59'
L124	N 08°40'20" E	30.00'
L125	S 81°19'40" E	60.25'
L126	S 06°38'00" E	25.71'
L127	S 29°30'55" E	110.09'
L127	S 43°22'00" W	30.65'

Lodge
Condominiums
TM 12.004
MB 4/109

CV Starr & Co., Inc.
TM 12.001
87/224
58/542
MB 3/35

President's Parcel A
4.94± Acres to Hwy Limits

Mt. Glenn
Condominiums
HOA
TM 12.005
118/523
MB 5/7

Toll House Parcel B
22.76± Acres
To Hwy Limits

Mt. Mansfield Co., Inc.
50/38

Mt. Mansfield Co.,
Inc.
50/38

Mt. Mansfield
Townhouses HOA
TM 12.006
921/69; Ref #1
66/305

WMM Realty
Holdings, LLC
TM 12.010
508/230
MB3/65

LEGEND

These standard symbols will
be found in the drawing.

- Sanitary Manhole
- Iron Rod or T-Bar
- Easement
- Boundary-Abuttor
- Boundary
- Hardwood Tree

200 0 100 200 400 800

MONUMENT REPORT

603 5/8" IRF	JPR	1.5'
700 5/8" IRF	bent	
701 5/8" IRF	Spear	0.2' down
702 1/2" IRF	Flush	
703 5/8" IRF		0.9'
704 5/8" IRF	In stones	0.9'
705 1" IRF		0.3'
706 T-bar		0.1'
707 5/8" IRF	Spear	0.7'
708 T-bar		0.2'
709 T-bar		0.2'
710 T-bar		0.4'
711 5/8" IRF		0.1' down
712 5/8" IRF		0.9'
713 5/8" IRF		0.4' down
714 5/8" IRF		0.2' down
715 Base Delineator Post		
716 5/8" IRS		0.65'
717 T-bar		1'
718 T-bar		0.25'
719 T-bar		0.8'
720 1/2" IRF	Flush	
721 T-bar		1'
722 5/8" IRF In 6" X 6" Concrete		
723 T-bar		1'
724 T-bar		1'
725 T-bar		1'
726 4" X 4" Concrete with Drill Hole		
727 T-bar		0.5'
729 T-bar		0.2'
730 5/8" IRF	Flush	
731 T-bar		0.8'
733 5/8" IRF		0.5'
734 5/8" IRF		0.1' down
735 1/2" IRF		0.3'
736 5/8" IRS		0.5'
737 5/8" IRF		0.3' down
738 T-bar		0.1'
739 5/8" IRF		0.35'
741 5/8" IRS	Flush	
742 5/8" IRS	Flush	
743 5/8" IRS	Flush	
745 5/8" IRS	Flush	

This list contains monuments that may
not be shown on this sheet

NOTES:

- Orientation is based on VT Grid North.
- Highway is assumed 3 rods wide centered on the traveled way.
- Utility easements were scaled from references below.
- Easements and encumbrances, recorded or unrecorded, other than those shown may exist.

REFERENCES:

- Plan of Property Of Mt. Mansfield Co., Condominium Town Houses #1, Association of Owners, Stowe, Vermont, by Spear Surveying, Inc., November 1992, Revised February 1994, Job # 75-67 X-4
- Plan Of The Inn At The Mountain In Stowe, Vermont, by J.P.R. Associates, Inc., October, 1980, Job #75-67R
- Plan of Land In Stowe, Vermont, Property Of James R. & Donna P. Zozach, by Spear Surveying, Inc., May 1987, Job #75-67 X-2
- Plan Of The Mountain Club on Mt. Mansfield, Stowe, Vermont, by J.P.R. Surveying, September, 1984, Job No. 75-67AA
- Plan Of Land In Stowe, Vermont Being Dedicated To The Lodge Condominiums by Mount Mansfield Company, Inc., by J.P.R. Associates, Inc., January, 1980, Job No. 75-67L
- Mountain Road Sewer Contract No. 5, Notch Brook Road To Smugglers Notch State Park, by Dufresne-Henry, July 2001, Sheets 6, 7, and 8 of 15, on file at the Town of Stowe engineer's office
- Record Drawing, Water Main (Plan and Profile), by Leach Engineering Consultants, P.A., dated 4/2/02, stations 132+00 to 166+00, on file at the Town of Stowe engineer's office
- Toll Road Pump Station and Storage Tank Site Plan, Mountain Road Pump Stations and Storage Tank, Stowe Water Department, by Leach Engineering Consultants, P.A., 7-19-02, Sheet 9
- Plan of Land In Stowe, Vermont Being Dedicated To The Lodge Condominiums by Mount Mansfield Company, Inc., by J.P.R. Associates, Inc., January 1980, Job #75-67L
- 2017 Termination of Condominium Declaration and Common Interest Community on file at the Stowe Town Clerk's Office.

The recordable mylar plat conforms with 27 VSA 1403. Survey information is based on a total station survey and references shown. The plat is consistent, except as noted, with previous surveys, field evidence, and references shown to the best of my knowledge and belief. See survey notes for additional details. Except for the recordable mylar, only copies with an embossed seal are certified by the land surveyor.

Toll House Subdivision

Land Of

Mt. Mansfield Co., Inc.

5781 Mountain Road

Stowe, Lamoille County, Vermont

SHEET 1 OF 1

Little River

Survey Company, L.L.C.

P.O. Box 1288, 5285 Packer Street
Stowe, Vermont 05652
Tel: (802) 253-8214 Fax: (802) 253-2289

SCALE: 1"=200'

DRAWN BY: PSK

CHECK BY: GEB

DATE: April 2017

JOB: 17224

The recordable plat is ink on mylar