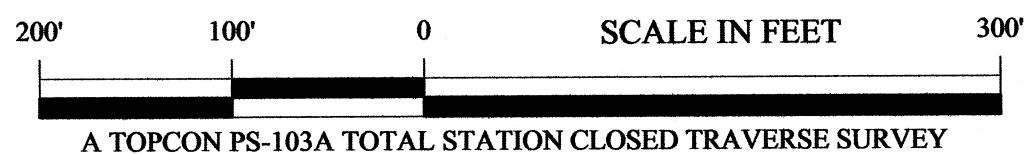


Exhibit CS-BW-31

Docket 8302
Exhibit CS-ECOS-2
ALTA Survey



U.S. ROUTE NO. 7 (NORTH BOUND)

NO. 40 RUSSETT DR.
THOMAS A. CUSHMAN
K. 0-447 PG. 94 - AUGUST 22, 2007

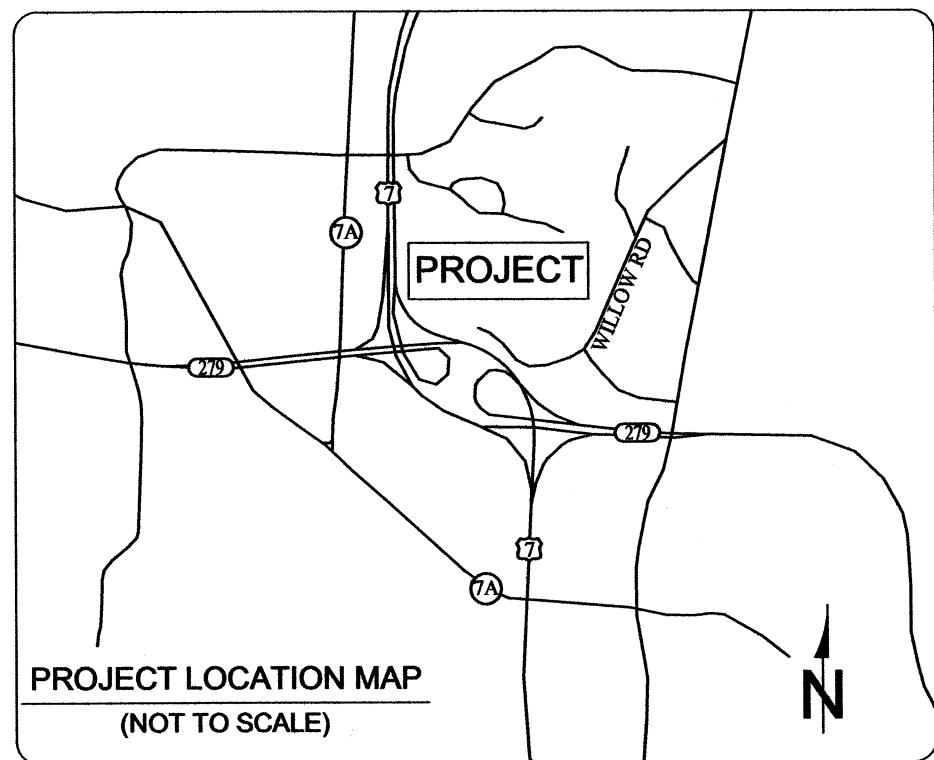
NO. 589 APPLE HILL RD.
DAVID B. & TERESA A. SHOLES
 BK. 385 PG. 164 - AUGUST 30, 2002
 BK. 385 PG. 165 - AUGUST 30, 2002
 (SEE REFERENCED SURVEY B)

REFERENCE IS MADE TO THE FOLLOWING SURVEY PLANS:

- A) THE PLAN SET FOR HIGHWAY PROJECT F 019-1(6) - ROUTE U.S. CONNECTOR - RAMPS E, F, & G - SHEETS 23 THROUGH SHEETS 26 DATED 11/14/1969. SAID PLANS WERE OBTAINED FROM THE STATE OF VERMONT AGENCY OF TRANSPORTATION DISTRICT NO. 4 OFFICE IN BENNINGTON, VT.
- B) A SURVEY PLAN PREPARED BY WEST MOUNTAIN ENGINEERING ENTITLED "SUBDIVISION OF PROPERTY - PAUL AND NANCY BOHNE - APPLE HILL ROAD - BENNINGTON, VERMONT" DATED AUGUST 2001. SAID PLAN WAS NOT FOUND TO BE OF RECORD IN THE TOWN OF BENNINGTON LAND RECORDS.
- C) A SURVEY PLAT PREPARED BY GERALD E. MORRISSEY, INC. ENTITLED "APPLE HILL DEVELOPMENT - ORCHARD LOT, OWNER-DEVELOPER PAUL & NANCY BOHNE, INC. - BENNINGTON, VERMONT." DATED JULY 1988 AND REVISED AUGUST 1988. SAID PLAT WAS NOT FOUND TO BE OF RECORD IN THE TOWN OF BENNINGTON LAND RECORDS.
- D) A SURVEY PLAT PREPARED BY GERALD E. MORRISSEY, INC. ENTITLED "MAP OF PROPERTY BELONGING TO MYRA ELWELL VAN NOSTRAND - BENNINGTON, VT" DATED DECEMBER 1990. SAID PLAT WAS NOT FOUND TO BE OF RECORD IN THE TOWN OF BENNINGTON LAND RECORDS.

LEGEND

IRON PIPE/PIN (EXISTING)	
IRON PIPE/PIN (SET)	
UNMONUMENTED POINT	
PROPERTY LINE	
R.O.W. LINE	
STONEWALL	
PAVED SURFACE	
UTILITY POLE	



MONUMENT SCHEDULE				
PROPERTY CORNER	MONUMENT	GRADE RELATIONSHIP	EXISTING/ SET	REMARKS
(A)	4" x 4" CONC. BOUND	ABOVE 8"	EXISTING	VT. HWY. DEPT.
(B)	4" x 4" CONC. BOUND	ABOVE 8"	EXISTING	VT. HWY. DEPT.
(C)	4" x 4" CONC. BOUND	ABOVE 10"	EXISTING	VT. HWY. DEPT.
(D)	1" IRON PIPE	ABOVE 12"	EXISTING	IN STONE WALL
(E)	4" x 4" CONC. BOUND	ABOVE 8"	EXISTING	VT. HWY. DEPT.
ADDITIONAL MONUMENTATION USED IN THIS SURVEY IS OFF LOCUS.				

SITE RESTRICTIONS:
ZONE: RURAL CONSERVATION
ALL SITE RESTRICTIONS WERE OBTAINED PER THE TOWN OF BENNINGTON
CONTACT NAME: DANIEL MONKS
TITLE: ZONING ADMINISTRATOR
CONTACT NUMBER: (802)442-1037

SETBACK RESTRICTION
FRONT - 50' SIDE - 30' REAR - MIN 50'
MAX. BUILDING HEIGHT - 30' MAX. BUILDING COVERAGE - 10%

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEAR TO BE IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 500013 0005 C, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17,1986. THIS IS NOT A SPECIAL FLOOD HAZARD AREA.

EASEMENT & RIGHT-OF-WAY NOTES:

1. WILLOW ROAD (TOWN HIGHWAY NO. 18) IN THE AREA OF THE SUBJECT PROPERTY IS A CLASS 4 PUBLIC ROADWAY. THAT PORTION OF THE SAID WILLOW ROAD NOTED AS CLASS 4 IS PURPORTED TO BE 0.37 MILES IN LENGTH, WHICH PLACES THE APPROXIMATE TERMS OF AN ACROSS-THE-ROAD EASEMENT PROCLAIMED BY THE SAID PROPERTY OWNER. THE WIDTH OF THE ROADWAY AS LAID OUT COULD NOT BE DETERMINED AND THUS BY VERMONT STATUTE THE LIMITS OF WILLOW ROAD WERE SURVEYED AT 1/2 RDS (24.75') FROM THE CENTERLINE OF THE ROADWAY.
2. REFERENCE IS MADE TO THE DEEDS OF MYRA VAN NOSTRAND TO PHILIP & MARIAN VAN NOSTRAND (PREDECESSORS IN TITLE TO WARD) DATED DECEMBER 28, 1990 AND MARCH 14, 1991 AND RECORDED IN BK.0-288 AT PG. 247 AND BK. 0-289 AT PG. 213 RESPECTIVELY. THE FIRST MENTIONED DEED CONVEYING A 1/2 INTEREST IN THE SUBJECT PROPERTY AND SERVING AS A QUIT-CLAIM TO PHILIP & MARIAN VAN NOSTRAND, REFLECTS THE ORIGINAL WIDTH OF THE ROADWAY AS INDICATED. THE SECOND CONVEYING THE REMAINING 1/2 INTEREST. THEREFORE REFERENCE IS MADE TO THE DEED DATED NOVEMBER 10, 1994 AND RECORDED IN BK. 0-316 AT PG. 200. THIS DEED CONFIRMS A QUIT-CLAIM TO THE SAID PHILIP & MARIAN VAN NOSTRAND OF THE RIGHTS AND EASEMENTS OF THE SAID MYRA VAN NOSTRAND. IT IS MY OPINION THAT THIS EASEMENT NO LONGER CUMBERS THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED FOR AND IS CERTIFIED TO ECOS ENERGY, LLC.

**VERMONT SURVEY
CONSULTANTS, LLC**

LAND SURVEYING - MAPPING - SUBDIVISIONS
69 GROVE STREET RUTLAND, VERMONT 05701 (802) 773-2210

ALTA/ACSM LAND TITLE SURVEY
PROPERTY OF JONATHAN M. & MICHELLE M. WARD
TO BE CONVEYED TO ECOS ENERGY, LLC

1031 WILLOW ROAD & U.S. ROUTE 7
TOWN OF BENNINGTON - COUNTY OF BENNINGTON
STATE OF VERMONT

PROJ. NO: 2013-25
SCALE: 1" = 100 FT.

	DATE: AUGUST 2, 2013
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SCALE: 1" = 100 FT.	DATE: AUGUST 2, 2013	SHEET 1 OF 1
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REFERENCES

NOT VALID
UNTIL SEALED

TO ECOS ENERGY, LLC: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 8, 11a, 13, AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY OF 2013.

DATE:
NAME:

RAYMOND PAGE - VT LS 723

REV.	DESCRIPTION	BY	DATE
<u>COPYRIGHT © 2013 VERMONT SURVEY CONSULTANTS, LLC</u> ALL RIGHTS RESERVED. THIS DOCUMENT OR ANY PART THEREOF MAY NOT BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM VERMONT SURVEY CONSULTANTS, LLC.			