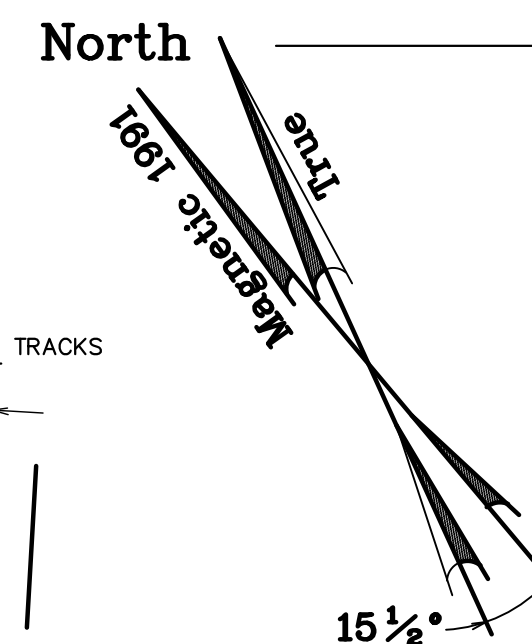


ATTEST: \_\_\_\_\_  
TOWN CLERK

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION  
OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF  
ST. ALBANS, VERMONT, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_  
SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF  
SAID RESOLUTION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY



PROPERTY OF  
Nicole P. LaPierre  
Revocable Trust  
VOL. 224, PG. 601

PROPERTY OF  
A. R. Brooks  
and Sons, Inc.  
VOL. 27, PG. 315

PROPERTY OF  
Ben & Jerry's Homemade, Inc.  
VOL. 95, PG. 633  
SEE REF. MAP 1.2

5

PROPERTY OF  
C.V. Properties, Inc.  
VOL. 102, PG. 413 (CITY RECORDS)  
SEE ALSO VOL 18, PG. 387 OLD TOWN RECORDS  
RAILROAD UNDER OPERATING EASEMENT  
TO NEW ENGLAND CENTRAL RAILROAD  
SEE VOL. 100, PG. 403 (CITY RECORDS)

PROPERTY OF  
John & Elaine  
Magnan  
VOL. 30, PG. 163  
VOL. 35, PG. 172

REVISED 03/13/25: BOUNDARY LINE ADJUSTMENT FOR LOTS 2,3&4

**Franklin Co. Industrial Development Corp.**  
ST. ALBANS, VERMONT

**SUBDIVISION PLAT**  
**ST. ALBANS TOWN INDUSTRIAL PARK**  
**PHASE 4**

**CCE CROSS**  
**CONSULTING ENGINEERS, P.C.**  
103 Fairfax Rd.  
St. Albans, Vermont 05478  
Tel. 802-524-2113  
Fax. 802-524-9681  
© COPYRIGHT 2019  
Cross Consulting Engineers, P.C.

DATE: March 17, 2020  
DRAWN: RHW  
CHECKED: PHC  
APPROVED: PHC  
PROJECT: 99064  
FIELD BOOK: 43  
SHEET: 2 of 2

PLOTTED: June 20, 2025

NOTE:

SEE SHEET 1 (LAST REVISED 3/13/2025)  
FOR LOT BOUNDARY GEOMETRY

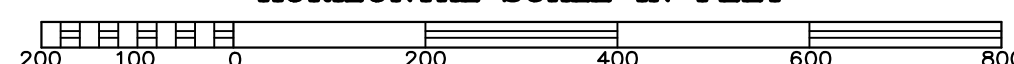
PROPERTY OF  
Fraser Holdings, Inc.

NOTES:

NOTES:  
1. EASEMENTS TO BE RETAINED BY ECIDC AS FOLLOWS:

- MENTS TO BE RETAINED BY FCD/C AS FOLLOWS:
- a.) 5 FEET EITHER SIDE OF ALL UNDERGROUND ELECTRIC, TELEPHONE, AND DATA UTILITIES BASED ON THEIR FINAL AS-BUILT LOCATIONS
  - b.) 10 FEET EITHER SIDE OF THE PRESSURE SEWER PIPELINE BASED ON ITS EXACT AS-BUILT LOCATION
  - c.) 12.5 FEET EITHER SIDE OF WATER MAINS AND GRAVITY SEWER MAINS BASED ON THEIR EXACT AS-BUILT LOCATION

**HORIZONTAL SCALE IN FEET**



\\1999 Drawings\99064 FCIDC - Magnan\Current\2 Of 2 Subdivision Plat\_Easements\_REVISED 2025-03.dwg