



EASEMENT/RIGHT-OF-WAY NOTES:

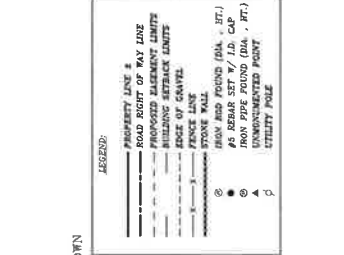
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED LOTS 7 & 8 CONVEYED TO THE COMMONS AS SHOWN ON SHEETS 1 & 2. THE EASEMENT SHALL BE A MINIMUM OF 25 FEET FROM THE CENTERLINE OF BANFIELD ROAD.
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED LOTS 1 & 2 CONVEYED TO THE COMMONS AS SHOWN ON SHEETS 1 & 2. THE EASEMENT SHALL BE A MINIMUM OF 25 FEET FROM THE CENTERLINE OF BANFIELD ROAD.
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED LOTS 3 & 4 CONVEYED TO THE COMMONS AS SHOWN ON SHEETS 1 & 2. THE EASEMENT SHALL BE A MINIMUM OF 25 FEET FROM THE CENTERLINE OF BANFIELD ROAD.
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED LOTS 5 & 6 CONVEYED TO THE COMMONS AS SHOWN ON SHEETS 1 & 2. THE EASEMENT SHALL BE A MINIMUM OF 25 FEET FROM THE CENTERLINE OF BANFIELD ROAD.
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- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED LOTS 9 & 10 CONVEYED TO THE COMMONS AS SHOWN ON SHEETS 1 & 2. THE EASEMENT SHALL BE A MINIMUM OF 25 FEET FROM THE CENTERLINE OF BANFIELD ROAD.

STORMWATER MANAGEMENT EASEMENT NOTES:

- ALL LOTS IN THIS SUBDIVISION SHALL BE FIELD N COMMON WITH ALL LOTS IN THE SUBDIVISION FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AS SHOWN ON SHEETS 1 & 2. DURING THE CONSTRUCTION PERIOD, THE COMMONS SHALL BE MAINTAINED AS SHOWN ON SHEETS 1 & 2. DURING THE OPERATIONAL PERIOD, THE COMMONS SHALL BE MAINTAINED AS SHOWN ON SHEETS 1 & 2.
- ALL AREAS WITHIN THE COMMONS ACCESS & UTILITY EASEMENT FOR THE PROPOSED ROAD SERVING LOTS 7 & 8 SHALL BE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AS NOTED ABOVE.

LINE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ARC BEARING
1+00	S 89°45'13" W	111.97	111.97	89°45'13"
1+10	S 89°45'13" W	111.97	111.97	89°45'13"
1+20	S 89°45'13" W	111.97	111.97	89°45'13"
1+30	S 89°45'13" W	111.97	111.97	89°45'13"
1+40	S 89°45'13" W	111.97	111.97	89°45'13"
1+50	S 89°45'13" W	111.97	111.97	89°45'13"
1+60	S 89°45'13" W	111.97	111.97	89°45'13"
1+70	S 89°45'13" W	111.97	111.97	89°45'13"
1+80	S 89°45'13" W	111.97	111.97	89°45'13"
1+90	S 89°45'13" W	111.97	111.97	89°45'13"
2+00	S 89°45'13" W	111.97	111.97	89°45'13"
2+10	S 89°45'13" W	111.97	111.97	89°45'13"
2+20	S 89°45'13" W	111.97	111.97	89°45'13"
2+30	S 89°45'13" W	111.97	111.97	89°45'13"
2+40	S 89°45'13" W	111.97	111.97	89°45'13"
2+50	S 89°45'13" W	111.97	111.97	89°45'13"
2+60	S 89°45'13" W	111.97	111.97	89°45'13"
2+70	S 89°45'13" W	111.97	111.97	89°45'13"
2+80	S 89°45'13" W	111.97	111.97	89°45'13"
2+90	S 89°45'13" W	111.97	111.97	89°45'13"
3+00	S 89°45'13" W	111.97	111.97	89°45'13"



CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ARC BEARING
1+00	S 89°45'13" W	111.97	111.97	89°45'13"
1+10	S 89°45'13" W	111.97	111.97	89°45'13"
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GENERAL NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A LEVIT SET 4
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNER AND ADJACENTS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- RECORDS SHOWING HEREON ARE BASED ON THE SURVEY NOTED IN REFERENCE NO. 1 SHOWING EASEMENT RECORDS.
- ADJACENT OWNERS ARE ADVISED TO BE AWARE OF ANY RIGHTS OF WAY AND EASEMENTS SHOWN ON THIS SURVEY AND TO BE AWARE OF ANY RIGHTS OF WAY AND EASEMENTS SHOWN ON THIS SURVEY AND TO BE AWARE OF ANY RIGHTS OF WAY AND EASEMENTS SHOWN ON THIS SURVEY.

PROPOSED LOT 9

CLARK ROAD, BANFIELD ROAD & EAST HILL ROAD
EAST MONTPELIER, VERMONT

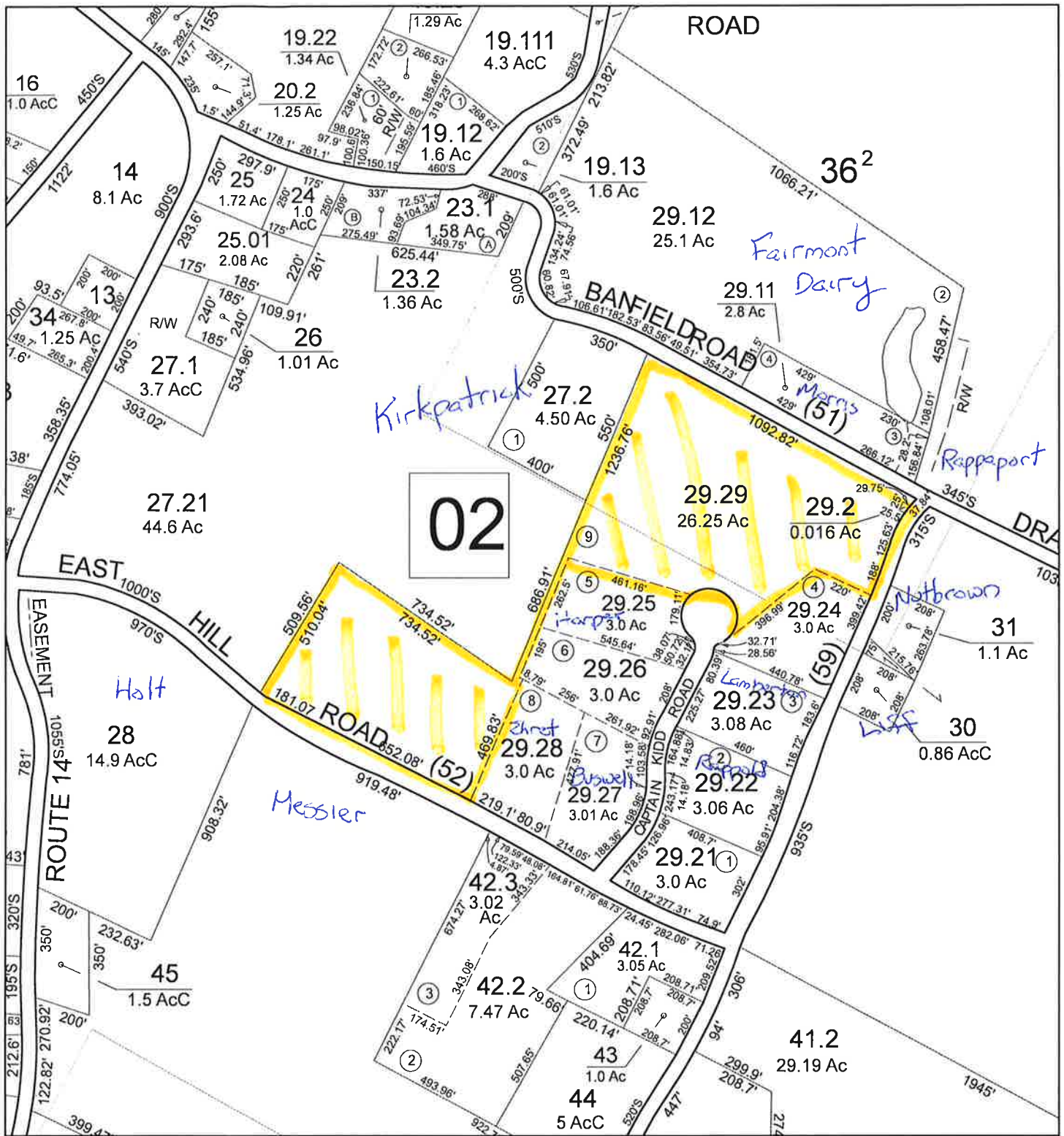
CHASE & CHASE
SURVEYORS & SEPTIC DESIGNERS INC.

301 N. MAIN ST. BARRE, VT. 05641
(802) 477-8600

CERTIFICATION
I HEREBY CERTIFY THAT THE PLANS, SURVEY, DESIGN, SET-OUT, AND CORRECT REPRESENTATION OF THE PARCEL, ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS HEREIN, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.

7/12/16
D. Chase
D. Chase

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.



**Wells -- Captain Kidd Subdivision
East Montpelier**



7/13/2016

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, August 2, 2016 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 16-033 submitted by Duane Wells. The application is for a 2-lot subdivision of Lot 9 (the remainder lot) of the 2006 Wells subdivision that created the seven building lots around Captain Kidd Road plus a building lot along East Hill Road. The remainder lot is comprised of about 15 acres at the north end of Captain Kidd Road, a 9-acre rectangle along East Hill Road, and a very thin rectangular stretch of land behind Lots 5 & 6 that connects the two larger parcels. The intent is to separate the East Hill parcel from the rest of the property. The following notice will appear in the Times Argus Sunday, July 17, 2016:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, August 2, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #16-033, submitted by Duane Wells, to subdivide his property on East Hill, Banfield, Clark, and Captain Kidd Roads, a 24.25-acre undeveloped parcel known as Lot 9 of the Wells 2006 Captain Kidd Road Subdivision. This proposal will further divide Lot 9 into two parcels: one of 9.03 acres with frontage on East Hill Road and one of 15.22 acres with frontage on Captain Kidd, Banfield, and Clark Roads. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.

The applicant must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at eastmontadmin@comcast.net.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT 05651