

Permit # 13-044

ACCESS (CURB CUT) APPLICATION

Date Received: 12/30/13

Fee \$ 35.00 CK# 1392

TOWN OF EAST MONTPELIER

Parcel # 02-084.200

PO Box 157, East Montpelier, VT 05651

Tax Map # 04-01-44.420

Applicant: Elliot G. Kaiman and Alison R. Brodhagen Phone: 203-241-6887

Mailing Address: 11 Genesee Lane, Madison, CT 06443

Property Owner: Elliot G. Kaiman and Alison R. Brodhagen Phone: 203-241-6887

Mailing Address: 11 Genesee Lane, Madison, CT 06443

Property Location: Jacob's Road

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

- agricultural
- commercial
- industrial
- residential
- development
- other

- Current Access:
- agricultural
  - commercial
  - industrial
  - residential
  - development
  - other

- Proposed Access:
- agricultural
  - commercial
  - industrial
  - residential
  - development
  - other

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): Approximately 2,640 to intersection of Jacob's and Sparrow Farm Road

Has the proposed access been flagged (i.e., marked) at the site?  YES  NO

**Site must be flagged before the application will be considered.**

The undersigned agree(s) to construct and maintain this access in accordance with applicable regulations and adhere to the specifications, restrictions, and conditions contained in this permit, if issued.

Elliot G. Kaiman Alison R. Brodhagen  
Applicant

12/9/13  
Date

Elliot G. Kaiman Alison R. Brodhagen  
Property Owner

12/9/13  
Date

\*\*\*\*\*

Denied:

**Approval to Proceed:** Upon receipt of this permit you are authorized to proceed with the project in accordance with the conditions, specifications and restrictions, including Road Foreman recommendations, contained in this document and any attachments to this document. Approval is granted only for the work described in this application and must be performed as directed. The Permit Holder shall be responsible for all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and hold harmless the Town of East Montpelier and its officers, agents and employees from all suits, actions or claims of any character, name and description brought on account of any injuries or damages sustained by any person or property, including all costs or expenses to defend against such suits, actions or claims.

1-6-14  
Date

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

**Road Foreman Determination:**

Proposed access meets applicable sight distance standards. Comments: \_\_\_\_\_

See attached form mibe

**Road Foreman Recommendations:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Culvert/Drainage Requirements:**

Roadway Culverts – 18” minimum diameter of metal, reinforced concrete, or polyethylene pipe with drop inlets or catch basins as required. Hydraulic Analysis to determine appropriate pipe diameter is recommended for all live stream crossings and elsewhere where large storm flows may be expected. See VTrans Standard A-76.

Driveway Culverts – Circular drainage culverts shall have a minimum inside cross-sectional area equivalent to that provided by a 15” circular pipe. See VTrans Standard B-71.

Underdrains – 6” minimum diameter of metal, PVC plastic or polyethylene pipe.

Mike Harent  
Road Foreman

1/2/14  
Date

**Additional Selectboard Conditions &/or Restrictions:**

This is a non-conforming access. This information must be disclosed to all prospective buyers of this property.

Town of East Montpelier, Vermont

P.O. Box 157  
East Montpelier, VT  
05651-0157

Town Clerk's Office  
Phone 802-223-3313  
Fax 802-223-4467

To Select board

This curb cut does not conform  
to B-71 sight distance standards.

If the Select board approves this  
curb cut a 15" x 40' drive culvert  
must be installed in the existing  
town ditch line. all excavated  
area should be seeded and mulched.  
Applicant shall also comply with  
Standard B-70 Detail G. See  
attached form.

Thanks

Mike Harand  
Road foreman

Town of East  
Montpelier  
11/1/13



TOWN OF  
EAST MONTPELIER, VERMONT  
SELECTBOARD

Casey Northrup (2011 – 2014)  
Steve Sparrow (2012 – 2014)

Kim Swasey (2013 – 2015)  
Carl Etnier (2013 – 2016)

Chair, Seth Gardner (2012 – 2015)

January 19, 2014

Suzanne & Etsuro Nishiyachi  
530 Jacobs Road  
Montpelier, VT 05602

Re: East Montpelier Zoning Applications #13-042 & #13-044

Dear Mr. & Ms. Nishiyachi:

The Selectboard met on Monday, January 6, 2014 and approved the new access (curb cut) for the Kaiman/Brodhagen lot on Jacobs Road. The curb cut is located about 40' to the north of your existing curb cut, very close to the property line.

As per your request, Access Permit #13-042, which allowed multi-residential use of your curb cut located at 530 Jacobs Road, has been officially withdrawn and is no longer, at this point, an option for any potential buyer of the Kaiman lot. As previously discussed, should you decide in the future to allow such multi-residential use of your curb cut in lieu of this new curb cut on the Kaiman lot, the Selectboard would be very willing to consider the request so long as a formal agreement between the parties is in place.

Thank you for continuing to work with us to resolve this difficult access situation. If you have any questions regarding this new permit or your options in the future, please feel free to contact me.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

TOWN OF  
EAST MONTPELIER, VERMONT  
SELECTBOARD

Casey Northrup (2011 – 2014)  
Steve Sparrow (2012 – 2014)

Kim Swasey (2013 – 2015)  
Carl Etnier (2013 – 2016)  
Chair, Seth Gardner (2012 – 2015)

January 19, 2014

Elliot Kaiman & Alison Brodhagen  
11 Genesee Lane  
Madison, CT 06443

Re: East Montpelier Zoning Applications #13-042 & #13-044

Dear Mr. Kaiman & Ms. Brodhagen:

The Selectboard met on Monday, January 6, 2014 and approved the requested access (curb cut) for your lot on Jacobs Road. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Mike Garand at (802) 223-5870.

The Selectboard did not include any special condition regarding signage or mechanical/ physical improvements to the access sight lines. Instead, the board imposed the following condition:

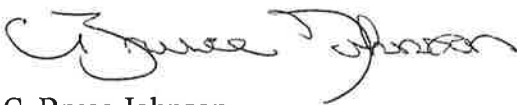
**This is a non-conforming access. This information must be disclosed to all prospective buyers of this property.**

Access Permit #13-042, allowing multi-residential use of the Nishiyachi access to benefit your lot, has been officially withdrawn by the Nishiyachis. It is my belief that any prospective buyer of your lot may still be able to negotiate such use of the Nishiyachi access, but the Selectboard will not consider that option again without a formal agreement between the parties.

However this eventually plays out, please have the buyers contact me to arrange for an E-911 address for whatever becomes the final access point.

If you have any questions regarding this permit, please feel free to contact me.

Sincerely,



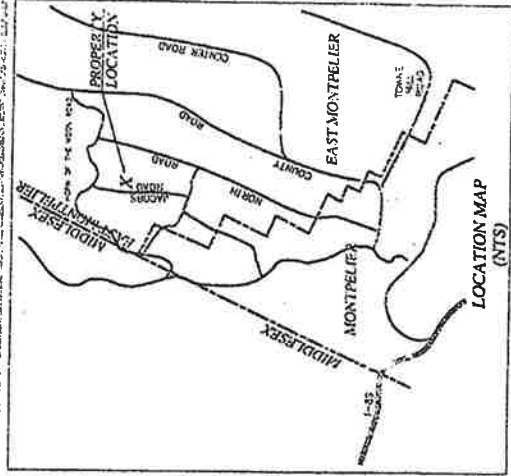
C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

**SURVEY NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 300R TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH, 2011.
6. THIS TOWN ROAD WAS DETERMINED TO BE A 13' ROAD RIGHT-OF-WAY BASED ON OTHER AREA SURVEYS OF RECORD, MONUMENTATION FOUND, AND PURSUANT TO TITLE 24, SECTION 294 OF THE VERMONT STATE STATUTES ANNOTATED.

**LEGEND:**

- ROAD RIGHT-OF-WAY LINE
- EDGE OF GRAVE
- STONE WALL
- WIRE FENCE
- IRON ROD FOUND (OR, ART)
- IRON SET WITH CAP
- IRON PIPE FOUND (OR, ART)
- ▲ UNDOCUMENTED POINT
- UTILITY POLE
- UTILITY LINE
- DUBBED WELL
- PROPERTY LINE
- FENCE LINE
- FILLING
- EMBOSSED EDGE
- REGULATION TEST
- FEET PIT
- WELL BOUNDARY LINE



DEPT. OF ENVIRONMENTAL CONSERVATION

APPROVED: *[Signature]*

PERMIT #: *W. 5-341-2*

DATE: *5/14/08*

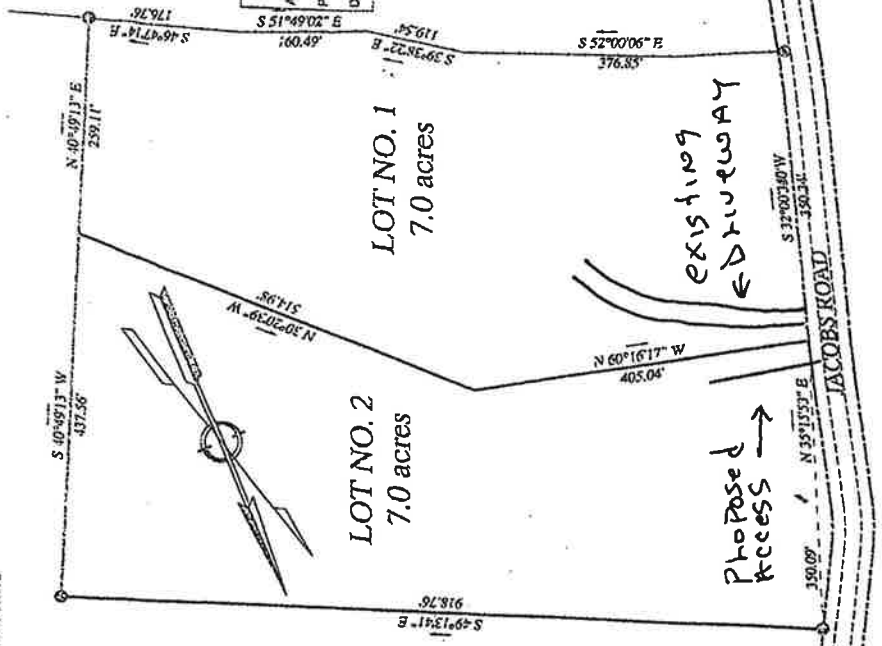
LAND OF  
LESTER BIRNBAUM & ALLISON CADWELL  
TAX MAP 04 BLOCK 01 LOT 85  
PARCEL ID#01-049,000  
BOOK 66 PAGE 407

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE BOUNDARIES DETERMINED AS NOTED HEREON AND BELIEVED TO BE THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL SURVEYOR, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS. THAT THIS PLAN MEETS THE REQUIREMENTS OF 27 V.S.A. § 241.

*[Signature]*  
THOMAS C. OTTERMAN, RLS. #580, VERMONT

LAND OF  
DANIEL & FLOR DIAZ SMITH  
TAX MAP 04 BLOCK 01 LOT 44.1  
PARCEL ID#02-041,000  
BOOK 76 PAGE 354



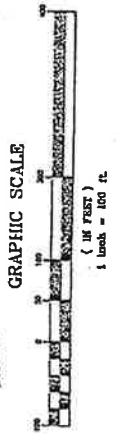
LAND OF  
DANIEL & FLOR DIAZ SMITH  
TAX MAP 04 BLOCK 01 LOT 44.1  
PARCEL ID#02-041,000  
BOOK 76 PAGE 354

PROPOSED PROPERTY SUBDIVISION OF LAND  
IN  
EAST MONTEPELIER, VERMONT  
BELONGING TO  
ETSURO & SUZANNE NISHIYACHI  
AT 530 JACOBS ROAD  
PARCEL ID #02-084,100  
APR 30 2008

TAX MAP 04 BLOCK 01 LOT 44.4  
BOOK 91 PAGE 468

TOTAL AREA =  
14.0 ACRES  
(EXISTING LOT)

LAND OF  
MICHAEL & MARLENE McCARTY  
TAX MAP 03 BLOCK 00 LOT 33.1  
PARCEL ID#01-054,100  
BOOK 47 PAGE 189



DATED 23 APRIL 2008 SCALE: 1" = 100'

SURVEYED BY THOMAS C. OTTERMAN, RLS #580  
DESIGN BY THOMAS C. OTTERMAN, CST #441

44 EAST ORANGE ROAD, EAST ORANGE, VERMONT 05086 · 802-435-5838  
08034 - BK  
SHEET 1 OF 4



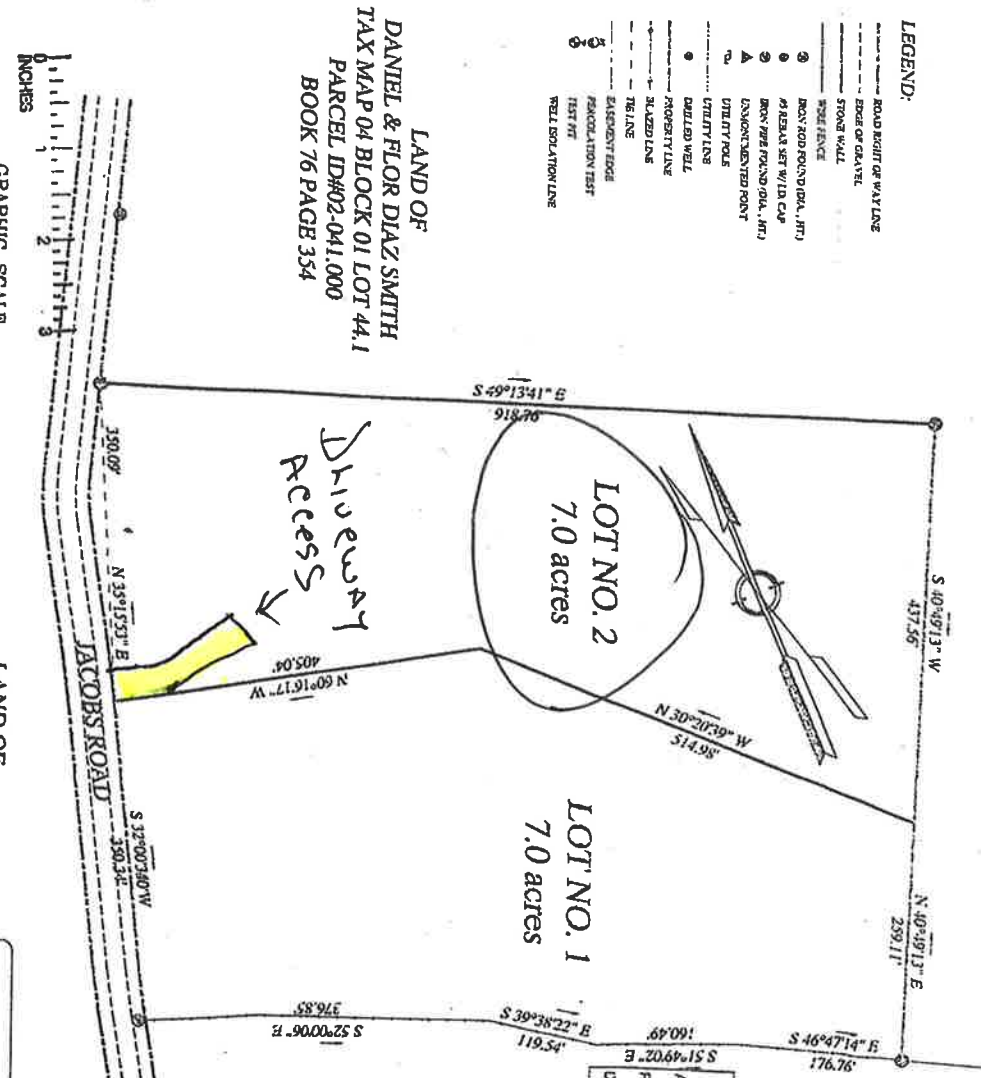
**SURVEYOR NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A LEITZ SET 3108 TOTAL STATION TOGETHER WITH A STEEL TAPE WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH, 2011.
6. THE TOWN ROAD WAS DETERMINED TO BE A 3 ROD RIGHT-OF-WAY BASED ON OTHER AREA SURVEYS OF RECORD, MONUMENTATION FOUND, AND PURSUANT TO TITLE 19, SECTION 294 OF THE VERMONT STATE STATUTES ANNOTATED.

LAND OF  
**DANIEL & FLOD DIAZ SMITH**  
 TAX MAP 04 BLOCK 01 LOT 44.1  
 PARCEL ID#02-041.000  
 BOOK 76 PAGE 354

- LEGEND:**
- ROAD RIGHT OF WAY LINE
  - EDGE OF GRAVEL
  - STONE WALL
  - WIRE FENCE
  - IRON 200 ROUND GAL. PIT
  - IRON 1/2" SET W/13 GAL
  - IRON 1/2" ROUND GAL. PIT
  - UNMOUNTED ROBY
  - UTILITY POLES
  - UTILITY LINES
  - DELETED WELL
  - PROPERTY LINE
  - RAZED LANE
  - 7/8" LANE
  - EASEMENT EDGE
  - FAUCETATION TEST
  - TEST PIT
  - WELL ISOLATION LINE

LAND OF  
**DANIEL & FLOD DIAZ SMITH**  
 TAX MAP 04 BLOCK 01 LOT 44.1  
 PARCEL ID#02-041.000  
 BOOK 76 PAGE 354



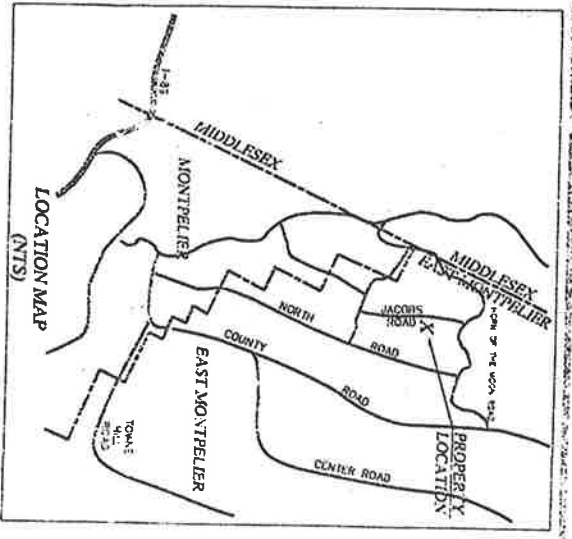
GRAPHIC SCALE  
 (IN FEET)  
 1 Inch = 100 ft.

LAND OF  
**MICHAEL & MARLENE McCARTY**  
 TAX MAP 03 BLOCK 00 LOT 33.1  
 PARCEL ID#01-054.100  
 BOOK 47 PAGE 189

TOTAL AREA =  
 14.0 ACRES  
 (EXISTING LOT)

DEPT. OF ENVIRONMENTAL CONSERVATION  
 APPROVED: *[Signature]*  
 PERMIT #: 14-5-341-2  
 DATE: 5/11/08

LAND OF  
**LESTER BIRNBADUM & ALLISON CADWELL**  
 TAX MAP 04 BLOCK 01 LOT 85  
 PARCEL ID#01-049.000  
 BOOK 66 PAGE 407



CERTIFICATION  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE PLOT, AREA ACQUIRED, AS REPRESENTED AS NOTED HEREON AND IS THE RESULT OF A SURVEY CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND METHODS OF PRACTICE AND PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION IN VERMONT. IN WITNESS WHEREOF, I HAVE HEREON SIGNED AND DATED THIS PLAN WITHIN THE REQUIREMENTS OF 27 V.S.A. § 234.  
 THOMAS C. OTTERMAN, RLS. #580 VERMONT

PROPOSED PROPERTY SUBDIVISION OF LAND  
 IN  
**EAST MONTPELIER, VERMONT**  
 BELONGING TO  
**ETSURO & SUZANNE NISHIYACHI**  
 AT 530 JACOBS ROAD  
 PARCEL ID #02-084.100  
 TAX MAP 04 BLOCK 01 LOT 44.4  
 BOOK 91 PAGE 468

DATED 23 APRIL 2008 SCALE: 1" = 100'  
 SURVEYED BY THOMAS C. OTTERMAN, RLS #580  
 DESIGN BY THOMAS C. OTTERMAN, CST #441  
 44 EAST ORANGE ROAD, EAST ORANGE, VERMONT 05086 - 802-439-5838

Permit # 13-042

ACCESS (CURB CUT) APPLICATION

Date Received: 10/30/13

TOWN OF EAST MONTPELIER

Parcel # 02-084.200 100

Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 04-01-44.420 410

Applicant: Elliot G. Kaiman and Alison R. Brodhagen Phone: 203-241-6887

Mailing Address: 11 Genesee Lane, Madison, CT 06443

Property Owner: Elliot G. Kaiman and Alison R. Brodhagen Phone: 203-241-6887

Mailing Address: 11 Genesee Lane, Madison, CT 06443 Suzanne & Etsuro Nishiyaguchi

Property Location: Jacob's Road 530 Jacobs Road, Montpelier, VT 05702

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

- agricultural
- commercial
- industrial
- residential
- development
- other

- Current Access:
- agricultural
  - commercial
  - industrial
  - residential
  - development
  - other

- Proposed Access:
- agricultural
  - commercial
  - industrial
  - residential
  - development
  - other Multi-residential

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): Approximately  
2,600 to intersection of Jacob's and Sparrow Farm Road

Has the proposed access been flagged (i.e., marked) at the site?  YES  NO

**Site must be flagged before the application will be considered.**

The undersigned agree(s) to construct and maintain this access in accordance with applicable regulations and adhere to the specifications, restrictions, and conditions contained in this permit, if issued.

Elliot G. Kaiman and Alison R. Brodhagen  
Applicant

10/30/13  
Date

Suzanne & Etsuro Nishiyaguchi  
Property Owner

10/14/13  
Date

Denied: \_\_\_\_\_

**Approval to Proceed:** Upon receipt of this permit you are authorized to proceed with the project in accordance with the conditions, specifications and restrictions, including Road Foreman recommendations, contained in this document and any attachments to this document. Approval is granted only for the work described in this application and must be performed as directed. The Permit Holder shall be responsible for all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and hold harmless the Town of East Montpelier and its officers, agents and employees from all suits, actions or claims of any character, name and description brought on account of any injuries or damages sustained by any person or property, including all costs or expenses to defend against such suits, actions or claims.

11-4-13  
Date

Seth Gardner  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

\_\_\_\_\_  
SELECTBOARD

Amended at 11/4/13 SB meeting; Elliott Kaiman agreed by phone



**Road Foreman Determination:**

Proposed access meets applicable sight distance standards. Comments: \_\_\_\_\_

**Road Foreman Recommendations:**

Driveway access approved with  
the use of existing driveway

**Culvert/Drainage Requirements:**

Roadway Culverts – 18” minimum diameter of metal, reinforced concrete, or polyethylene pipe with drop inlets or catch basins as required. Hydraulic Analysis to determine appropriate pipe diameter is recommended for all live stream crossings and elsewhere where large storm flows may be expected. See VTrans Standard A-76.

Driveway Culverts – Circular drainage culverts shall have a minimum inside cross-sectional area equivalent to that provided by a 15” circular pipe. See VTrans Standard B-71.

Underdrains – 6” minimum diameter of metal, PVC plastic or polyethylene pipe.

Michael Stancid  
Road Foreman

11/4/13  
Date

**Additional Selectboard Conditions &/or Restrictions:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The East Montpelier Land Use & Development Regulations and the East Montpelier Road & Bridge Standards are incorporated by reference.

TOWN OF  
EAST MONTPELIER, VERMONT  
SELECTBOARD

Casey Northrup (2011 – 2014)  
Steve Sparrow (2012 – 2014)

Kim Swasey (2013 – 2015)  
Carl Etnier (2013 – 2016)

Chair, Seth Gardner (2012 – 2015)

November 5, 2013

Elliot Kaiman & Alison Brodhagen  
11 Genesee Lane  
Madison, CT 06443

Re: East Montpelier Zoning Application #13-042

Dear Mr. Kaiman & Ms. Brodhagen:

The Selectboard met on Monday, November 4, 2013 and approved, as amended (through a phone conversation between Elliot and me), the requested access (curb cut) for your lot on Jacobs Road. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Mike Garand at (802) 223-5870.

Please understand that this permit only gives town permission for the use requested: the multi-residential use of the Nishiyachi curb cut located at 530 Jacobs Road. This permit does not provide any legal right to use of the Nishiyachi property, although clearly the intent is to facilitate such use. Any necessary easement across the Nishiyachi land will need to be negotiated separately. If you are unsuccessful in this endeavor, you may request a reconsideration of the access application as originally presented.

If this all works out as currently anticipated (easement secured and the property transferred), please have the buyers contact me to arrange for an E-911 address for the new access point.

If you have any questions regarding this permit, please feel free to contact me.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

TOWN OF  
EAST MONTPELIER, VERMONT  
SELECTBOARD

Casey Northrup (2011 – 2014)  
Steve Sparrow (2012 – 2014)

Kim Swasey (2013 – 2015)  
Carl Etnier (2013 – 2016)  
Chair, Seth Gardner (2012 – 2015)

November 5, 2013

Suzanne & Etsuro Nishiyachi  
530 Jacobs Road  
Montpelier, VT 05602

Re: East Montpelier Zoning Application #13-042

Dear Mr. & Ms. Nishiyachi:


The Selectboard met on Monday, November 4, 2013 and approved, as amended (with your permission plus a phone conversation between Elliot Kaiman and me), the access (curb cut) for the Kaiman/Brodhagen lot on Jacobs Road. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Mike Garand at (802) 223-5870.

Please understand that this permit only gives town permission for the use requested: the multi-residential use of your existing curb cut located at 530 Jacobs Road. This permit does not confer any legal right to Mr. Kaiman & Ms. Brodhagen for the use of your property, although clearly the intent is to facilitate such use. Any necessary easement across your land will need to be negotiated separately. If Mr. Kaiman & Ms. Brodhagen are unsuccessful in this endeavor, they retain the right to request a reconsideration of the access application as originally presented and you may request that your curb cut be returned to single-residential use.

Thank you for providing the opportunity to resolve this difficult access situation in a reasonable and, from a safety perspective, satisfactory manner. Your willingness to assist in the effort to locate a rational access point for the Kaiman/Broghagen lot is greatly appreciated.

If you have any questions regarding this permit, please feel free to contact me.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 530R TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJACENTS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH, 2001.
6. THIS TOWN ROAD WAS DETERMINED TO BE A 3 ROD RIGHT-OF-WAY BASED ON OTHER AREA SURVEYS OF RECORD, MONUMENTATION FOUND, AND PURSUANT TO TITLE 19, SECTION 294 OF THE VERMONT STATE STATUTES ANNOTATED.

**LEGEND:**

---	ROAD RIGHT OF WAY LINE
---	EDGE OF GRAVEL
---	STONE WALL
---	WIRE FENCE
⊙	IRON ROD FOUND (DIA., FT.)
⊙	#3 REBAR SET W/ID. CAP
⊙	IRON PIPE FOUND (DIA., FT.)
⊙	CONCRETE POINT
⊙	UTILITY POLE
---	UTILITY LINE
⊙	DRILLED WELL
---	PROPERTY LINE
---	3/4" USED LINE
---	THE LINE
---	EASEMENT EDGE
---	PERCOLATION TEST
---	TEST PIT
---	WELL ISOLATION LINE

LAND OF  
**DANIEL & FLOR DIAZ SMITH**  
 TAX MAP 04 BLOCK 01 LOT 44.1  
 PARCEL ID#02-041.000  
 BOOK 76 PAGE 354

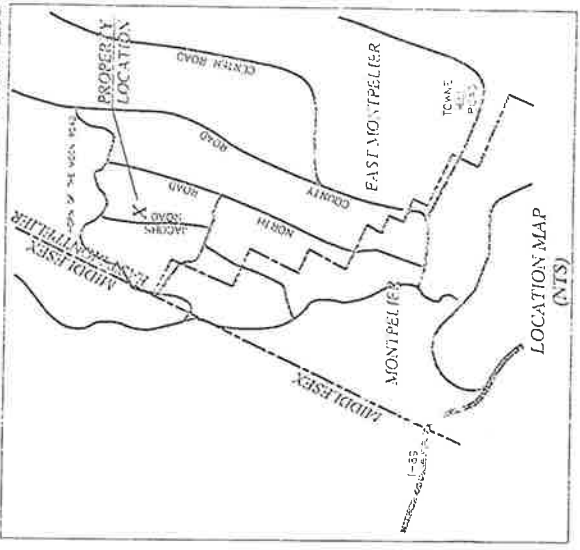
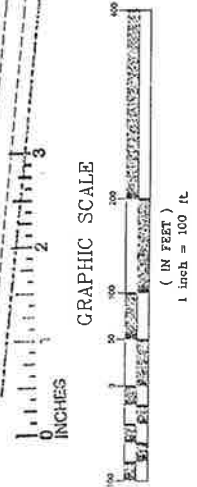
**LOT NO. 2**  
 7.0 acres

**LOT NO. 1**  
 7.0 acres

LAND OF  
**DANIEL & FLOR DIAZ SMITH**  
 TAX MAP 04 BLOCK 01 LOT 44.1  
 PARCEL ID#02-041.000  
 BOOK 76 PAGE 354

LAND OF  
**MICHAEL & MARLENE McCARTY**  
 TAX MAP 03 BLOCK 00 LOT 33.1  
 PARCEL ID#01-054.100  
 BOOK 47 PAGE 189

TOTAL AREA =  
 14.0 ACRES  
 (EXISTING LOT)



DEPT. OF ENVIRONMENTAL CONSERVATION  
 APPROVED: *John F. Kelly*  
 PERMIT #: *W-5-3121-2*  
 DATE: *5/12/08*

LAND OF  
**LESTER BIRNBAUM & ALLISON CADWELL**  
 TAX MAP 04 BLOCK 01 LOT 83  
 PARCEL ID#01-049.000  
 BOOK 66 PAGE 407



CERTIFICATION  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BOUNDARIES DETERMINED AS NOTED HEREON, AND I AM A LICENSED LAND SURVEYOR IN THE STATE OF VERMONT. I AM AWARE OF THE BEST OF MY KNOWLEDGE AND BELIEF, AND I AM NOT PROVIDING ANY WARRANTIES OR GUARANTEES HEREON, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS AND THAT THIS PLAN MEETS THE REQUIREMENTS OF 27 V.S.A. § 241.

*Thomas C. Otterman*  
 THOMAS C. OTTERMAN RLS. #560 VERMONT

PROPOSED PROPERTY SUBDIVISION OF LAND  
 IN  
**EAST MONTPELIER, VERMONT**  
 BELONGING TO  
**ETSURO & SUZANNE NISHIYACHI**  
 AT 530 JACOBS ROAD  
 PARCEL ID #02-084.100  
 TAX MAP 04 BLOCK 01 LOT 44.4  
 BOOK 91 PAGE 468

DATED 23 APRIL 2008 SCALE: 1" = 100'  
 SURVEYED BY THOMAS C. OTTERMAN, RLS #580  
 DESIGN BY THOMAS C. OTTERMAN, CST #441  
 44 EAST ORANGE ROAD, EAST ORANGE, VERMONT 05086 - 802-439-5838