

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:

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:

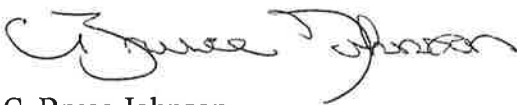
This is a non-conforming access. This information must be disclosed to all prospective buyers of this property.

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 19, 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 ROD 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

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

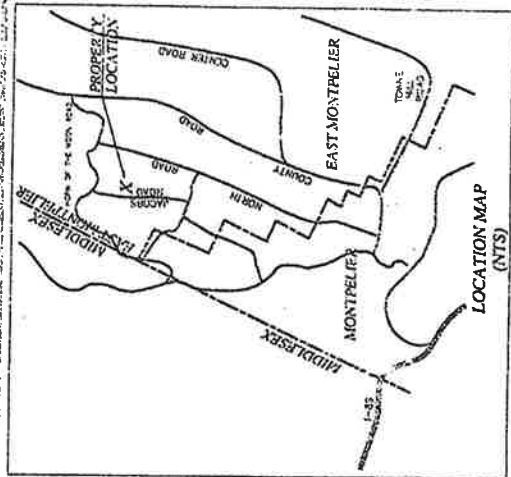
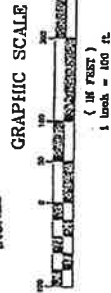
LOT NO. 2
7.0 acres

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: *[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, AND THAT THIS PLAN MEETS THE REQUIREMENTS OF 27 V.S.A. § 201.

[Signature]
THOMAS C. OTTERMAN, RLS. #80, VERMONT

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

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

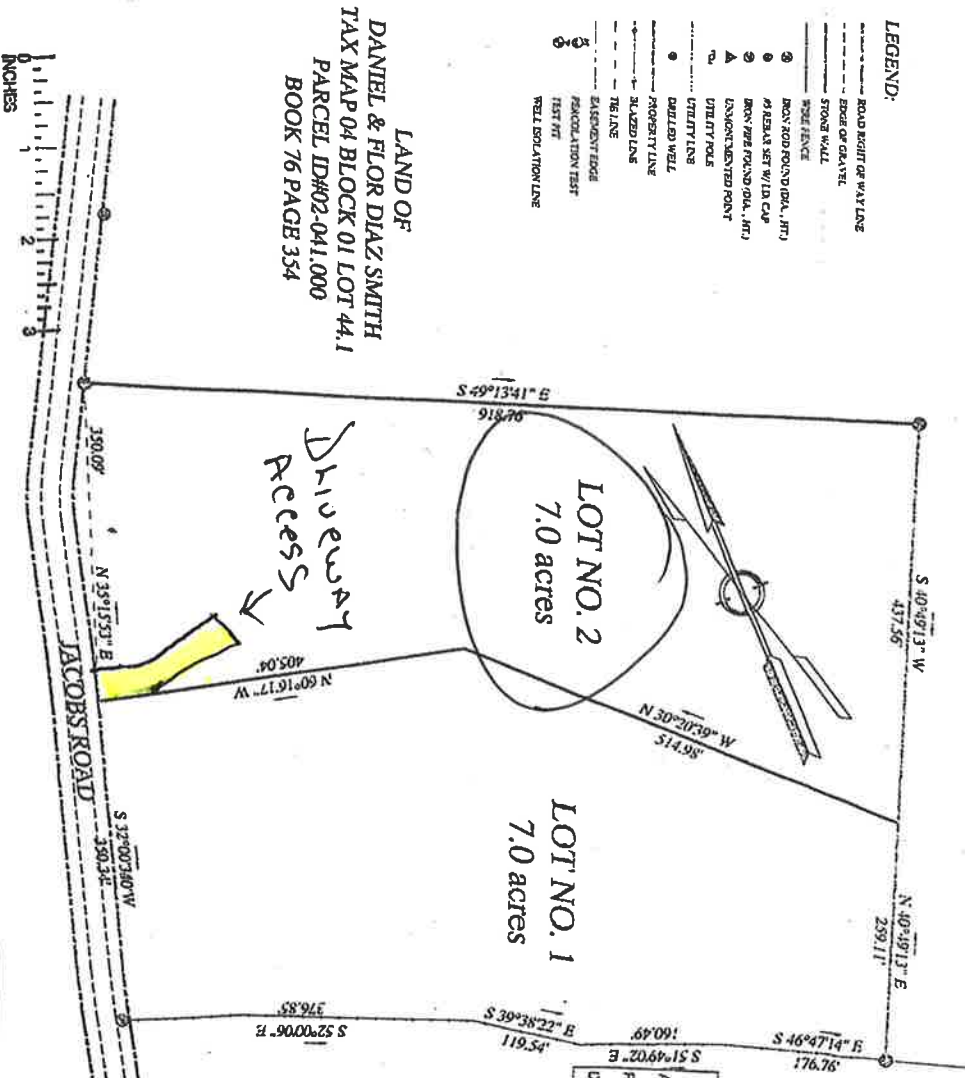
SURVEYOR'S NOTES:

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, 2001.
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 DRAINAGE
 - STONE WALL
 - WIRE FENCE
 - IRON 200 ROUND POL., FT.
 - IRON 1 1/2" SET W/ 1/2" CAP
 - IRON 1 1/2" ROUND POL., FT.
 - UNMOUNTED POINT
 - UTILITY POLES
 - DEPLETED WELL
 - PROPERTY LINE
 - RAZED LINE
 - BE LINE
 - FAVORABLE EVIDENCE
 - PROBATION 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



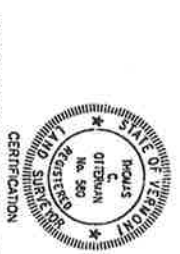
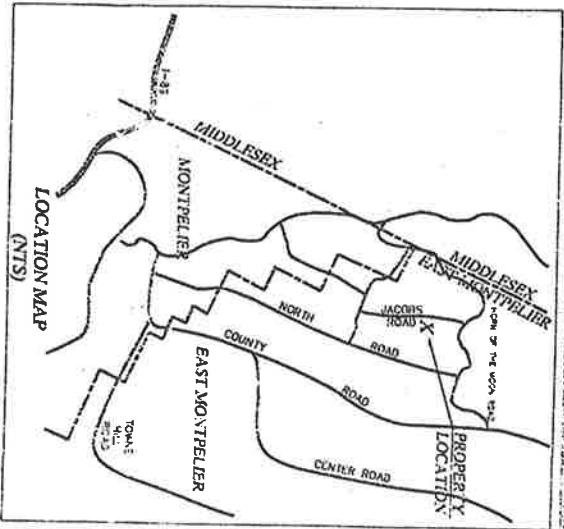
GRAPHIC SCALE
 (IN FEET)
 1 Inch = 100 ft.

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 SET FORTH AS NOTED HEREON AND IS THE RESULT OF A SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION BY METHODS ALSO NOTED ELSEWHERE HEREON. IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL AT MONTPELIER, VERMONT, THIS 27th DAY OF APRIL, 2008.
 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 (DIAL., FT.)
- ⊙ #3 REBAR SET W/ID. CAP
- ⊙ IRON PIPE FOUND (DIAL., FT.)
- ⊙ MONUMENTED POINT
- ⊙ UTILITY POLE
- UTILITY LINE
- ⊙ DRILLED WELL
- PROPERTY LINE
- B/L 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

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

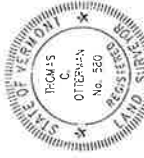
LOT NO. 1
7.0 acres

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

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

CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES DETERMINED AS NOTED HEREON, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED THIS SURVEY WITH DUE CARE AND SUPERVISION BY MEANS ALSO NOTED 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

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

