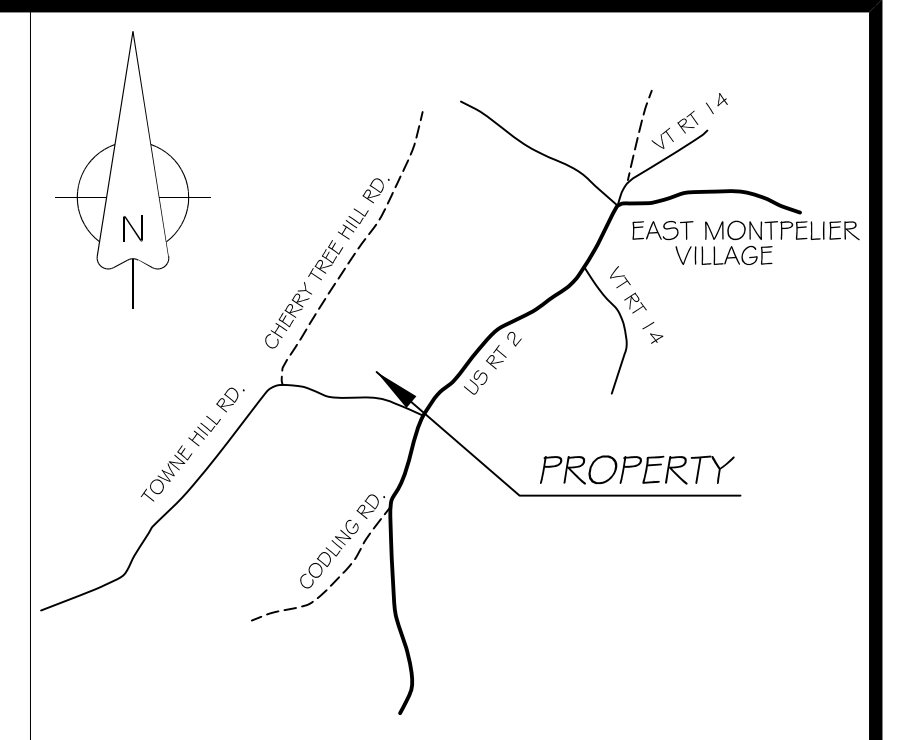


SURVEYORS NOTES:

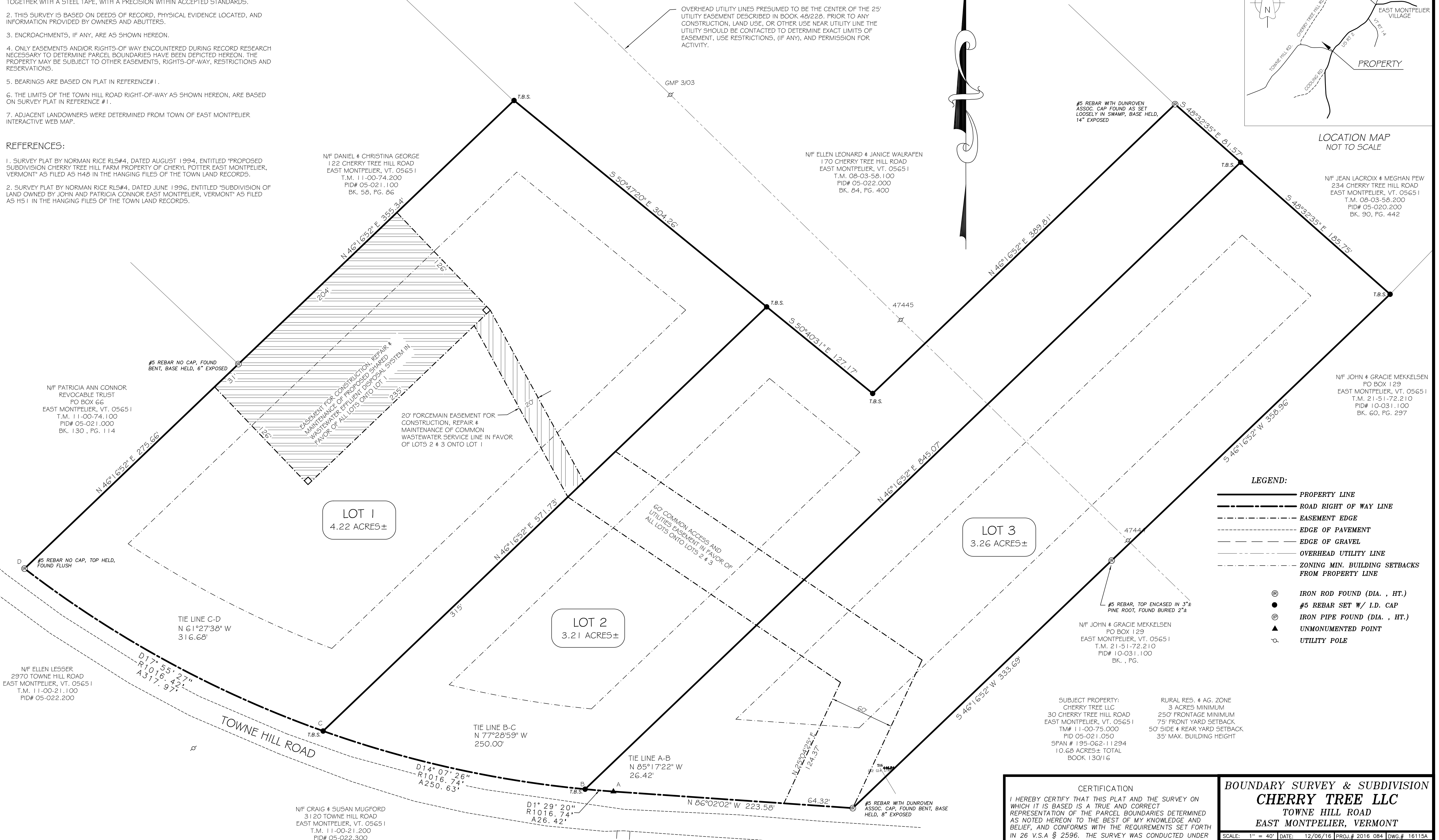
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 56 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS ARE BASED ON PLAT IN REFERENCE # 1.
6. THE LIMITS OF THE TOWNE HILL ROAD RIGHT-OF-WAY AS SHOWN HEREON, ARE BASED ON SURVEY PLAT IN REFERENCE # 1.
7. ADJACENT LANDOWNERS WERE DETERMINED FROM TOWN OF EAST MONTPELIER INTERACTIVE WEB MAP.

REFERENCES:

1. SURVEY PLAT BY NORMAN RICE RLS#4, DATED AUGUST 1994, ENTITLED "PROPOSED SUBDIVISION CHERRY TREE HILL FARM PROPERTY OF CHERYL POTTER EAST MONTPELIER, VERMONT" AS FILED AS H48 IN THE HANGING FILES OF THE TOWN LAND RECORDS.
2. SURVEY PLAT BY NORMAN RICE RLS#4, DATED JUNE 1996, ENTITLED "SUBDIVISION OF LAND OWNED BY JOHN AND PATRICIA CONNOR EAST MONTPELIER, VERMONT" AS FILED AS H51 IN THE HANGING FILES OF THE TOWN LAND RECORDS.



LOCATION MAP NOT TO SCALE



- LEGEND:**
- PROPERTY LINE
 - ROAD RIGHT OF WAY LINE
 - EASEMENT EDGE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - OVERHEAD UTILITY LINE
 - ZONING MIN. BUILDING SETBACKS FROM PROPERTY LINE
- IRON ROD FOUND (DIA. , HT.)
 - #5 REBAR SET W/ I.D. CAP
 - IRON PIPE FOUND (DIA. , HT.)
 - UNMONUMENTED POINT
 - UTILITY POLE

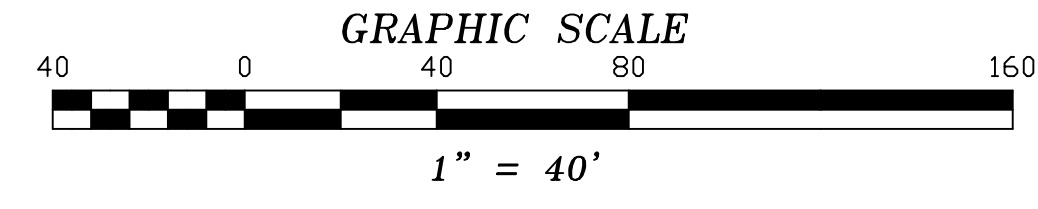
RURAL RES. & AG. ZONE
 3 ACRES MINIMUM
 250' FRONTAGE MINIMUM
 75' FRONT YARD SETBACK
 50' SIDE & REAR YARD SETBACK
 35' MAX. BUILDING HEIGHT

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

BOUNDARY SURVEY & SUBDIVISION
CHERRY TREE LLC
 TOWNE HILL ROAD
 EAST MONTPELIER, VERMONT

SCALE: 1" = 40' | DATE: 12/06/16 | PROJ.# 2016 084 | DWG.# 16115A
 DRAWN BY: SHEET | CHECKED BY: WRC | FB/PG. | EFB 88 | SHEET P1

CHASE & CHASE
 SURVEYORS & SEPTIC DESIGNERS INC.
 301 N. MAIN ST. STE. 1 - BARRE, VT. 05641
 (802)-479-9636



12/06/16
 DATED: *William R. Chase*
 WILLIAM R. CHASE RLS. #542 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

N/F ELLEN LESSER
 2970 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M. 11-00-21.100
 PID# 05-022.200

TIE LINE C-D
 N 61°27'38" W
 316.68'

N/F CRAIG & SUSAN MUGFORD
 3120 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M. 11-00-21.200
 PID# 05-022.300

TIE LINE B-C
 N 77°28'59" W
 250.00'

TIE LINE A-B
 N 85°17'22" W
 26.42'

N/F DIANE PAULGER
 223 SCHOOL ROAD
 BARRE, VT. 05641
 T.M. 11-00-19.100
 PID# 05-022.450

N/F THE PAQUET LIVING TRUST
 3180 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M. 11-00-19.000
 PID# 05-022.400

SUBJECT PROPERTY:
 CHERRY TREE LLC
 30 CHERRY TREE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M.# 11-00-75.000
 PID 05-021.050
 SPAN # 195-062-11294
 10.68 ACRES± TOTAL
 BOOK 130/16

N/F JOHN & GRACIE MEKKELSEN
 PO BOX 129
 EAST MONTPELIER, VT. 05651
 T.M. 21-51-72.210
 PID# 10-031.100
 BK. , PG.

N/F ELLEN LEONARD & JANICE WALRAFEN
 170 CHERRY TREE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M. 08-03-58.100
 PID# 05-022.000
 BK. 84, PG. 400

N/F DANIEL & CHRISTINA GEORGE
 122 CHERRY TREE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M. 11-00-74.200
 PID# 05-021.100
 BK. 58, PG. 86

N/F PATRICIA ANN CONNOR
 REVOCABLE TRUST
 PO BOX 66
 EAST MONTPELIER, VT. 05651
 T.M. 11-00-74.100
 PID# 05-021.000
 BK. 130, PG. 114

N/F JEAN LACROIX & MEGHAN PEW
 234 CHERRY TREE HILL ROAD
 EAST MONTPELIER, VT. 05651
 T.M. 08-03-58.200
 PID# 05-020.200
 BK. 90, PG. 442

N/F JOHN & GRACIE MEKKELSEN
 PO BOX 129
 EAST MONTPELIER, VT. 05651
 T.M. 21-51-72.210
 PID# 10-031.100
 BK. 60, PG. 297

OVERHEAD UTILITY LINES PRESUMED TO BE THE CENTER OF THE 25' UTILITY EASEMENT DESCRIBED IN BOOK 48/228. PRIOR TO ANY CONSTRUCTION, LAND USE, OR OTHER USE NEAR UTILITY LINE THE UTILITY SHOULD BE CONTACTED TO DETERMINE EXACT LIMITS OF EASEMENT, USE RESTRICTIONS, (IF ANY), AND PERMISSION FOR ACTIVITY.

EASEMENT FOR CONSTRUCTION, REPAIR & MAINTENANCE OF PROPOSED SHADED WASTEWATER EFFLUENT DISPOSAL SYSTEM IN FAVOR OF ALL LOTS ONTO LOT 1

20' FORCEMAIN EASEMENT FOR CONSTRUCTION, REPAIR & MAINTENANCE OF COMMON WASTEWATER SERVICE LINE IN FAVOR OF LOTS 2 & 3 ONTO LOT 1

60' COMMON ACCESS AND UTILITIES EASEMENT IN FAVOR OF ALL LOTS ONTO LOTS 2 & 3