

EASEMENT/RIGHT-OF-WAY NOTES

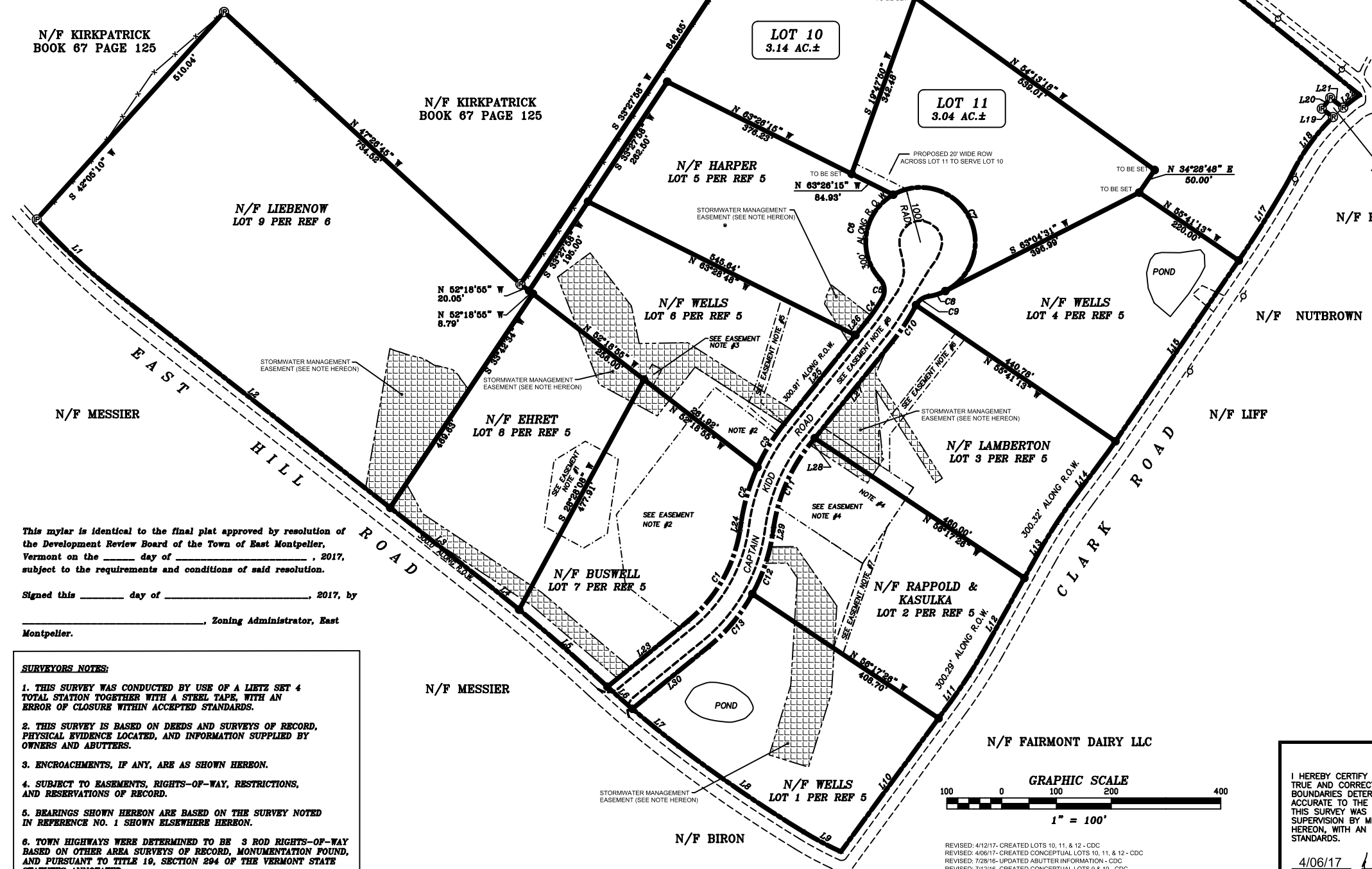
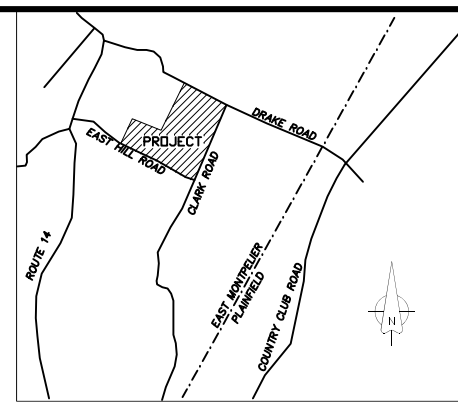
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED PRIMARY SEPTIC SYSTEM SERVING LOTS 7 & 8. EASEMENT LIMITS TO BE A MINIMUM OF 25' FROM TOE OF MOUND AS CONSTRUCTED.
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED REPLACEMENT SEPTIC SYSTEMS SERVING LOTS 1-6. EASEMENT LIMITS TO BE A MINIMUM OF 25' FROM TOE OF MOUNDS AS CONSTRUCTED.
- WATER SUPPLY EASEMENT FOR PROPOSED DRILLED WELL TO SERVE LOT #7. EASEMENT LIMITS TO BE A MINIMUM OF 10' EITHER SIDE OF WATER LINE AND WELL AS CONSTRUCTED.
- SEPTIC SYSTEM EASEMENT FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF PROPOSED PRIMARY SEPTIC SYSTEM SERVING LOTS 1-6. EASEMENT LIMITS TO BE A MINIMUM OF 25' FROM EDGE OF SYSTEM SAND AS CONSTRUCTED.
- 20' EASEMENT FOR CONSTRUCTION, REPAIR, & MAINTENANCE OF PROPOSED FORCE MAIN TO SERVE LOT 5. TO BE 10' EITHER SIDE OF FORCE MAIN AS CONSTRUCTED.
- 20' EASEMENT FOR CONSTRUCTION, REPAIR, & MAINTENANCE OF PROPOSED FORCE MAIN TO SERVE LOT 4. TO BE 10' EITHER SIDE OF FORCE MAIN AS CONSTRUCTED.
- 20' EASEMENT FOR CONSTRUCTION, REPAIR, & MAINTENANCE OF PROPOSED FORCE MAIN TO SERVE LOT 1. TO BE 10' EITHER SIDE OF FORCE MAIN AS CONSTRUCTED.
- CAPTAIN KIDD ROAD WAS CONVEYED TO THE TOWN OF EAST MONTPELIER ON DECEMBER 3, 2013, AND BECAME A PUBLIC ROAD ON DECEMBER 16, 2013. IT HAS A 60' R.O.W.

SURVEY REFERENCES:

- PLAN ENTITLED "BOUNDARY SURVEY OF LAPRADE REALTY, VERMONT ROUTE 14, EAST MONTPELIER, VERMONT" PREPARED BY WAYNE D. LAWRENCE, DATED 7/29/88.
- PLAN ENTITLED "NEW ENGLAND TELEPHONE TELECOMMUNICATIONS SITE, PROPERTY OF LAURA F. BANFIELD, EAST MONTPELIER, VT." PREPARED BY DUNROVEN ASSOCIATES DATED AUG, 1999.
- "PLAT SHOWING A PORTION OF WAYNE & SANDRA FAIR PROPERTY, LOTS 1 & 2, EAST MONTPELIER, VERMONT" PREPARED BY FIELDER ASSOCIATES LAST REVISED JAN. 29 1991.
- SURVEY PLAT BY THIS FIRM DATED 11/04/02, ENTITLED "BOUNDARY SURVEY OF THE LAURA BANFIELD PROPERTY CLARK, DAVIS & EAST HILL ROADS EAST MONTPELIER, VERMONT", AS FILED IN THE TOWN LAND RECORDS.
- SURVEY PLAT BY THIS FIRM DATED 05/04/13, ENTITLED "DUANE WELLS SUBDIVISION CLARK, BANFIELD, AND EAST HILL ROADS EAST MONTPELIER, VERMONT", AS FILED IN THE TOWN LAND RECORDS.
- SURVEY PLAT BY THIS FIRM DATED 7/28/16, ENTITLED "PROPOSED LOTS 9 & 10 CLARK ROAD, BANFIELD ROAD, AND EAST HILL ROAD EAST MONTPELIER, VERMONT", AS FILED IN THE TOWN LAND RECORDS.

STORMWATER MANAGEMENT EASEMENT NOTES:

- ALL AREAS NOTE HEREON AS "STORMWATER MANAGEMENT EASEMENT" SHALL BE HELD IN COMMON WITH ALL LOTS IN THE SUBDIVISION FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THE SUBDIVISION. REFERENCE IS MADE TO PLANS ENTITLED "STORMWATER MANAGEMENT PLAN (SHEETS 1 & 2), DUANE WELLS SUBDIVISION, CLARK ROAD, BANFIELD ROAD AND EAST HILL ROAD, EAST MONTPELIER, VERMONT", DATED 12/4/2007 BY THIS OFFICE FOR FURTHER INFORMATION REGARDING THE SPECIFICS OF THE FACILITIES ENCOMPASSED BY THESE EASEMENTS.
- ALL AREAS WITHIN THE COMMON ACCESS & UTILITY EASEMENT FOR THE PROPOSED ROAD SERVING THE SUBDIVISION SHALL ALSO BE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AS NOTED ABOVE.



LEGEND:

- PROPERTY LINE ±
- ROAD RIGHT OF WAY LINE
- PROPOSED EASEMENT LIMITS
- BUILDING SETBACK LIMITS
- EDGE OF GRAVEL
- FENCE LINE
- STONE WALL
- IRON ROD FOUND (DIA. , HT.)
- #5 REBAR SET W/ I.D. CAP
- IRON PIPE FOUND (DIA. , HT.)
- UNMONUMENTED POINT
- UTILITY POLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°54'13" E	181.07'
L2	S 51°52'26" E	652.08'
L3	S 51°52'26" E	219.10'
L4	S 51°12'58" E	80.90'
L5	S 48°50'10" E	214.05'
L6	S 48°33'27" E	80.81'
L7	S 51°02'13" E	110.12'
L8	S 55°38'55" E	277.31'
L9	S 62°01'43" E	74.90'
L10	N 36°12'10" E	302.00'
L11	N 35°07'53" E	95.91'
L12	N 29°45'20" E	204.38'
L13	N 30°20'01" E	116.72'
L14	N 35°48'10" E	183.60'
L15	N 34°17'34" E	399.42'
L17	N 31°29'50" E	188.00'
L18	N 36°02'37" E	125.63'
L19	N 63°14'15" W	25.50'
L20	N 37°54'28" E	25.00'
L21	S 53°14'15" E	29.75'
L22	N 62°23'46" E	37.84'
L23	N 60°49'21" E	188.36'
L24	N 08°36'07" E	14.18'
L25	N 38°47'04" E	208.00'
L26	N 38°47'04" E	32.10'
L27	S 38°47'04" W	225.27'
L28	S 38°47'04" W	14.83'
L29	S 08°36'07" W	14.18'
L30	S 50°49'21" W	178.45'

CURVE TABLE

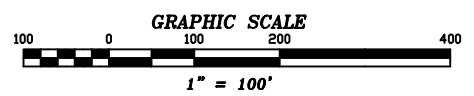
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	198.96'	194.49'	S 28°42'44" W	42°13'14"
C2	373.00'	103.58'	103.24'	S 16°33'25" W	15°54'37"
C3	373.00'	92.91'	92.87'	S 31°38'54" W	14°16'20"
C4	340.00'	50.72'	50.87'	S 34°30'40" W	08°32'48"
C5	30.00'	38.07'	35.57'	S 06°06'59" E	72°42'29"
C6	100.00'	179.11'	156.11'	N 08°50'26" E	102°37'20"
C7	100.00'	319.26'	189.93'	S 28°23'11" E	182°55'25"
C8	100.00'	32.71'	32.57'	N 72°26'51" E	18°44'39"
C9	30.00'	28.56'	27.50'	N 54°32'39" E	54°33'02"
C10	400.00'	80.39'	80.26'	N 33°01'36" E	11°30'55"
C11	313.00'	164.86'	162.98'	N 29°41'36" E	30°10'57"
C12	390.00'	243.17'	237.71'	N 29°42'44" E	42°13'14"
C12	390.00'	116.22'	115.62'	N 18°41'27" E	20°10'41"
C13	390.00'	126.96'	126.17'	N 39°48'04" E	22°02'33"

This mylar is identical to the final plat approved by resolution of the Development Review Board of the Town of East Montpelier, Vermont on the _____ day of _____, 2017, subject to the requirements and conditions of said resolution.

Signed this _____ day of _____, 2017, by _____, Zoning Administrator, East Montpelier.

SURVEYORS NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJUTERS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE BASED ON THE SURVEY NOTED IN REFERENCE NO. 1 SHOWN ELSEWHERE HEREON.
- TOWN HIGHWAYS WERE DETERMINED TO BE 3 ROD RIGHTS-OF-WAY BASED ON OTHER AREA SURVEYS OF RECORD, MONUMENTATION FOUND, AND PURSUANT TO TITLE 16, SECTION 294 OF THE VERMONT STATE STATUTES ANNOTATED.



CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY METHODS ALSO NOTED ELSEWHERE HEREON, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.

4/06/17 *William R. Chase*
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

PROPOSED LOTS 10, 11 & 12
 CAPTAIN KIDD
 CLARK, BANFIELD, & CAPTAIN KIDD ROADS
 EAST MONTPELIER, VERMONT

SCALE: 1"=100' [DATE: 9/19/06] [PROJ: #2006-64] [DWG: # 06-64]
 DRAWN BY: CDC [CHECKED BY: WRC] [FB/PG. EFR] [SHEET PLAT]

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

REVISED: 4/12/17 - CREATED LOTS 10, 11, & 12 - CDC
 REVISED: 4/06/17 - CREATED CONCEPTUAL LOTS 10, 11, & 12 - CDC
 REVISED: 7/28/16 - UPDATED ADJUTER INFORMATION - CDC
 REVISED: 7/12/16 - CREATED CONCEPTUAL LOTS 9 & 10 - CDC
 REVISED: 12/27/13 - ROAD PARCEL REMOVED FROM LOT 9 - KJ
 REVISED: 12/4/07 - STORMWATER MANAGEMENT EASEMENTS AND NOTES ADDED - KJ
 REVISED: 10/4/06 (CDC) Added easements and setback limits