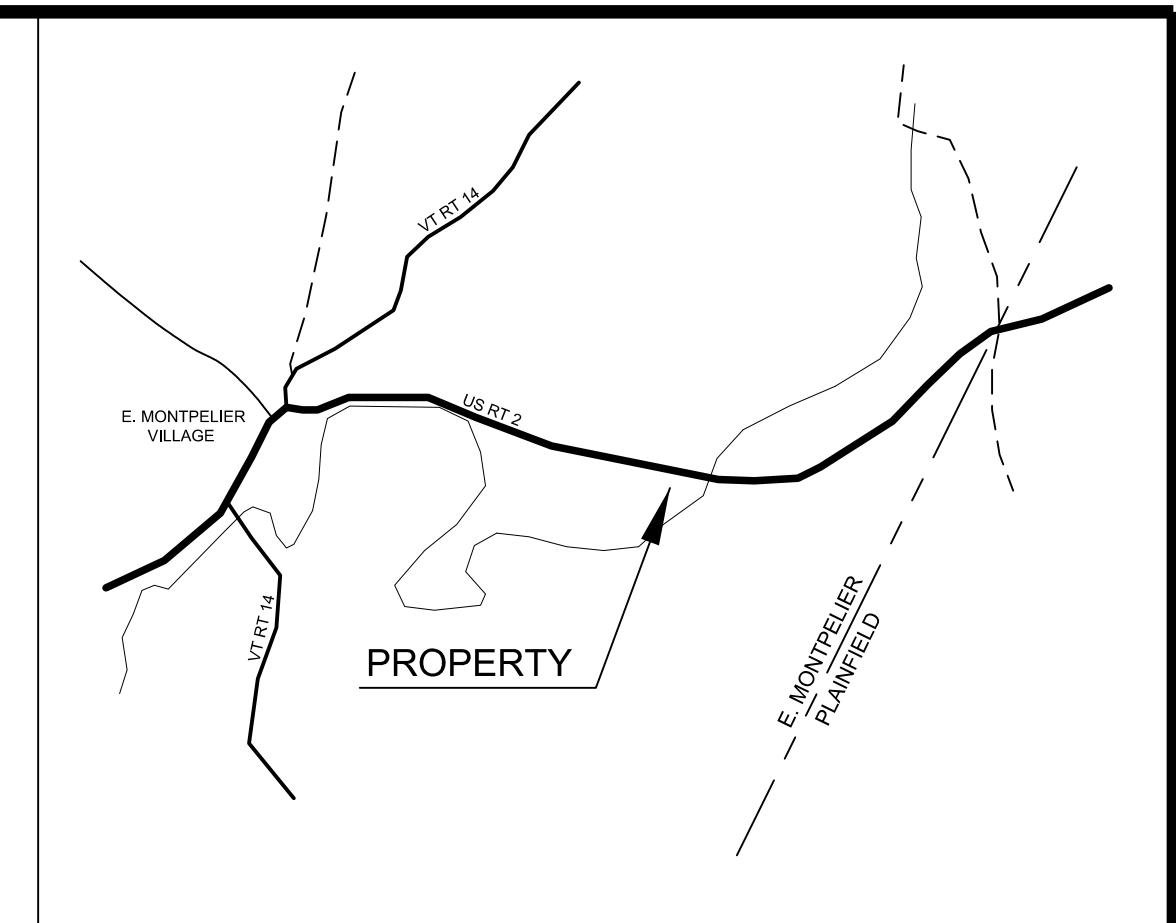


REFERENCES:

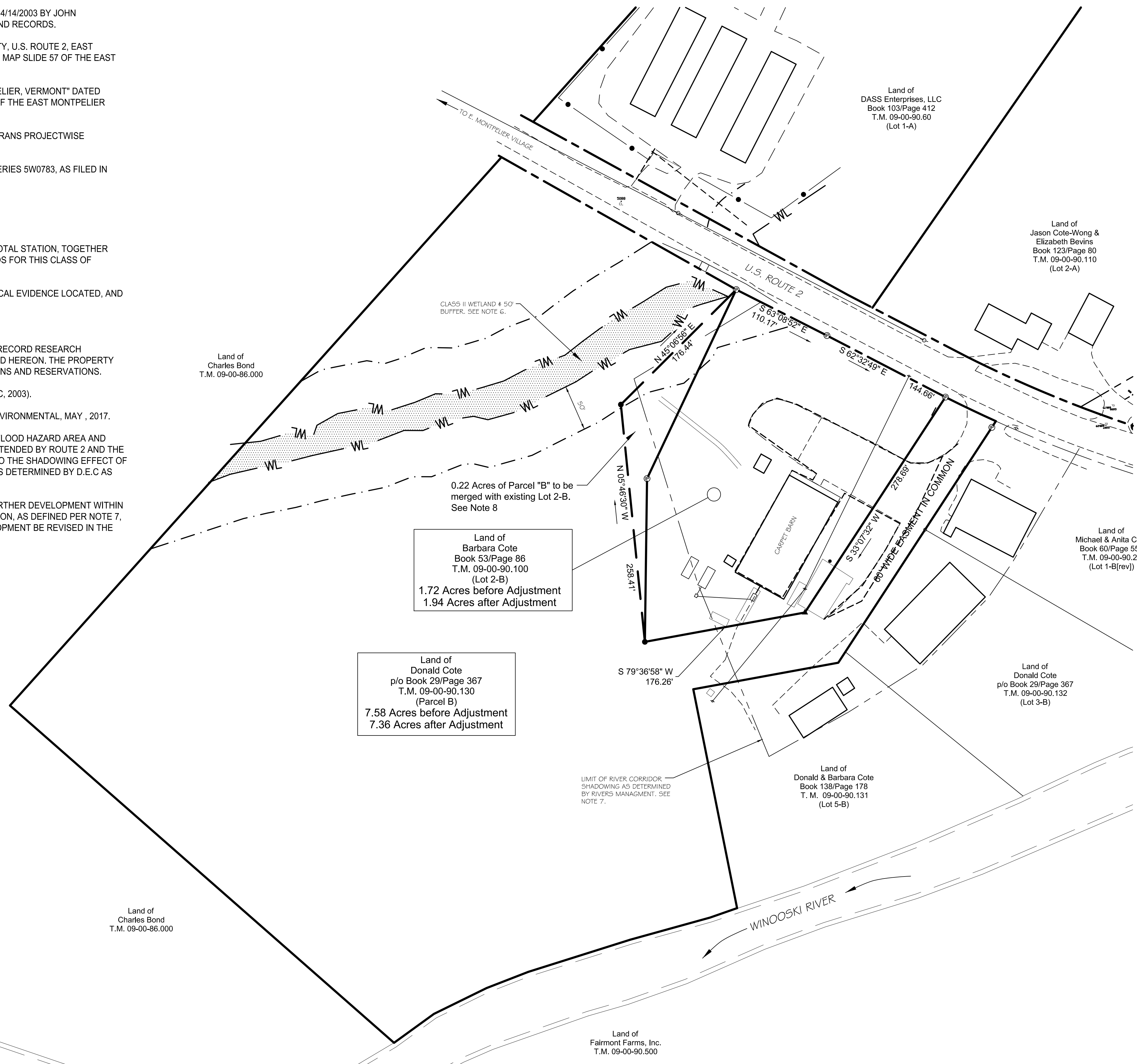
1. A PLAN ENTITLED "DONALD COTE PROPERTY, LOTS 1A, 2A & 3A", DATED 4/14/2003 BY JOHN THETFORD AS RECORDED IN MAP SLIDE 62 OF THE EAST MONTPELIER LAND RECORDS.
2. A PLAN ENTITLED "TOTAL STATION SURVEY OF DONALD COTE PROPERTY, U.S. ROUTE 2, EAST MONTPELIER, VT" DATED MAY 1999 BY JOHN THETFORD, AS RECORDED IN MAP SLIDE 57 OF THE EAST MONTPELIER LAND RECORDS.
3. A PLAN ENTITLED "FRANCIS L. DELAIR, PLAINFIELD ROAD, EAST MONTPELIER, VERMONT" DATED OCTOBER 1977 BY WAYNE D. LAWRENCE, A RECORDED IN MAP SLIDE 54 OF THE EAST MONTPELIER LAND RECORDS.
4. PLANS OF VTRANS PROJECT BFR 028-3(36)SC, AS ARCHIVED ON THE VTRANS PROJECTWISE INTERPLOT SERVER.
5. VARIOUS PLANS INCLUDED AS PART OF VERMONT LAND USE PERMIT SERIES 5W0783, AS FILED IN THE ACT 250 DISTRICT 5 OFFICE, BARRE, VERMONT.

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH AN ACCURACY WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS 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 SHOWN HEREON ARE BASED ON REFERENCE #1 MAGNETIC, 2003).
6. THE CLASS II WETLANDS WERE DELINEATED BY GILMAN & BRIGGS ENVIRONMENTAL, MAY , 2017.
7. AS PROVIDED FOR IN APPENDIX A OF THE THE STATE OF VERMONT "FLOOD HAZARD AREA AND RIVER CORRIDOR PROTECTION PROCEDURE" (12/5/2014) THE AREA SUBTENDED BY ROUTE 2 AND THE LINE SHOWN IS EXCEPTED FROM THE MAPPED RIVER CORRIDOR DUE TO THE SHADOWING EFFECT OF EXISTING IMPROVEMENTS. THE LIMITS OF THE SHADOWED AREA ARE AS DETERMINED BY D.E.C AS PROVIDED VIA EMAIL JANUARY 12, 2017.
8. IT IS THE INTENTION OF THIS BOUNDARY ADJUSTMENT TO ALLOW FURTHER DEVELOPMENT WITHIN THE REVISED LOT 2-B TO THE LIMITS OF THE RIVER CORRIDOR EXCEPTION, AS DEFINED PER NOTE 7, SHOULD THE CURRENT LOCAL REGULATION RESTRICTING SAID DEVELOPMENT BE REVISED IN THE FUTURE. NO ADDITIONAL DEVELOPMENT IS PROPOSED AT THIS TIME.



LOCATION MAP
NOT TO SCALE



Land of
Barbara Cote
Book 53/Page 86
T.M. 09-00-90.100
(Lot 2-B)
1.72 Acres before Adjustment
1.94 Acres after Adjustment

Land of
Donald Cote
p/o Book 29/Page 367
T.M. 09-00-90.130
(Parcel B)
7.58 Acres before Adjustment
7.36 Acres after Adjustment

Land of
DASS Enterprises, LLC
Book 103/Page 412
T.M. 09-00-90.60
(Lot 1-A)

Land of
Jason Cote-Wong &
Elizabeth Bevins
Book 123/Page 80
T.M. 09-00-90.110
(Lot 2-A)

Land of
Michael & Anita Cote
Book 60/Page 559
T.M. 09-00-90.20
(Lot 1-B(rev))

Land of
Donald Cote
p/o Book 29/Page 367
T.M. 09-00-90.132
(Lot 3-B)

Land of
Donald & Barbara Cote
Book 130/Page 178
T.M. 09-00-90.131
(Lot 5-B)

Land of
Fairmont Farms, Inc.
T.M. 09-00-90.500

Land of
Charles Bond
T.M. 09-00-86.000

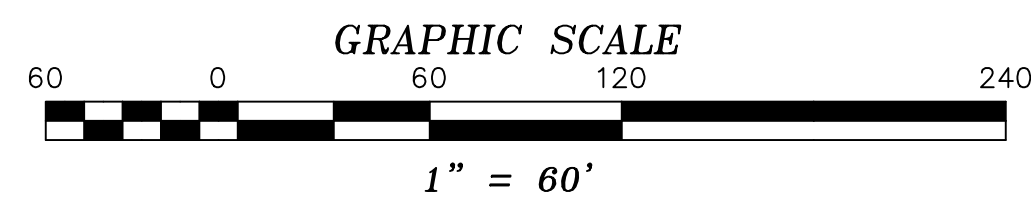
LEGEND:

EXISTING FEATURES

- ROAD RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- THREAD OF BROOK
- WIRE FENCE
- IRON ROD FOUND (DIA., HT.)
- IRON PIPE FOUND (DIA., HT.)
- #5 REBAR SET W/ I.D. CAP
- UNMONUMENTED POINT
- UTILITY POLE
- TREE LINE
- RIVER CORRIDOR EXEMPT AREA

PROPOSED IMPROVEMENTS

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED EDGE OF DRIVE
- LIMIT OF E.S.R.D. CONSERVATION AREA



OWNER/DEVELOPER: DONALD & BARBARA COTE
ADDRESS: 3998 U.S. ROUTE 2
EAST MONTPELIER, VT 05651

ZONE: COMMERCIAL

REVISED: 9/25/17 - TOWN REV'S MADE - KJ

BOUNDARY ADJUSTMENT SURVEY
LOT 2-B # PARCEL B
DONALD & BARBARA COTE
U.S. ROUTE 2
EAST MONTPELIER, VERMONT

SCALE: 1" = 60' DATE: 8/28/17 PROJ.# 2016-077 DWG.# 16-077K
DRAWN BY: KKA CHECKED BY: GDC FB/PG. N/A SHEET 02

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