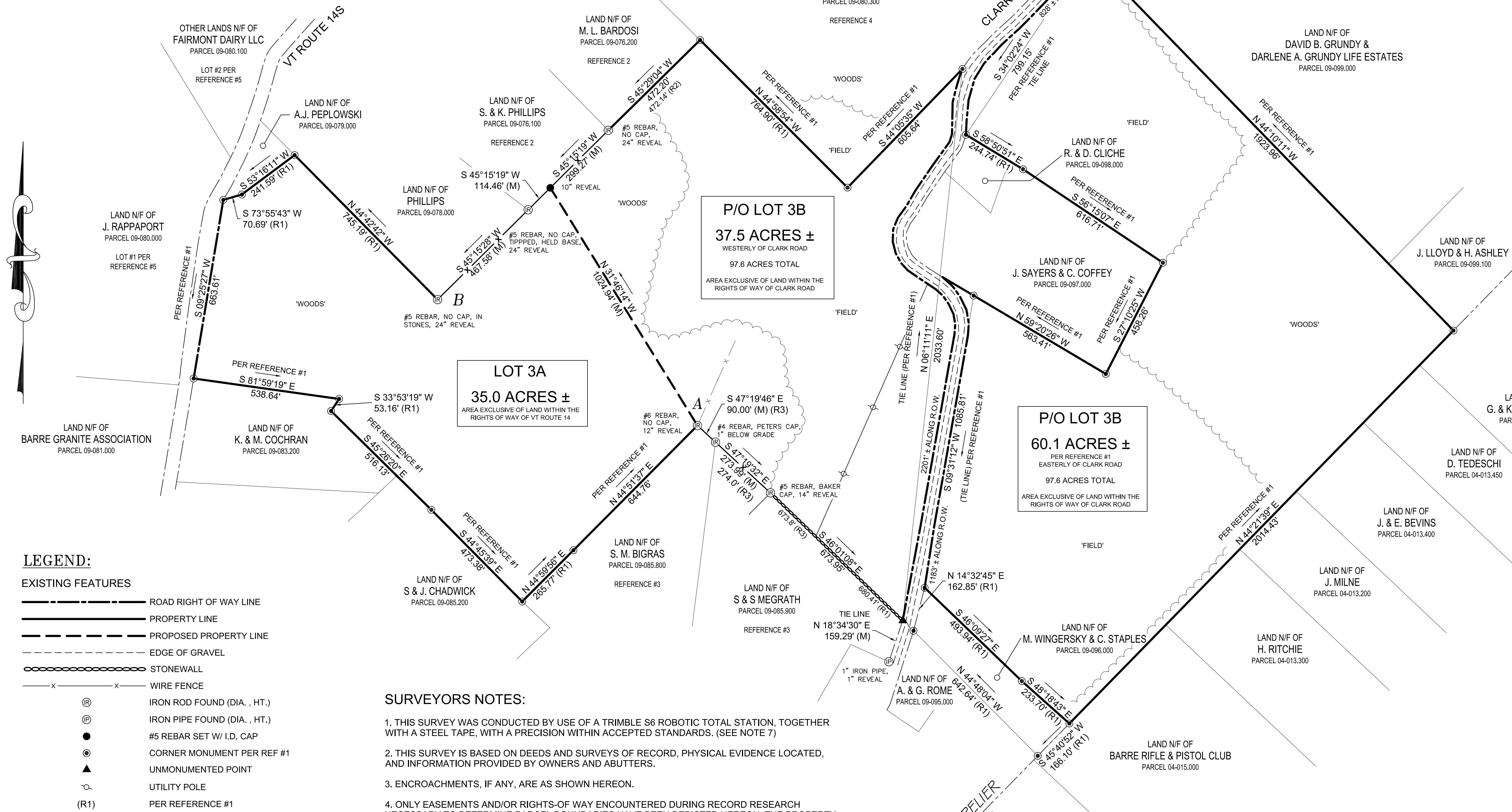
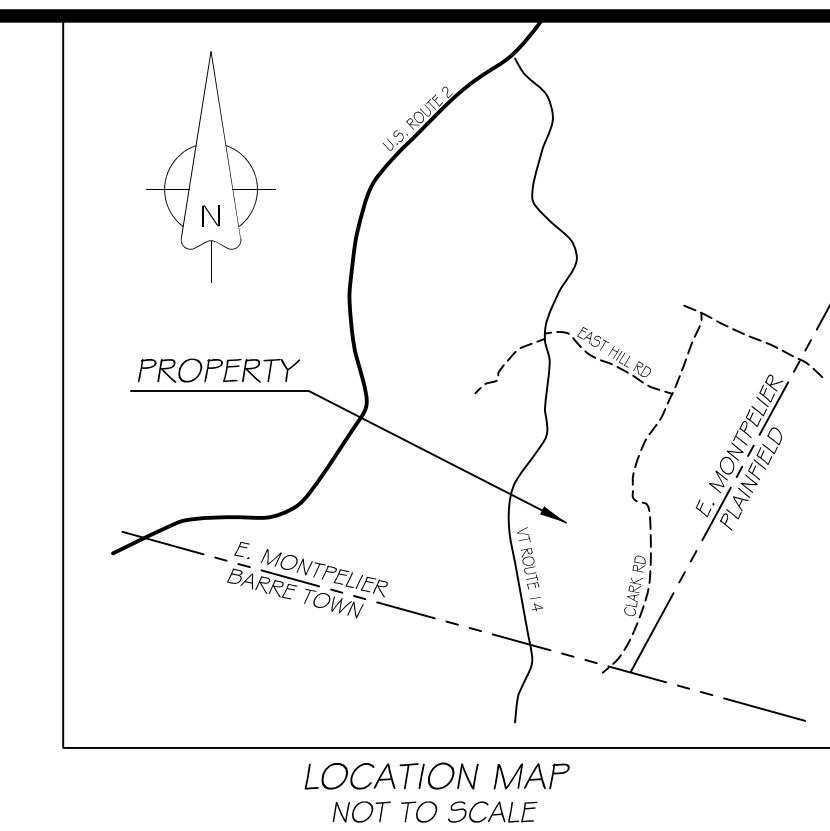


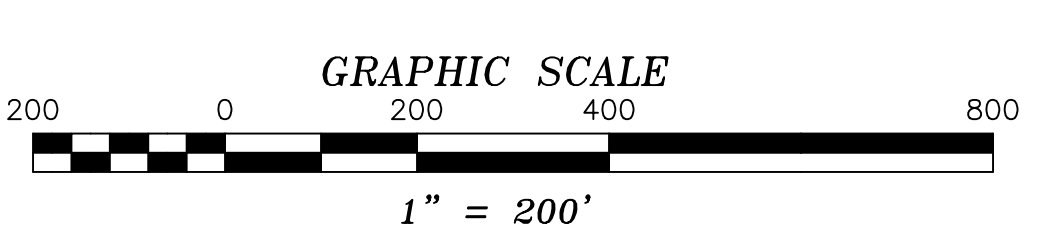
REFERENCES:

1. A THREE PAGE PLAN ENTITLED "LYLEHAVEN FARMS JEROME L. RAPPAPORT LAWRENCE & BARBARA LAPERLE PURCHASE EAST MONTPELIER, VERMONT" BY DWIGHT M BAKER, RLS #317, DATED SEPT. 1985 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 30, MAP 134.
2. A PLAN ENTITLED "PROPERTY OF ALBERT & LINDA PHILLIPS, LOTS 1-4, EAST MONTPELIER, VERMONT", DATED JULY 28, 1989 BY RICHARD R. FIELDER, AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGING FILE #39, MAP #196.
3. A PLAN ENTITLED "E.D.M. AND THEODOLITE SURVEY - SUBDIVISION FOR GERALD AND JILL JOURDAN EAST MONTPELIER, VT.", DATED 11/29/96 BY CARROLL A. PETERS, AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGING FILE #57, MAP #129.
4. A PLAN ENTITLED "SUBDIVISION SURVEY 'WOODED CARVEOUT' JEROME L. RAPPAPORT VERMONT ROUTE 14S & CLARK ROAD, EAST MONTPELIER, VERMONT", DATED 08/01/14, LAST REVISED 08/21/14 BY CHASE & CHASE SURVEYORS, WILLIAM R. CHASE RLS #542 AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGING FILE #84, MAP #350.
5. A PLAN ENTITLED "SUBDIVISION SURVEY 'ROUTE 14 CARVEOUT' JEROME L. RAPPAPORT 355 VERMONT ROUTE 14S, EAST MONTPELIER, VERMONT", DATED 08/01/14, LAST REVISED 08/22/14 BY CHASE & CHASE SURVEYORS, WILLIAM R. CHASE, RLS #542 AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGING FILE #84, MAP #349.



- LEGEND:**
- EXISTING FEATURES**
- ROAD RIGHT OF WAY LINE
 - PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EDGE OF GRAVEL
 - STONEWALL
 - WIRE FENCE
 - IRON ROD FOUND (DIA. , HT.)
 - IRON PIPE FOUND (DIA. , HT.)
 - #5 REBAR SET W/ I.D. CAP
 - CORNER MONUMENT PER REF #1
 - UNMONUMENTED POINT
 - UTILITY POLE
 - PER REFERENCE #1
 - AS MEASURED

- SURVEYORS NOTES:**
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS. (SEE NOTE 7)
 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 THE BEARING FROM MONUMENTS FOUND AT POINTS A & B AS SHOWN ON REFERENCE #1. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
 6. THE RIGHTS-OF-WAY OF VT ROUTE 14S & CLARK ROAD ARE BASED UPON REFERENCE #1 AS NOTED HEREON.
 7. ONLY THE PORTIONS OF LOT 3 OF REF #5 AND REF #1 DEEMED NECESSARY FOR THE DEFINITION OF THE SUBDIVISION LINE BETWEEN LOTS 3A & 3B HAVE BEEN RE-SURVEYED FOR THIS SUBDIVISION PLAN. METES & BOUNDS & ACREAGES OF BALANCE OF PROPERTY ARE PER REFERENCE #1.



ZONING DATA	
ZONE:	RURAL RESIDENTIAL & AGRICULTURAL ZONE
MIN. LOT AREA:	3 ACRES
MIN. FRONTAGE:	250'
SETBACK:	FRONT - 75 FEET YARD (SIDE & REAR) - 50 FEET
PROPERTY INFORMATION	
OWNER:	FAIRMONT DAIRY LLC
ADDRESS:	95 LYLE YOUNG ROAD EAST MONTPELIER, VT 05651
PROPERTY ADDRESS:	VT ROUTE 14 S & CLARK ROAD
DEED:	BOOK 129/PAGES 192-194 (11-20-2014)
PARCEL ID#:	p/o 09-80.300
TOTAL AREA OF PROPERTY:	132.6 AC.

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. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

5/8/18 *William R. Chase*
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY
FAIRMONT DAIRY, LLC
 CLARK ROAD AND VT ROUTE 14S
 EAST MONTPELIER, VERMONT

SCALE: 1" = 200' DATE: 5/8/18 PROJ.# 2018 035 DWG.# 18035A
 DRAWN BY: TDM CHECKED BY: WRC FB/PG. 91/ EFB SHEET PLAT

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