

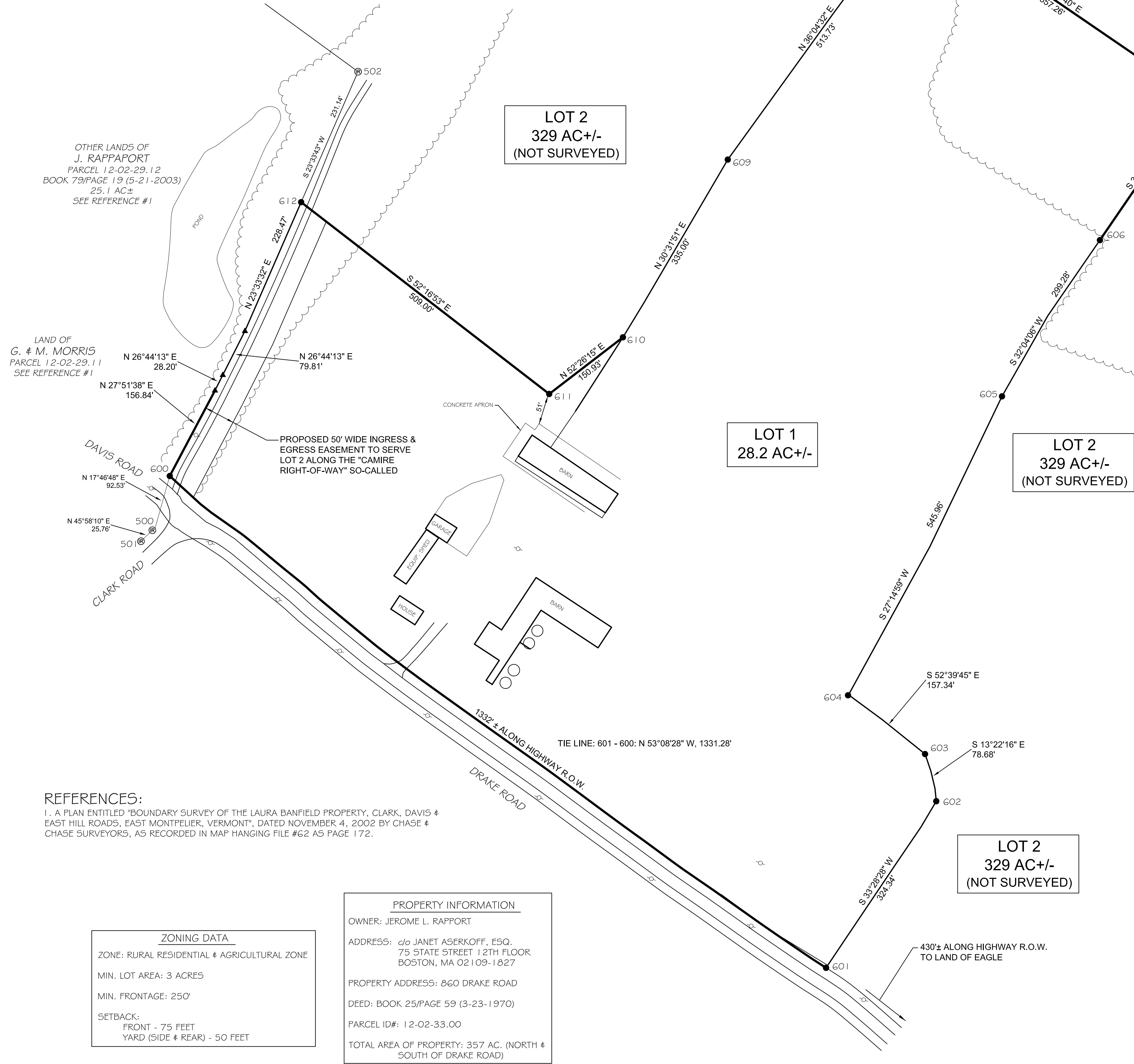
INTERMEDIATE LOCUS
APPROX. SCALE: 1" = 800'

MONUMENT DESCRIPTION TABLE

500	#5 REBAR, 1 2" REVEAL, SOLID
501	#5 REBAR, 1 2" REVEAL, SOLID
502	#5 REBAR, 5" REVEAL, W.R. CHASE CAP, SOLID
600	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
601	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
602	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
603	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
604	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
605	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
606	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
607	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
608	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
609	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
610	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
611	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP
612	#5 REBAR SET, xx" REVEAL, YELLOW I.D. CAP

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 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, 2002) AS HELD ABOUT MONUMENTS FOUND AT POINTS '500' & '502'.
6. THE RIGHT-OF-WAY OF DRAKE ROAD IS PRESUMED TO BE THREE RODS IN WIDTH.
7. THIS PLAN DOES NOT REPRESENT A COMPREHENSIVE SURVEY OF THE ENTIRE RAPPAFORT PROPERTY. ONLY LOT 1 AND THOSE EXISTING LINES ADJACENT THERETO HAVE BEEN SURVEYED AT THIS TIME. PARCEL BOUNDARIES NOT SURVEYED ARE BASED ON THE TAX ASSESSMENT MAPS OF THE TOWN OF EAST MONTPELIER.



REFERENCES:

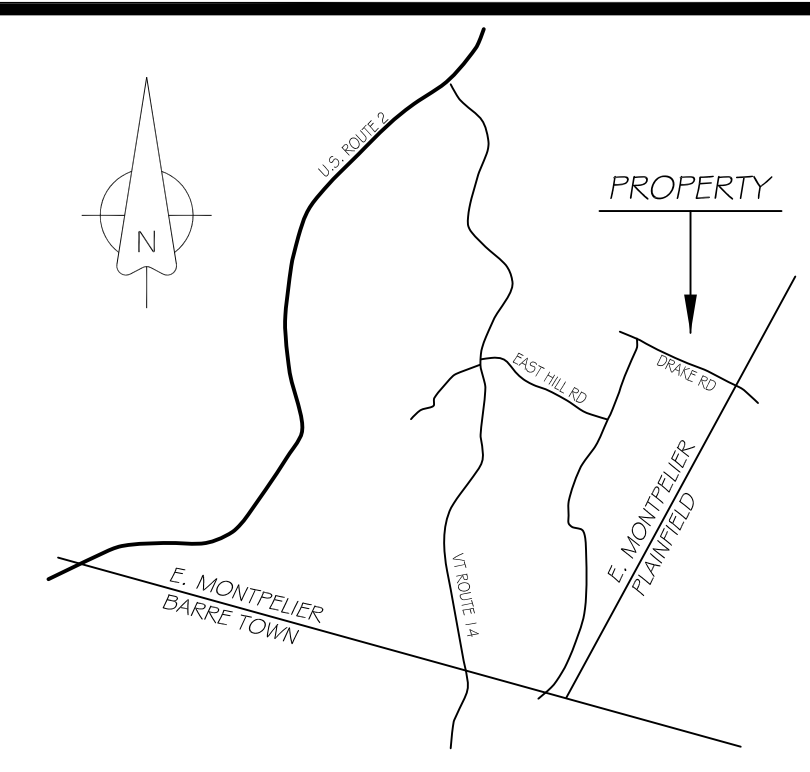
1. A PLAN ENTITLED "BOUNDARY SURVEY OF THE LAURA BANFIELD PROPERTY, CLARK, DAVIS & EAST HILL ROADS, EAST MONTPELIER, VERMONT", DATED NOVEMBER 4, 2002 BY CHASE & CHASE SURVEYORS, AS RECORDED IN MAP HANGING FILE #62 AS PAGE 172.

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: JEROME L. RAPPAORT
ADDRESS: c/o JANET ASERKOFF, ESQ.
75 STATE STREET 12TH FLOOR
BOSTON, MA 02109-1827
PROPERTY ADDRESS: 860 DRAKE ROAD
DEED: BOOK 25/PAGE 59 (3-23-1970)
PARCEL ID#: 12-02-33.00
TOTAL AREA OF PROPERTY: 357 AC. (NORTH & SOUTH OF DRAKE ROAD)



LOCATION MAP
NOT TO SCALE

LEGEND:

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- THREAD OF BROOK
- WIRE FENCE
- CHAINLINK FENCE
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- CONCRETE MONUMENT FOUND
- #5 REBAR TO BE SET W/ I.D. CAP
- UNMONUMENTED POINT
- UTILITY POLE
- EDGE OF WOODS/BRUSH LINE

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.

8/12/14
DATED: 8/12/14
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS

SUBDIVISION SURVEY
"STEVE'S CARVEOUT"
JEROME L. RAPPAORT
860 DRAKE ROAD
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 08/01/14 PROJ.# 14_034 DWG.# 034A
DRAWN BY: KJK CHECKED BY: WRC/FB/PG. 84 SHEET 1 OF 1

CHASE & CHASE
SURVEYORS & SEPTIC DESIGNERS INC.

301 N. MAIN ST. - BARRE, VT. 05641
(802)-479-9636



LEGEND

- 200-40 ft contours
 - 200 ft
 - 40 ft
- Deer Wintering Areas
- Vernal Pools Confirmed – AE/
- Wetlands - VSWI Advisory Lay
- Waterbody
- Stream
- Parcels (where available)
- Town Boundary

Note:
None of the following features are identified on the subject property by the ANR Atlas:
-Special Flood Hazard Areas
-Rare or endangered species
-Significant natural communities
-Other natural communities
-Historic/archeological resources

Lot 2
329 ac.

Lot 1
28.2 ac.

p/o Lot 2

Jerome L. Rappaport
Subdivision #1 "Steve's Carveout"
Natural Features Plan
8/11/2014

NOTES

Map created using ANR's Natural Resources Atlas

1,167.0 0 584.00 1,167.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

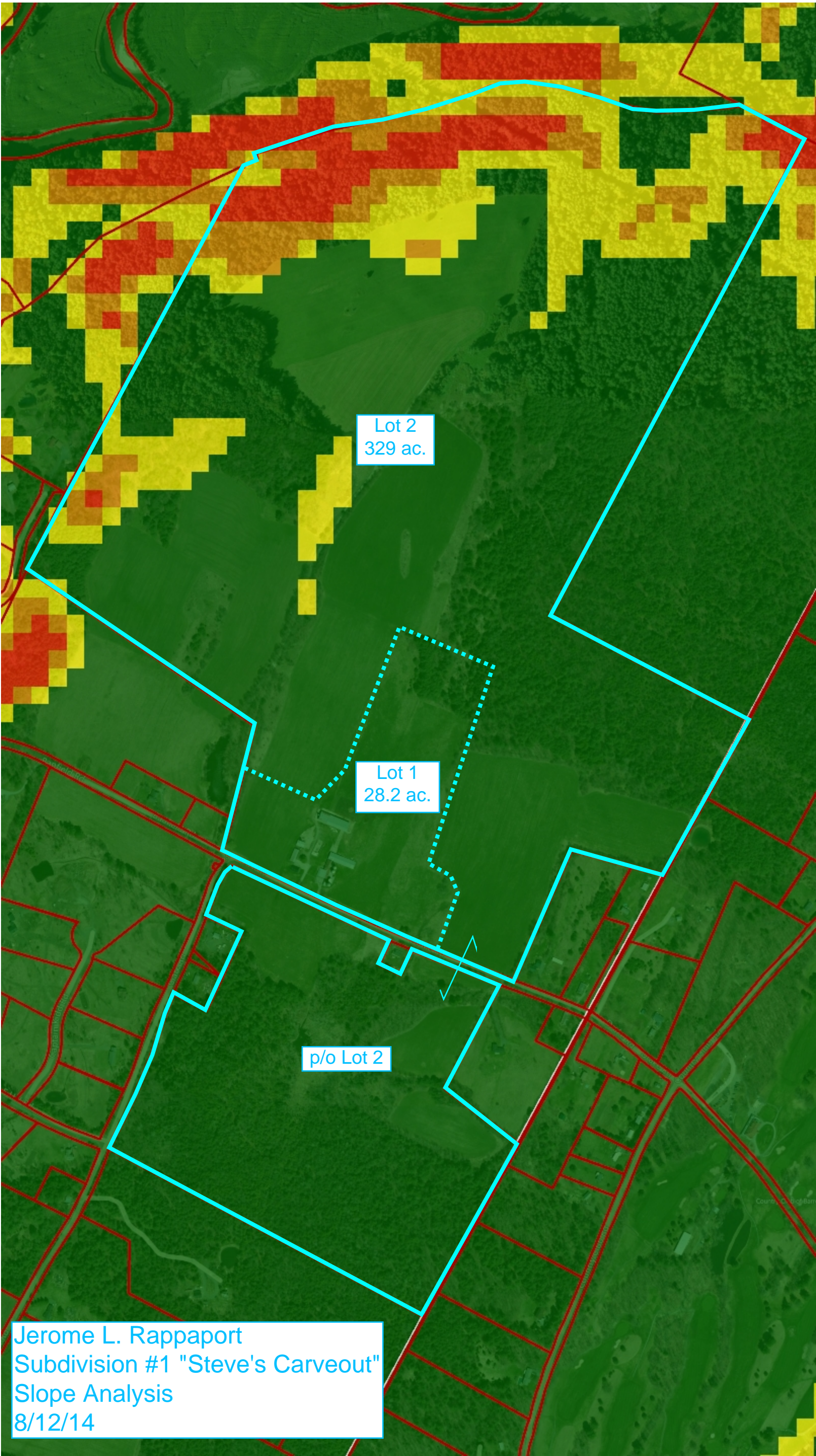
1" = 583 Ft. 1cm = 70 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- Parcels (where available)
- Town Boundary
- Slope
 - <15%
 - 15-20%
 - 20-25%
 - >25%



Jerome L. Rappaport
Subdivision #1 "Steve's Carveout"
Slope Analysis
8/12/14

NOTES

Map created using ANR's Natural Resources Atlas



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
1" = 525 Ft. 1cm = 63 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.