

INTERMEDIATE LOCUS
APPROX. SCALE: 1" = 500'

SURVEYORS NOTES:

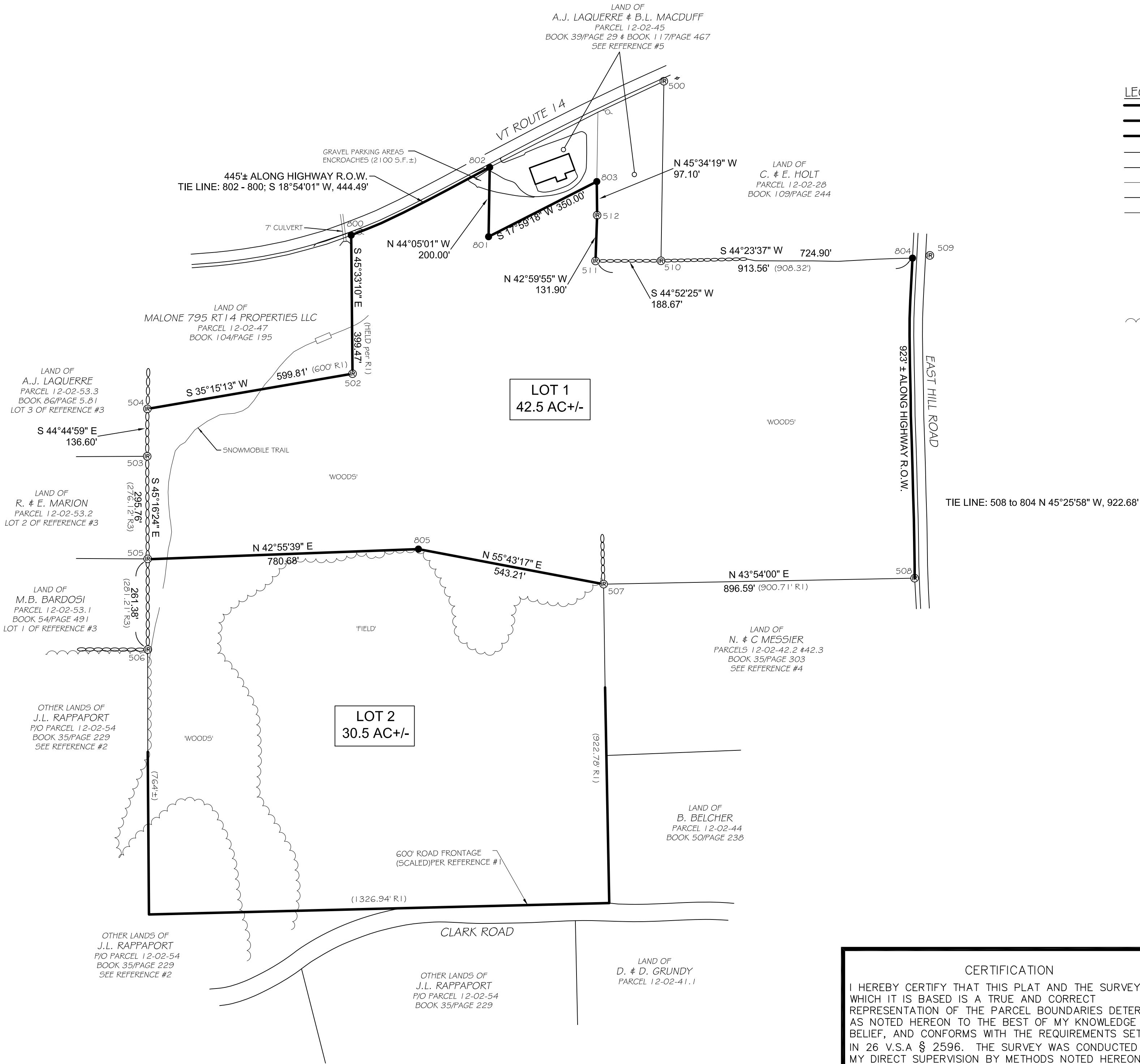
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 56 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTERS.
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, 1972) AS HELD ABOUT MONUMENTS FOUND AT POINTS '507' & '508'.
6. THE RIGHT-OF-WAY OF VERMONT ROUTE 14 IS BASED ON PLANS NOTED AS REFERENCE #1.

MONUMENT DESCRIPTION TABLE

500	#5 REBAR FOUND, BENT, HELD PLUMB BASE, 12" REVEAL
502	#5 REBAR FOUND, 8" REVEAL, DUBOIS CAP, SOLID
503	#5 REBAR FOUND, 12" REVEAL, NO CAP, SOLID
504	IRON PIPE FOUND, 1" O.D., 12" REVEAL
505	#5 REBAR FOUND, 12" REVEAL, FIELDER CAP, SOLID
506	#5 REBAR FOUND, 12" REVEAL, FIELDER CAP, SOLID
507	IRON PIPE FOUND, 1" O.D., 12" REVEAL, SOLID
508	#5 REBAR FOUND, 8" REVEAL, W.D. LAWRENCE CAP
509	IRON PIPE FOUND, 2 1/2" O.D. 18" REVEAL
510	#5 REBAR FOUND, 8" REVEAL, W.R. CHASE CAP
511	IRON PIPE FOUND, 3/4" O.D., 5" REVEAL, DROWN & MARSH CAP
512	IRON PIPE FOUND, 1/2" O.D., 8" REVEAL, LEANS SOUTH
800	TO BE SET
801	TO BE SET
802	TO BE SET
803	TO BE SET

REFERENCES:

1. A PLAN ENTITLED "GLADYS P. GAYLORD PROPERTY, EAST MONTPELIER, VERMONT", DATED JULY 1972 BY DROWN & MARSH, INC., AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN THE HANGING MAP FILE #16.
2. THREE PLANS ENTITLED "LYLEHAVEN FARMS, JEROME L. RAPPAPORT, LAWRENCE & BARBARA LAPERLE PURCHASE, EAST MONTPELIER, VERMONT", DATED SEPTEMBER 1985 BY DWIGHT M. BAKER, AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN THE HANGING MAP FILE #30.
3. 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 THE HANGING MAP FILE #39.
4. A PLAN ENTITLED "BOUNDARY SURVEYSUBDIVISION. MESSIER PROPERTY, EAST HILL RD. & CLARK RD., EAST MONTPELIER, VERMONT", DATED JANUARY 11, 2008, LAST REVISED MARCH 5 2008 BY CHASE & CHASE SURVEYORS, AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
5. A PLAN ENTITLED "BOUNDARY ADJUSTMENT SURVEY, LANDS OF CHARLES HOLT AND A.J. LAQUERRE & B.L. MAC DUFF, ROUTE 14 & EAST HILL RD., EAST MONTPELIER, VERMONT", DATED OCTOBER 20, 2011 BY CHASE & CHASE SURVEYORS, AS FILED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN THE HANGING MAP FILE #79.



- 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 SET W/ I.D. CAP
 - UNMONUMENTED POINT
 - UTILITY POLE
 - EDGE OF WOODS/BRUSH LINE

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. RAPPAPORT
ADDRESS: c/o JANET ASERKOFF, ESQ.
75 STATE STREET 12TH FLOOR
BOSTON, MA 02109-1827
PROPERTY ADDRESS: VT ROUTE 14 S & EAST HILL RD.
DEED: BOOK 29/PAGE 291 (12-22-1979)
PARCEL ID#: p/c 12-02-54.00
TOTAL AREA OF PROPERTY: 73.0 AC.

CERTIFICATION

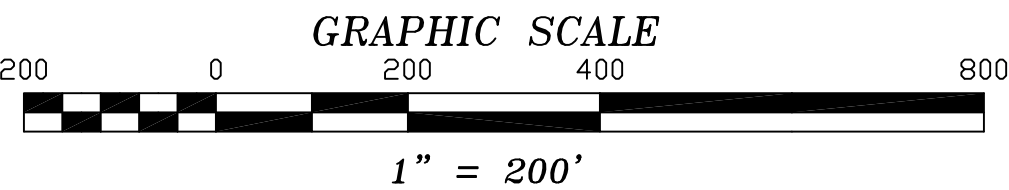
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT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

8/12/14
DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS

SUBDIVISION SURVEY
"WOODED CARVEOUT"
JEROME L. RAPPAPORT
VERMONT ROUTE 14 S & CLARK ROAD
EAST MONTPELIER, VERMONT

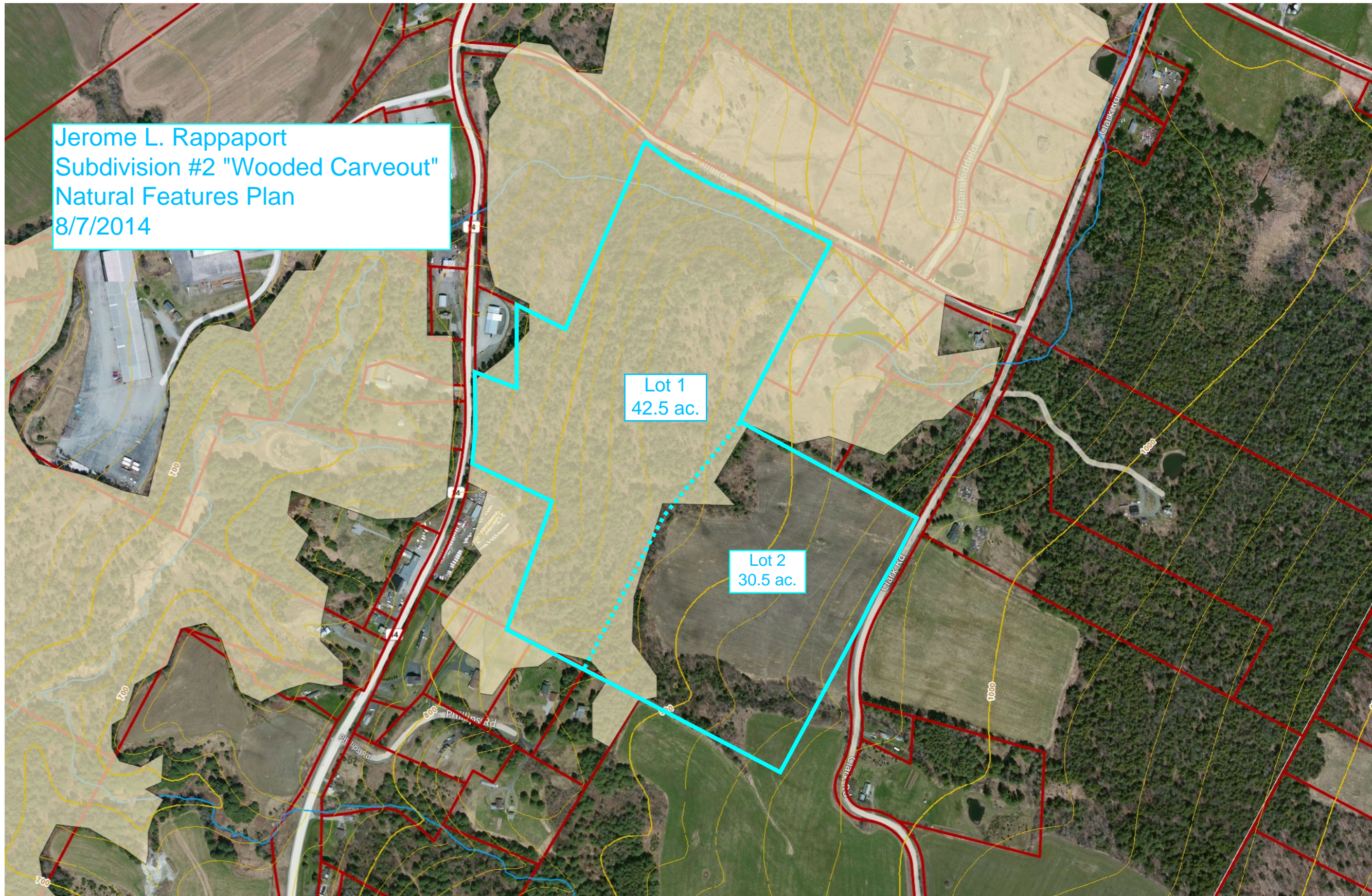
SCALE: 1" = 200' DATE: 08/01/14 PROJ.# 14 034 DWG.# 034B
DRAWN BY: KJG CHECKED BY: WRC/FB/PG. 84 SHEET 1 OF 1

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





Jerome L. Rappaport
Subdivision #2 "Wooded Carveout"
Natural Features Plan
8/7/2014



LEGEND

- 200-20 ft contours
 - 200 ft
 - 20 ft
- Deer Wintering Areas
- Vernal Pools Confirmed – AE/VCE
- Wetlands - VSWI Advisory Layer
- 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 threatened species
- Significant natural communities
- Other natural communities
- Historic/archeological resources

1: 5,250

1in = 438 ft.
1cm = 52 meters



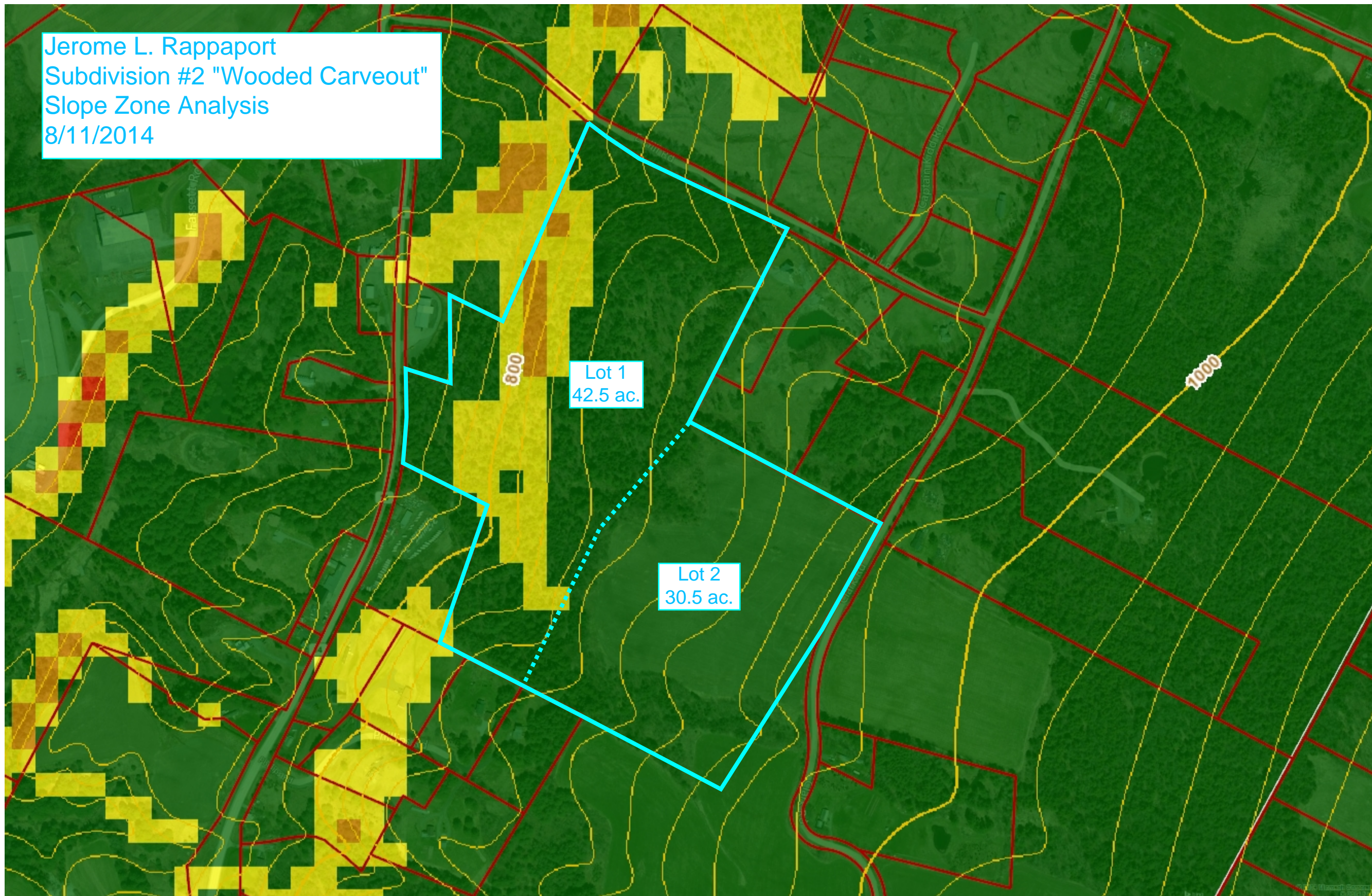
NOTES

Map created using ANR's Natural Resources Atlas

875.0 0 438.00 875.0 Feet



Jerome L. Rappaport
Subdivision #2 "Wooded Carveout"
Slope Zone Analysis
8/11/2014



LEGEND

200-20 ft contours
200 ft
20 ft

Parcels (where available)
Town Boundary

Slope
<15%
15-20%
20-25%
>25%

1: 4,900

1in = 408 ft.
1cm = 49 meters