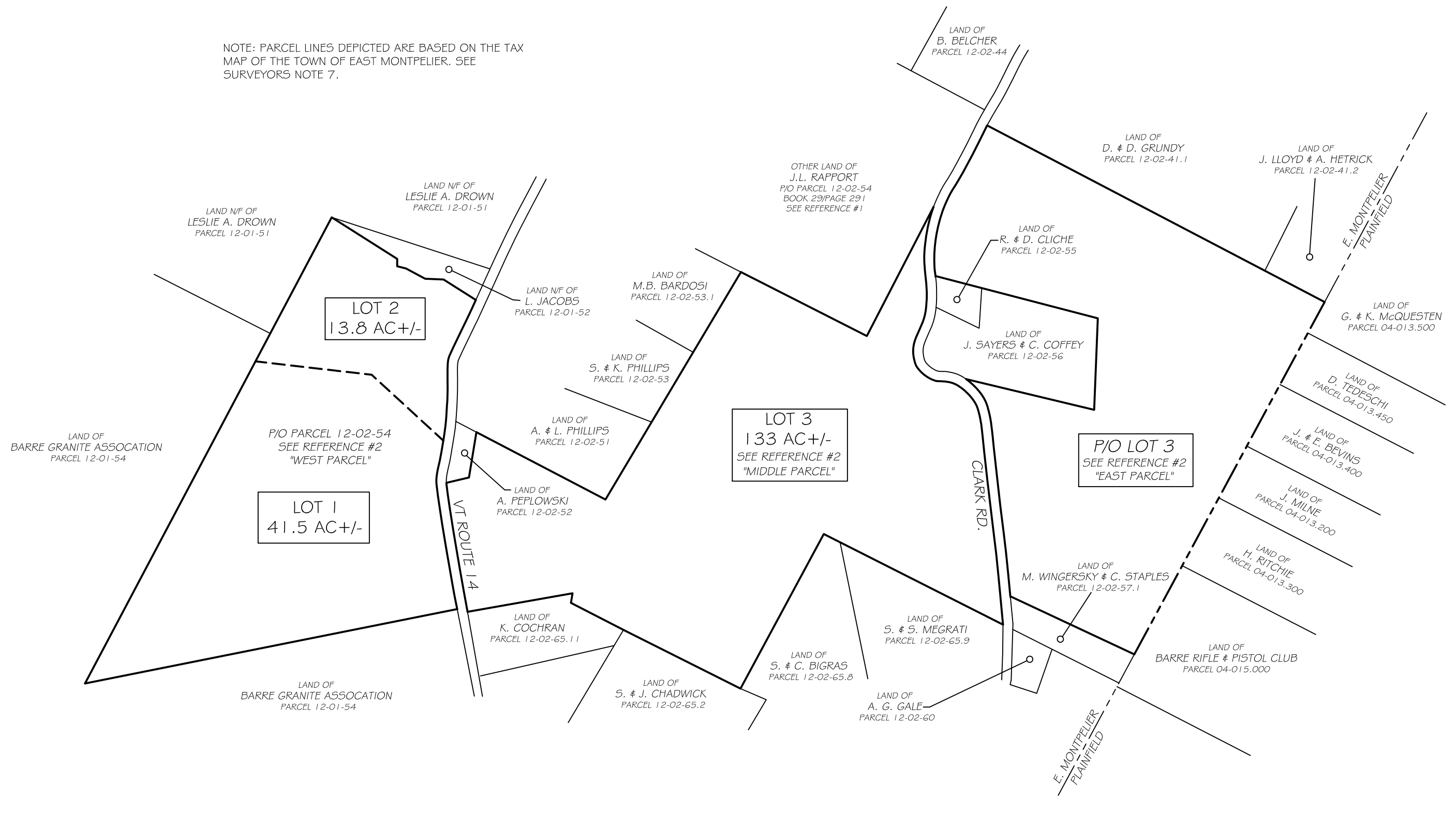


NOTE: PARCEL LINES DEPICTED ARE BASED ON THE TAX MAP OF THE TOWN OF EAST MONTPELIER. SEE SURVEYORS NOTE 7.



INTERMEDIATE LOCUS  
APPROX. SCALE: 1" = 500'

#### SURVEYORS NOTES:

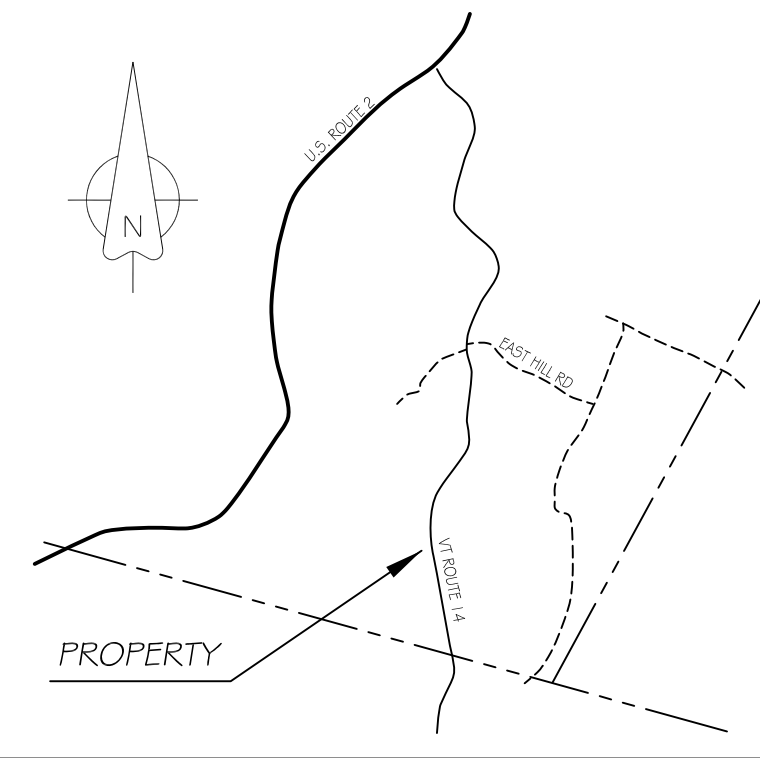
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
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 #2 (MAGNETIC, 1985).
6. THE RIGHT-OF-WAY OF VERMONT ROUTE 14 IS BASED ON PLANS OF PROJECT TQF 037-2(2) AS PROVIDED BY THE VTRANS RIGHT-OF-WAY SECTION.
7. THIS PLAN DOES NOT REPRESENT A COMPREHENSIVE SURVEY OF THE ENTIRE RAPPAFORT PROPERTY. ONLY LOTS 1 & 2 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.
8. INTERIOR FEATURES OF THE PROPERTY NOT PROXIMATE TO THE PARCEL BOUNDARIES ARE DEPICTED BASED ON A ELECTRONIC OVERLAY OF PHOTOGRAMETRIC DATA EXTRACTED FROM THE VERMONT AGENCY OF NATURAL RESOURCES NATURAL RESOURCES ATLAS, AND ARE NOT THE RESULT OF DETAILED FIELD LOCATION.

#### MONUMENT DESCRIPTION TABLE

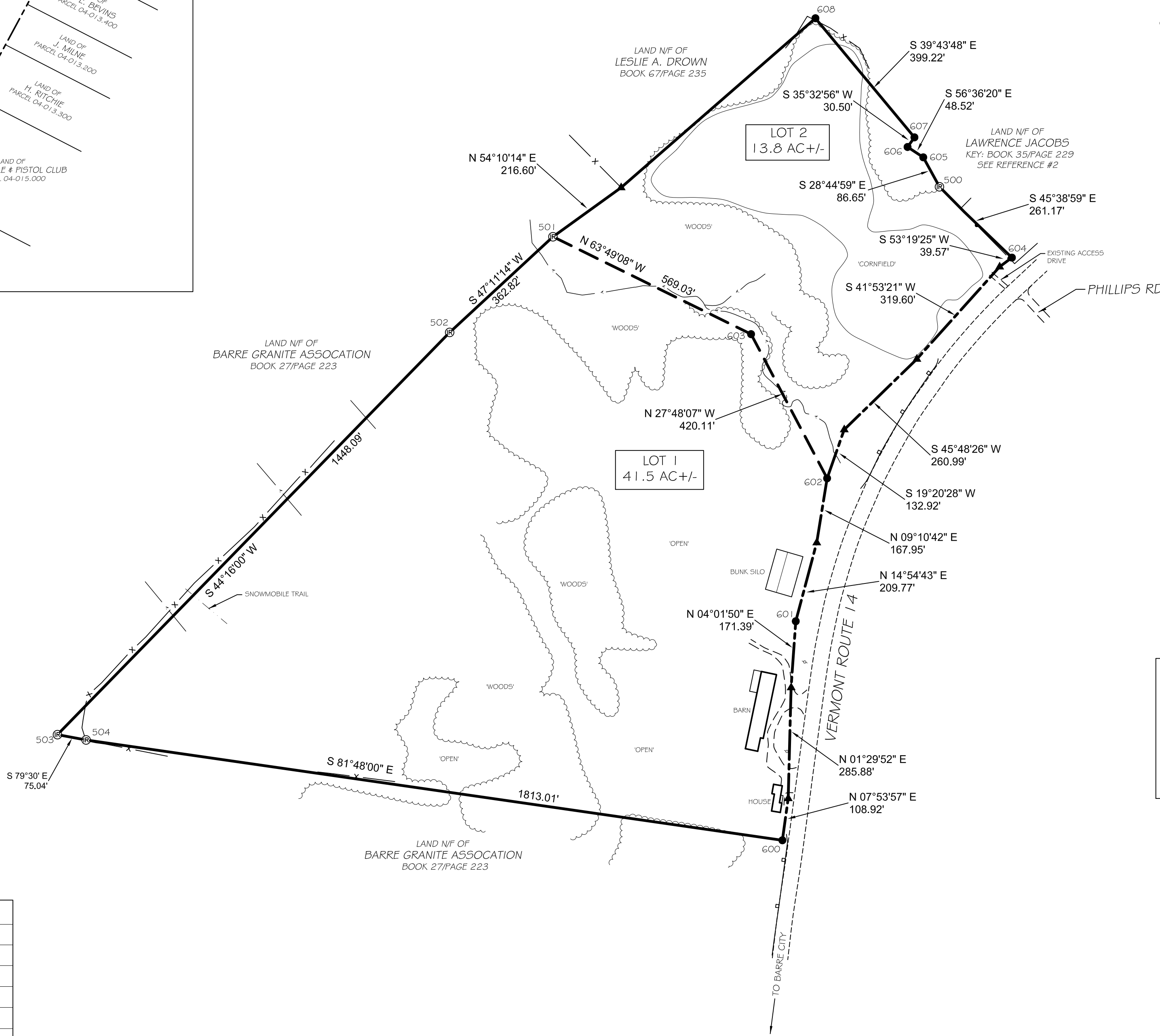
500	#5 REBAR, 8" REVEAL, D. BAKER CAP
501	#5 REBAR, 12" REVEAL, D. BAKER CAP
502	#5 REBAR, 18" REVEAL
503	#5 REBAR, 12" REVEAL, D. BAKER CAP
504	#5 REBAR, 12" REVEAL, D. BAKER CAP
600	#5 REBAR, xx REVEAL, I.D. CAP
601	#5 REBAR, xx REVEAL, I.D. CAP
602	#5 REBAR, xx REVEAL, I.D. CAP
603	#5 REBAR, xx REVEAL, I.D. CAP
604	#5 REBAR, xx REVEAL, I.D. CAP
605	#5 REBAR, xx REVEAL, I.D. CAP
606	#5 REBAR, xx REVEAL, I.D. CAP
607	#5 REBAR, xx REVEAL, I.D. CAP
608	#5 REBAR, xx REVEAL, I.D. CAP

#### 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 AS PLAN #16.
2. THREE PLANS ENTITLED "LYLEHAVEN FARMS, JEROME L. RAPPAFORT, LAWRENCE & BARBARA LAPERLE PURCHASE, EAST MONTPELIER, VERMONT", DATED SEPTEMBER 1985 BY DWIGHT M. BAKER AND RECORDED IN EAST MONTPELIER LAND RECORDS IN MAP HANGING 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 SURVEY/SUBDIVISION, 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.



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 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. RAPPAFORT  
ADDRESS: c/o JANET ASERKOFF, ESQ.,  
75 STATE STREET 12TH FLOOR  
BOSTON, MA 02109-1827  
PROPERTY ADDRESS: 355 VT ROUTE 14 S  
DEED: BOOK 35/PAGE 229 (2-12-1985)  
PARCEL ID#: pto 12-02-54.00  
TOTAL AREA OF PROPERTY: 188 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

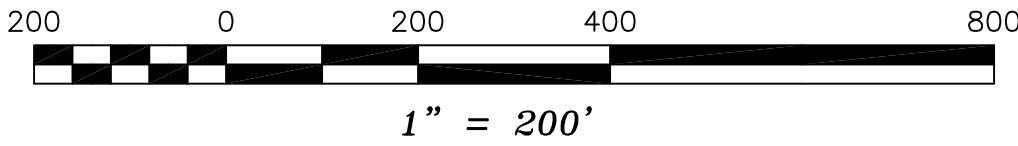
DATED: WILLIAM R. CHASE RLS. #542 VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS

SUBDIVISION SURVEY  
"ROUTE 14 CARVEOUT"  
JEROME L. RAPPAFORT  
355 VERMONT ROUTE 14 S  
EAST MONTPELIER, VERMONT

SCALE: 1" = 200' DATE: 08/01/14 PROJ.# 14 034 DWG.# 034C  
DRAWN BY: KKJ CHECKED BY: WRC/FB/PG. 84 SHEET SURV1

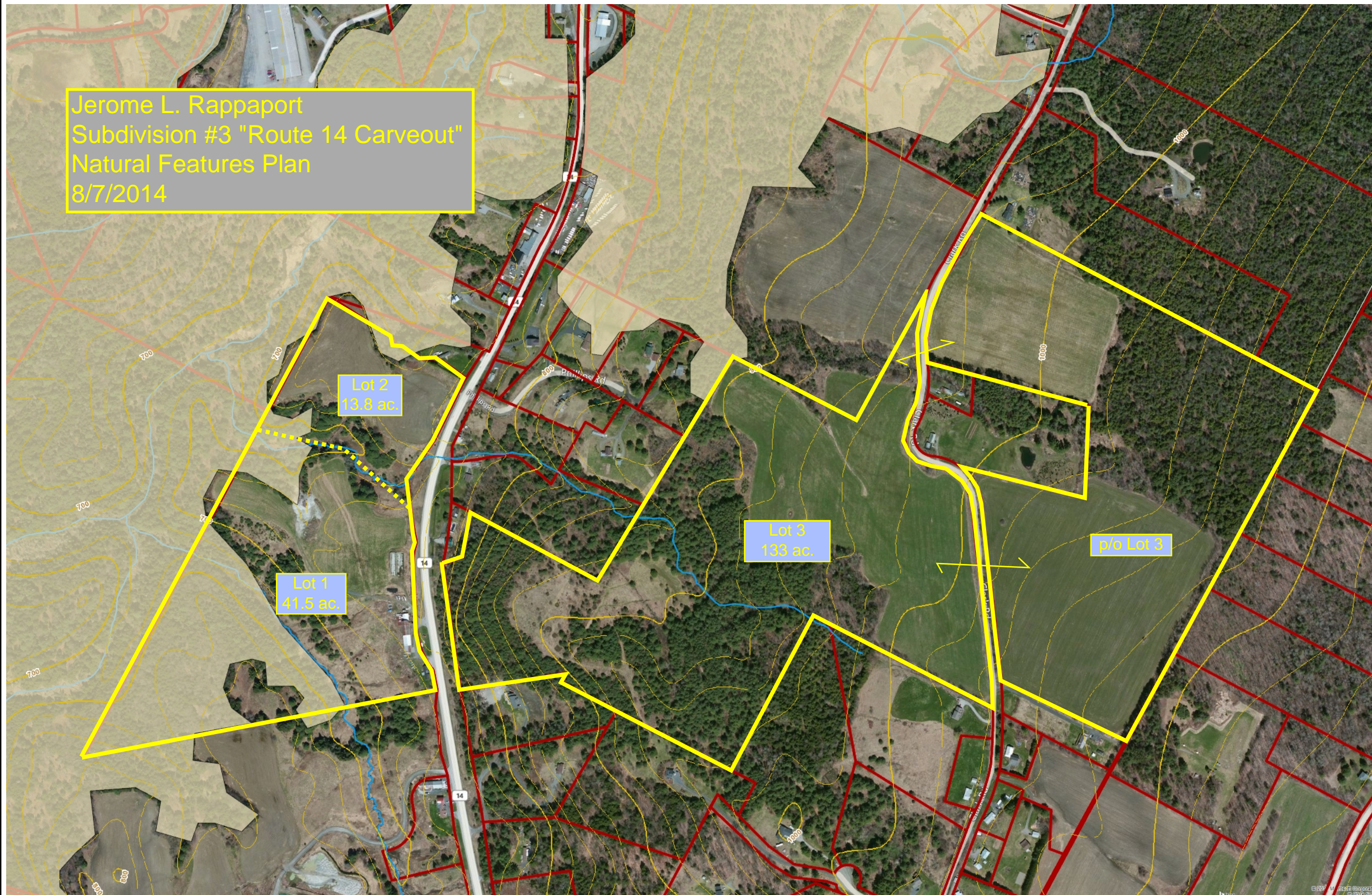
**CHASE & CHASE**  
SURVEYORS & SEPTIC DESIGNERS INC.  
301 N. MAIN ST. - BARRE, VT. 05641  
(802)-479-9636

#### GRAPHIC SCALE





Jerome L. Rappaport  
Subdivision #3 "Route 14 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: 5,950**

1in = 496 ft.  
1cm = 60 meters



#### NOTES

Map created using ANR's Natural Resources Atlas

992.0 0 496.00 992.0 Feet

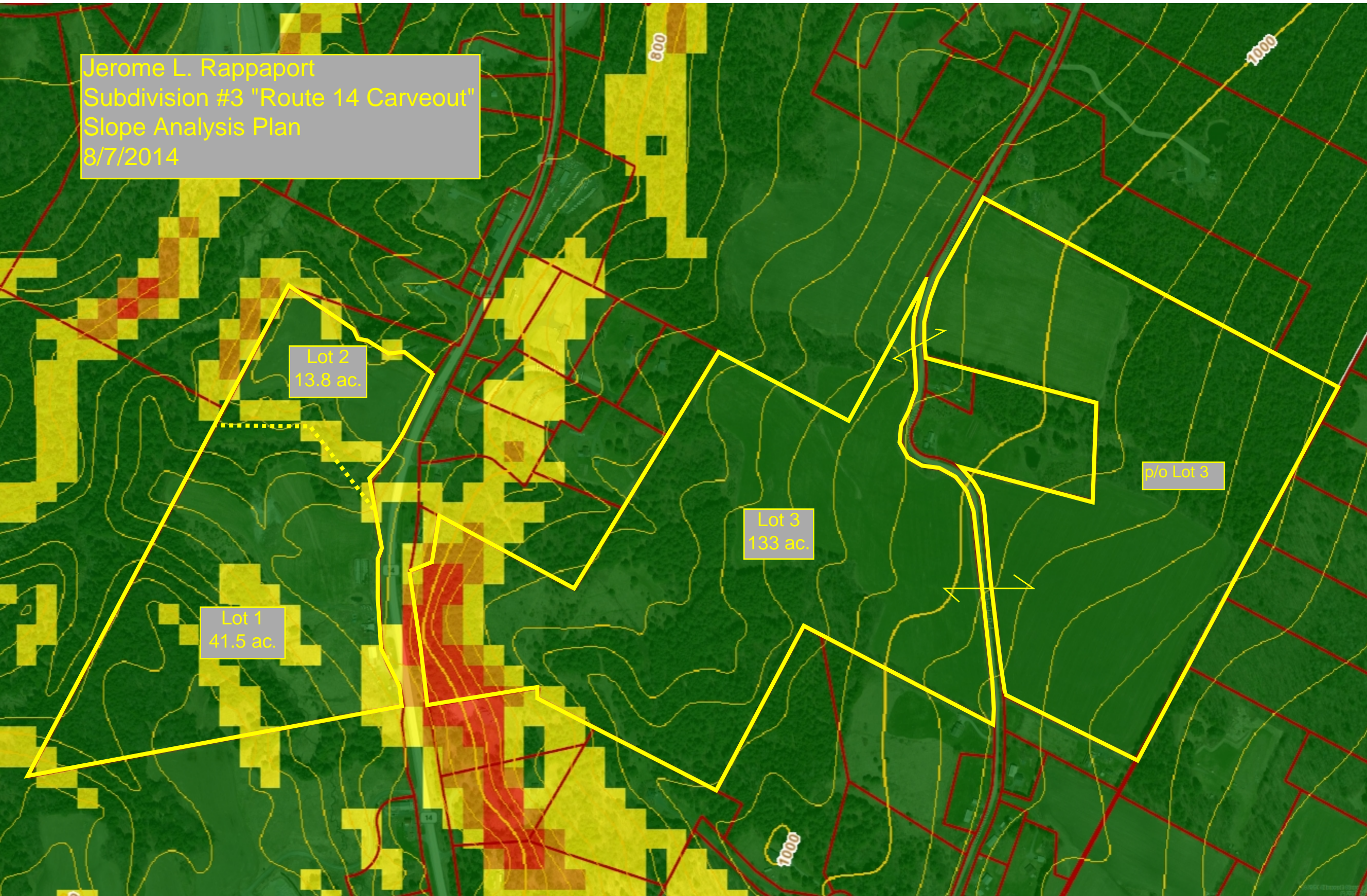
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources. August 7, 2014

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Jerome L. Rappaport  
Subdivision #3 "Route 14 Carveout"  
Slope Analysis Plan  
8/7/2014



**LEGEND**

200-20 ft contours  
200 ft  
20 ft

Parcels (where available)  
Town Boundary

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

**1: 5,600**

1in = 467 ft.  
1cm = 56 meters

933.0 0 466.00 933.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources. August 11, 2014

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**NOTES**  
Map created using ANR's Natural Resources Atlas