

# Town of East Montpelier

# ZONING PERMIT

# NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: September 5, 2018

Effective Date: September 20, 2018

Location: 445 Kelton Road

Owner: Abigail Faulkner & Hobart Guion

For: 3-Lot Subdivision: Lot 1 of 35.1 acres;

Lot 2 of 7.72 acres & dwelling; Lot 3 of 67.2 acres

Application # 18-034

Approved by: **C. Bruce Johnson, ZA**

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

**APPEALS TO DRB:** A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

**WARNING:** State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

# TOWN of EAST MONTPELIER

P.O. Box 157  
East Montpelier, VT  
05651-0157

C. Bruce Johnson, ZA  
eastmontadmin@comcast.net  
(802) 223-3313 ext. 204

September 5, 2018

Abigail Faulkner  
Hobart Guion  
345 Kelton Road  
East Montpelier, VT 05651

Re: East Montpelier Zoning Application #18-034; 445 Kelton Road

Dear Ms. Faulkner & Mr. Guion:

Please find enclosed the written decision of the East Montpelier Development Review Board approving your subdivision application #18-034 as presented. You have the right to appeal the decision of the Development Review Board. 10 V.S.A. §8504, 24 V.S.A. §4471 and V.R.E.C.P. 5 provide guidance on appeals to the Environmental Division of the Vermont Superior Court, but should you wish to appeal you should seek the advice of an attorney to determine your rights and duties in this particular situation. Generally any appeal must be filed with the Environmental Division within 30 days of the issuance of the decision.

Based on the above-referenced DRB approval I have issued East Montpelier Zoning Permit #18-034 for a 3-lot subdivision of your 445 Kelton Road property. You have 180 days to duly file and record a mylar copy of the approved subdivision plat with the East Montpelier Town Clerk as required by the East Montpelier Land Use & Development Regulations Section 6.6 coupled with 24 V.S.A. §4463(b). The mylar must be certified by me, the zoning administrator, as a true copy of the approved subdivision plat prior to recording.

Feel free to contact me if you have any questions concerning this matter.

Sincerely,



C. Bruce Johnson  
East Montpelier Zoning Administrator

**TOWN OF EAST MONTPELIER  
DEVELOPMENT REVIEW BOARD**

**FINDINGS & DECISION**

In the matter of:        Abigail Faulkner & Hobart Guion  
                                 445 Kelton Road  
                                 Parcel # 07-009.000    Tax Map # 09-00-76.000

East Montpelier Zoning Application #18-034

**INTRODUCTION & PROCEDURAL HISTORY**

1. On August 9, 2018, Abigail Faulkner & Hobart Guion filed an application with the Town of East Montpelier to subdivide their property located at 445 Kelton Road. The proposal would divide the 110-acre parcel into 3 lots: Lot 1 of 35.1 acres served by an access easement over Lot 2; Lot 2 of 7.72 acres with existing structures and frontage on Kelton Road; and, Lot 3 of 67.2 acres with frontage on Kelton Road and VT Rte. 14 N.
2. The property in question is located in the Agricultural/Forest Conservation District – Zone E, where the minimum lot size is 7 acres and subdivisions require approval from the Development Review Board.
3. Applicants appeared before the DRB on June 5, 2018 for an East Montpelier Land Use & Development Regulations Section 6.3 sketch plan review of the proposed subdivision. The DRB authorized a Section 6.2(B) large lot survey waiver.
4. A public notice was duly published in the Times Argus on August 18, 2018 for a hearing, which was conducted on September 4, 2018.
5. Applicants Abigail Faulkner and Hobart Guion, applicant representative Kris Jurentkuff, and Zoning Administrator Bruce Johnson appeared and participated in the September 4, 2018 hearing. There was no additional public comment.
6. The Board members who voted on this issue at the September 4, 2018 hearing were Kappel, Welch, Lange, Cueto, Dworkin, Watson, Hill, and Lane.

## **FINDINGS OF FACT**

1. Abigail Faulkner and Hobart Guion recently purchased the 110-acre Frost property located at 445 Kelton Road. Their intent is to separate off the house area on the west side of Kelton Road for resale and keep the remaining acreage in its current undeveloped state. The current proposal is to subdivide the property to create a 7.72-acre house lot (Lot 2), a west side of Kelton Road remainder lot of 35.1 acres (Lot 1), and an east side of Kelton Road remainder lot of 67.2 acres (Lot 3).
2. The property is located in Zone E – the Agricultural & Forest Conservation District, where a conforming lot requires 7 acres and 350 feet of road frontage. Lot 2 is comprised of 7.72 acres on the west side of Kelton Road with approximately 522 feet of road frontage. Lot 1 contains 35.1 acres on the west side of Kelton Road and is served by a 60-foot-wide access easement over Lot 2. Lot 3 contains 67.2 acres between Kelton Road and VT Rte. 14 N with over 2,000 feet of frontage on Kelton plus 1,750 feet along VT Rte. 14 N.
3. The existing residential use of the property is in a narrow band along the west side of Kelton Road. The dwelling's well and septic system along with the identified replacement sewage disposal site are all located within the proposed borders of Lot 2. The access easement over Lot 2 encompasses 0.70 acres, leaving Lot 2 with a net acreage of 7.02 acres.
4. No development of proposed remainder Lots 2 & 3 is currently anticipated.
5. On August 20, 2018 the East Montpelier Selectboard approved a residential curb cut (application #18-035) for the proposed access easement over Lot 2 to serve Lot 1.

## **CONCLUSIONS**

The standards for the issuance of a subdivision permit are set forth in Sections 6.7 through 6.10 of the East Montpelier Land Use & Development Regulations. It is found that the standards in Sections 6.7, 6.8, & 6.9 have been reviewed, and the proposed subdivision meets all applicable requirements. It is further found that Section 6.10 does not apply to this project.

## **DECISION**

By unanimous vote, the DRB approves Zoning Permit #18-034 to allow the subdivision of the Faulkner/Guion parcel located at 445 Kelton Road as presented.

This subdivision approval is subject to the East Montpelier Land Use & Development Regulations Section 6.6 plat recording requirements which, among other directives, mandate the

filing of a mylar copy of the approved subdivision plat in the East Montpelier land records within 180 days of the date of subdivision approval.

**Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to the state Permit Specialist before beginning any construction.

Dated this 4<sup>th</sup> day of September, 2018.



Steve Kappel -- Vice-chair  
East Montpelier Development Review Board

**Notice:** The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

Permit # 18-034

**ZONING PERMIT APPLICATION**

Date Received: 8/9/18

Zoning District E

**TOWN OF EAST MONTPELIER**

Parcel # 07-009.000

Overlays WR/SFH/RC PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-76.000

\*\*\*\*\*

- A. 1. Name of Landowner Abigail Faulkner & Hobart Guion Phone No. 223-1808
2. Address of Landowner 345 Kelton Road, East Montpelier, VT 05651
3. Applicant (other than owner) Phone No.
4. Address of Applicant
5. Location of Property 445 Kelton Road

**B: Application is made (check appropriate boxes):**

- |                                     |   |   |
|-------------------------------------|---|---|
| To:                                 | For:  | For:  |
| <input type="checkbox"/> Construct  | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input checked="" type="checkbox"/> Subdivision of land |
| <input type="checkbox"/> Repair     | <input type="checkbox"/> Multi-family dwelling                            | <input type="checkbox"/> Boundary adjustment            |
| <input type="checkbox"/> Alter      | <input type="checkbox"/> Accessory Structure                              | <input type="checkbox"/> Extraction of earth resources  |
| <input type="checkbox"/> Extend     | <input type="checkbox"/> Commercial / Business                            | <input type="checkbox"/> Ground water withdrawal        |
| <input type="checkbox"/> Remove     | <input type="checkbox"/> Light Industrial                                 | <input type="checkbox"/> Landfilling                    |
| <input type="checkbox"/> Change use | <input type="checkbox"/> Industrial                                       | <input type="checkbox"/> Other                          |

Describe work to be performed To subdivide the existing 110 +/- acre property with an existing residence and outbuildings into three lots: Lot 1 of 35.1 acres with no development existing or proposed; Lot 2 of 7.72 acres with the existing single-family residence; and Lot 3 of 67.2 acres with no development existing or proposed.

**C. Lot description:**

- |   |  |
|---|--|
| 1. acreage <u>110</u>   | 4. depth side yards <u>N/A</u> Ft. <u>N/A</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>522'/2110'</u> Ft.                              |  |
| 3. depth front yard <u>N/A</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>438'</u> Ft.<br>(building to lot line)                 |

**Important** - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

**READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:**

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner Hobart G. Guion Abigail D. Faulkner Date 8/9/2018

Applicant Abigail D. Faulkner Date 8/9/18

\*\*\*\*\*

Zoning Permit Fee: \$ 300.00 Cash  Check #6267 Date 8/9/18 Rec'd by D.S.

DRB Hearing Fee: \$            Cash  Check            Date            Rec'd by           

Make checks payable to the "Town of East Montpelier"

**D. Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 476-0195 to speak to the state Permit Specialist before beginning any construction.

**Notice:** Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:  
Residential Building Energy Standards: [http://publicservice.vermont.gov/topics/energy\\_efficiency/rbes](http://publicservice.vermont.gov/topics/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/topics/energy\\_efficiency/cbes](http://publicservice.vermont.gov/topics/energy_efficiency/cbes)

**E. Action by Zoning Administrator:**

1.  Granted     Denied    Date ..... Reason.....

2. Appealed to Development Review Board ..... By .....  
Date

**Notice:** Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 18-034 Date Issued 09/05/18 Effective Date 09/20/18

**DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.**

  
.....  
Zoning Administrator

**F. Action by Development Review Board:**

1. Public Notice Date AUG 18 2018 .....

2. Date(s) of Hearing SEPT 4, 2018 .....

3.  Granted     Without conditions     With conditions (See written decision for conditions)

4.  Denied (See written decision for reasoning)

  
.....  
Chairman, Development Review Board

The DRB's written decision was issued on: September 5, 2018

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: cdchase@chasesurveyors.com

billchase@chasesurveyors.com

kjurentkuff@chasesurveyors.com

August 9, 2018

Bruce Johnson, Zoning Administrator  
Town of East Montpelier  
P.O. Box 157  
East Montpelier, VT 05651

RE: Proposed 3-Lot Subdivision, Abigail Faulkner & Hobart Guion, 445 Kelton Road, Parcel ID 07-009.000

Dear Bruce,

Please find attached what we hope to be a complete application for the subdivision of the land of Ms. Faulkner and Mr. Guion formerly owned by the Frost family.

As presented by Apple and Hobie during the conceptual review at the May DRB hearing, their intent is to subdivide the portion of the Frost property lying northwest of Kelton Road into two lots: an undeveloped Lot 1 at the rear of the property and Lot 2 with the existing residence along the Kelton Road frontage, the two lots being 35.1 and 7.72 acres respectively. The Frost property also includes land on the southeast side of Kelton Road. Therefore, as the Town doesn't recognize Kelton Road as an existing property line, the desired configuration of Lots 1 and 2 creates a defacto Lot 3 of the balance of the land across the road. The tax maps make this lot to be 67.2 acres. Please note, in keeping with the Board's waiver of a boundary survey of the entire parcel, we have surveyed only Lot 2 in preparation of this subdivision.

The proposed Lot 1 is to remain undeveloped in the immediate future. Access to this lot is to be provided by a 60' wide easement from Kelton Road through Lot 2. At conceptual, the access to this lot was presented as being via an easement through the adjoining property of Wanzer and Wanzey-Faesy, partially along their existing drive. When considering this easement, we noted that this drive serves not only the Wanzer/Wanzer-Faesy parcel but the Osbourne/Lieberman property to the northwest as well. But since the addition of a third property served by the same drive would necessitate the upgrade of the drive to Town road standards, that idea was abandoned and the right-of-way through Lot 2 sited as shown. It's my understanding that the Road Foreman has viewed the location of the proposed access and that if it has not already been granted, a Curb Cut Permit is in process.

Lot 2 surrounds the existing house, septic system and water supplies. Although 7.72 acres in gross area as proposed, the net area of the parcel, absent the encumbrance of the right-of-way to Lot 1 is 7.02 acres: sufficient to satisfy the 7 acre minimum for the Agricultural-Forest Conservation District. As required by the State Wastewater and Water Supply Rules, a location suitable for a replacement sewage disposal system, should it ever be required, has been identified. The replacement area is also located wholly within Lot 2.

Lot 3 proposes no change to the status quo. No development is proposed and nothing will be changed...save for its designation as a separate lot.



This request appears to be about as straight-forward as we seem to see lately: lots are appropriately sized, access is provided...and no development is proposed. I hope the Board agrees and will see fit to approve this application at the September hearing. As always, if you have additional questions, please don't hesitate to call.

Sincerely,

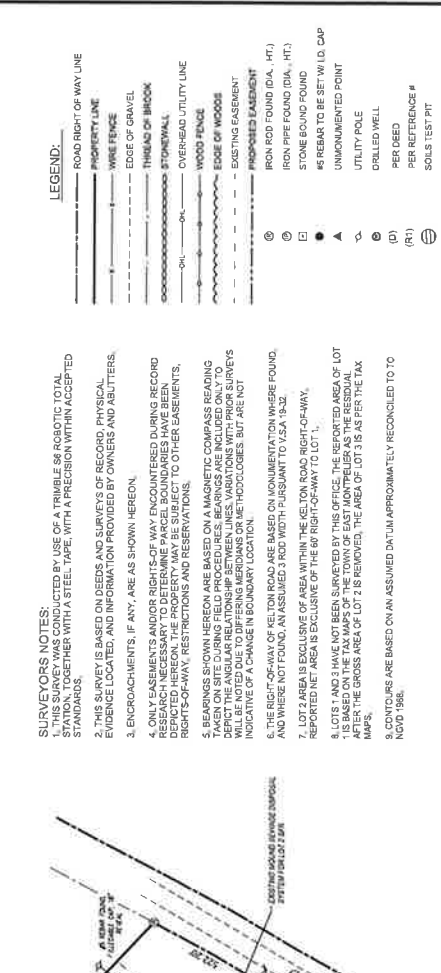
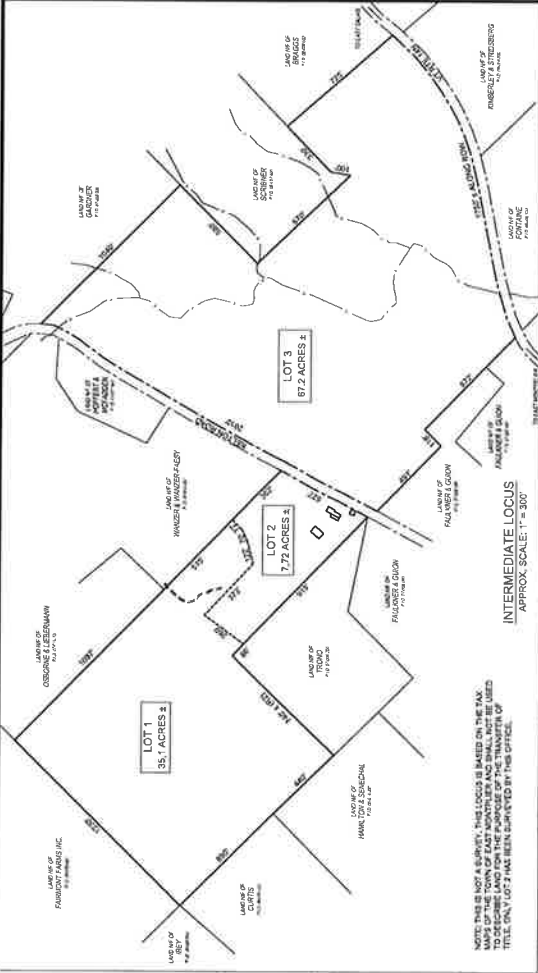
Digitally signed by Kris Jurentkuff

DN: cn=Kris Jurentkuff, o, ou,

email=kjurentkuff@chasesurveyors.com, c=US

Date: 2018.08.10 11:16:06 -04'00'

Kris Jurentkuff  
Project Manager



**REFERENCES:**

1. A PLAN ENTITLED "WANZER, WANZER-FAEY, & OSSORNE KETON ROAD EAST MONTPELIER, VERMONT PROPERTY SUBDIVISION" BY WAYNE D. LAWRENCE, PLS #168, DATED AUGUST 19, 1996, REVISED JUNE 30, 1997, AND REVISED 15-JULY 2000, AND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SUBSER 84.

2. A PLAN ENTITLED "RICHARDS, OSSORNE, KETON ROAD EAST MONTPELIER, VERMONT SITE PLAN" BY WAYNE D. LAWRENCE, PLS #168, DATED JANUARY 11, 1992, REVISED 2/27/92, REVISED 10/5/1992, AND REVISED 10/7/92 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SUBSER 42.

3. A PLAN ENTITLED "SURVEY OF LAND FOR RICHARD, ROBERT & LORETTA OSSORNE KETON ROAD EAST MONTPELIER, VERMONT" BY DWIGHT M. BAKER, PLS #168, DATED JANUARY 11, 1992, AND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SUBSER 28.

LAND OF OSORNE & LIEBERMAN  
SEE REFERENCE #14

LAND OF FARMER'S TRADING CO.  
SEE REFERENCE #15

LAND OF CARLTON & CAROL  
SEE REFERENCE #16

LAND OF HANK ZOTZ & SONORIAL  
SEE REFERENCE #17

LAND OF FALGOUTER & GUION  
SEE REFERENCE #18

LAND OF FALGOUTER & GUION  
SEE REFERENCE #19

LAND OF FALGOUTER & GUION  
SEE REFERENCE #20

LAND OF FALGOUTER & GUION  
SEE REFERENCE #21

LAND OF FALGOUTER & GUION  
SEE REFERENCE #22

LAND OF FALGOUTER & GUION  
SEE REFERENCE #23

LAND OF FALGOUTER & GUION  
SEE REFERENCE #24

LAND OF FALGOUTER & GUION  
SEE REFERENCE #25

LAND OF FALGOUTER & GUION  
SEE REFERENCE #26

LAND OF FALGOUTER & GUION  
SEE REFERENCE #27

LAND OF FALGOUTER & GUION  
SEE REFERENCE #28

LAND OF FALGOUTER & GUION  
SEE REFERENCE #29

LAND OF FALGOUTER & GUION  
SEE REFERENCE #30

LAND OF FALGOUTER & GUION  
SEE REFERENCE #31

LAND OF FALGOUTER & GUION  
SEE REFERENCE #32

LAND OF FALGOUTER & GUION  
SEE REFERENCE #33

LAND OF FALGOUTER & GUION  
SEE REFERENCE #34

LAND OF FALGOUTER & GUION  
SEE REFERENCE #35

LAND OF FALGOUTER & GUION  
SEE REFERENCE #36

LAND OF FALGOUTER & GUION  
SEE REFERENCE #37

LAND OF FALGOUTER & GUION  
SEE REFERENCE #38

LAND OF FALGOUTER & GUION  
SEE REFERENCE #39

LAND OF FALGOUTER & GUION  
SEE REFERENCE #40

LAND OF FALGOUTER & GUION  
SEE REFERENCE #41

LAND OF FALGOUTER & GUION  
SEE REFERENCE #42

LAND OF FALGOUTER & GUION  
SEE REFERENCE #43

LAND OF FALGOUTER & GUION  
SEE REFERENCE #44

LAND OF FALGOUTER & GUION  
SEE REFERENCE #45

LAND OF FALGOUTER & GUION  
SEE REFERENCE #46

LAND OF FALGOUTER & GUION  
SEE REFERENCE #47

LAND OF FALGOUTER & GUION  
SEE REFERENCE #48

LAND OF FALGOUTER & GUION  
SEE REFERENCE #49

LAND OF FALGOUTER & GUION  
SEE REFERENCE #50

LAND OF FALGOUTER & GUION  
SEE REFERENCE #51

LAND OF FALGOUTER & GUION  
SEE REFERENCE #52

LAND OF FALGOUTER & GUION  
SEE REFERENCE #53

LAND OF FALGOUTER & GUION  
SEE REFERENCE #54

LAND OF FALGOUTER & GUION  
SEE REFERENCE #55

LAND OF FALGOUTER & GUION  
SEE REFERENCE #56

LAND OF FALGOUTER & GUION  
SEE REFERENCE #57

LAND OF FALGOUTER & GUION  
SEE REFERENCE #58

LAND OF FALGOUTER & GUION  
SEE REFERENCE #59

LAND OF FALGOUTER & GUION  
SEE REFERENCE #60

LAND OF FALGOUTER & GUION  
SEE REFERENCE #61

LAND OF FALGOUTER & GUION  
SEE REFERENCE #62

LAND OF FALGOUTER & GUION  
SEE REFERENCE #63

LAND OF FALGOUTER & GUION  
SEE REFERENCE #64

LAND OF FALGOUTER & GUION  
SEE REFERENCE #65

LAND OF FALGOUTER & GUION  
SEE REFERENCE #66

LAND OF FALGOUTER & GUION  
SEE REFERENCE #67

LAND OF FALGOUTER & GUION  
SEE REFERENCE #68

LAND OF FALGOUTER & GUION  
SEE REFERENCE #69

LAND OF FALGOUTER & GUION  
SEE REFERENCE #70

LAND OF FALGOUTER & GUION  
SEE REFERENCE #71

LAND OF FALGOUTER & GUION  
SEE REFERENCE #72

LAND OF FALGOUTER & GUION  
SEE REFERENCE #73

LAND OF FALGOUTER & GUION  
SEE REFERENCE #74

LAND OF FALGOUTER & GUION  
SEE REFERENCE #75

LAND OF FALGOUTER & GUION  
SEE REFERENCE #76

LAND OF FALGOUTER & GUION  
SEE REFERENCE #77

LAND OF FALGOUTER & GUION  
SEE REFERENCE #78

LAND OF FALGOUTER & GUION  
SEE REFERENCE #79

LAND OF FALGOUTER & GUION  
SEE REFERENCE #80

LAND OF FALGOUTER & GUION  
SEE REFERENCE #81

LAND OF FALGOUTER & GUION  
SEE REFERENCE #82

LAND OF FALGOUTER & GUION  
SEE REFERENCE #83

LAND OF FALGOUTER & GUION  
SEE REFERENCE #84

LAND OF FALGOUTER & GUION  
SEE REFERENCE #85

LAND OF FALGOUTER & GUION  
SEE REFERENCE #86

LAND OF FALGOUTER & GUION  
SEE REFERENCE #87

LAND OF FALGOUTER & GUION  
SEE REFERENCE #88

LAND OF FALGOUTER & GUION  
SEE REFERENCE #89

LAND OF FALGOUTER & GUION  
SEE REFERENCE #90

LAND OF FALGOUTER & GUION  
SEE REFERENCE #91

LAND OF FALGOUTER & GUION  
SEE REFERENCE #92

LAND OF FALGOUTER & GUION  
SEE REFERENCE #93

LAND OF FALGOUTER & GUION  
SEE REFERENCE #94

LAND OF FALGOUTER & GUION  
SEE REFERENCE #95

LAND OF FALGOUTER & GUION  
SEE REFERENCE #96

LAND OF FALGOUTER & GUION  
SEE REFERENCE #97

LAND OF FALGOUTER & GUION  
SEE REFERENCE #98

LAND OF FALGOUTER & GUION  
SEE REFERENCE #99

LAND OF FALGOUTER & GUION  
SEE REFERENCE #100

LOT 1  
35.1 ACRES ±  
SEE NOTE 8

LOT 2  
7.72 ACRES ± (Gross)  
7.72 ACRES ± (NET)  
SEE NOTE 1

LOT 3  
87.2 ACRES ±  
SEE NOTE 4

LOT 4  
87.2 ACRES ±  
SEE NOTE 4

LOT 5  
87.2 ACRES ±  
SEE NOTE 4

LOT 6  
87.2 ACRES ±  
SEE NOTE 4

LOT 7  
87.2 ACRES ±  
SEE NOTE 4

LOT 8  
87.2 ACRES ±  
SEE NOTE 4

LOT 9  
87.2 ACRES ±  
SEE NOTE 4

LOT 10  
87.2 ACRES ±  
SEE NOTE 4

LOT 11  
87.2 ACRES ±  
SEE NOTE 4

LOT 12  
87.2 ACRES ±  
SEE NOTE 4

LOT 13  
87.2 ACRES ±  
SEE NOTE 4

LOT 14  
87.2 ACRES ±  
SEE NOTE 4

LOT 15  
87.2 ACRES ±  
SEE NOTE 4

LOT 16  
87.2 ACRES ±  
SEE NOTE 4

LOT 17  
87.2 ACRES ±  
SEE NOTE 4

LOT 18  
87.2 ACRES ±  
SEE NOTE 4

LOT 19  
87.2 ACRES ±  
SEE NOTE 4

LOT 20  
87.2 ACRES ±  
SEE NOTE 4

LOT 21  
87.2 ACRES ±  
SEE NOTE 4

LOT 22  
87.2 ACRES ±  
SEE NOTE 4

LOT 23  
87.2 ACRES ±  
SEE NOTE 4

LOT 24  
87.2 ACRES ±  
SEE NOTE 4

LOT 25  
87.2 ACRES ±  
SEE NOTE 4

LOT 26  
87.2 ACRES ±  
SEE NOTE 4

LOT 27  
87.2 ACRES ±  
SEE NOTE 4

LOT 28  
87.2 ACRES ±  
SEE NOTE 4

LOT 29  
87.2 ACRES ±  
SEE NOTE 4

LOT 30  
87.2 ACRES ±  
SEE NOTE 4

LOT 31  
87.2 ACRES ±  
SEE NOTE 4

LOT 32  
87.2 ACRES ±  
SEE NOTE 4

LOT 33  
87.2 ACRES ±  
SEE NOTE 4

LOT 34  
87.2 ACRES ±  
SEE NOTE 4

LOT 35  
87.2 ACRES ±  
SEE NOTE 4

LOT 36  
87.2 ACRES ±  
SEE NOTE 4

LOT 37  
87.2 ACRES ±  
SEE NOTE 4

LOT 38  
87.2 ACRES ±  
SEE NOTE 4

LOT 39  
87.2 ACRES ±  
SEE NOTE 4

LOT 40  
87.2 ACRES ±  
SEE NOTE 4

LOT 41  
87.2 ACRES ±  
SEE NOTE 4

LOT 42  
87.2 ACRES ±  
SEE NOTE 4

LOT 43  
87.2 ACRES ±  
SEE NOTE 4

LOT 44  
87.2 ACRES ±  
SEE NOTE 4

LOT 45  
87.2 ACRES ±  
SEE NOTE 4

LOT 46  
87.2 ACRES ±  
SEE NOTE 4

LOT 47  
87.2 ACRES ±  
SEE NOTE 4

LOT 48  
87.2 ACRES ±  
SEE NOTE 4

LOT 49  
87.2 ACRES ±  
SEE NOTE 4

LOT 50  
87.2 ACRES ±  
SEE NOTE 4

LOT 51  
87.2 ACRES ±  
SEE NOTE 4

LOT 52  
87.2 ACRES ±  
SEE NOTE 4

LOT 53  
87.2 ACRES ±  
SEE NOTE 4

LOT 54  
87.2 ACRES ±  
SEE NOTE 4

LOT 55  
87.2 ACRES ±  
SEE NOTE 4

LOT 56  
87.2 ACRES ±  
SEE NOTE 4

LOT 57  
87.2 ACRES ±  
SEE NOTE 4

LOT 58  
87.2 ACRES ±  
SEE NOTE 4

LOT 59  
87.2 ACRES ±  
SEE NOTE 4

LOT 60  
87.2 ACRES ±  
SEE NOTE 4

LOT 61  
87.2 ACRES ±  
SEE NOTE 4

LOT 62  
87.2 ACRES ±  
SEE NOTE 4

LOT 63  
87.2 ACRES ±  
SEE NOTE 4

LOT 64  
87.2 ACRES ±  
SEE NOTE 4

LOT 65  
87.2 ACRES ±  
SEE NOTE 4

LOT 66  
87.2 ACRES ±  
SEE NOTE 4

LOT 67  
87.2 ACRES ±  
SEE NOTE 4

LOT 68  
87.2 ACRES ±  
SEE NOTE 4

LOT 69  
87.2 ACRES ±  
SEE NOTE 4

LOT 70  
87.2 ACRES ±  
SEE NOTE 4

LOT 71  
87.2 ACRES ±  
SEE NOTE 4

LOT 72  
87.2 ACRES ±  
SEE NOTE 4

LOT 73  
87.2 ACRES ±  
SEE NOTE 4

LOT 74  
87.2 ACRES ±  
SEE NOTE 4

LOT 75  
87.2 ACRES ±  
SEE NOTE 4

LOT 76  
87.2 ACRES ±  
SEE NOTE 4

LOT 77  
87.2 ACRES ±  
SEE NOTE 4

LOT 78  
87.2 ACRES ±  
SEE NOTE 4

LOT 79  
87.2 ACRES ±  
SEE NOTE 4

LOT 80  
87.2 ACRES ±  
SEE NOTE 4

LOT 81  
87.2 ACRES ±  
SEE NOTE 4

LOT 82  
87.2 ACRES ±  
SEE NOTE 4

LOT 83  
87.2 ACRES ±  
SEE NOTE 4

LOT 84  
87.2 ACRES ±  
SEE NOTE 4

LOT 85  
87.2 ACRES ±  
SEE NOTE 4

LOT 86  
87.2 ACRES ±  
SEE NOTE 4

LOT 87  
87.2 ACRES ±  
SEE NOTE 4

LOT 88  
87.2 ACRES ±  
SEE NOTE 4

LOT 89  
87.2 ACRES ±  
SEE NOTE 4

LOT 90  
87.2 ACRES ±  
SEE NOTE 4

LOT 91  
87.2 ACRES ±  
SEE NOTE 4

LOT 92  
87.2 ACRES ±  
SEE NOTE 4

LOT 93  
87.2 ACRES ±  
SEE NOTE 4

LOT 94  
87.2 ACRES ±  
SEE NOTE 4

LOT 95  
87.2 ACRES ±  
SEE NOTE 4

LOT 96  
87.2 ACRES ±  
SEE NOTE 4

LOT 97  
87.2 ACRES ±  
SEE NOTE 4

LOT 98  
87.2 ACRES ±  
SEE NOTE 4

LOT 99  
87.2 ACRES ±  
SEE NOTE 4

LOT 100  
87.2 ACRES ±  
SEE NOTE 4

**LEGEND:**

- ROAD RIGHT-OF-WAY LINE
- PROPERTY LINE
- WIRE FENCE
- EDGE OF GRAVEL
- THROW-UP STONE WALL
- OVERHEAD UTILITY LINE
- WOOD FENCE
- EDGE OF WOODS
- EXISTING EASEMENT
- PROPOSED EASEMENT
- IRON ROD FOUND (DIA. 1/4")
- IRON PIPE FOUND (DIA. 1/2")
- STONE FOUND FOUND
- AS BEAR TO BE SET W.I.D. CAP
- UNMONUMENTED POINT
- UTILITY POLE
- DRILLED WELL
- PER DEED
- PER REFERENCE #
- SOLE TEST PT

**SURVEYORS NOTES:**

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S8 ROBOTIC TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD. PHYSICAL EVIDENCE LOCATED AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD SURVEY ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS AND/OR RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
- BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC COMPASS BEARING TAKEN ON SITE DURING FIELD PROCEEDINGS. BEARINGS ARE INCLUDED ONLY TO BE NOTED DUE TO DIFFERING MERIDIAN USE. ENCLOSURES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
- THE RIGHT-OF-WAY OF KETON ROAD ARE BASED ON MONUMENTATION WHERE FOUND, AND WHERE NOT FOUND, AN ASSUMED 30.00' WIDTH PURSUANT TO V.S.A. 19-32.
- LOT 2 AREA IS EXCLUSIVE OF AREA WITHIN THE KETON ROAD RIGHT-OF-WAY. REPORTED NET AREA IS EXCLUSIVE OF THE 80' RIGHT-OF-WAY TO LOT 1.
- LOTS 1 AND 3 HAVE NOT BEEN SURVEYED BY THIS OFFICE. THE REPORTED AREA OF LOT 1 IS BASED ON THE TAX MAPS OF THE TOWN OF EAST MONTPELIER AS THE RESIDUAL MAP. UNDER THE GROSS AREA OF LOT 2 IS REMOVED, THE AREA OF LOT 3 IS AS PER THE TAX MAP.
- BOUNDARIES ARE BASED ON AN ASSUMED DATUM APPROXIMATELY RECONCILED TO 1985 DATUM.

**INTERMEDIATE LOCUS**  
APPROX. SCALE: 1" = 300'

**NOTE:** THIS IS NOT A SURVEY. THIS LOCUS IS BASED ON THE TAX MAP OF THE TOWN OF EAST MONTPELIER AND SHALL NOT BE USED TO DEFINE BOUNDARIES OR RIGHTS. THIS LOCUS IS BASED ON THE TAX MAP OF THE TOWN OF EAST MONTPELIER AND SHALL NOT BE USED TO DEFINE BOUNDARIES OR RIGHTS. THIS LOCUS IS BASED ON THE TAX MAP OF THE TOWN OF EAST MONTPELIER AND SHALL NOT BE USED TO DEFINE BOUNDARIES OR RIGHTS.

**GRAPHIC SCALE**  
1" = 60'

**SOURCE OF TITLE:**  
BOOK 148 PAGE 171

**CERTIFICATION**  
I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF VERMONT. I HAVE READ THE FOREGOING SURVEY AND THE INSTRUMENT ACCOMPANYING THE SAME AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECTLY REPRESENTS THE ACTS AND DEEDS THEREIN SET FORTH IN SAID INSTRUMENT. THE SURVEY WAS CONDUCTED UNDER MY PERSONAL SUPERVISION AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECTLY REPRESENTS THE ACTS AND DEEDS THEREIN SET FORTH IN SAID INSTRUMENT. THE SURVEY WAS CONDUCTED UNDER MY PERSONAL SUPERVISION AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECTLY REPRESENTS THE ACTS AND DEEDS THEREIN SET FORTH IN SAID INSTRUMENT.

**Chase**  
Surveyors & Septic Designers, Inc.  
351 North Main Street  
Montpelier, VT 05602  
802-279-9533  
www.chasesurveyors.com

**HOBART G. GUION, JR. AND ABIGAIL D. FAULKNER**  
KETON ROAD EAST MONTPELIER, VERMONT

**Chase**  
Surveyors & Septic Designers, Inc.  
351 North Main Street  
Montpelier, VT 05602  
802-279-9533  
www.chasesurveyors.com



# Frost Property; 445 Kelton Road

East Montpelier, VT

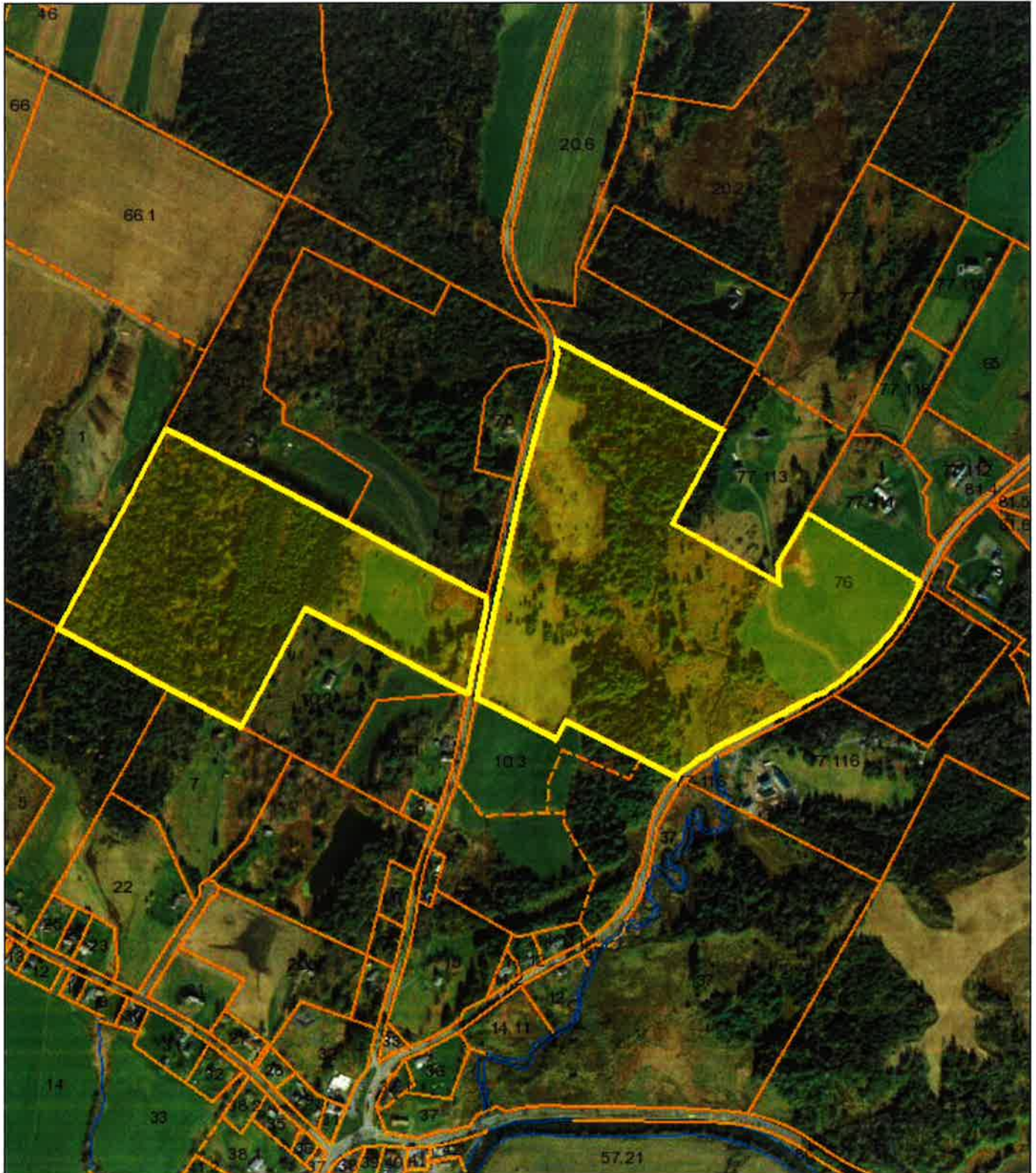
1 inch = 750 Feet



August 9, 2018



[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.