

**SURVEYORS NOTES:**

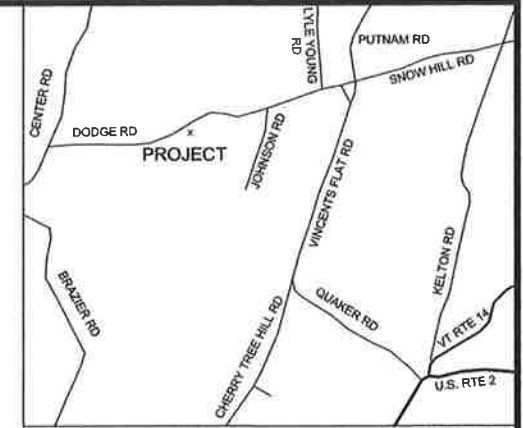
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, 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 BEARINGS FROM POINT 53 TO POINT 52 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 DODGE ROAD ARE BASED ON MONUMENTATION WHERE FOUND, THE SURVEY NOTED AS REFERENCE #1 WITH AN ASSUMED 3 ROD WIDTH PURSUANT TO V.S.A 19-32.
7. THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR DATA PROVIDED BY VERMONT CENTER FOR GEOGRAPHIC INFORMATION.

**SUBJECT PROPERTY:**  
 MICHAEL & JAMIE O'HARE  
 835 DODGE ROAD  
 E. MONTPELIER, VT 06651

PID:06-058.000  
 TAX MAP #: 08-031-01.000  
 CURRENT DEED: BOOK 39 PAGE 69  
 BOOK 32 PAGE 350  
 BOOK 32 PAGE 87

**ZONING INFORMATION**

**ZONE E - AGRICULTURAL - FOREST CONSERVATION DISTRICT**  
 MIN. LOT SIZE: 7 ACRES  
 MIN. LOT FRONTAGE: 350'  
 SETBACKS:  
 FRONT: 75'  
 SIDE: 50'  
 REAR: 50'  
 MAX BUILDING HEIGHT: 35'



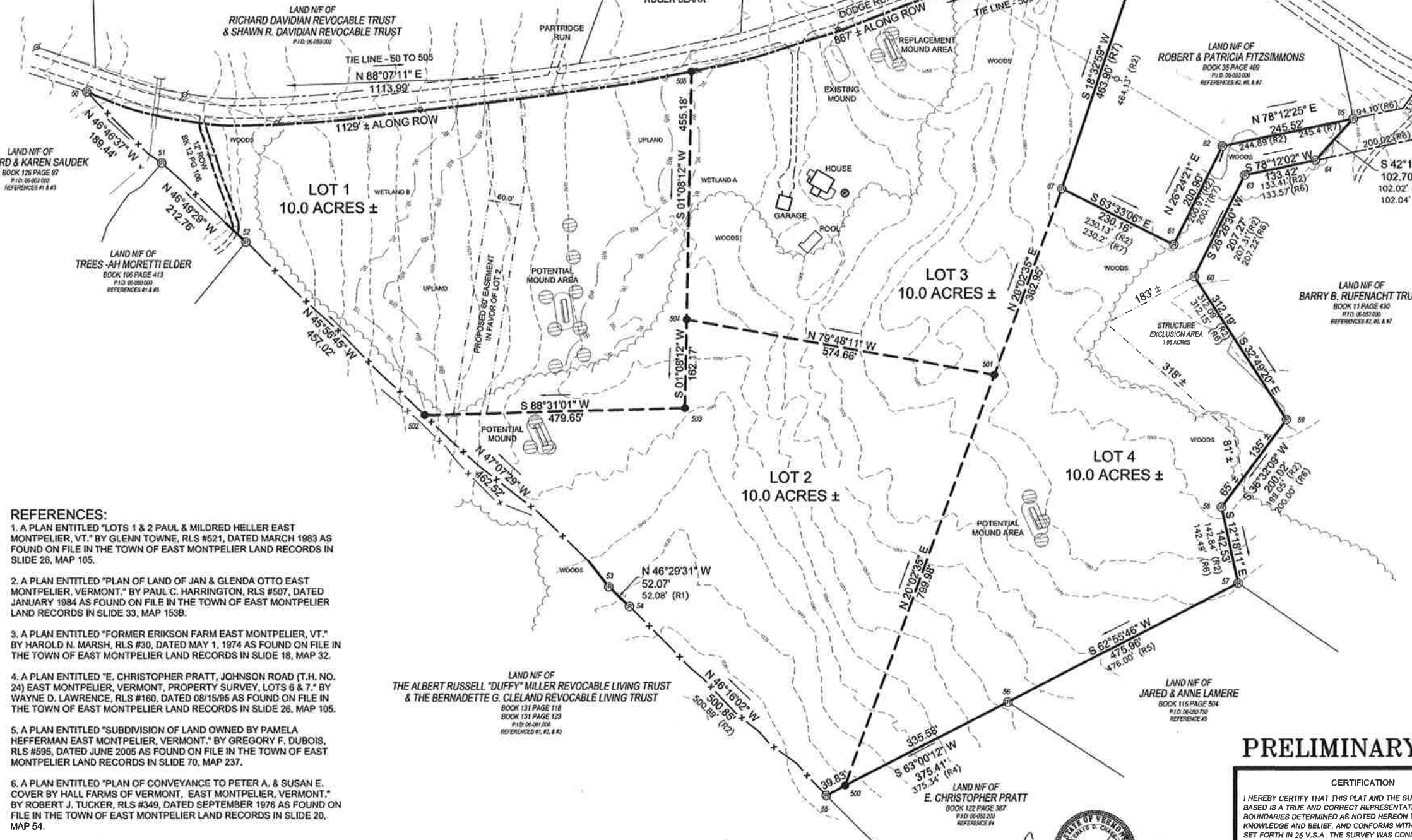
**LOCATION MAP**  
NOT TO SCALE

**LEGEND:**

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- SUBDIVISION LINE
- x—x— BARBED WIRE FENCE
- - - EDGE OF GRAVEL
- - -> THREAD OF BROOK
- - - TREELINE
- - - OVERHEAD UTILITY LINE
- WL WETLANDS
- WB 50' WETLAND BUFFER
- - - 5' INTERVAL CONTOUR LINE
- - - LIMIT OF EASEMENT
- ⊕ IRON ROD FOUND (DIA., HT.)
- #5 REBAR SET W/ I.D. CAP
- ▲ UNMONUMENTED POINT
- UTILITY POLE
- ⊙ DRILLED WELL
- (R1) PER REFERENCE #

**MONUMENT DESCRIPTION TABLE**

NO.	DESCRIPTION
50	#4 REBAR, NO CAP, 10" REVEAL
51	#5 REBAR, W. LAWRENCE CAP, 22" REVEAL
52	#4 REBAR, TIPPED, HELD TOP, NO CAP, 6" REVEAL
53	#4 REBAR, ILLEGIBLE CAP, 6" REVEAL
54	#4 REBAR, TIPPED, HELD TOP, NO CAP, 14" REVEAL
55	#5 REBAR, W. LAWRENCE CAP, 18" REVEAL
56	#5 REBAR, NO CAP, 4" REVEAL
57	#4 REBAR, NO CAP, 4" REVEAL
58	#4 REBAR, TIPPED, HELD BASE, NO CAP, 12" REVEAL
59	#4 REBAR, BENT, HELD BASE, NO CAP, 1" REVEAL
60	#4 REBAR, BENT, HELD BASE, NO CAP, 6" REVEAL
61	#5 REBAR, NO CAP, FLUSH
62	#5 REBAR, NO CAP, FLUSH
63	#4 REBAR, NO CAP, 6" REVEAL
64	#4 REBAR, TIPPED, HELD BASE, NO CAP, 12" REVEAL
65	#4 REBAR, TIPPED, HELD BASE, NO CAP, 6" REVEAL
66	#6 REBAR, TIPPED, LYING FLAT
67	#4 REBAR, NO CAP, 5" REVEAL



**REFERENCES:**

1. A PLAN ENTITLED "LOTS 1 & 2 PAUL & MILDRED HELLER EAST MONTPELIER, VT." BY GLENN TOWNE, RLS #521, DATED MARCH 1983 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 26, MAP 105.
2. A PLAN ENTITLED "PLAN OF LAND OF JAN & GLENDA OTTO EAST MONTPELIER, VERMONT." BY PAUL C. HARRINGTON, RLS #507, DATED JANUARY 1984 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 33, MAP 153B.
3. A PLAN ENTITLED "FORMER ERIKSON FARM EAST MONTPELIER, VT." BY HAROLD N. MARSH, RLS #30, DATED MAY 1, 1974 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 18, MAP 32.
4. A PLAN ENTITLED "E. CHRISTOPHER PRATT, JOHNSON ROAD (T.H. NO. 24) EAST MONTPELIER, VERMONT, PROPERTY SURVEY, LOTS 6 & 7." BY WAYNE D. LAWRENCE, RLS #160, DATED 08/15/95 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 26, MAP 105.
5. A PLAN ENTITLED "SUBDIVISION OF LAND OWNED BY PAMELA HEFFERMAN EAST MONTPELIER, VERMONT." BY GREGORY F. DUBOIS, RLS #595, DATED JUNE 2005 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 70, MAP 237.
6. A PLAN ENTITLED "PLAN OF CONVEYANCE TO PETER A. & SUSAN E. COVER BY HALL FARMS OF VERMONT, EAST MONTPELIER, VERMONT." BY ROBERT J. TUCKER, RLS #349, DATED SEPTEMBER 1976 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 20, MAP 54.
7. A PLAN ENTITLED "PLAN OF PROPOSED CONVEYANCE BY HALL FARMS OF VERMONT TO WILLIAM C. & VIRGINIA M. BRIERLY, EAST MONTPELIER, VERMONT." BY ROBERT J. TUCKER, RLS #349, DATED APRIL 1977 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 33, MAP 153.



**PRELIMINARY - 9/12/18**

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN 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.

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

**SUBDIVISION SURVEY**  
**MICHAEL & JAMIE O'HARE**  
 835 DODGE ROAD  
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 8/16/18 PROJ#: 2018 093 DWG#: 18093A  
 DRAWN BY: TDM CHECKED BY: WRC TRPO: 9/1/EFB SHEET: SURV1

**Chase & Chase** 301 North Main Street, Suite 1  
 Barre, Vt. 05641  
 802-479-9636  
 Surveyors & Septic  
 Designers, Inc