

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.
8. A PLAN ENTITLED "HERBERT NASH, OFF TOWN HIGHWAY #26, EAST MONTPELIER, VERMONT, PROPERTY SURVEY" DATED APRIL 6, 1995 BY WAYNE D. LAWRENCE AS RECORDED IN MAP SLIDE 61, MAP 165 OF THE LAND RECORDS OF THE OTWN OF EAST MONTPLIER.

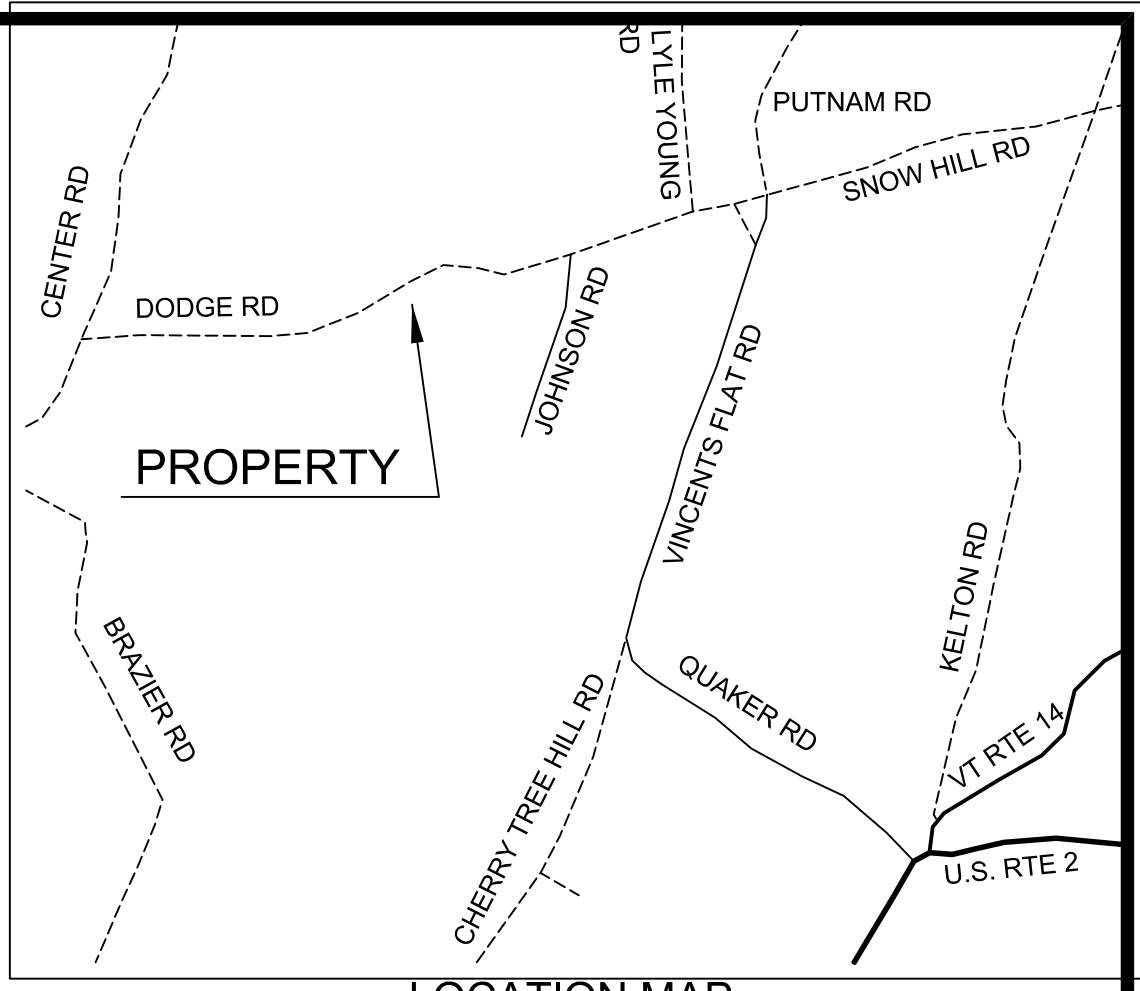
SUBJECT PROPERTY:
 MICHAEL & JAMIE O'HARE
 835 DODGE ROAD
 E. MONTPELIER, VT 05651

PID: 06-056.000
 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'

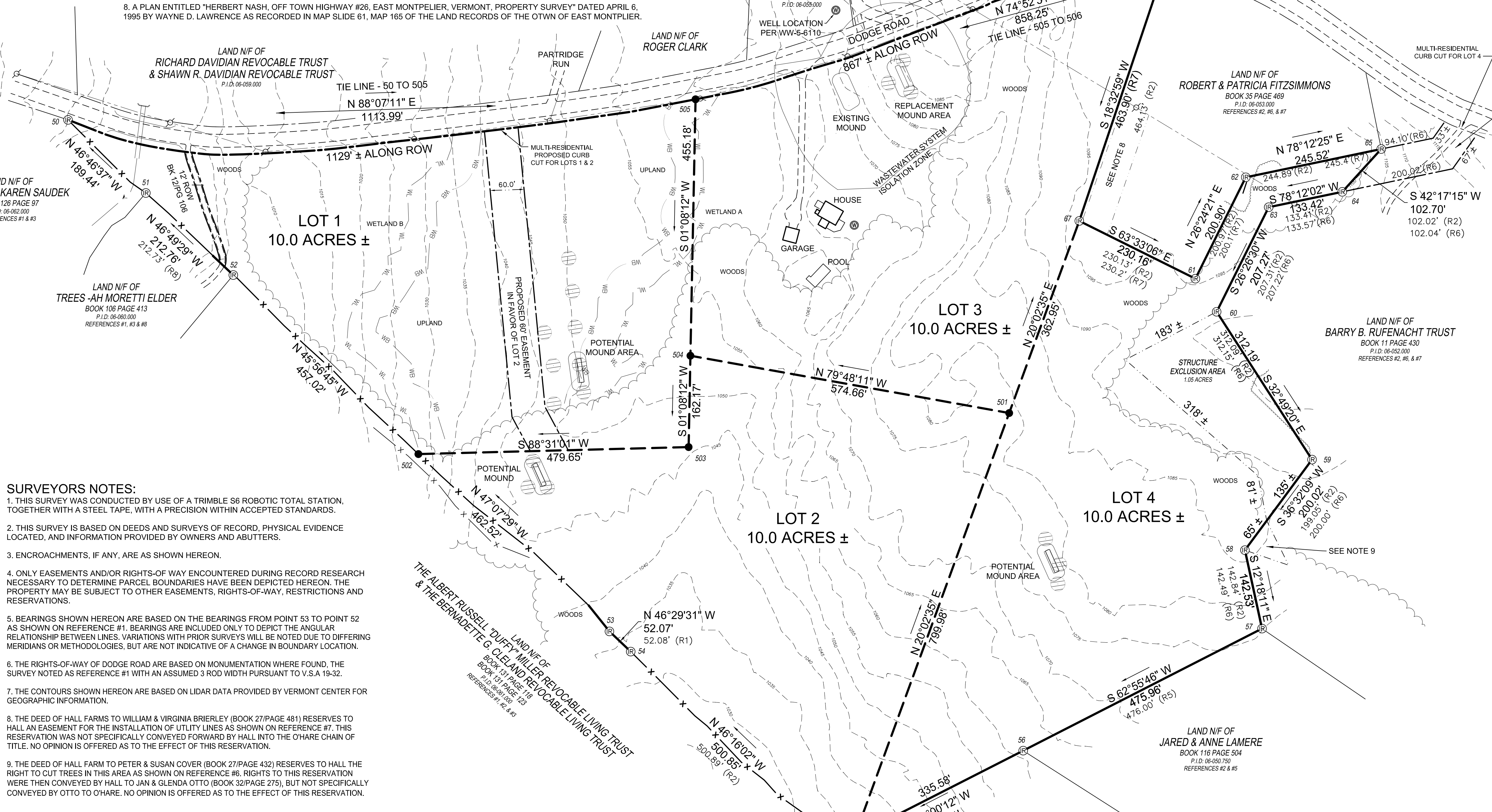


LOCATION MAP
NOT TO SCALE

- LEGEND:**
- ROAD RIGHT OF WAY LINE
 - PROPERTY LINE
 - SUBDIVISION LINE
 - BARBED WIRE FENCE
 - EDGE OF GRAVEL
 - THREAD OF BROOK
 - TREELINE
 - OVERHEAD UTILITY LINE
 - WETLANDS
 - 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
 - PER REFERENCE #

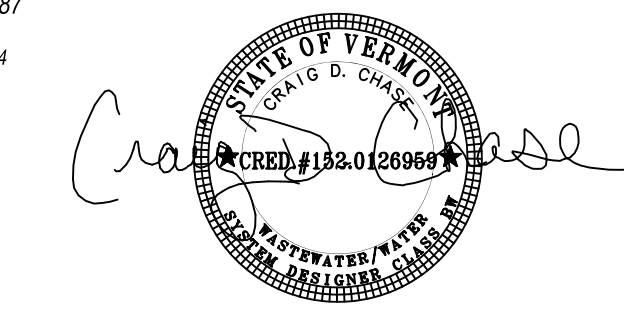
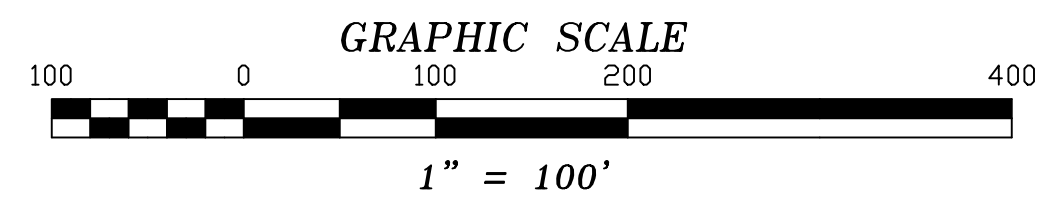
MONUMENT DESCRIPTION TABLE

50	#4 REBAR, NO CAP, 10" REVEAL
51	#5 REBAR, W. LAWRENCE CAP, 22" REVEAL
52	#4 REBAR, TIPPED, HELD TOP, NO CAP, 8" 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, 8" 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, 8" REVEAL
66	#6 REBAR, TIPPED, LYING FLAT
67	#4 REBAR, NO CAP, 5" REVEAL
500	#5 REBAR TO BE SET, W/ WRC I.D. CAP
501	#5 REBAR TO BE SET, W/ WRC I.D. CAP
502	#5 REBAR TO BE SET, W/ WRC I.D. CAP
503	#5 REBAR TO BE SET, W/ WRC I.D. CAP
504	#5 REBAR TO BE SET, W/ WRC I.D. CAP
505	#5 REBAR TO BE SET, W/ WRC I.D. CAP
506	#5 REBAR TO BE SET, W/ WRC I.D. CAP



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.
8. THE DEED OF HALL FARMS TO WILLIAM & VIRGINIA BRIERLEY (BOOK 27/PAGE 481) RESERVES TO HALL AN EASEMENT FOR THE INSTALLATION OF UTILITY LINES AS SHOWN ON REFERENCE #7. THIS RESERVATION WAS NOT SPECIFICALLY CONVEYED FORWARD BY HALL INTO THE O'HARE CHAIN OF TITLE. NO OPINION IS OFFERED AS TO THE EFFECT OF THIS RESERVATION.
9. THE DEED OF HALL FARM TO PETER & SUSAN COVER (BOOK 27/PAGE 432) RESERVES TO HALL THE RIGHT TO CUT TREES IN THIS AREA AS SHOWN ON REFERENCE #6. RIGHTS TO THIS RESERVATION WERE THEN CONVEYED BY HALL TO JAN & GLENDA OTTO (BOOK 32/PAGE 275), BUT NOT SPECIFICALLY CONVEYED BY OTTO TO O'HARE. NO OPINION IS OFFERED AS TO THE EFFECT OF THIS RESERVATION.



REVISED: 10/05/18 RELOCATED LOT 2 RIGHT OF WAY, CDC

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: 10/5/18 *William R. Chase*
 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 FB/PG. 91/ EFB SHEET SURV1

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