

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.

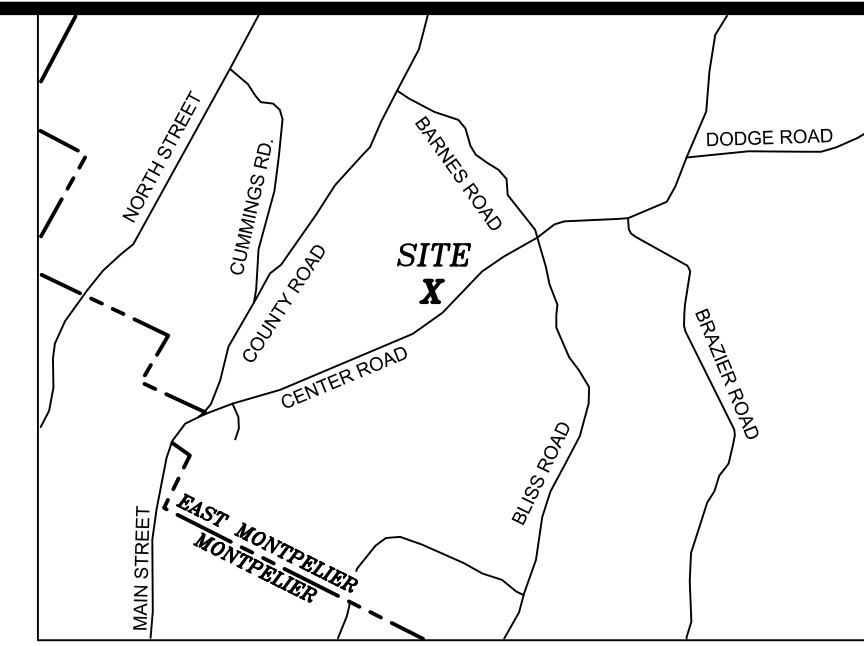
5. BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS FROM MONUMENTS FOUND AT POINTS 50 TO 58 AS SHOWN ON REFERENCE #1. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.

6. THE RIGHTS-OF-WAY OF MCLEOD ROAD & ORCHARD TERRACE ARE BASED ON MONUMENTATION WHERE FOUND, THE SURVEY NOTED AS REFERENCE #4 WITH AN ASSUMED 3 ROD WIDTH PURSUANT TO V.S.A. 19-32.

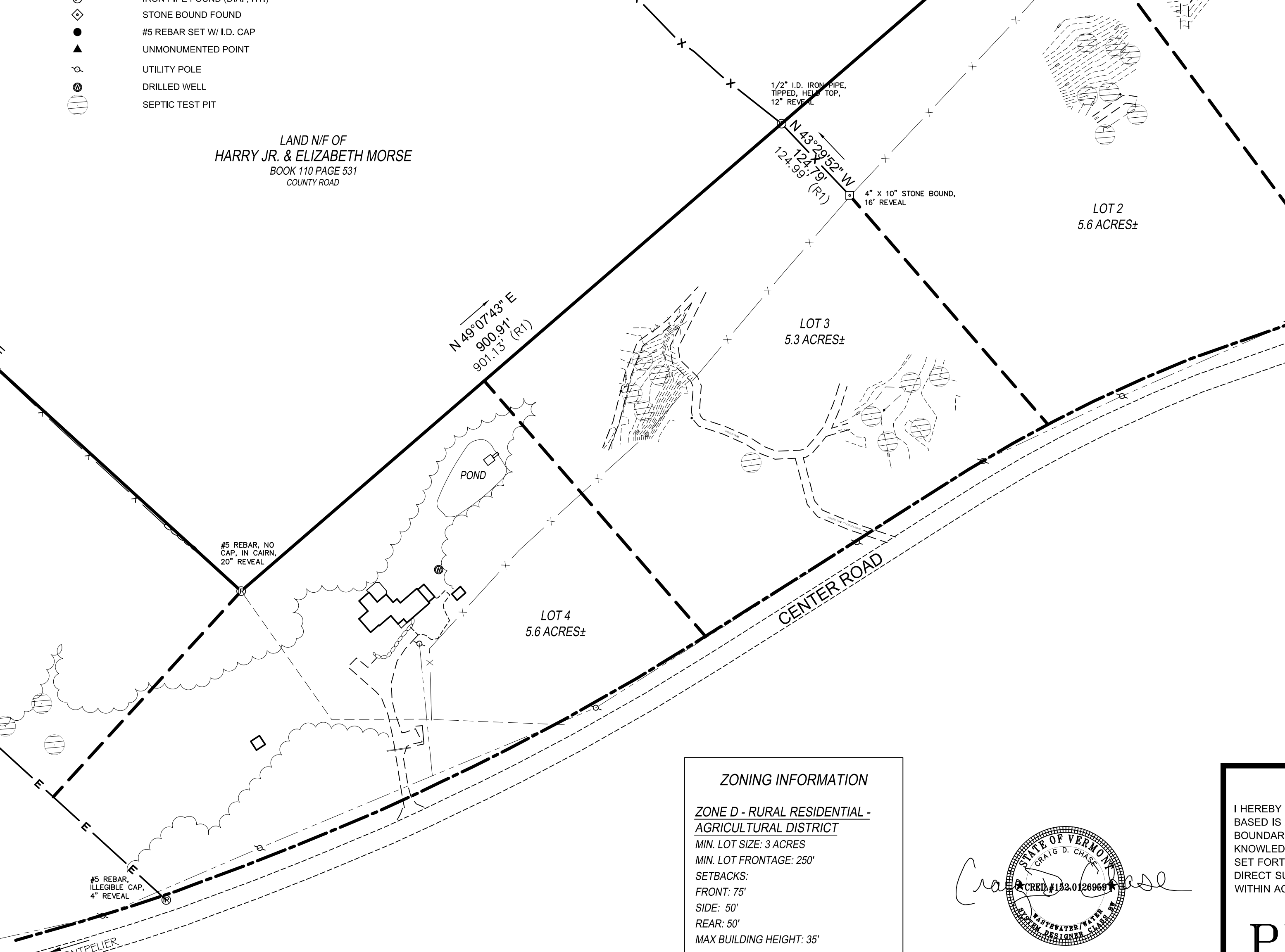
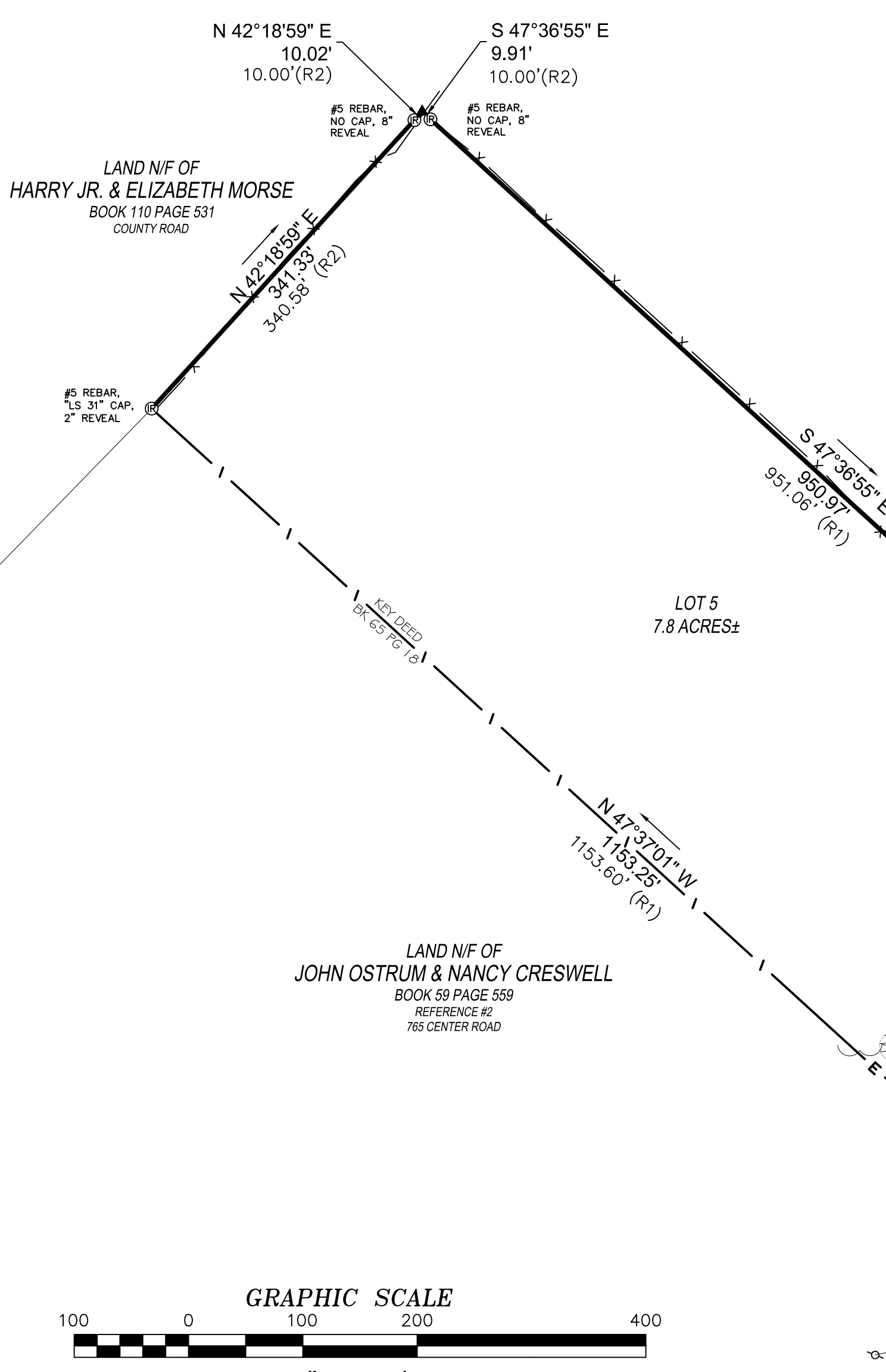


LEGEND:

- EXISTING FEATURES**
- ROAD RIGHT OF WAY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - FORMER PROPERTY LINE
 - LIMIT OF EXISTING EASEMENT
 - SETBACK LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - STONEWALL
 - WIRE FENCE
 - BLAZED LINE
 - ELECTRIC FENCE
 - OVERHEAD UTILITY LINE
 - IRON ROD FOUND (DIA., HT.)
 - IRON PIPE FOUND (DIA., HT.)
 - STONE BOUND FOUND
 - #5 REBAR SET W/ I.D. CAP
 - UNMONUMENTED POINT
 - UTILITY POLE
 - DRILLED WELL
 - SEPTIC TEST PIT

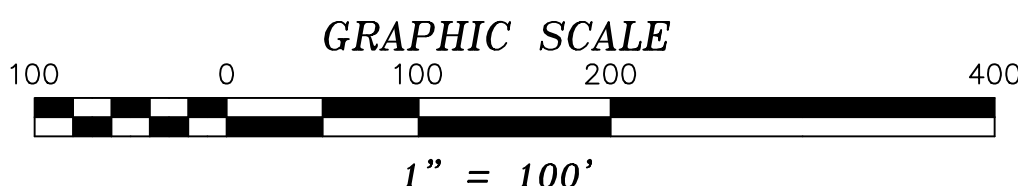


LOCATION MAP
NOT TO SCALE



REFERENCES:

1. A PLAN ENTITLED "PORTION OF LAND IN THE TOWN OF E. MONTPELIER BELONGING TO ROBERT . FRANCES & TIMOTHY CARVER" BY CUNNINGHAM ASSOCIATES INC. HORACE W. MORSE JR. RLS #51, DATED MAY 1975 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 30, MAP #130.
2. A PLAN ENTITLED "PROPERTY OF RICHARD & ALICE AGNEY, EAST MONTPELIER, VERMONT" BY VERMONT SURVEY AND ENGINEERING, INC. DAVID C. HUDSON, RLS #31, DATED AUGUST 1991 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 53, MAP #100.
3. A PLAN ENTITLED "CONVEYANCE FROM CARLETON RYAN TO LOUIS WILSON EAST MONTPELIER, VT." BY DROWN & MARSH, INC. HAROLD N. MARSH, RLS #30, DATED JULY 1970 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 8, MAP #44.
4. A PLAN ENTITLED "SUBDIVISION OF LAND OWNED BY MARTHA ISRAEL, EAST MONTPELIER, VT." BY MICHAEL J. PATTERSON, RLS #672, DATED JUNE 2009 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 79, MAP #305.



ZONING INFORMATION

ZONE D - RURAL RESIDENTIAL - AGRICULTURAL DISTRICT

MIN. LOT SIZE: 3 ACRES

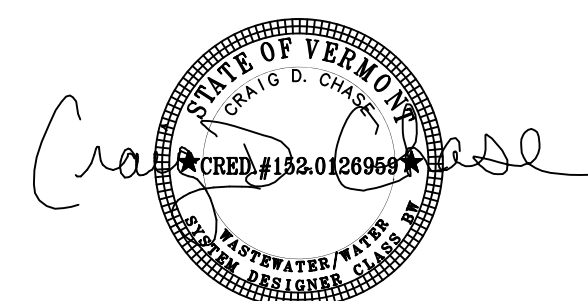
MIN. LOT FRONTAGE: 250'

FRONT: 75'

SIDE: 50'

REAR: 50'

MAX BUILDING HEIGHT: 35'



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. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

PRELIMINARY

DATED: WILLIAM R. CHASE RLS. #542 VERMONT

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY

JAMES & CHRISTINE ABRAMS

CENTER ROAD
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 11/26/18 PROJ.#: 2018.131 DWG.#: 18131A
DRAWN BY: TDM CHECKED BY: WRC FB/FG: 92/ EFB SHEET PLAT

Chase & Chase 301 North Main Street, Suite 1
Barre, Vt. 05641
802-479-9636

Surveyors & Septic
Designers, Inc