

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 A TO B 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 CENTER ROAD ARE BASED ON MONUMENTATION WHERE FOUND, AND A 4 ROD WIDTH AS SHOWN ON THE PLAN NOTED AS REFERENCE #5.
3. THE VERMONT ANR ATLAS INDICATES NO WETLANDS OR HYDRIC SOILS ON THIS SITE. NO ON-SITE WETLANDS EVALUATION OR DELINEATIONS HAVE BEEN DONE FOR THIS PROJECT. WETLANDS, JURISDICTIONAL OR NOT, MAY EXIST AND SHOULD BE DETERMINED. SEE WETLAND PROJECT 1990-236 FOR FURTHER INFORMATION.

LEGEND:

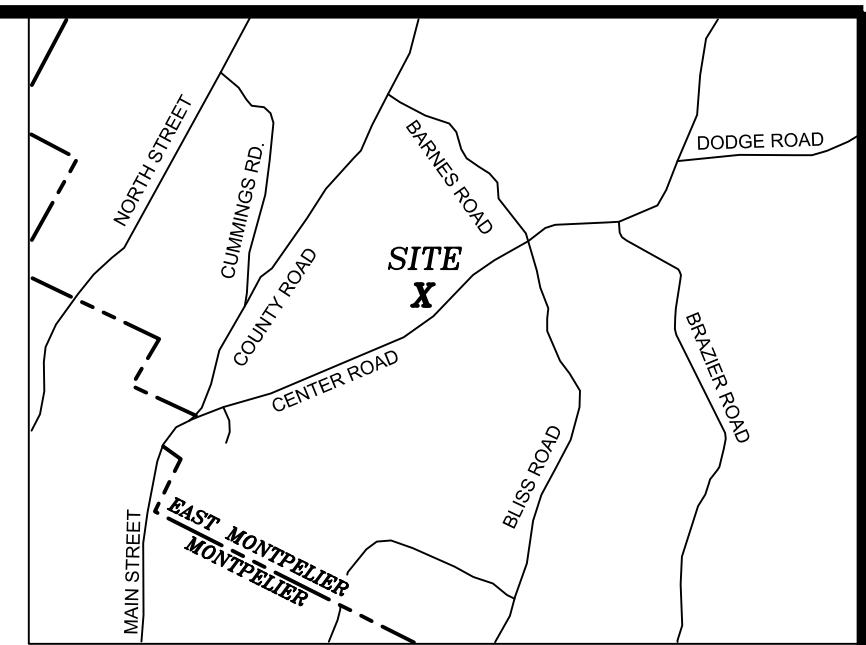
- ROAD RIGHT OF WAY LINE
- - - PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- - - FORMER PROPERTY LINE
- - - LIMIT OF EXISTING EASEMENT
- - - SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- STONEWALL
- x x x WIRE FENCE
- - - BLAZED LINE
- - - ELECTRIC FENCE
- - - OVERHEAD UTILITY LINE
- EDGE OF CLEARING
- ⊙ 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

SUBJECT PROPERTY:
 JAMES & CHRISTINE ABRAMS
 925 CENTER ROAD
 MONTPELIER, VT 05602
 PID:04-021.000
 SPAN: 195-062-10004

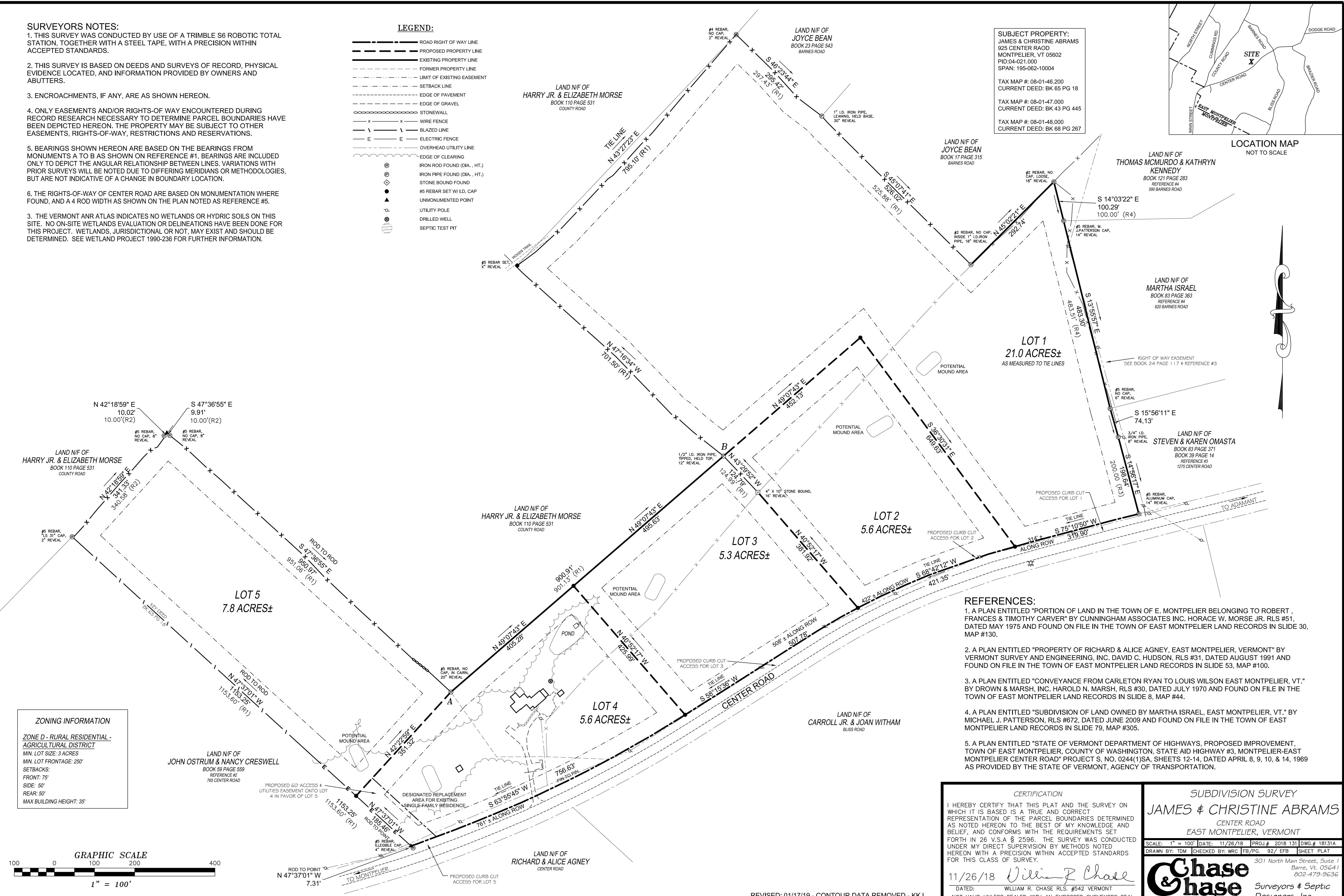
TAX MAP #: 08-01-46.200
 CURRENT DEED: BK 65 PG 18

TAX MAP #: 08-01-47.000
 CURRENT DEED: BK 43 PG 445

TAX MAP #: 08-01-48.000
 CURRENT DEED: BK 68 PG 267



LOCATION MAP
NOT TO SCALE



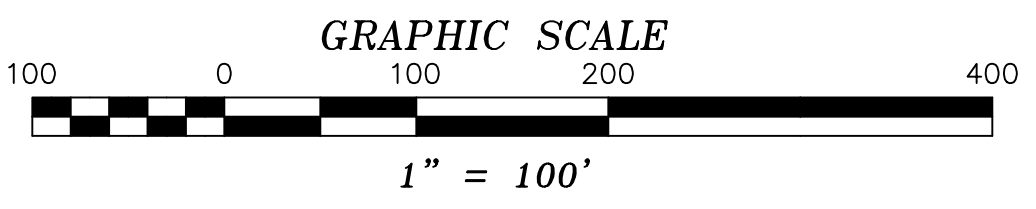
REFERENCES:

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.
5. A PLAN ENTITLED "STATE OF VERMONT DEPARTMENT OF HIGHWAYS, PROPOSED IMPROVEMENT, TOWN OF EAST MONTPELIER, COUNTY OF WASHINGTON, STATE AID HIGHWAY #3, MONTPELIER-EAST MONTPELIER CENTER ROAD" PROJECT S, NO. 0244(1)SA, SHEETS 12-14, DATED APRIL 8, 9, 10, & 14, 1969 AS PROVIDED BY THE STATE OF VERMONT, AGENCY OF TRANSPORTATION.

ZONING INFORMATION

ZONE D - RURAL RESIDENTIAL - AGRICULTURAL DISTRICT

MIN. LOT SIZE: 3 ACRES
 MIN. LOT FRONTAGE: 250'
 SETBACKS:
 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. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

11/26/18 *William R. Chase*
 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/PG. 92/EFB SHEET PLAT

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

Surveyors & Septic Designers, Inc