

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 56 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.

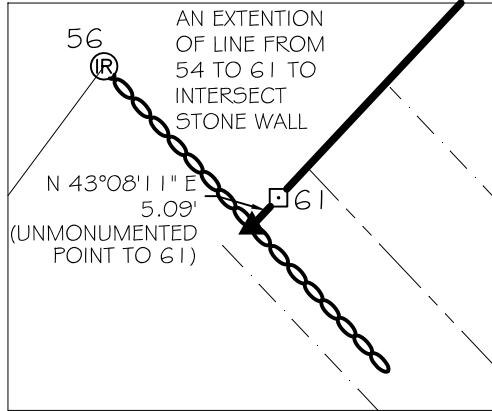
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.

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 MAGNETIC OBSERVATION TAKEN DURING FIELD PROCEDURES. 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. MONUMENT 59 IS #5 REBAR WITH A 17" REVEAL. SAID MONUMENT APPEARS TO BE MOVED AND RESET IN A PLACE OTHER THAN AS INDICATED ON REFERENCE #1. THEREFORE, THIS MONUMENT IS SHOWN HEREON BUT WAS IGNORED AS RELATES TO THE METES OF THIS SURVEY.

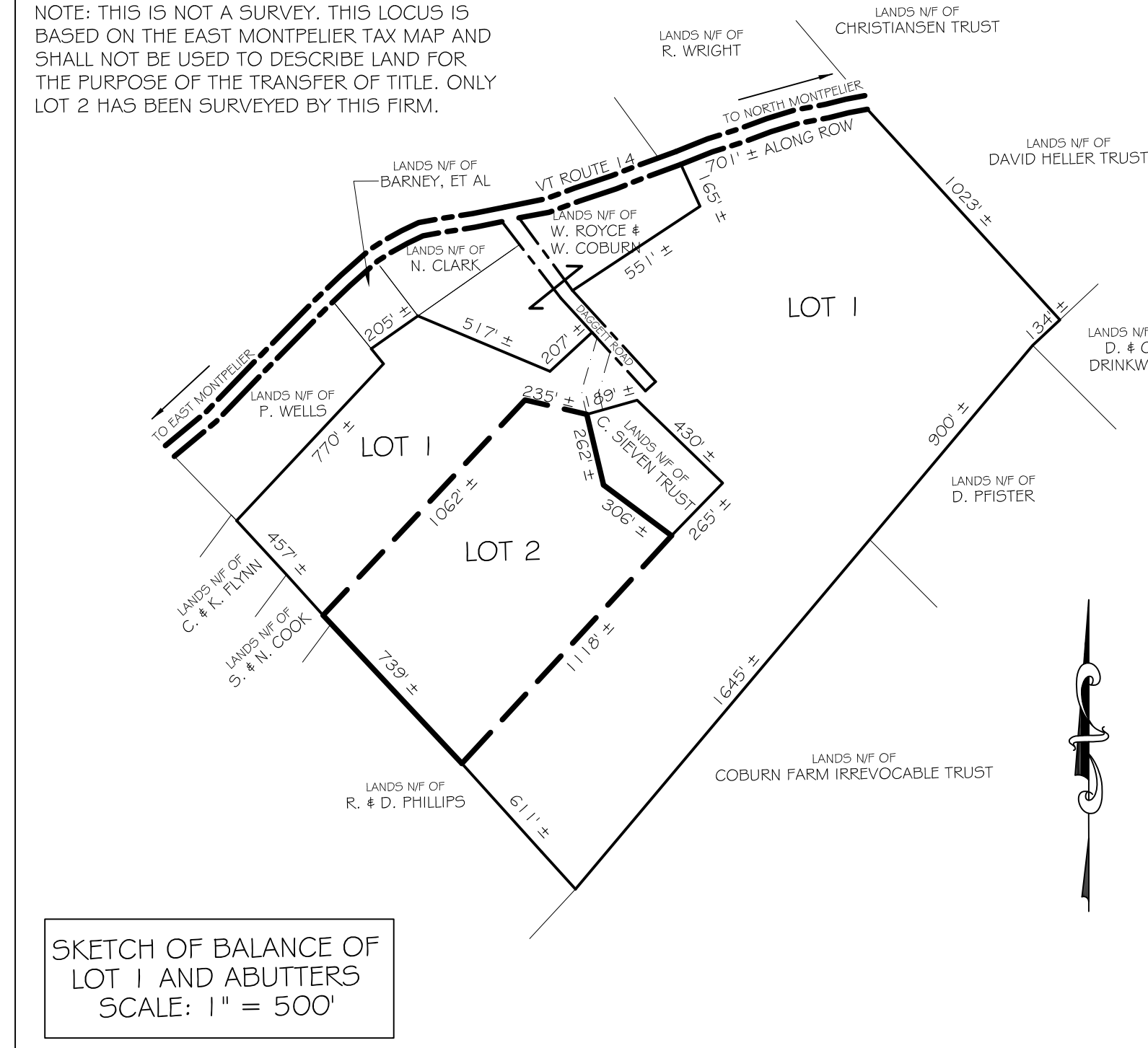
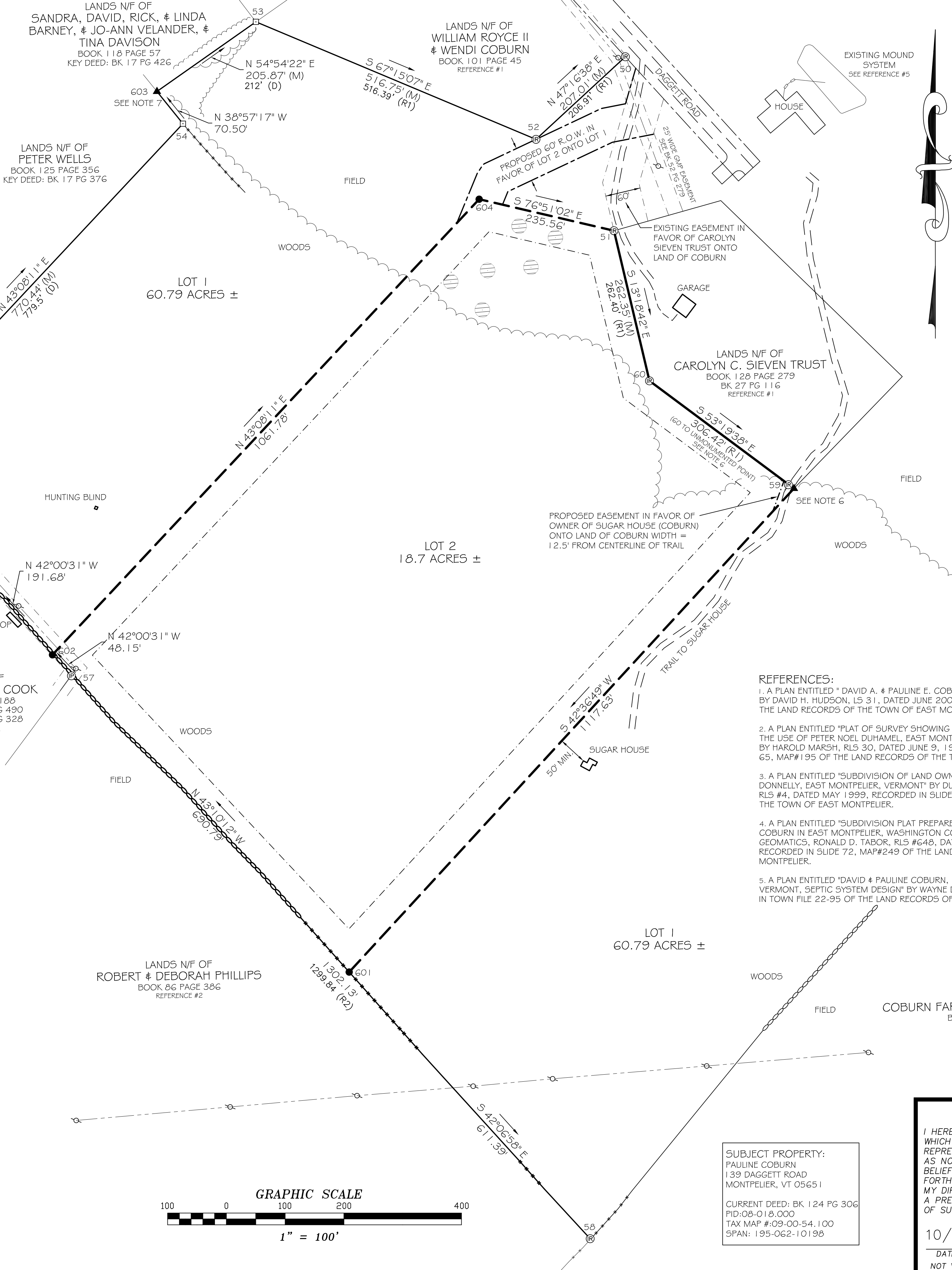
7. THE LOCATION OF THE UNMONUMENTED CORNER AT POINT 63 IS BASED ON THE RECORD DEED CALL FOR THE CORNER FOUND IN BOOK 17/PAGE 426, BEING 212' OFF THE SOUTHEASTERLY LINE OF ROUTE 14. THIS LOCATION IS CONSISTENT WITH APPARENT LIMITS OF POSSESSION (MOWING/LANDSCAPING) MAINTAINED BY BARNEY, ET ALS. THE GRANITE POST FOUND AT POINT 54 IS LOCATED IN THE CORRECT POSITION FOR THE NORTHEAST CORNER OF THE WELLS PARCEL (282.5' OF ROUTE 14) AS CALLED FOR IN BOOK 17/PAGE 376. THE PRIOR SURVEY NOTED AS REFERENCE #1 DEPICTS THE LINE AS CONNECTING MONUMENTS FOUND AT POINTS 53 AND 54 AND NOTES NO JUSTIFICATION FOR THAT CONFIGURATION.



INSET

MONUMENT DESCRIPTION TABLE

50	#5 REBAR FOUND, L5 31 CAP, 14" REVEAL
51	#5 REBAR FOUND, L5 31 CAP, 10" REVEAL
52	#5 REBAR FOUND, L5 31 CAP, 10" REVEAL
53	4" X 6" GRANITE BOUND FOUND, 10" REVEAL
54	6" X 6" GRANITE BOUND FOUND, TIPPED, HELD BASE, 20" REVEAL
55	1 1/2" I.D. IRON PIPE FOUND, 18" REVEAL
56	#5 REBAR FOUND, RICE L5 4 CAP, 7" REVEAL
57	1 1/2" I.D. IRON PIPE FOUND, 24" REVEAL
58	#5 REBAR FOUND, 16" REVEAL
59	SEE NOTE 6
60	#5 REBAR FOUND, L5 31 CAP, 4" REVEAL
61	4" X 6" GRANITE BOUND FOUND, TIPPED, HELD BASE, 18" REVEAL
600	#5 REBAR TO BE SET
601	#5 REBAR TO BE SET
602	#5 REBAR TO BE SET



SKETCH OF BALANCE OF LOT 1 AND ABUTTERS  
SCALE: 1" = 500'

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'

LEGEND:

- PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- SUBDIVISION LINE
- SETBACK LINE
- OVERHEAD POWER
- EDGE OF GRAVEL
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STONEWALL
- WIRE FENCE
- EDGE OF MOWING
- EDGE OF TREELINE
- SOILS TEST PIT
- IRON ROD FOUND (DIA. . HT.)
- IRON PIPE FOUND (DIA. . HT.)
- #5 REBAR SET W/ I.D. CAP
- UNMONUMENTED POINT
- GRANITE BOUND FOUND
- UTILITY POLE
- PER REFERENCE #
- PER DEED
- MEASURED

REFERENCES:

- A PLAN ENTITLED "DAVID A. & PAULINE E. COBURN, ACREAGE & LOT LINE ADJUSTMENTS" BY DAVID H. HUDSON, L5 31, DATED JUNE 2003, RECORDED IN SLIDE 62, MAP# 175 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
- A PLAN ENTITLED "PLAT OF SURVEY SHOWING A TWO LOT SUBDIVISION PREPARED FOR THE USE OF PETER NOEL DUHAMEL, EAST MONTPELIER, WASHINGTON COUNTY, VERMONT" BY HAROLD MARSH, RLS 30, DATED JUNE 9, 1978, REVISED 7/27/04, RECORDED IN SLIDE 65, MAP# 195 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
- A PLAN ENTITLED "SUBDIVISION OF LAND OWNED BY DONALD H. & MARJORIE R. DONNELLY, EAST MONTPELIER, VERMONT" BY DUNROVEN ASSOCIATES, NORMAN C. RICE, RLS #4, DATED MAY 1999, RECORDED IN SLIDE 62, MAP# 173 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
- A PLAN ENTITLED "SUBDIVISION PLAT PREPARED FOR DAVID A., PAULINE E. & THOMAS B. COBURN IN EAST MONTPELIER, WASHINGTON COUNTY, VERMONT" BY VERMONT GEOMATICS, RONALD D. TABOR, RLS #648, DATED 5/13/07, REVISED 10/23/07, RECORDED IN SLIDE 72, MAP# 249 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
- A PLAN ENTITLED "DAVID & PAULINE COBURN, DAGGETT ROAD, EAST MONTPELIER, VERMONT, SEPTIC SYSTEM DESIGN" BY WAYNE D. LAWRENCE DATED 10/17/95, RECORDED IN TOWN FILE 22-95 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.

SUBJECT PROPERTY:  
PAULINE COBURN  
139 DAGGETT ROAD  
MONTPELIER, VT 05651  
  
CURRENT DEED: BK 124 PG 306  
PID: 08-01 & 000  
TAX MAP #: 09-00-54.100  
SPAN: 195-062-10198

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.

10/31/18 *William R. Chase*

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

SUBDIVISION SURVEY  
PAULINE COBURN  
DAGGETT ROAD  
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' | DATE: 10/31/18 | PROJ.# 2018.130 | DWG.# 18130A  
DRAWN BY: DJB | CHECKED BY: WRC | FB/PG. 93/ EFB | SHEET PLAT

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