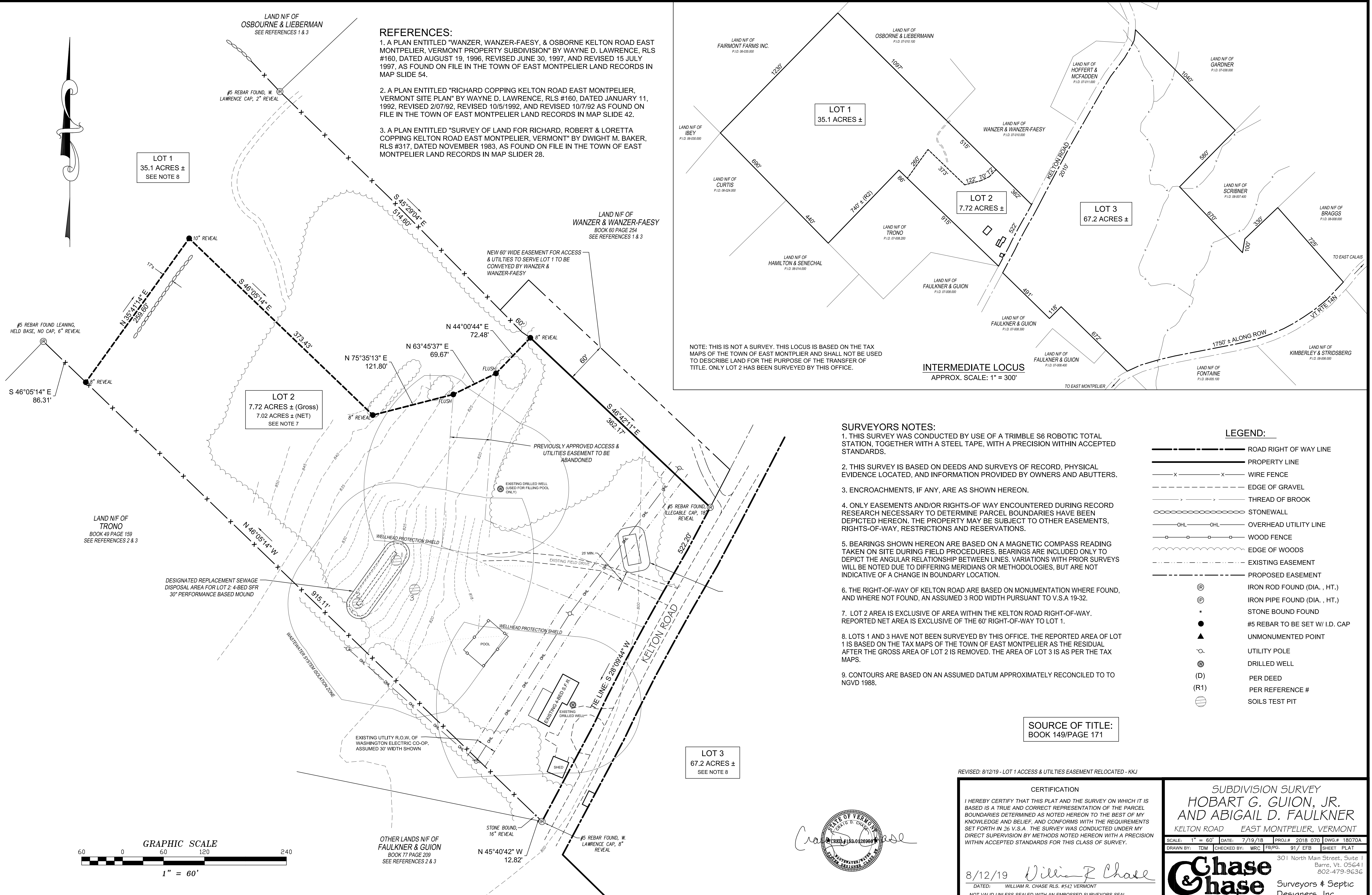


REFERENCES:

1. A PLAN ENTITLED "WANZER, WANZER-FAESY, & OSBORNE KELTON ROAD EAST MONTPELIER, VERMONT PROPERTY SUBDIVISION" BY WAYNE D. LAWRENCE, RLS #160, DATED AUGUST 19, 1996, REVISED JUNE 30, 1997, AND REVISED 15 JULY 1997, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 54.
2. A PLAN ENTITLED "RICHARD COPPING KELTON ROAD EAST MONTPELIER, VERMONT SITE PLAN" BY WAYNE D. LAWRENCE, RLS #160, DATED JANUARY 11, 1992, REVISED 2/07/92, REVISED 10/5/1992, AND REVISED 10/7/92 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 42.
3. A PLAN ENTITLED "SURVEY OF LAND FOR RICHARD, ROBERT & LORETTA COPPING KELTON ROAD EAST MONTPELIER, VERMONT" BY DWIGHT M. BAKER, RLS #317, DATED NOVEMBER 1983, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDER 28.



NOTE: THIS IS NOT A SURVEY. THIS LOCUS IS BASED ON THE TAX MAPS OF THE TOWN OF EAST MONTPELIER AND SHALL NOT BE USED TO DESCRIBE LAND FOR THE PURPOSE OF THE TRANSFER OF TITLE. ONLY LOT 2 HAS BEEN SURVEYED BY THIS OFFICE.

INTERMEDIATE LOCUS
APPROX. SCALE: 1" = 300'

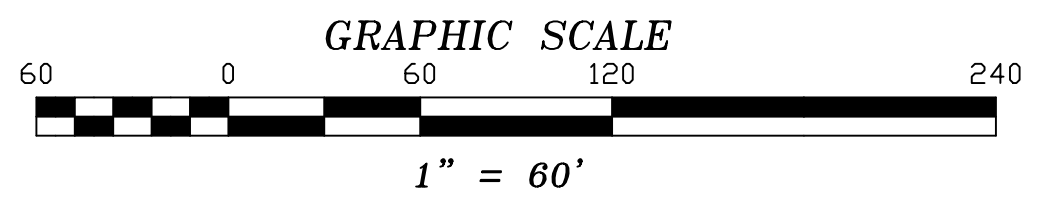
SURVEYORS NOTES:

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 A MAGNETIC COMPASS READING TAKEN ON SITE 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. THE RIGHT-OF-WAY OF KELTON ROAD ARE BASED ON MONUMENTATION WHERE FOUND, AND WHERE NOT FOUND, AN ASSUMED 3 ROD WIDTH PURSUANT TO V.S.A 19-32.
7. LOT 2 AREA IS EXCLUSIVE OF AREA WITHIN THE KELTON ROAD RIGHT-OF-WAY. REPORTED NET AREA IS EXCLUSIVE OF THE 60' RIGHT-OF-WAY TO LOT 1.
8. LOTS 1 AND 3 HAVE NOT BEEN SURVEYED BY THIS OFFICE. THE REPORTED AREA OF LOT 1 IS BASED ON THE TAX MAPS OF THE TOWN OF EAST MONTPELIER AS THE RESIDUAL AFTER THE GROSS AREA OF LOT 2 IS REMOVED. THE AREA OF LOT 3 IS AS PER THE TAX MAPS.
9. CONTOURS ARE BASED ON AN ASSUMED DATUM APPROXIMATELY RECONCILED TO TO NGVD 1988.

LEGEND:

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- x-x- WIRE FENCE
- - - EDGE OF GRAVEL
- - - THREAD OF BROOK
- STONE WALL
- OVERHEAD UTILITY LINE
- WOOD FENCE
- - - EDGE OF WOODS
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- ⊗ IRON ROD FOUND (DIA. . HT.)
- ⊕ IRON PIPE FOUND (DIA. . HT.)
- STONE BOUND FOUND
- #5 REBAR TO BE SET W/ I.D. CAP
- ▲ UNMONUMENTED POINT
- UTILITY POLE
- ⊗ DRILLED WELL
- (D) PER DEED
- (R1) PER REFERENCE #
- ⊗ SOILS TEST PIT

SOURCE OF TITLE:
BOOK 149/PAGE 171



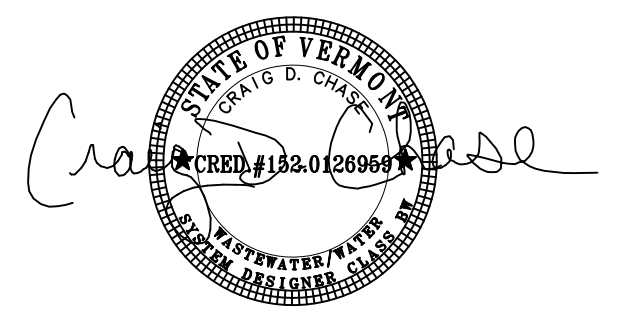
OTHER LANDS N/F OF
FAULKNER & GUION
BOOK 77 PAGE 209
SEE REFERENCES 2 & 3

LOT 3
67.2 ACRES ±
SEE NOTE 8

REVISED: 8/12/19 - LOT 1 ACCESS & UTILITIES EASEMENT RELOCATED - KJ

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 36 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.



8/12/19 *William R. Chase*
DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY
HOBART G. GUION, JR.
AND ABIGAIL D. FAULKNER
KELTON ROAD EAST MONTPELIER, VERMONT

SCALE: 1" = 60' DATE: 7/19/18 PROJ.# 2018 070 DWG.# 18070A
DRAWN BY: TDM CHECKED BY: WRC FB/P.G. 91/ EFB SHEET PLAT

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