

**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 SHOWN ON REFERENCE #3. 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 GUYETTE IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.
7. THE IRON ROD AT POINT #502 WAS RESET FROM THE DISTANCES GIVEN IN REFERENCE #2 AND BOOK 32, PAGE 145 FROM MONUMENTS FOUND AT POINTS #77 AND #79 RESPECTFULLY.
8. A 10' RIGHT OF WAY OVER A FARM PATH IS CONVEYED IN BOOK 44, PAGES 89-92 (CLEMONS), AND IN BOOK 27, PAGES 42 (ISAAC) IN COMMON. OTHERS MAY HAVE RIGHTS ALONG THIS PATH.
9. THAT PART OF LOT 1 LYING EAST OF GUYETTE ROAD WAS NOT SURVEYED BY THIS FIRM, AND THE BEARINGS, DISTANCES, AND ACREAGE ARE BASED SOLELY ON REFERENCE #2. NO EFFORT WAS MADE TO RECONCILE THE DISCREPANCIES BETWEEN THE RODS FOUND ON THE EAST SIDE OF THE ROAD AND THE DISTANCES RECORDED ON REFERENCE #2.

**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'

**SUBJECT PROPERTY:**  
 JAMES E. & JONI PERKINS CLEMONS  
 435 GUYETTE ROAD  
 EAST MONTPELIER, VT 05651

PID: 07-046.000  
 TAX MAP #05-00-32.000 &  
 TAX MAP #05-00-43.000  
 SPAN: 195-062-10194  
 DEED: BK 54 PG 100

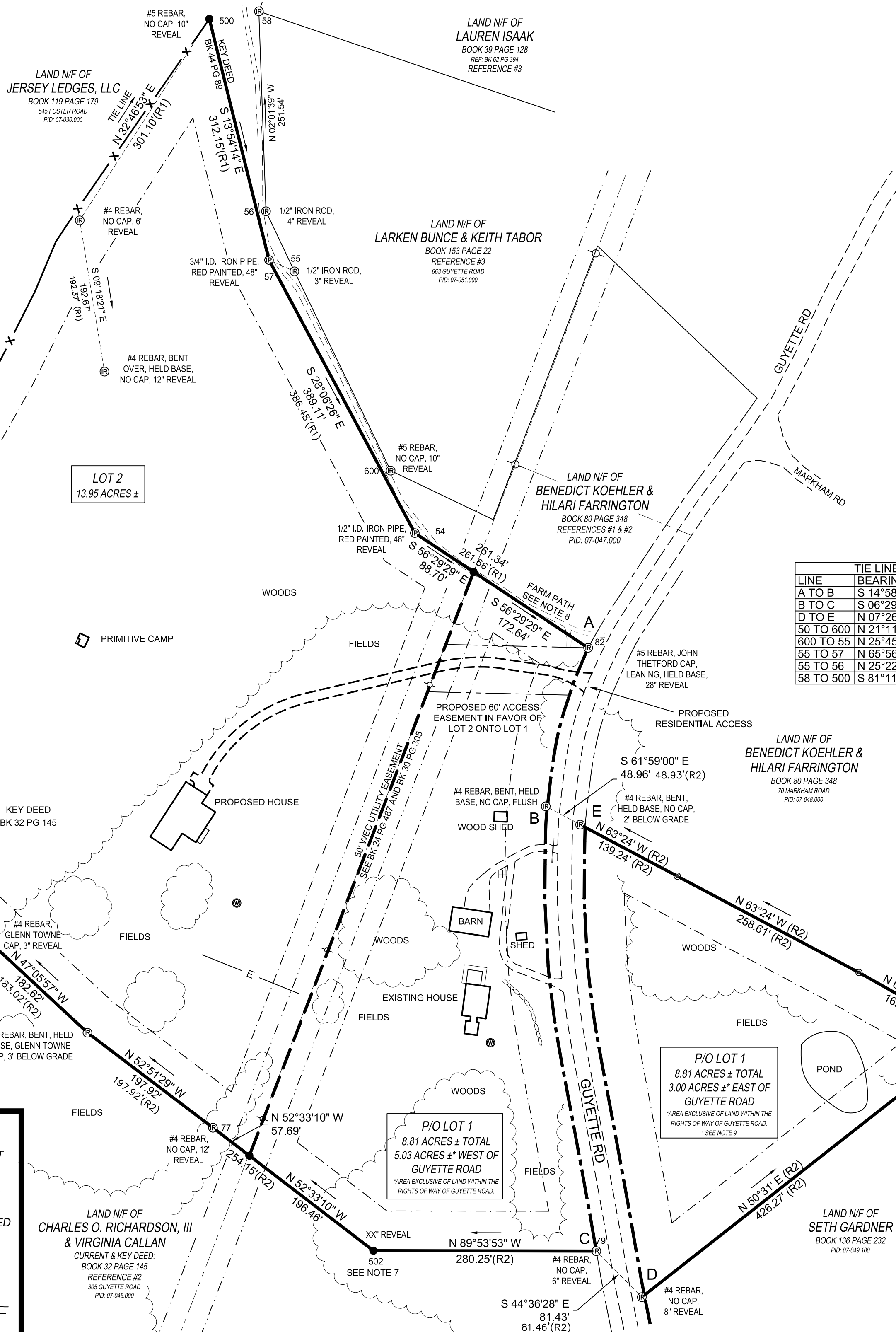
**CERTIFICATION**

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.

8/6/19

*William R. Chase*

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



LAND N/F OF  
**LAUREN ISAAC**  
 BOOK 39 PAGE 128  
 REF. BK 62 PG 384  
 REFERENCE #3  
 PID: 07-051.000

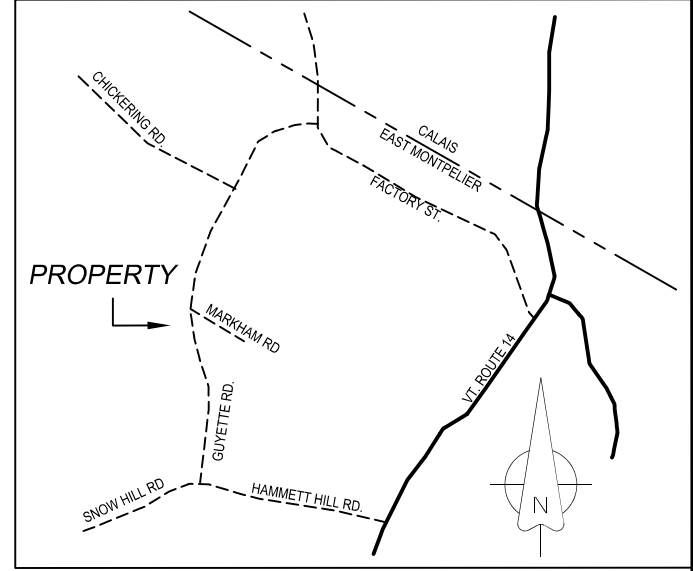
LAND N/F OF  
**LARKEN BUNCE & KEITH TABOR**  
 BOOK 153 PAGE 22  
 REFERENCE #3  
 663 GUYETTE ROAD  
 PID: 07-051.000

LAND N/F OF  
**BENEDICT KOEHLER & HILARI FARRINGTON**  
 BOOK 80 PAGE 348  
 REFERENCES #1 & #2  
 PID: 07-047.000

LAND N/F OF  
**BENEDICT KOEHLER & HILARI FARRINGTON**  
 BOOK 80 PAGE 348  
 70 MARKHAM ROAD  
 PID: 07-048.000

LAND N/F OF  
**CHARLES O. RICHARDSON, III & VIRGINIA CALLAN**  
 CURRENT & KEY DEED:  
 BOOK 32 PAGE 145  
 REFERENCE #2  
 305 GUYETTE ROAD  
 PID: 07-045.000

LAND N/F OF  
**SETH GARDNER**  
 BOOK 136 PAGE 232  
 PID: 07-049.100

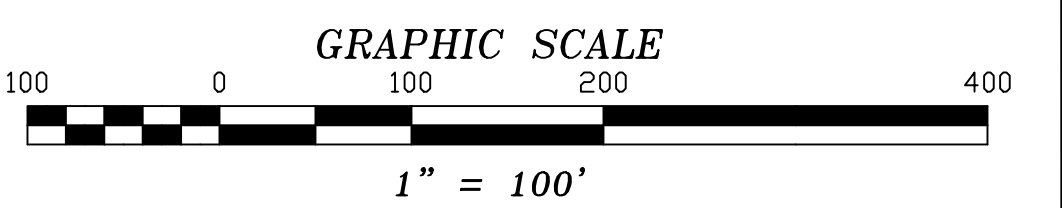


LOCATION MAP NOT TO SCALE

**LEGEND:**

- ROAD RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF EXISTING EASEMENT
- LIMIT OF PROPOSED EASEMENT
- EDGE OF GRAVEL
- SETBACK LINE
- X X WIRE FENCE
- E E ELECTRIC FENCE
- OVERHEAD UTILITY LINE
- EDGE OF WOODS
- xxx EXISTING S' LIDAR CONTOUR
- Ⓡ IRON ROD FOUND (DIA., HT.)
- Ⓟ IRON PIPE FOUND (DIA., HT.)
- #5 REBAR SET W/ I.D. CAP
- ▲ UNMONUMENTED POINT
- ⊙ CORNER PER REFERENCE #2
- UTILITY POLE
- (D) PER DEED
- (R1) PER REFERENCE #
- N/F NOW OR FORMERLY
- Ⓢ DRILLED WELL

LINE	BEARING	DISTANCE
A TO B	S 14°58'11" W	206.25'
B TO C	S 06°29'08" E	562.71'
D TO E	N 07°26'03" W	599.12'
50 TO 600	N 21°11'47" W	84.14'
600 TO 55	N 25°45'53" W	278.15'
55 TO 57	N 65°56'47" W	35.04'
55 TO 56	N 25°22'21" W	83.63'
58 TO 500	S 81°11'09" W	63.01'



**REFERENCES:**

1. A PLAN ENTITLED "TOTAL STATION SURVEY OF RAYMOND AND LUCILLE LOVELY, GUYETTE ROAD, EAST MONTPELIER, VT" BY JOHN H. THETFORD & ASSOCIATES, INC., JOHN H. THETFORD, RLS #569, DATED JUNE 8, 1990 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, IN SLIDE 38, MAP 191.
2. A PLAN ENTITLED "PROPOSED SALE BY RAYMOND C. LOVELY, E. MONTPELIER, VT" BY KELLER & LOWE, WILLIAM B. LOWE, RLS #43, GLENN R. TOWNE, RLS #521 DATED JUNE 8, 1990 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, IN SLIDE 68, MAP 220.
3. A PLAN ENTITLED "SUBDIVISION SURVEY, LAUREN ISAAC, 663 GUYETTE ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542, DATED 7/31/18 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, IN SLIDE 89, MAP 386.

**SUBDIVISION SURVEY**  
**JAMES & JONI PERKINS CLEMONS**  
 435 GUYETTE ROAD  
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100' | DATE: 8/6/19 | PROJ.# 2018 010 | DWG.# 18010A  
 DRAWN BY: TDM | CHECKED BY: WRC | FBI/PG. 92-143/EFB | SHEET SUB 1

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