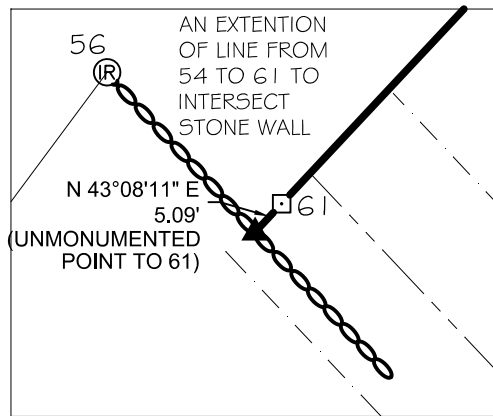


SURVEYORS NOTES:

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 MOUNTAIN 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 21'2" 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.



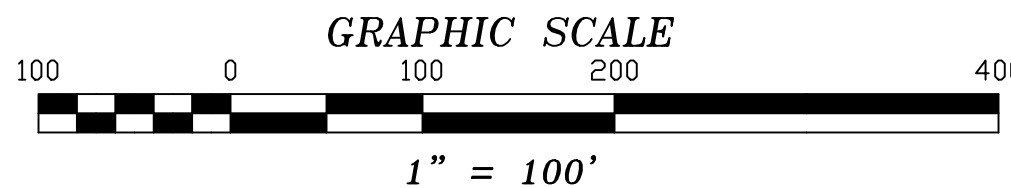
EASEMENT NOTES:

1. EXISTING 25' WIDE G.M.P. EASEMENT ONTO PROPOSED LOT 3, SEE BOOK 52, PAGE 279.
2. EXISTING 60' WIDE RIGHT OF WAY EASEMENT IN FAVOR OF THE CAROLYN SIEVEN TRUST ONTO PROPOSED LOT 3, SEE BOOK 82, PAGE 211.
3. PROPOSED 50' x 50' TOWN TURNAROUND EASEMENT ONTO PROPOSED LOT 3.
4. PROPOSED EASEMENT IN FAVOR OF CAROLYN SIEVEN TRUST ONTO PROPOSED LOT 3 FOR ACCESS TO PROFANE TANKS.
5. PROPOSED 60' WIDE UNRESTRICTED ACCESS AND UTILITIES EASEMENT IN FAVOR OF LOT 2 ONTO LOT 3.
6. PROPOSED UNRESTRICTED ACCESS AND UTILITIES EASEMENT IN FAVOR OF LOT 2 ONTO LOT 1.

REFERENCES:

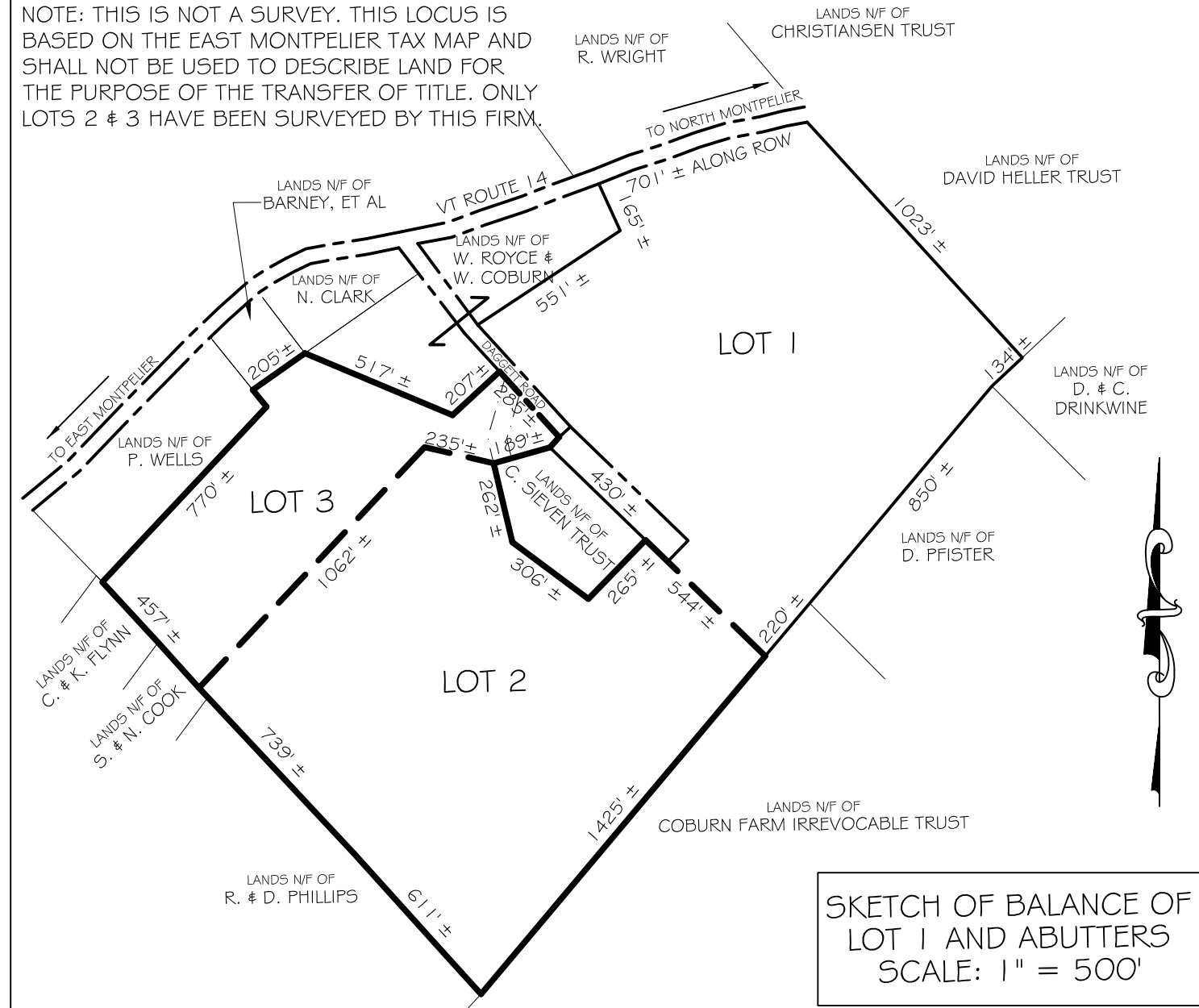
1. A PLAN ENTITLED "DAVID A. & PAULINE E. COBURN, ACREAGE & LOT LINE ADJUSTMENTS" BY DAVID H. HUDSON, LS 31, DATED JUNE 2003, RECORDED IN SLIDE 62, MAP#175 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
2. A PLAN ENTITLED "PLAT OF SURVEY SHOWING A TWO LOT SUBDIVISION PREPARED FOR THE USE OF PETER 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.
3. 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.
4. 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.
5. 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.
6. A PLAN ENTITLED "DAVID & PAULINE COBURN, DAGGETT ROAD, EAST MONTPELIER, VERMONT, SEPTIC SYSTEM DESIGN" BY WAYNE D. LAWRENCE DATED 09/06/03, RECORDED WITH THE AGENCY OF NATURAL RESOURCES UNDER PERMIT NUMBER WW-5-2418.
7. A PLAN ENTITLED "SUBDIVISION SURVEY, PAULINE COBURN, DAGGETT ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, R.L.S. #542, DATED 10/31/08, RECORDED IN SLIDE 89, MAP#390 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.

LANDS N/F OF  
ROBERT & DEBORAH PHILLIPS  
BOOK 86 PAGE 386  
REFERENCE #2



SUBJECT PROPERTY:  
PAULINE COBURN  
139 DAGGETT ROAD  
MONTPELIER, VT 05651  
  
CURRENT DEED: BK 124 PG 306  
PID:08-018-000  
TAX MAP #:09-00-54.100  
SPAN: 195-062-10198

NOTE: THIS IS NOT A SURVEY, THIS LOCUS IS BASED ON THE EAST MONTPELIER TAX MAP AND SHALL NOT BE USED TO DESCRIBE LAND FOR THE PURPOSE OF THE TRANSFER OF TITLE. ONLY LOTS 2 & 3 HAVE BEEN SURVEYED BY THIS FIRM.



LEGEND:

- EXISTING PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- FORMER PROPERTY LINE
- SETBACK LINE
- OVERHEAD UTILITY LINE
- EDGE OF GRAVEL
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STONEWALL
- WIRE FENCE
- WOOD 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
- AS MEASURED

ZONING INFORMATION  
ZONE D - RURAL RESIDENTIAL -  
AGRICULTURAL DISTRICT  
MIN. LOT SIZE: 3 ACRES  
MIN. LOT FRONTAGE: 250'  
SETBACKS:  
FRONT: 75' (FROM CENTERLINE)  
SIDE: 50'  
REAR: 50'  
MAX BUILDING HEIGHT: 35'

MONUMENT DESCRIPTION TABLE

50	#5 REBAR FOUND, LS 31 CAP, 14" REVEAL
51	#5 REBAR FOUND, LS 31 CAP, 10" REVEAL
52	#5 REBAR FOUND, LS 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 LS 4 CAP, 7" REVEAL
57	1 1/2" I.D. IRON PIPE FOUND, 24" REVEAL
59	SEE NOTE 6
60	#5 REBAR FOUND, LS 31 CAP, 4" REVEAL
61	4" X 6" GRANITE BOUND FOUND, TIPPED, HELD BASE, 18" REVEAL
70	#5 REBAR FOUND, "L.S. 31" CAP, 2" BELOW GRADE
71	#5 REBAR FOUND, "L.S. 31" CAP, 2" REVEAL
602	#5 REBAR SET WITH "CHASE VT 542" ID CAP, 10" REVEAL
603	#5 REBAR TO BE SET WITH "CHASE VT 542" ID CAP, XX" REVEAL
604	#5 REBAR SET WITH "CHASE VT 542" ID CAP, 4" REVEAL
605	#5 REBAR TO BE SET WITH "CHASE VT 542" ID CAP, XX" REVEAL

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.

11/11/19 *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: 11/11/19 | PROJ.#: 2018.130 | DWG.#: 181308  
DRAWN BY: DJB | CHECKED BY: WRC | FB/PG. 93-01 | EFB | SHEET SUB 2

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