



REFERENCES:

1. A PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, NORMAN & CLAIRE LAPERLE & TOWN OF E. MONTPELIER, 16 VT RTE 14 N & 3035 US RTE 2, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542, DATED DECEMBER 27, 2017 AND REVISED JUNE 1, 2018 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, HANGER 88, MAP 378.

2. A PLAN ENTITLED "ARSENE LAPERLE TO NORMAN LAPERLE EAST MONTPELIER, VT" BY DAVID HUDSON, DATED MAY 10, 1974 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS.

3. A PLAN ENTITLED "ARSENE LAPERLE TO MARSHALL HODGEMAN EAST MONTPELIER, VERMONT" BY DAVID H. HUDSON, DATED JANUARY 1974 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 17.

4. A PLAN ENTITLED "TOTAL STATION SURVEY OF THE HODGEMAN TO GUYETTE LOT, VT. ROUTE 14, E. MONTPELIER, VT." BY JOHN H. THETFORD, RLS #569, DATED APRIL 2002, REVISED AUGUST 1, 2002 AS FOUND IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGER 61, MAP 167.

5. A PLAN ENTITLED, STATE OF VERMONT, DEPT. OF HIGHWAYS, TOWN OF EAST MONTPELIER, US RTE 2, BRIDGE 73" DATED 9-3-75, REVISED 10-30-75 AS FOUND IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGER 19, MAP 47.

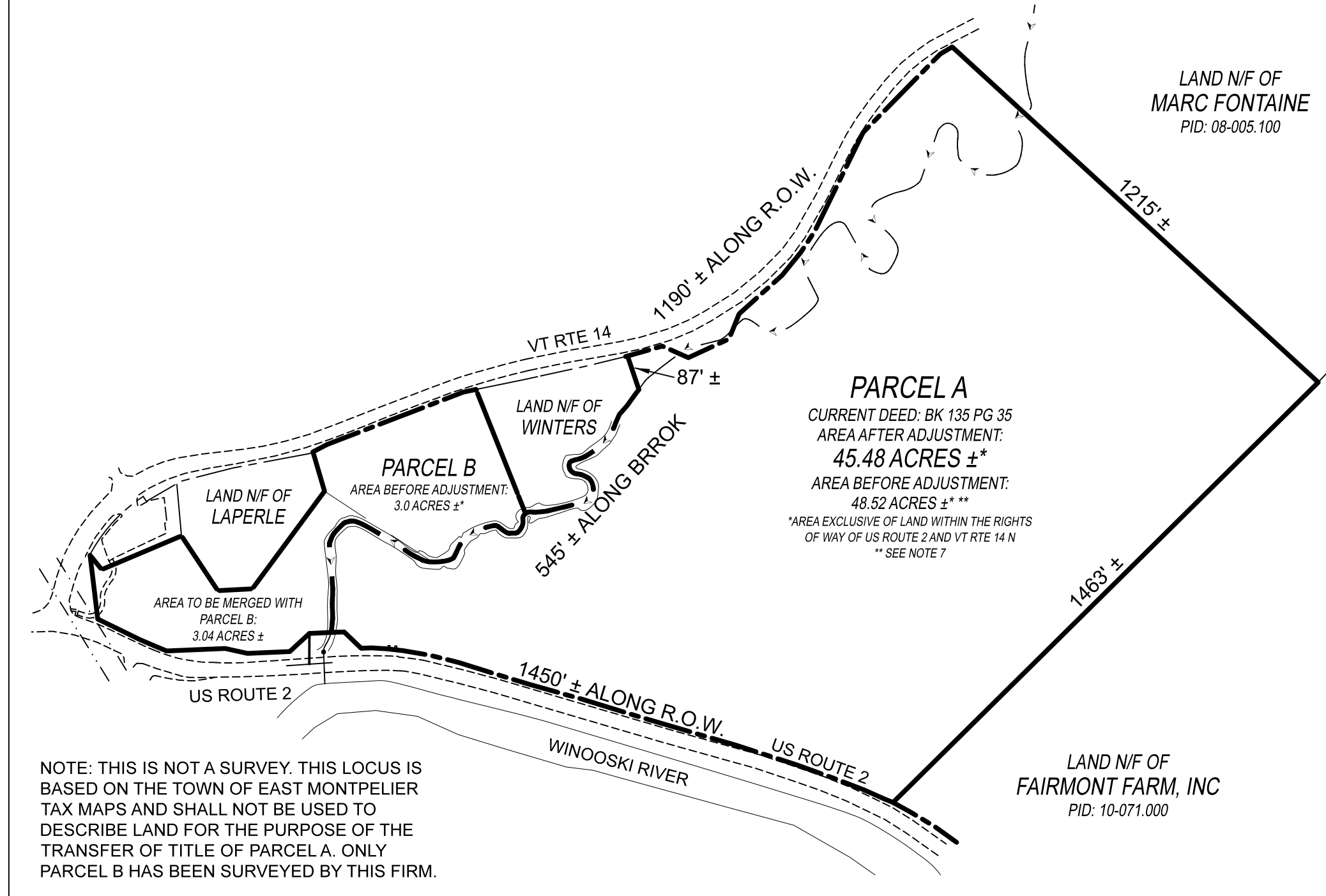
6. A PLAN ENTITLED "PROPOSED IMPROVEMENT, TOWN OF EAST MONTPELIER, COUNTY OF WASHINGTON, U.S. ROUTE 2 & VT 14, PROJECT: EAST MONTPELIER, PROJECT NO.: STPG 028-3(35)S", SURVEYED AUGUST OF 1998 AND A PLAN PLOT DATE OF SEPTEMBER 15, 2009. SEE ROADWAY PLAN LAYOUT 2 - 4, SHEETS 35 - 37 AS PROVIDED BY THE STATE OF VERMONT, AGENCY OF TRANSPORTATION.

7. A PLAN FOR THE STATE OF VERMONT PROJECT N.R.S NO. 144, DATED 1933, SHEET 4 OF 28, AS PROVIDED BY THE STATE OF VERMONT, AGENCY OF TRANSPORTATION.

8. A PLAN ENTITLED, "E. MONTPELIER PARK AND RIDE, CMG PARK (37)" BY STANTEC, DATED 7/25/2014 CONSTRUCTION LAYOUT SHEET 1 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS.

LEGEND:

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- FORMER PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- WIRE FENCE
- GUARD RAIL
- THREAD OF BROOK
- OVERHEAD UTILITY LINE
- LIMIT OF EXISTING EASEMENT
- EDGE OF MOWING
- TIE LINE
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- GRANITE BOUND FOUND
- CONCRETE MONUMENT FOUND
- #5 REBAR SET W/ I.D. CAP
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- PER REFERENCE #
- N/F
- DRILLED WELL
- CATCHBASIN
- EVERGREEN TREE



INTERMEDIATE LOCUS
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 THE BEARINGS 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 US ROUTE 2 & VT ROUTE 14N ARE BASED ON REFERENCES #5, #6, & #7 AND CONTROL DATA PROVIDED BY THE STATE OF VERMONT. THE EASTERLY PORTION OF VT ROUTE 14N WAS BASED ON REFERENCE #7 AND ROTATED AROUND A BEST FIT OF THE EXISTING CENTERLINE AND OTHER PHYSICAL FEATURES SHOWN ON SAID PLAN.

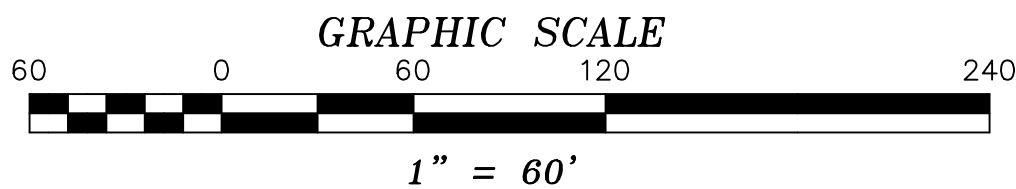
7. ONLY PARCEL B AND PART OF PARCEL A HAS BEEN SURVEYED BY THIS FIRM FOR THIS PROJECT. THE AREA AND DIMENSIONS OF THE REMAINDER OF PARCEL A SHOWN HEREON ARE BASED ON THE TOWN OF EAST MONTPELIER TAX MAPS AND GRAND LIST DATA.

8. THE LAND BEYOND THE R.O.W. LINE OF US ROUTE 2 IS OWNED IN FEE BY THE STATE OF VERMONT AND WAS ACQUIRED AS RECORDED IN BOOK 108, PAGE 518 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER, AND AS SHOWN ON REFERENCE #6. THE STATE OF VERMONT ALSO HAS FURTHER RIGHTS TO WATER LINES, SEPTIC SYSTEMS, STORM WATER UTILITIES, ETC. AS DETAILED IN SAID DEED AND SHOWN ON ABOVE REFERENCE PLAN.

ZONING INFORMATION

ZONE C - RESIDENTIAL - COMMERCIAL DISTRICT

MIN. LOT SIZE: 1 ACRES
MIN. LOT FRONTAGE: 150'
SETBACKS:
FRONT: 50'
SIDE: 25'
REAR: 25'
MAX BUILDING HEIGHT: 35'



SUBJECT PROPERTY:
MAILING ADDRESS:
TOWN OF EAST MONTPELIER
P.O. BOX 157
EAST MONTPELIER, VT 05651

PARCEL A
PID: 10-067.000
TAX MAP #21-52-37.000
SPAN: 195-062-10975
DEED: BK 135 PG 35
3035 US ROUTE 2

PARCEL B
PID: 08-005.050
TAX MAP #21-52-14.110
SPAN: 195-062-10494
DEED: BK 153 PG 116
VT RTE 14 N

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.

PRELIMINARY

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

BOUNDARY LINE ADJUSTMENT
TOWN OF EAST MONTPELIER

ADDRESS
EAST MONTPELIER, VERMONT

SCALE: 1" = 60' DATE: 1/15/20 PROJ.# 2020.001 DWG.# 20XXXXA

DRAWN BY: TDM CHECKED BY: WRC FB/PG. 93/ EFB SHEET SUB 1

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