



REFERENCES:

- BOUNDARY PLAT FOR JAMES L. & THERESA GOSLANT, BY DWIGHT M. BAKER, DATED OCTOBER 4, 1986, ON FILE IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN MAP BOOK 2, PAGE 151.
- A PLAN ENTITLED "PLAT OF REVISED SUBDIVISION FOR NATHAN R. DANFORTH, U.S. ROUTE 2, EAST MONTPELIER, VERMONT" DATED LAST REVISED AUGUST 21, 2003 AS RECORDED IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN MAP SLIDE 63, PAGE 176.
- REFERENCE IS MADE TO EXISTING PERMITS:
 - STATE OF VERMONT AGENCY OF ENVIRONMENTAL CONSERVATION PERMITS EC-5-1320, EC-5-1320-1, EC-5-1320-2, EC-5-1320-3, PB-5-0873 AND VW-5-2343.
 - TOWN OF EAST MONTPELIER SUBDIVISION PERMIT #89-005.

LAND N/F OF
NORMAN & CARLA MESSIER
PID: 10-077.400
4331 U.S. ROUTE 2

LAND N/F OF
KEVIN BAILEY
BOOK 116 PAGE 398
PID: 10-077.600

Land of
Casey & Amanda Northrup
(Lot 3B)
3.16 Ac. before adjustment
2.42 Ac. after adjustment

LAND N/F OF
DANIEL & LISE COUTURE
BOOK 75 PAGE 354
PID: 10-079.000
REFERENCE #X
4473 U.S. ROUTE 2

LEGEND:

- EDGE OF RIVER
- ROAD RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- #5 REBAR SET W/ I.D. CAP(DIA,HT)
- UTILITY POLE
- DRILLED WELL
- PROPERTY LINE
- UNMONUMENTED POINT

SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ABUTTERS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
- A 60' WIDE UNRESTRICTED EASEMENT FOR ACCESS AND UTILITIES IS TO BE CONVEYED TO NORTHROP BY K & A LEASING, LLC AS PART OF THE EXCHANGE OF DEEDS NECESSARY TO COMPLETE THIS PROPOSED BOUNDARY ADJUSTMENT.
- THE EXISTING EASEMENT OVER LOT 3A IN FAVOR OF LOT 3B FOR THE MAINTENANCE OF THE EXISTING WATERLINE IS TO REMAIN IN PLACE. THE EASEMENT IS TO BE DEFINED AS 10' EITHER SIDE OF THE WATERLINE AS IT EXISTS.
- THE EXISTING SEPTIC EASEMENT OVER OF LOT 3A OVER LOT 3B WILL BE EXTINGUISHED BY THE PROPOSED ADJUSTMENT. AND AMENDMENT TO THE EXISTING STATE OF VERMONT WASTEWATER AND WATER SUPPLY PERMIT WILL BE REQUIRED TO PERMIT THIS CHANGE AT THE STATE LEVEL.

PROPERTY INFORMATION

Owner:	Owner:
K & A Leasing LLC	Casey & Amanda Northrup
4423 US Route 2	4379 US Route 2
East Montpelier, VT 05651	East Montpelier, VT 05651

PID: 10-078.000	PID: 10-078.100
Tax Map #: 09-00-93.300	Tax Map #: 09-00-93.500
Span: 195-062-10244	Span: 195-062-10245
Deed: Book 81/Page 400	Deed: Book 93/Page 383

ZONING INFORMATION

ZONE A - COMMERCIAL DISTRICT

MIN. LOT SIZE: 1 ACRE
MIN. LOT FRONTAGE: 150'
SETBACKS:
FRONT: 75'
SIDE: 25'
REAR: 25'
MAX BUILDING HEIGHT: 35'

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.

5/7/2020 *William R. Chase*
DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

BOUNDARY LINE ADJUSTMENT
CASEY & AMANDA NORTHROP
AND K & A LEASING, LLC
4379 & 4423 U.S. ROUTE 2 WEST
EAST MONTPELIER, VERMONT

SCALE: 1" = 50' | DATE: 5/7/2020 | PROJ.# 2020.045 | DWG.# 20045A
DRAWN BY: TDM | CHECKED BY: WRC | FB/PG. 93/ EFB | SHEET BLA1

Chase & Chase

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Surveyors & Septic
Designers, Inc

