

- REFERENCES:**
1. A PLAN ENTITLED "STATUTORY RESURVEY, STATE OF VERMONT, VERMONT ROUTE 214, EAST MONTPELIER - MARSHFIELD - PLAINFIELD, WASHINGTON COUNTY, VERMONT" BY VERMONT SURVEY AND ENGINEERING, INC., STEPHEN C. FRASER, R.L.S. #527, DATED 4/23/2012 AS PROVIDED BY THE STATE OF VERMONT AND FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGERS #79-81.
 2. A PLAN ENTITLED "BOUNDARY SURVEY, DAVID ROGERS, VERMONT ROUTE 214, NORTH MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, R.L.S. #542, DATED 4/13/2010 AS FILED IN THE RECORDS OF THIS FIRM.
 3. A PLAN ENTITLED "PROPERTY PLAN, GERALD IBEY, E. MONTPELIER, VERMONT" BY WEBSTER-MARTIN INC, DATED MAY 15, 1964 FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #3.
 4. A PLAN ENTITLED SUBDIVISION OF LAND, RICHARD H. WISWALL, VT RTE 214, EAST MONTPELIER, VERMONT" BY RICHARD W. BELL, RLS #638, DATED DECEMBER 3, 2001 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 61.
 5. A PLAN ENTITLED "PLAN OF SEPTIC DESIGN FOR DAVID ROGERS, ROUTE 214, NORTH MONTPELIER, VERMONT" BY THIS FIRM, CRAIG E. CHASE, DATED NOVEMBER 1, 2001 AS FOUND IN THE 2001 SEPTIC FILES OF THE TOWN OF EAST MONTPELIER IN FILE # 22-01.
 6. A PLAN ENTITLED " SUBDIVISION AND SEPTIC PLANS FOR DAVID ROGERS, ROUTE 214, EAST MONTPELIER, VERMONT" BY TODD HILL, SITE TECHNICIAN #341, DATED DECEMBER 28, 1993 AS FOUND IN THE 1994 SEPTIC FILES OF THE TOWN OF EAST MONTPELIER IN FILE #1-94.
 7. A PLAN ENTITLED DAVE ROGERS APT. BLDG, N. MONTPELIER, VT, WASTEWATER DISPOSAL SYSTEM LAYOUT, SHEET 1 OF 2, BY MARSHFIELD ENGINEERING SERVICES, DATED JANUARY 25, 1983, REVISED MAY 25, 1983 AS PROVIDED BY THE STATE OF VERMONT AND PART OF FILE PB5-0554.

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. § 2559. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

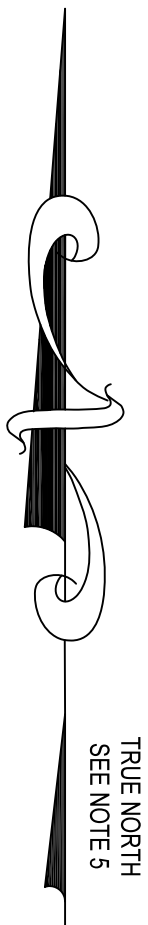
PRELIMINARY

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

SUBDIVISION SURVEY
DAVID E. ROGERS ESTATE
1657 VT ROUTE 214
EAST MONTPELIER, VERMONT

SCALE: 1" = 30'	DATE: 2/2/2020	PROJ# 2020.002	DWG# 20002A
DRAWN BY: TDM	CHECKED BY: WRC	FBPG: 93/EFB	SHEET 1 OF 2

Chase & Chase
301 North Main Street, Suite 1
Barre, Vt. 05641
802-479-9636
Surveyors & Septic
Designers, Inc



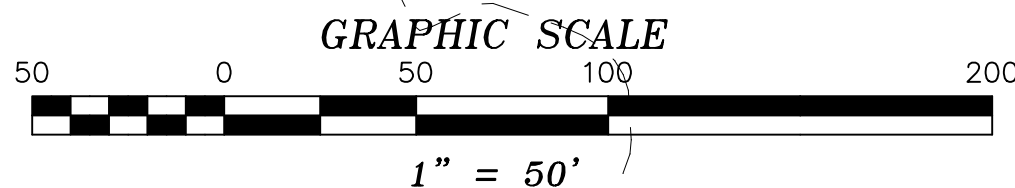
ZONING INFORMATION

(ZONE C) RESIDENTIAL -
COMMERCIAL DISTRICT

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

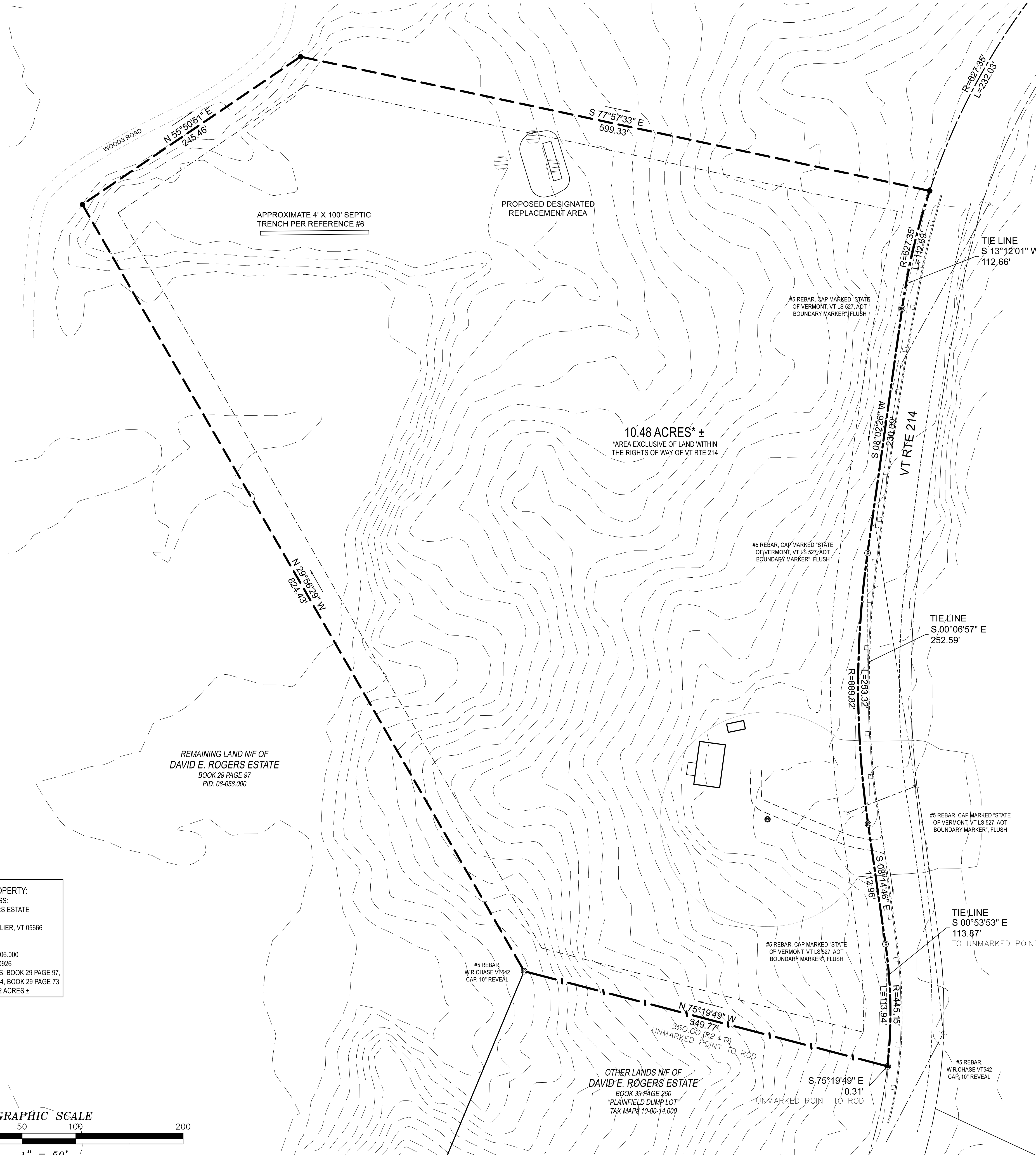
SUBJECT PROPERTY:
MAILING ADDRESS:
DAVID E. ROGERS ESTATE
P.O. BOX 90
NORTH MONTPELIER, VT 05666

PID: 08-058.000
TAX MAP #10-00-06.000
SPAN: 195-062-10926
CURRENT DEEDS: BOOK 29 PAGE 97,
BOOK 29 PAGE 74, BOOK 29 PAGE 73
TOTAL AREA 91.2 ACRES ±



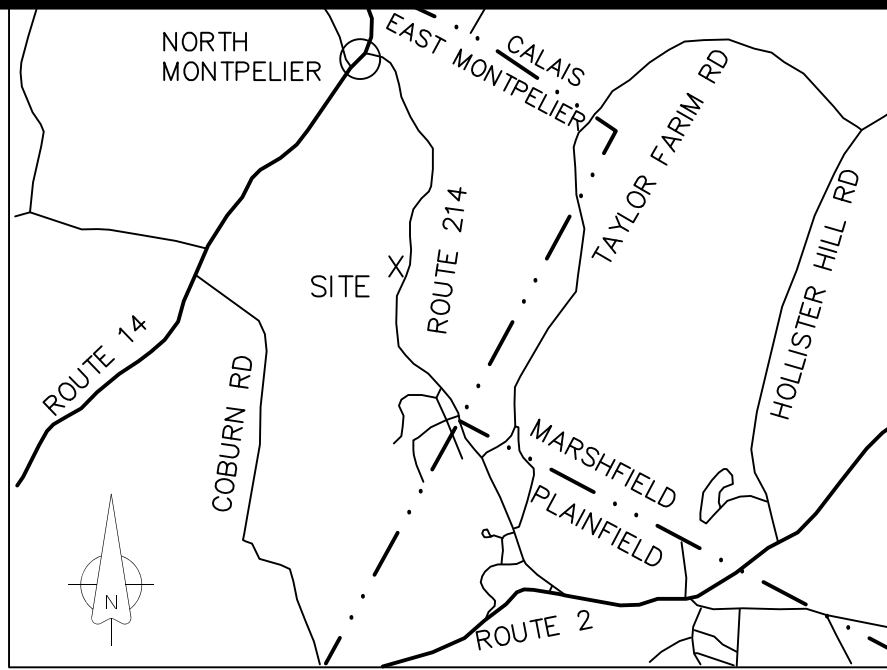
GRAPHIC SCALE

1" = 50'



LEGEND:

	ROAD RIGHT OF WAY LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	GUARD RAIL
	SETBACK LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	OVERHEAD UTILITY LINE
	TIE LINE
	EDGE OF WOODS
	IRON ROD FOUND (DIA. , HT.)
	#5 REBAR SET W/ I.D. CAP
	UNMONUMENTED POINT
	UTILITY POLE
	PER DEED
	PER REFERENCE #
	NOW OR FORMERLY
	DRILLED WELL
	EXISTING 5' LIDAR CONTOUR
	SOILS TEST PIT



LOCATION MAP NTS

REFERENCES:

- A PLAN ENTITLED "STATUTORY RESURVEY, STATE OF VERMONT, VERMONT ROUTE 214, EAST MONTPELIER - MARSHFIELD - PLAINFIELD, WASHINGTON COUNTY, VERMONT" BY VERMONT SURVEY AND ENGINEERING, INC., STEPHEN C. FRASER, R.L.S. #527, DATED 4/23/2012 AS PROVIDED BY THE STATE OF VERMONT AND FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGERS #79-81.
- A PLAN ENTITLED "BOUNDARY SURVEY, DAVID ROGERS, VERMONT ROUTE 214, NORTH MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, R.L.S. #542, DATED 4/13/2010 AS FILED IN THE RECORDS OF THIS FIRM.
- A PLAN ENTITLED "PROPERTY PLAN, GERALD IBEY, E. MONTPELIER, VERMONT" BY WEBSTER-MARTIN INC, DATED MAY 15, 1964 FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #3.
- A PLAN ENTITLED SUBDIVISION OF LAND, RICHARD H. WISWALL, VT RTE 214, EAST MONTPELIER, VERMONT" BY RICHARD W. BELL, RLS #638, DATED DECEMBER 3, 2001 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 61.
- A PLAN ENTITLED "PLAN OF SEPTIC DESIGN FOR DAVID ROGERS, ROUTE 214, NORTH MONTPELIER, VERMONT" BY THIS FIRM, CRAIG E. CHASE, DATED NOVEMBER 1, 2001 AS FOUND IN THE 2001 SEPTIC FILES OF THE TOWN OF EAST MONTPELIER IN FILE # 22-01.
- A PLAN ENTITLED "SUBDIVISION AND SEPTIC PLANS FOR DAVID ROGERS, ROUTE 214, EAST MONTPELIER, VERMONT" BY TODD HILL, SITE TECHNICIAN #341, DATED DECEMBER 28, 1993 AS FOUND IN THE 1994 SEPTIC FILES OF THE TOWN OF EAST MONTPELIER IN FILE #1-94.
- A PLAN ENTITLED DAVE ROGERS APT. BLDG, N. MONTPELIER, VT, WASTEWATER DISPOSAL SYSTEM LAYOUT, SHEET 1 OF 2, BY MARSHFIELD ENGINEERING SERVICES, DATED JANUARY 25, 1983, REVISED MAY 25, 1983 AS PROVIDED BY THE STATE OF VERMONT AND PART OF FILE PB5-0554.

SURVEYORS NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS ON REFERENCE #1 WHICH ARE ALIGNED TO TRUE NORTH. 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.
- THE RIGHTS-OF-WAY OF VT RTE 214 ARE BASED ON REFERENCE #1 AND MONUMENTATION FOUND.

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 28 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

SUBDIVISION SURVEY

DAVID E. ROGERS ESTATE
1307 VT ROUTE 214
EAST MONTPELIER, VERMONT

SCALE: 1" = 50' DATE: 2/2/2020 PROJ# 2020.002 DWG# 20002B

DRAWN BY: TDM CHECKED BY: WRC FBPG: 93/ EFB SHEET 2 OF 2

Chase & Chase

301 North Main Street, Suite 1
Barre, Vt. 05641
802-479-9636

Surveyors & Septic
Designers, Inc