

#### REFERENCES:

1. A PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, NORMAN & CLAIRE LAPERLE & TOWN OF E. MONTPELIER, 160 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.

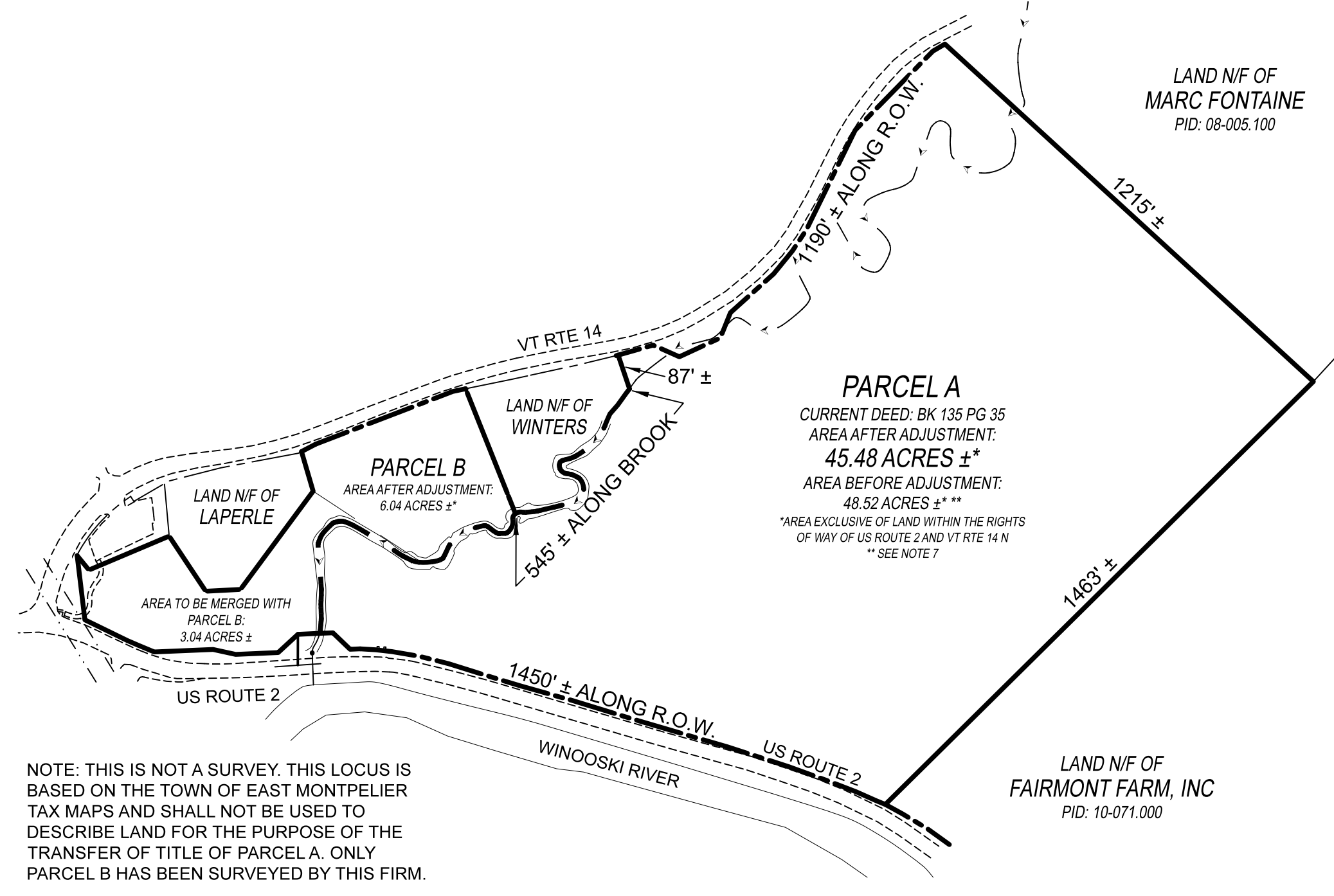
6. A PLAN ENTITLED "PROPOSED IMPROVEMENT, TOWN OF EAST MONTPELIER, COUNTY OF WASHINGTON, U.S. ROUTE 2 & VT 14, PROJECT: EAST MONTPELIER, PROJECT NO.: STPG 028-3(35)S", SURVEYED AUGUST, 1998 AND A PLAN PLOT DATE OF SEPTEMBER 15, 2009. SEE ROADWAY PLAN LAYOUT 2 - 4, SHEETS 35 - 37 AS PROVIDED BY THE STATE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



NOTE: THIS IS NOT A SURVEY. THIS LOCUS IS BASED ON THE TOWN OF EAST MONTPELIER TAX MAPS AND SHALL NOT BE USED TO DESCRIBE LAND FOR THE PURPOSE OF THE TRANSFER OF TITLE OF PARCEL A. ONLY PARCEL B HAS BEEN SURVEYED BY THIS FIRM.

#### 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. MOST OF THE LAND BEYOND THE R.O.W. LINE OF US ROUTE 2 IS OWNED IN FEE BY THE STATE OF VERMONT, SEE BOOK 108, PAGE 518 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER AND 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 REFERENCED PLAN.

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

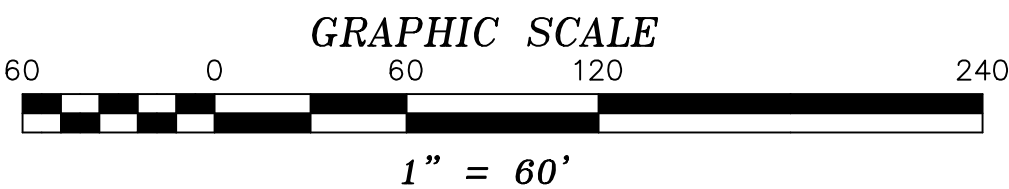
PARCEL A  
PID: 10-067.000  
TAX MAP #21-52-37.000  
SPAN: 195-062-10975  
DEED: BK 135 PG 35  
3035 US ROUTE 2

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

#### 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'



#### 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.

1/15/2020 *William R. Chase*  
DATED: WILLIAM R. CHASE RLS #542 VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

#### BOUNDARY LINE ADJUSTMENT TOWN OF EAST MONTPELIER 3035 US ROUTE 2 EAST MONTPELIER, VERMONT

SCALE: 1" = 60' DATE: 1/15/20 PROJ# 2020-001 DWG# 20001A  
DRAWN BY: TDM CHECKED BY: WRC FB/PG. 93/ EFB SHEET BLA 1

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