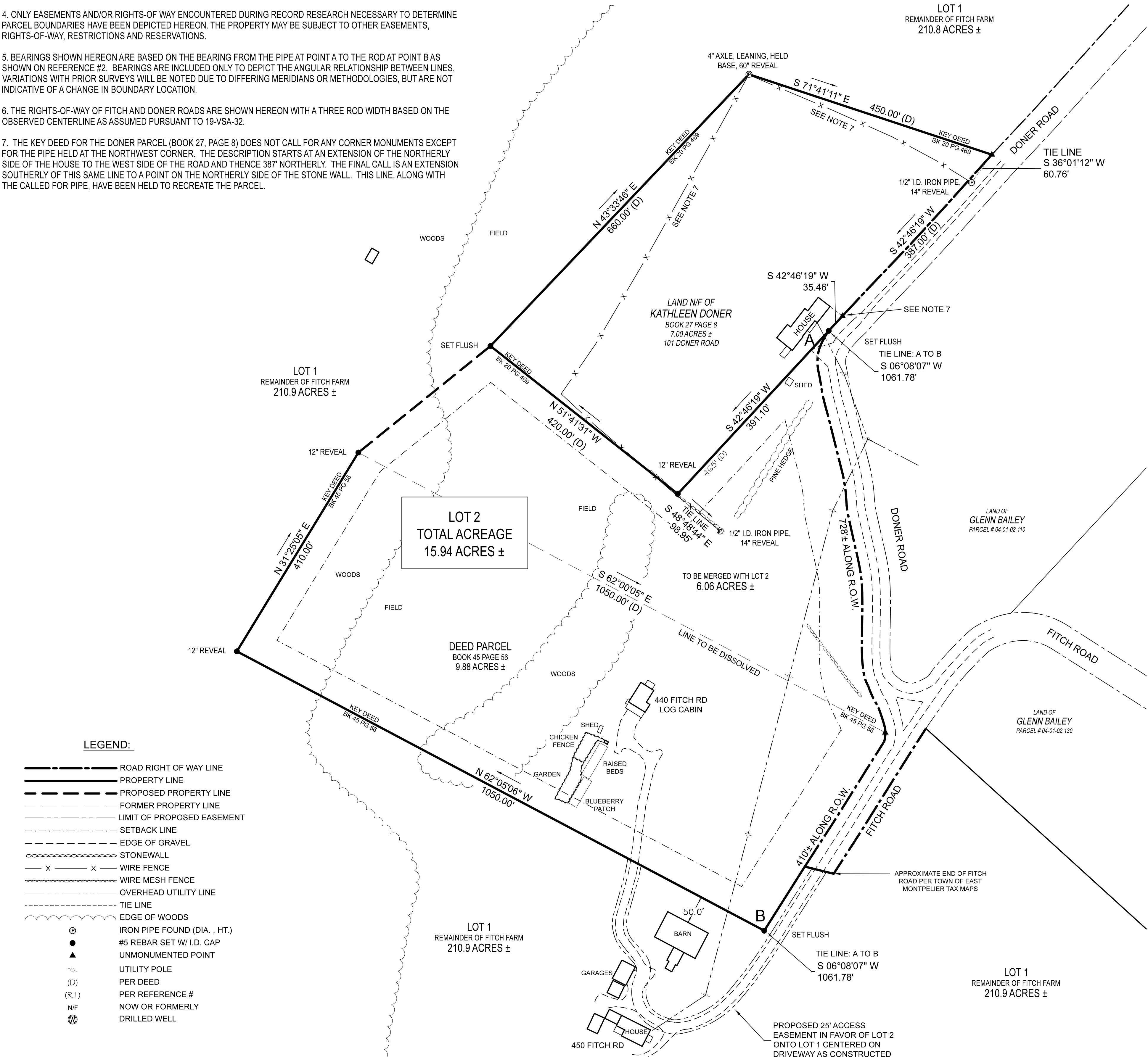


SURVEYORS NOTES:

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 BEARING FROM THE PIPE AT POINT A TO THE ROD AT POINT B AS SHOWN ON REFERENCE #2. 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 FITCH AND DONER ROADS ARE SHOWN HEREON WITH A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE AS ASSUMED PURSUANT TO 19-VSA-32.
7. THE KEY DEED FOR THE DONER PARCEL (BOOK 27, PAGE 8) DOES NOT CALL FOR ANY CORNER MONUMENTS EXCEPT FOR THE PIPE HELD AT THE NORTHWEST CORNER. THE DESCRIPTION STARTS AT AN EXTENSION OF THE NORTHERLY SIDE OF THE HOUSE TO THE WEST SIDE OF THE ROAD AND THENCE 387' NORTHERLY. THE FINAL CALL IS AN EXTENSION SOUTHERLY OF THIS SAME LINE TO A POINT ON THE NORTHERLY SIDE OF THE STONE WALL. THIS LINE, ALONG WITH THE CALLED FOR PIPE, HAVE BEEN HELD TO RECREATE THE PARCEL.



SUBJECT PROPERTY:
MAILING ADDRESS:
BRUCE & CLAUDIA FAUST FITCH
440 FITCH ROAD
MONTPELIER, VT 05602

PID: 02-022-000
TAX MAP #04-01-10.100
SPAN: 195-062-10353
DEED: BOOK 61 PAGE 435
DEED: BOOK 45 PAGE 474
DEED: BOOK 45 PAGE 56

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.

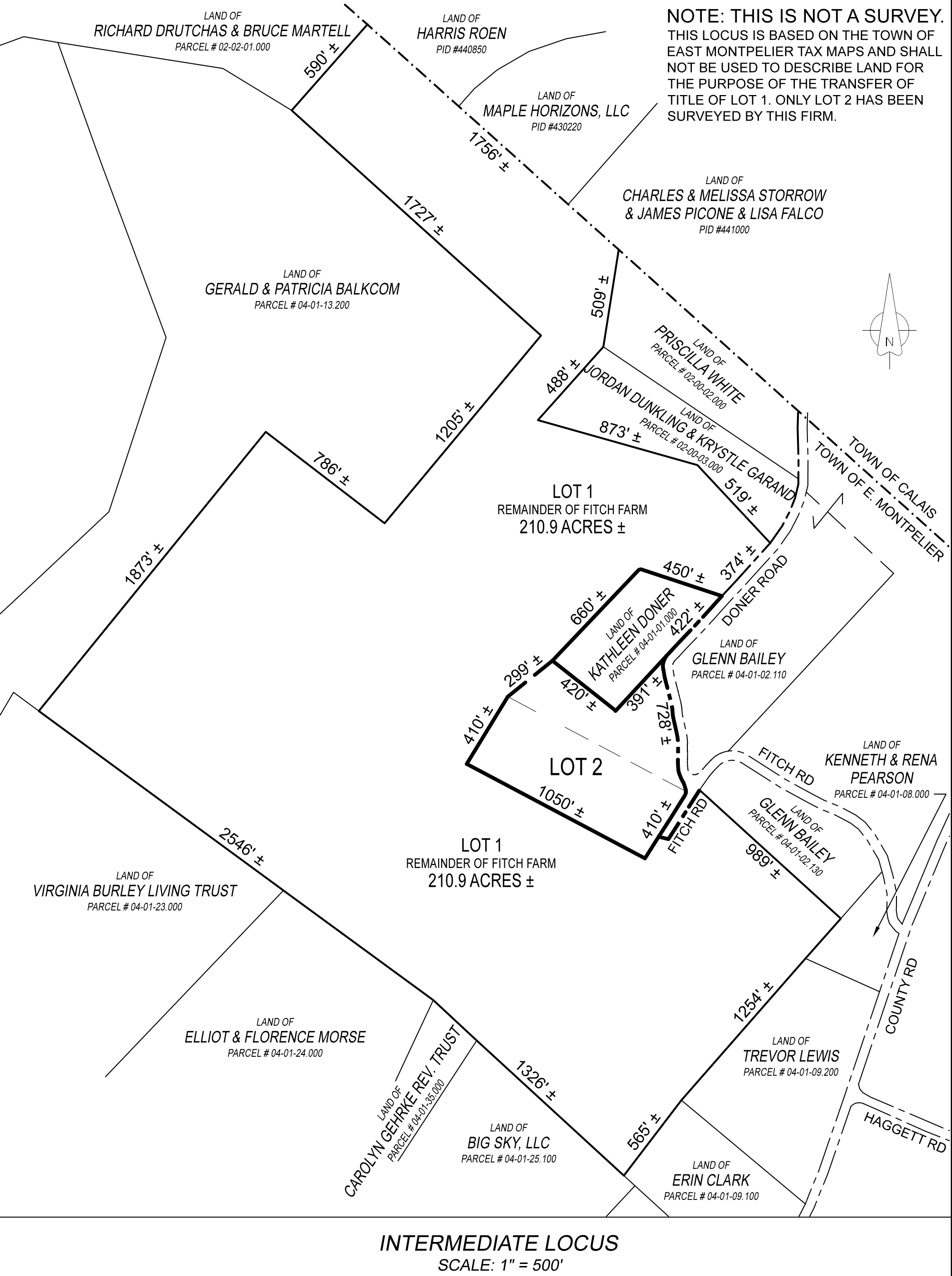
5/21/2020 *William R. Chase*

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

SUBDIVISION SURVEY
BRUCE & CLAUDIA FITCH
440 FITCH ROAD
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 5/21/2020 PROJ.# 2020 049 DWG.# 20049A
DRAWN BY: TDM CHECKED BY: WRC FB/PG. 93/ EFB SHEET SUB 1

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



ZONING INFORMATION

ZONE E - AGRICULTURAL - FOREST
CONSERVATION DISTRICT

MIN. LOT SIZE: 7 ACRES
MIN. LOT FRONTAGE: 350'
SETBACKS:
FRONT: 75'
SIDE: 50'
REAR: 50'
MAX BUILDING HEIGHT: 35'