

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 A MAGNETIC READING TAKEN AT THE TIME OF FIELD PROCEDURES. 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 VERMONT ROUTE 14 ARE BASED UPON REFERENCE #6 AND THE OBSERVED CENTERLINE. THE RIGHTS OF WAY OF FACTORY STREET ARE BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.

7. THE LINE BETWEEN BROWN AND KINGSBURY BRANCH HYDRO IS SHOWN INCORRECTLY ON REFERENCE #1, APPARENTLY BASED ON EVIDENCE THAT DID NOT EXIST WITH NO REFERENCE TO PRIOR DEEDS OR THE REFERENCE #2 SURVEY DONE AND RECORDED 7 YEARS EARLIER.

THE LINE SHOWN HEREON IS CONSISTENT WITH THE REFERENCE #2 SURVEY, THE DESCRIPTION CONTAINED IN BOOK 13, PAGE 215 OF THE MONTPELIER LAND RECORDS, EVIDENCE OF TOP OF CUT SLOPE AND REMAINING DEAD FURROW ALONG THE LINE, A CALL TO AN ADJOINER IN BOOK 10, PAGE 19 OF THE EAST MONTPELIER LAND RECORDS AND MONUMENTATION FOUND.

8. THE HOUSE PORCH DOES NOT ENCRACH ON THE ROUTE 14 RIGHT-OF-WAY LINE PER REFERENCE #6 BUT IS WITHIN A 33' OFFSET OF THE EXISTING CENTERLINE BELIEVED TO BE THE HIGHWAY RIGHT-OF-WAY.

REFERENCES:

1. A PLAN ENTITLED "PROPERTY OF RICHARD & MARION KREIS, NORTH MONTPELIER, VERMONT" BY PHIL TUBBS, RLS #297, RON WELLS, AND MIKE RABOIN, DATED OCTOBER 1972 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, HANGER 15, MAP 12 AND REVISED IN HANGER 16, MAP 16.

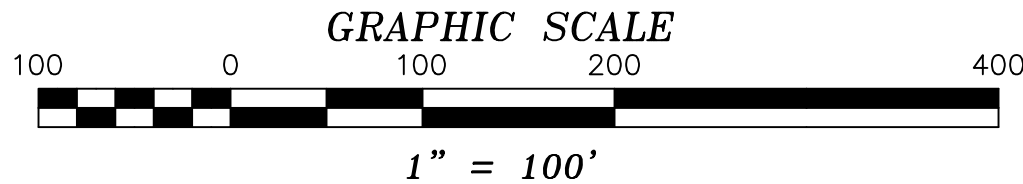
2. A PLAN ENTITLED, "VERMONT WOOLEN CORPORATION, SUBDIVISION OF LOTS - FACTORY STREET, NORTH MONTPELIER, VERMONT, TOWN OF EAST MONTPELIER" BY ANDRE ROULEAU, DATED JULY 1965 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 3, MAP 18 AND REVISED 5/16/66 FOUND IN HANGER 4, MAP 22.

3. A PLAN ENTITLED, "PLAN OF PROPERTY IN CALAIS & EAST MONTPELIER, VT. BELONGING TO R. & S. CASSAVOY, J.K. HIGGINS, J.B. HIGGINS, & N.R. CLARK" BY RICHARD A. SAWYER, RLS #97, CUNNINGHAM ASSOCIATES, DATED DECEMBER 1978 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 22, MAP 74.

4. A PLAN ENTITLED "PETER NOYES LOT, 1" = 50" AS PROVIDED BY THE CLIENT.

5. A SKETCH OF THE BOUNDARY LINE ADJUSTMENT OF THE LAND NOW OF ROBERT COATES DATED NOVEMBER 3, 1984 AS PROVIDED BY THE STATE OF VERMONT AND PART OF PERMIT DE-5-1547.

6. A PLAN ENTITLED "PROJECT: ST 144M" BY STATE OF VERMONT, DEPARTMENT OF HIGHWAYS, DATED 1/1/1939 AS PROVIDED BY THE STATE OF VERMONT.



CERTIFICATION

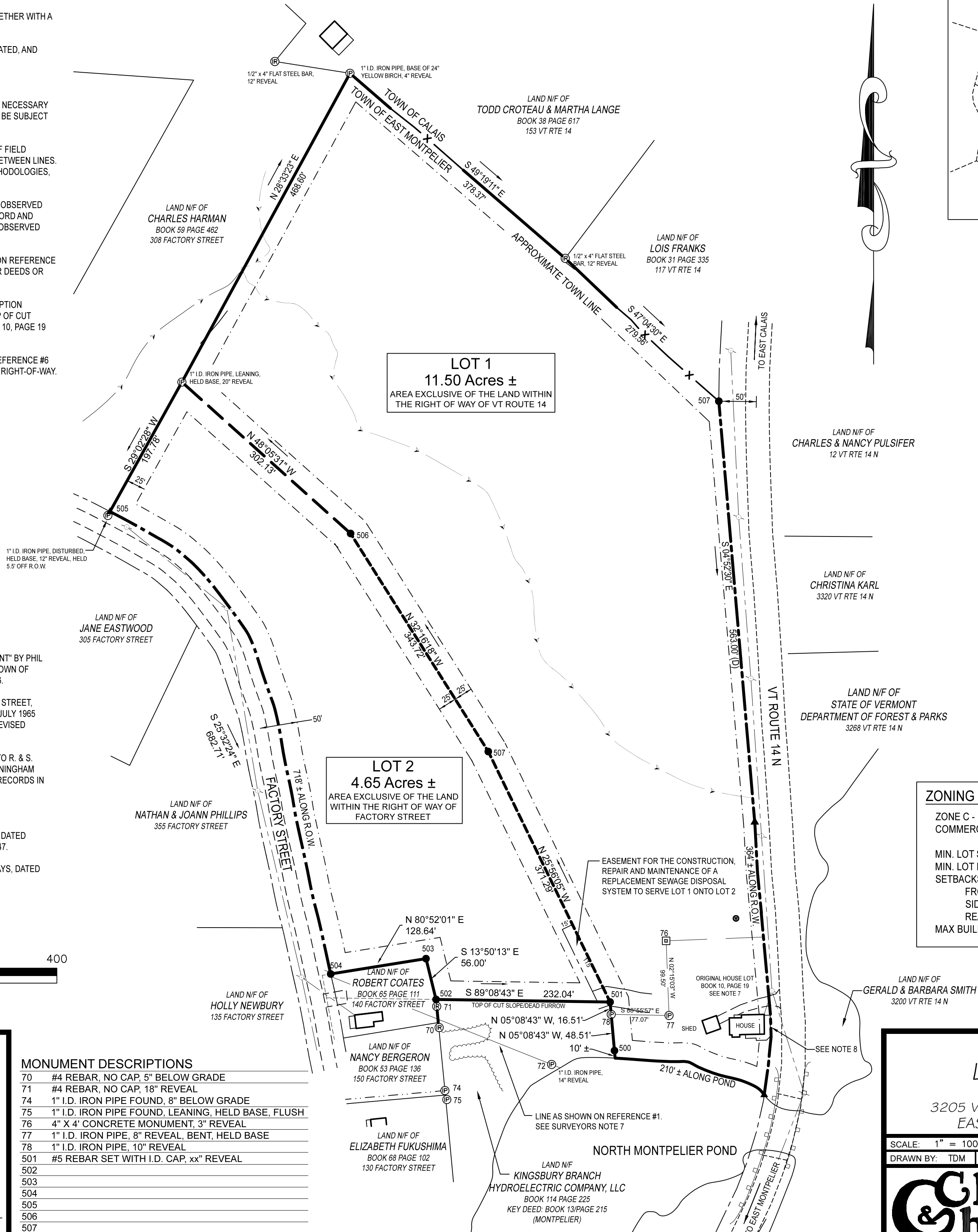
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

12/14/2020 *William R. Chase*

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

MONUMENT DESCRIPTIONS

70	#4 REBAR, NO CAP, 5" BELOW GRADE
71	#4 REBAR, NO CAP, 18" REVEAL
74	1" I.D. IRON PIPE FOUND, 8" BELOW GRADE
75	1" I.D. IRON PIPE FOUND, LEANING, HELD BASE, FLUSH
76	4" X 4' CONCRETE MONUMENT, 3" REVEAL
77	1" I.D. IRON PIPE, 8" REVEAL, BENT, HELD BASE
78	1" I.D. IRON PIPE, 10" REVEAL
501	#5 REBAR SET WITH I.D. CAP, xx" REVEAL
502	
503	
504	
505	
506	
507	
508	



LEGEND

	ROAD RIGHT OF WAY LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	DEED LINE
	LIMIT OF EXISTING EASEMENT
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	APPROX. THREAD OF BROOK
	WIRE FENCE
	GUARD RAIL
	OVERHEAD UTILITY LINE
	TIE LINE
	EDGE OF MOWING
	IRON ROD FOUND (DIA. , HT.)
	IRON PIPE FOUND (DIA. , HT.)
	#5 REBAR TO BE SET
	UNMONUMENTED POINT
	UTILITY POLE
	PER DEED
	PER REFERENCE #
	NOW OR FORMERLY
	DRILLED WELL

ZONING INFORMATION

ZONE C - RESIDENTIAL -
COMMERCIAL DISTRICT

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

SUBJECT PROPERTY

MAILING ADDRESS:
LAURA R. BROWN
P.O. BOX 70
NORTH MONTPELIER, VT 05666

PID: 08-047.000
TAX MAP #20-00-05.000
SPAN: 195-062-10116
HOUSE DEED: BOOK 76 PAGE 66
16 AC. DEED: BOOK 76 PAGE 69
TOTAL AREA: 16.15 ACRES ±

SUBDIVISION
LAURA R. BROWN
REVOCABLE TRUST
3205 VT ROUTE 14N AND FACTORY STREET
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' | DATE: 11/11/2020 | PROJ# 2020 138 | DWG# 20138A
DRAWN BY: TDM | CHECKED BY: WRC | FB/PG. 94/ EFB | SHEET SURV1

Chase & Chase

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