

REFERENCES:

1. A PLAN ENTITLED "BOUNDARY SURVEY / SUBDIVISION MESSIER PROPERTY, EAST HILL RD & CLARK RD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED, JANUARY 11, 2008 AND REVISED MARCH 5, 2008 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #72, MAP 251.
2. A PLAN ENTITLED "SUBDIVISION SURVEY, LAQUERRE / MESSIER, VERMONT ROUTE 14S & EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED OCTOBER 9, 2015 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #86, MAP 361.
3. A PLAN ENTITLED "PROPERTY SURVEY, GABLE REAL ESTATE, EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY WAYNE D. LAWRENCE, RLS #160 DATED DECEMBER 21, 1993 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 49, MAP 72.
4. A PLAN ENTITLED "SUBDIVISION SURVEY "WOODED CARVEOUT" JEROME L. RAPPAPORT, VERMONT 14 S & CLARK ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED AUGUST 1, 2014 AND REVISED AUGUST 28, 2014 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #84, MAP 350.
5. A PLAN ENTITLED "DUANE WELLS SUBDIVISION, CLARK ROAD, BANDFIELD ROAD, & EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED SEPTEMBER 19, 2006 AND MOST RECENTLY REVISED DECEMBER 2, 2013 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #86, MAP 361.
6. A PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, ROBIN BIRON & BRIAN & PAMELA PICKEL, EAST HILL ROAD & CLARK ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED JUNE 6, 2019 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #90, MAP 391.

LEGEND:

- ROAD RIGHT OF WAY LINE
PROPERTY LINE
FORMER PROPERTY LINE
PROPOSED PROPERTY LINE
LIMIT OF EXISTING EASEMENT
LIMIT OF PROPOSED EASEMENT
SETBACK LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
PROPOSED EDGE OF GRAVEL
THREAD OF BROOK
STONEWALL
WIRE FENCE
TIE LINE
UGL UGL UNDERGROUND UTILITY LINE
EDGE OF WOODS
IRON ROD FOUND (DIA. , HT.)
IRON PIPE FOUND (DIA. , HT.)
#5 REBAR SET W/ I.D. CAP
UNMONUMENTED POINT
UTILITY POLE
PER DEED
PER REFERENCE #
NOW OR FORMERLY
DRILLED WELL
TRANSFORMER PEDESTAL

GRAPHIC SCALE



1" = 100'

CERTIFICATION

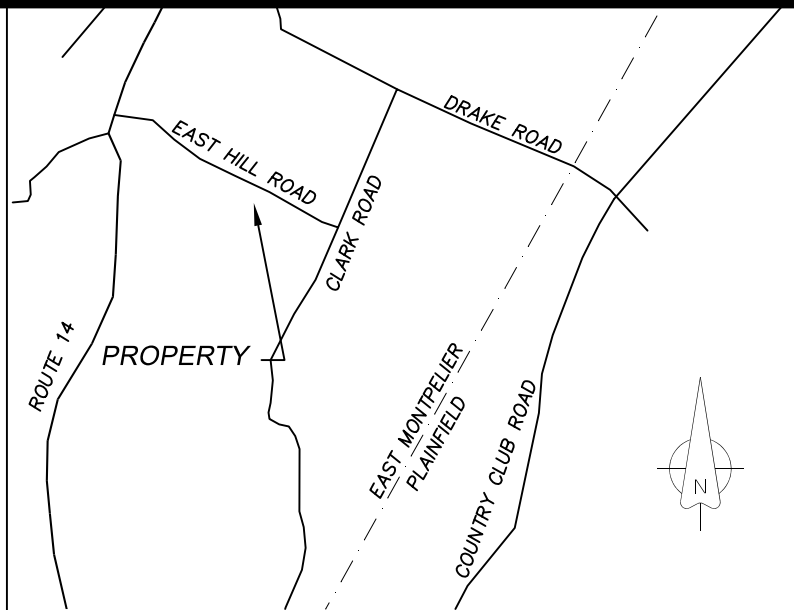
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT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

PRELIMINARY

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

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 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 EAST HILL ROAD 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.



LOCATION MAP
NOT TO SCALE

SUBJECT PROPERTY:

MAILING ADDRESS:
NORMAN & CARLA MESSIER
440 EAST HILL RD
EAST MONTPELIER, VT 05651

PID: 09-102.000
SPAN: 195-062-10705

TAX MAP #12-02-42.2, #12-02-42.3
DEED: BOOK 61 PAGE 379
AREA: 10.49 ACRES ±

TAX MAP #12-02-54.250
DEED: BOOK 137, PAGE 44
AREA: 23.1 ACRES ±

LAND N/F OF
JOHN & BARBARA BUSWELL
PID: 09-105.500

PROPOSED 60' COMMON ACCESS & UTILITIES
EASEMENT FOR SHARED ACCESS SERVING
LOTS 2 & 3 AND TOWN OF EAST MONTPELIER
FOR ACCESS TO DRY HYDRANT

LAND N/F OF
DUANE WELLS

ZONING INFORMATION

ZONE D - RURAL RESIDENTIAL -
AGRICULTURAL DISTRICT

MIN. LOT SIZE: 3 ACRES
MIN. LOT FRONTAGE: 250'
SETBACKS:
FRONT: 75'
SIDE: 50'
REAR: 50'
MAX BUILDING HEIGHT: 35'

SUBDIVISION SURVEY
NORMAN & CARLA MESSIER

EAST HILL ROAD
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' | DATE: 12/7/2020 | PROJ.# 2019 061 | DWG# 19061A
DRAWN BY: TDM | CHECKED BY: WRC | FB/PG. 94/ EFB | SHEET SUB1

Chase
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