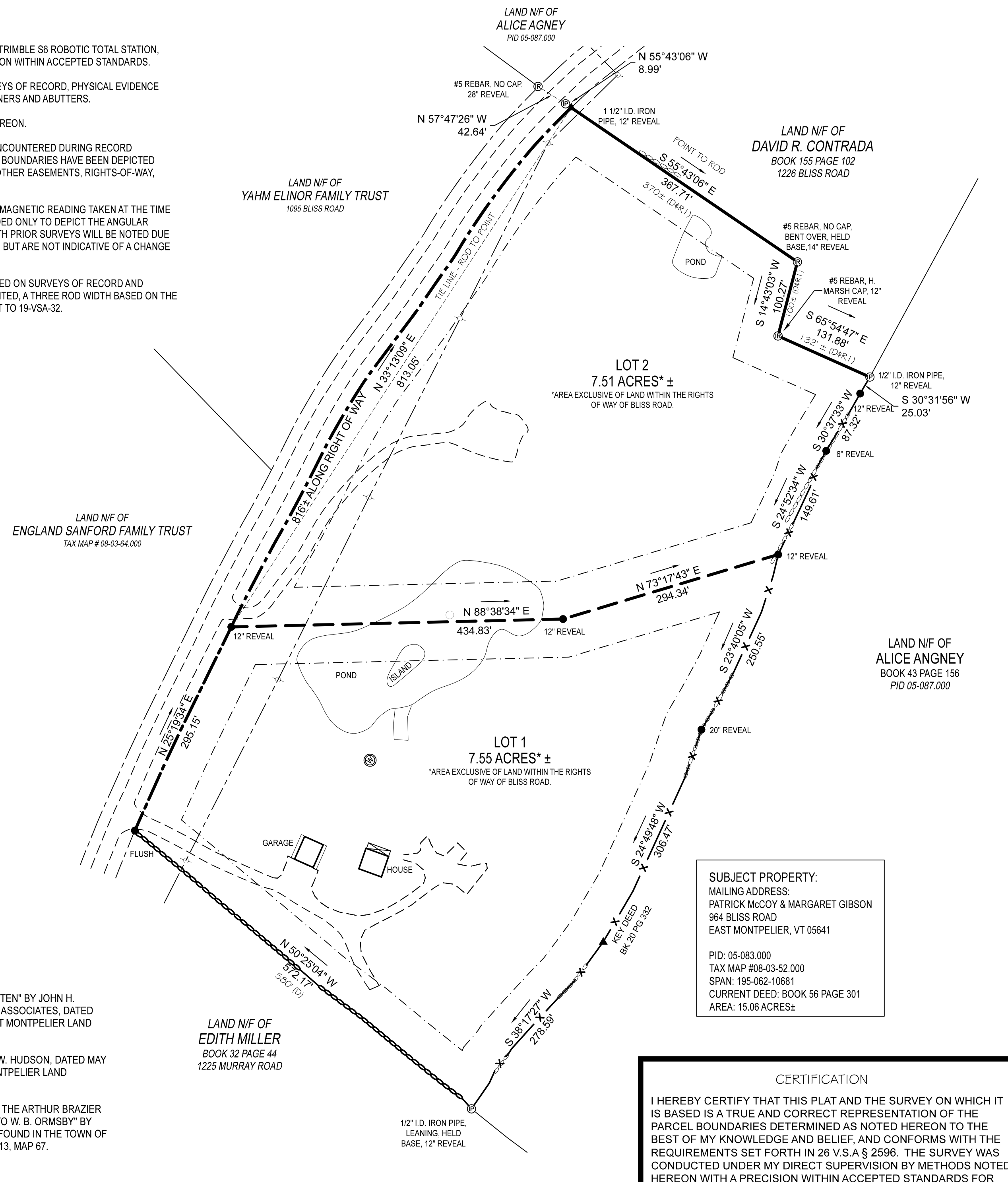


SURVEYORS NOTES:

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 BLISS 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.

REFERENCES:

1. A PLAN ENTITLED "LANDS OF ALAN SYVERSTEN" BY JOHN H. THETFORD, RLS # 589, JOHN H. THETFORD & ASSOCIATES, DATED JULY 9, 1983 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 27, MAP 115.
2. A PLAN ENTITLED "TRACY F. HOWE" BY N. W. HUDSON, DATED MAY 7, 1965 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 3, MAP 19.
3. A PLAN ENTITLED "PLAN OF A PORTION OF THE ARTHUR BRAZIER FARM, EAST MONTPELIER, VT. BELONGING TO W. B. ORMSBY" BY GEORGE H. COOK, DATED MARCH 6, 1946 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 13, MAP 67.

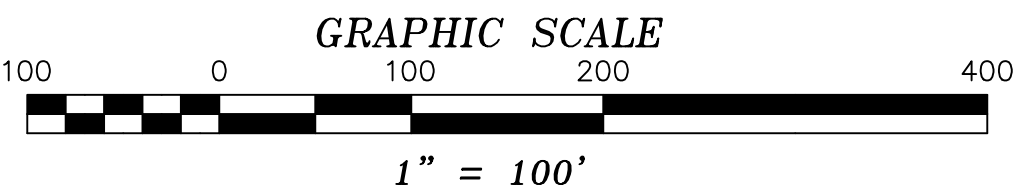


ZONING INFORMATION
 ZONE D - RURAL RESIDENTIAL - AGRICULTURAL DISTRICT
 MIN. LOT SIZE: 3 ACRES
 MIN. LOT FRONTAGE: 250'
 SETBACKS:
 FRONT: 75' FROM CL
 SIDE: 50'
 REAR: 50'
 MAX BUILDING HEIGHT: 35'

LEGEND

	ROAD RIGHT OF WAY LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	LIMIT OF EXISTING EASEMENT
	SETBACK LINE
	EDGE OF GRAVEL
	THREAD OF BROOK
	STONEWALL
	WIRE FENCE
	OVERHEAD UTILITY LINE
	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

SUBJECT PROPERTY:
 MAILING ADDRESS:
 PATRICK MCCOY & MARGARET GIBSON
 964 BLISS ROAD
 EAST MONTPELIER, VT 05641
 PID: 05-083.000
 TAX MAP #08-03-52.000
 SPAN: 195-062-10681
 CURRENT DEED: BOOK 56 PAGE 301
 AREA: 15.06 ACRES±



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.

8/27/2020 *William R. Chase*
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY
PATRICK MCCOY & MARGARET GIBSON
 964 BLISS ROAD
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 8/27/2020 PROJ# 2020_006 DWG# 20006C
 DRAWN BY: TDM CHECKED BY: WRC FBI/PG. 93/ EFB SHEET SURV1

Chase & Chase
 301 North Main Street, Suite 1
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 Surveyors & Septic Designers, Inc

