MONUMENT DESCRIPTIONS	
50	1/2" IRON BAR FOUND, 4" BELOW GRADE
51	3/4" IRON PIPE FOUND W/ PROPERTY DESIGN CAP, 14" REVEAL
52	#5 REBAR FOUND, PROPERTY DESIGN CAP, 8" REVEAL
53	3/4" I.D. IRON PIPE, LEANING, HELD BASE, 10" REVEAL

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION OR A GEOMAX ZOOM 90 TOTAL STATION WITH A PRECISION WITHIN ACCEPTED STANDARDS.

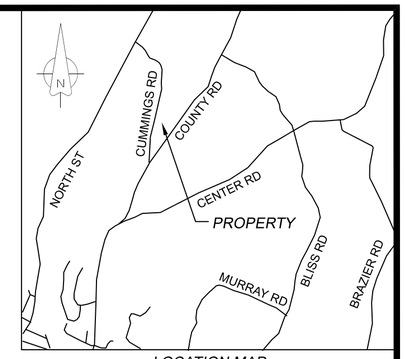
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.

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 ROD AT POINT A TO THE ROD AT POINT B 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 COUNTY ROAD & CUMMINGS 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 FOR CUMMINGS ROAD. COUNTY ROAD IS PRESUMED TO BE A FOUR ROD RIGHT OF WAY.



LOCATION MAP
NOT TO SCALE

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- OVERHEAD UTILITY LINE
- TIE LINE
- EDGE OF WOODS
- WET — WET — WETLAND BOUNDARY (REF #2)
- BUF — BUF — 50' WETLAND BUFFER (REF #2)
- Ⓡ IRON ROD FOUND (DIA. , HT.)
- Ⓟ IRON PIPE FOUND (DIA. , HT.)
- ● #5 REBAR SET W/ I.D. CAP
- ▲ UNMONUMENTED POINT
- UTILITY POLE
- (D) PER DEED
- (R1) PER REFERENCE #
- N/F NOW OR FORMERLY
- Ⓦ DRILLED WELL

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'

LAND N/F OF
CATHERINE BUNI
145 CUMMINGS ROAD

LAND N/F OF
KAYLA ARENA & KEVIN GIRON
AND JASON ARENA
BOOK 163 PAGE 176
300 CUMMINGS ROAD

LAND N/F OF
DAVID & CHRISTINE OLIVER
175 CUMMINGS ROAD

LAND N/F OF
ELLIOTT MORSE, SHERWOOD MORSE,
AND SUSAN SHATTUCK
BOOK 100 PAGE 268 (PARCEL 1)
REFERENCE #3
TAX MAP 08-01-38.111

LAND N/F OF
ELLIOTT & FLORENCE MORSE
BOOK 23 PAGE 369
888 COUNTY ROAD

LAND N/F OF
MORSE FAMILY REVOCABLE TRUST
TAX MAP # 08-01-43.2

LAND N/F OF
CATHERINE BUNI
BOOK 78 PAGE 157
145 CUMMINGS ROAD

N 55°10'00" W
42.69'

N 52°01'32" W
7.50'

S 54°31'00" E (R1)
103.23'

S 54°31'00" E (R1)
162.94'

N 35°38'57" W
14.49'

S 52°15'00" E (R1)
396.91' (R1)

S 01°25'26" E
594.07'

N 25°53'06" E
600.08'
600' ± (R1)

S 46°27'42" W
427.84'
428' ± (R1)

N 72°28'30" W (R1)
378.35'

N 72°28'30" W (R1)
505.88' (R1)

N 72°28'30" W (R1)
127.53'

32" MAPLE

10" APPLE

XX" REVEAL

#5 REBAR,
PROPERTY DESIGN
CAP, 8" REVEAL

#5 REBAR, BENT
OVER, HELD BASE,
12" REVEAL

MOWN PATH
4' WIDE (TYP)

PROPOSED IMPROVEMENTS
PER REFERENCE #2

LOT 1
3.10 ACRES* ±
*AREA EXCLUSIVE OF LAND WITHIN THE RIGHT OF WAY OF CUMMINGS ROAD.

LOT 2
3.62 ACRES* ±
*AREA EXCLUSIVE OF LAND WITHIN THE RIGHT OF WAY OF COUNTY ROAD.

CUMMINGS ROAD

COUNTY ROAD

TO CALAIS

TO MONTPELIER

REFERENCES:

1. A PLAN ENTITLED "A PROPOSED SUBDIVISION OF LAND OF PAUL J. & ERIKA G. DAYTON IN THE TOWN OF EAST MONTPELIER, VERMONT" BY PROPERTY DESIGN, LYNN M. RIBOLINI DATED MARCH 1997, REVISED JUNE 20, 2001 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 60, MAP 168.

2. A PLAN ENTITLED "CUMMINGS FARM LLC, SITE PLAN" BY TODD HILL, DATED APRIL 20, 2021 AS PROVIDED BY THE CLIENT.

3. A PLAN ENTITLED "DOROTHY A. MORSE ESTATE, COUNTY ROAD, EAST MONTPELIER, VT" BY VERMONT SURVEY AND ENGINEERING, INC DATED AUGUST 6, 2007 AS FOUND IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGER 71, MAP 246.

4. A PLAN ENTITLED " BOUNDARY LINE ADJUSTMENT PREPARED FOR CATHERINE M. BUNI, EAST MONTPELIER, VERMONT" BY GREGORY F. DUBOIS L.S. DATED NOVEMBER 2006 AS PROVIDED BY THE STATE OF VERMONT AND MADE PART OF PERMIT# WW-5-4085.

GRAPHIC SCALE
60 0 60 120 240
1" = 60'

SUBJECT PROPERTY:
MAILING ADDRESS:
CUMMINGS FARM, LLC
C/O BILL KAPLAN
145 CUMMINGS ROAD
EAST MONTPELIER, VT 05602

PID: 01-001.300
TAX MAP #08-01-43.121
SPAN: 195-062-11215
DEED: BOOK 94 PAGE 565

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

SKETCH PLAN

CUMMINGS FARM, LLC

COUNTY & CUMMINGS ROADS
EAST MONTPELIER, VERMONT

SCALE: 1" = 60'	DATE: 5/25/2021	PROJ.# 2021 074	DWG.# 21074A
DRAWN BY: TDM	CHECKED BY: WRC	FB/PG. 95/ EFB	SHEET SUB1

Chase & Chase
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Surveyors & Septic Designers, Inc