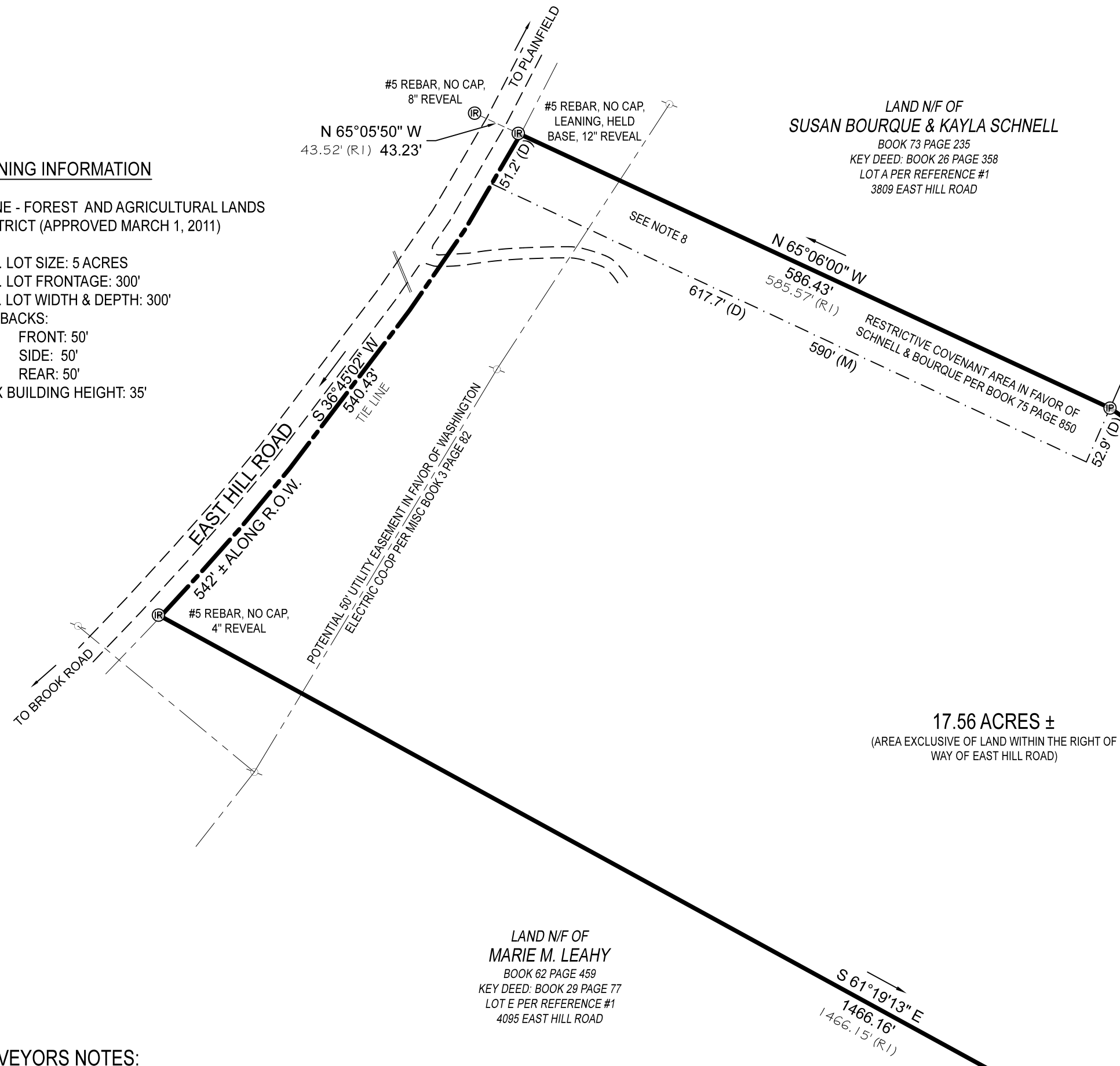


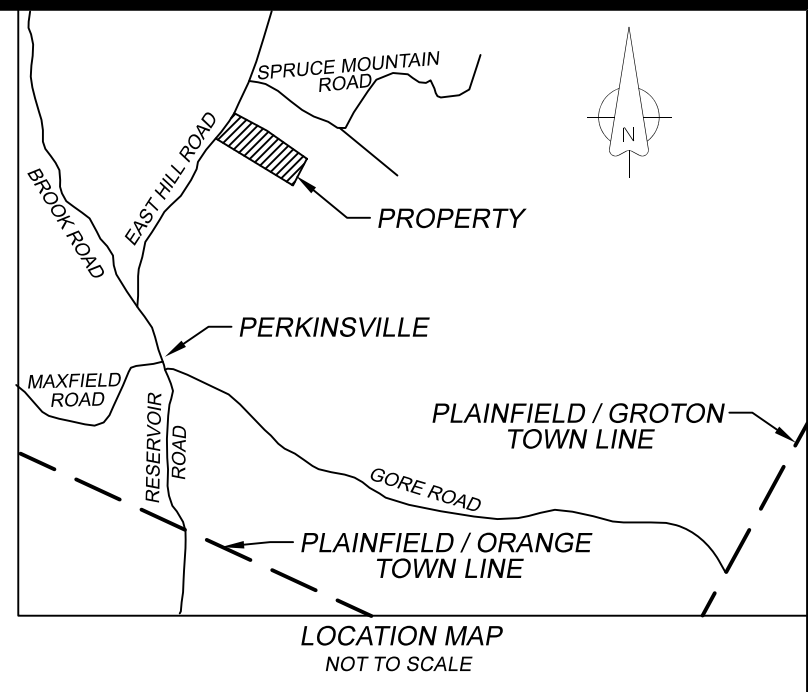
ZONING INFORMATION

ZONE - FOREST AND AGRICULTURAL LANDS
DISTRICT (APPROVED MARCH 1, 2011)

MIN. LOT SIZE: 5 ACRES
MIN. LOT FRONTAGE: 300'
MIN. LOT WIDTH & DEPTH: 300'
SETBACKS:
FRONT: 50'
SIDE: 50'
REAR: 50'
MAX BUILDING HEIGHT: 35'



SUBJECT PROPERTY:
PETER BURMEISTER
PID: 007-3905
SPAN: 483-152-10683
DEED: BOOK 76 PAGE 58
KEY DEED: BOOK 29 PAGE 349
LOT F PER REFERENCE #1



LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- LIMIT OF EXISTING EASEMENT
- RESTRICTED ZONE
- EDGE OF GRAVEL
- STONEWALL
- OVERHEAD UTILITY LINE
- TIE LINE
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- PER REFERENCE #
- N/F NOW OR FORMERLY

17.56 ACRES ±
(AREA EXCLUSIVE OF LAND WITHIN THE RIGHT OF WAY OF EAST HILL ROAD)

LAND N/F OF
MARIE M. LEAHY
BOOK 62 PAGE 459
KEY DEED: BOOK 29 PAGE 77
LOT E PER REFERENCE #1
4095 EAST HILL ROAD

LAND N/F OF
RHONNA GABLE
BOOK 59 PAGE 388
KEY DEED: BOOK 56 PAGE 511
LOT G PER REFERENCE #1
180 SPRUCE MOUNTAIN ROAD

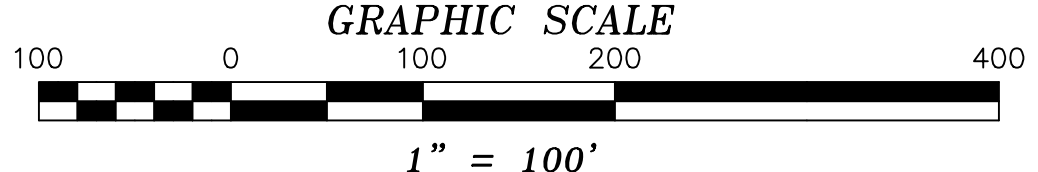
LAND N/F OF
CHRISTOPHER & TRISTA JACKSON
BOOK 75 PAGE 396
KEY DEED: BOOK 29 PAGE 418
LOT H PER REFERENCE #1
REFERENCE #2, 3, 4, 5
310 SPRUCE MOUNTAIN ROAD

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A JAVAD TRIUMPH-LS PLUS GNSS RECEIVER 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 STATE PLANE GRID NORTH BASED ON POST PROCESSED (DPOS -JAVAD) GNSS OBSERVATIONS ON NOVEMBER 8, 2023. 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 RIGHT-OF-WAY OF EAST HILL ROAD IS 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. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT OF WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD.
7. THE PROPERTY LINE BETWEEN THE SUBJECT PARCEL AND JACKSON IS SHOWN ON REFERENCE #1 TO BE A STRAIGHT LINE. HOWEVER, A PIN WAS SET IN THE STONEWALL AS SHOWN ON REFERENCE #2 AND PERPETUATED BY REFERENCES #3-#5. IT IS THE OPINION OF THIS SURVEY THAT THE PROPERTY IS A STRAIGHT LINE AND NOT THE STONEWALL.
8. THE RESTRICTIVE COVENANT AREA IS DESCRIBED IN BOOK 75 PAGE 396 WHICH INCLUDES A SKETCH IDENTIFIED AS EXHIBIT A THEREIN. THE DISTANCE ALONG THE SOUTH LINE OF THE AREA APPEARS TO BE MEASURED FROM THE CENTERLINE OF THE ROAD, BUT THE DEED DESCRIPTION CLEARLY STARTS AT THE RIGHT OF WAY OF THE ROAD. THE DEED DISTANCE AND THE MEASURED DISTANCE HAVE BOTH BEEN SHOWN HEREON.

REFERENCES:

1. A PLAN ENTITLED "SUBDIVISION OF LAND OF LESTER & RUTH MACEK, PLAINFIELD, VERMONT - JUNE 1983" BY PAUL C. HARRINGTON, DATED JUNE 1983, AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 57, & MOST RECENTLY REVISED JULY 10, 1986, AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 58
2. A PLAN ENTITLED "PLAT OF SURVEY SHOWING CONVEYANCE OF LAND FROM DARRELL BECKER TO JAMES MALLOY & ERIN BRANNEN, IN THE TOWN OF PLAINFIELD, WASHINGTON COUNTY, VERMONT" BY HAROLD N. MARSH, DATED MAY 26, 2003 AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 126.
3. A PLAN ENTITLED "SURVEY OF PROPERTY LINE ADJUSTMENT, DARRELL BECKER TO JAMES MALLOY AND ERIN BRANNEN, OFF SPRUCE MOUNTAIN ROAD, PLAINFIELD, VERMONT" BY ALLEN J. NEWTON, DATED OCTOBER 2009, AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 182.
4. A PLAN ENTITLED "DARRELL BECKER TO JAMES AND ERIN MALLOY, OFF SPRUCE MOUNTAIN ROAD, PLAINFIELD, VERMONT" BY ALLEN J. NEWTON, DATED SEPTEMBER 2010, REVISED NOVEMBER 2010, AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 191.
5. A PLAN ENTITLED "DARRELL BECKER TO JAMES AND ERIN MALLOY, OFF SPRUCE MOUNTAIN ROAD, PLAINFIELD, VERMONT" BY ALLEN J. NEWTON, DATED SEPTEMBER 2010, MOST RECENTLY REVISED MAY 2011, AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 193.
6. A PLAN ENTITLED "A PLAN DEPICTING BOUNDARY LINE AGREEMENTS BETWEEN OWNERS CHRISTOPHER AND ELLEN LOVELL CARRIE BIGGAM AND BIGGAM - LOVELL PARTNERSHIP, OFF SPRUCE MOUNTAIN ROAD, PLAINFIELD, VERMONT" BY ALLEN J. NEWTON, DATED OCTOBER 2011, AS FOUND IN THE TOWN OF PLAINFIELD LAND RECORDS, MAP 199.
7. A PLAN ENTITLED "BOUNDARY SURVEY LANDS OF SUSAN BOURQUE AND KAYLA HOPE LOCATED IN PLAINFIELD, VT" BY VERMONT LAND INTEGRITY, AARON FULLER, DATED MARCH 15, 2024 MOST RECENTLY REVISED MAY 3, 2024 AS PROVIDED TO THIS FIRM BY THE CLIENT.



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.

11/20/2023 *William R. Chase*

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

RETRACEMENT SURVEY
PETER BURMEISTER
3905 EAST HILL ROAD
PLAINFIELD, VERMONT

| | | | |
|------------------|------------------|-----------------|--------------|
| SCALE: 1" = 100' | DATE: 11/20/2023 | PROJ.# 2023 132 | DWG.# 23132C |
| DRAWN BY: TDM | CHECKED BY: WRC | FB/PG. 94/EFB | SHEET SURV1 |

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