

SITE LOCATION

VERMONT
 DEPARTMENT OF EMPLOYMENT & LABOR
 DIVISION OF EMPLOYMENT PROTECTION
 THIS IS SUBJECT TO PROVISIONS
 OR CONDITIONS LISTED IN PERMIT
 Permit #: **WW-6-0866-11**
 Date: 8/26/2020

- LEGEND**
- CONC. MONUMENT
 - IRON BAR SET
 - BEAR TO BE SET (RLS 538)
 - CALCULATED POINT
 - SURVEY POINT
 - DRILLED WELL
 - PROPERTY LINE
 - R.O.W. OR EASEMENT
 - ZONING DISTRICT BOUNDARY

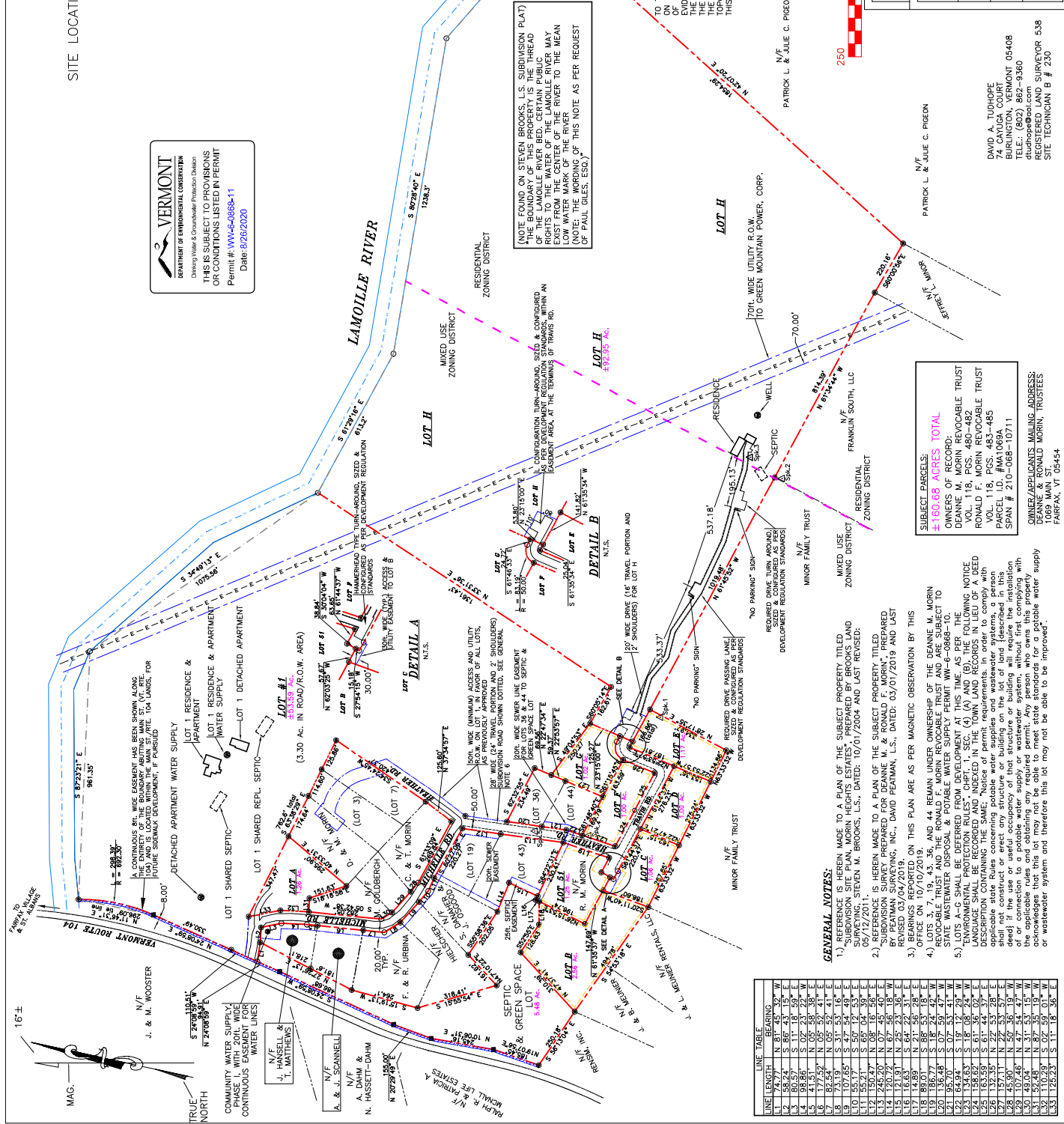
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM THE LAND RECORDS IN THE TOWN OF FAIRFAX (DEEDS AND OTHER OFFICIAL RECORDS). ALSO ALL PHYSICAL EVIDENCE IN THE FIELD INCLUDING PAROLE EVIDENCE ACQUIRED FROM THE SURVEY ARE MAGNETICALLY OBSERVED WITH A SLUANT COMPASS. THE SURVEY WAS DONE WITH A CLOSED RANDOM TRAVERSE USING A URUCOM ACQUIRING A 150.00 FOOT DIAGONAL REFERENCE. THIS SURVEY CONFORMS TO 27 V.S.A. 1403 REQUIREMENTS.



**MORIN LOTS 1, 51, & 4-H
 BOUNDARY LINE ADJUSTMENT &
 SUBDIVISION PLAT**

DRAWN	DATE	FOR:
D.P.C.	02/26/20	D. Morin & R. Morin Revocable Trusts
APPROVED	DATE	Main St. (Vt. Rte. 104)
D.A.T.	07/27/20	Fairfax, Vermont
SCALE	SHEET	PROJECT NO.
1" = 250'	1	2028

DAVID A. TUOHOPE
 BURLINGTON, VERMONT 05408
 TEL.: (802) 862-9360
 REGISTERED LAND SURVEYOR # 538
 SITE TECHNICIAN # 230



(NOTE FOUND ON STEVEN BROOKS, L.S. SUBDIVISION PLAT) THE BOUNDARY OF THIS PROPERTY IS THE THREAD OF THE LAMOUILLE RIVER. THE ADJACENT PROPERTY RIGHTS TO THE WATER OF THE LAMOUILLE RIVER MAY EXIST FROM THE CENTER OF THE RIVER TO THE MEAN LOW WATER MARK OF THE RIVER AND THE MEAN OF THIS NOTE AS PER REQUEST OF PAUL BUES, ESQ.)

70' WIDE UTILITY R.O.W. TO GREEN MOUNTAIN POWER, CORP.

SUBJECT PARCELS
 ± 180,688 ACRES TOTAL
 OWNERS OF RECORD:
 DEANNE & RONALD MORIN, TRUSTEES
 PARCEL ID. # MA1069A
 SPAN # 210-068-10711

GENERAL NOTES:

- 1) SUBDIVISION SITE PLAN MADE TO A PLAN OF THE SUBJECT PROPERTY TITLED "SUBDIVISION SITE PLAN MORIN HEIGHTS ESTATES" PREPARED BY BROOKS LAND SURVEYING, STEVEN M. BROOKS, L.S., DATED: 10/01/2004 AND LAST REVISED: 05/12/2011.
- 2) SUBDIVISION SURVEY MADE TO A PLAN OF THE SUBJECT PROPERTY TITLED "SUBDIVISION SURVEY PREPARED FOR DEANNE M. & RONALD F. MORIN" PREPARED BY PEATMAN SURVEYING, INC., DAVID PEATMAN, L.S., DATED: 03/01/2019 AND LAST REVISED 03/04/2019.
- 3) OFFICE ON 10/10/2019. ON THIS PLAN ARE AS PER MAGNETIC OBSERVATION BY THIS DATE.
- 4) LOTS 3, 7, 19, 43, 36, AND 44 REMAIN UNDER OWNERSHIP OF THE DEANNE M. MORIN REVOCABLE TRUST AND THE RONALD F. MORIN REVOCABLE TRUST AND ARE SUBJECT TO STATE WASTEWATER DISPOSAL & POTABLE WATER SUPPLY PERMIT WW-6-0868-10.
- 5) ENVIRONMENTAL PROTECTION RULES - CHPT. 1, SEC. (A) AND (B). THE FOLLOWING NOTICE LANGUAGE SHALL BE RECORDED AND INDEXED IN THE TOWN LAND RECORDS IN LIEU OF A DEED DESCRIPTION CONTAINING THE SAME: Notice of permitting requirements. In order to comply with the applicable rules and regulations, the owner of the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of a wastewater treatment system, shall obtain a permit from the State of Vermont. The owner shall be responsible for obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

LINE TABLE

LINE	LENGTH	BEARING	POINT
1	1.2	S 87° 23' 21" E	961.30'
2	1.2	S 87° 23' 21" E	961.30'
3	1.2	S 87° 23' 21" E	961.30'
4	1.2	S 87° 23' 21" E	961.30'
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99	1.2	S 87° 23' 21" E	961.30'
100	1.2	S 87° 23' 21" E	961.30'