

Fairfield 1.34 acres - Lot 2, Rugg Road
Franklin County, Vermont, 1.34 AC +/-



- Utility Pole
- Proposed Well
- Proposed Septic
- Proposed Individual Boundary
- Proposed Shared Boundary
- Boundary
- 50' Wide Right of Way
- Proposed Shared Boundary
- Proposed Homesite
- Stream, Intermittent
- River/Creek
- Water Body

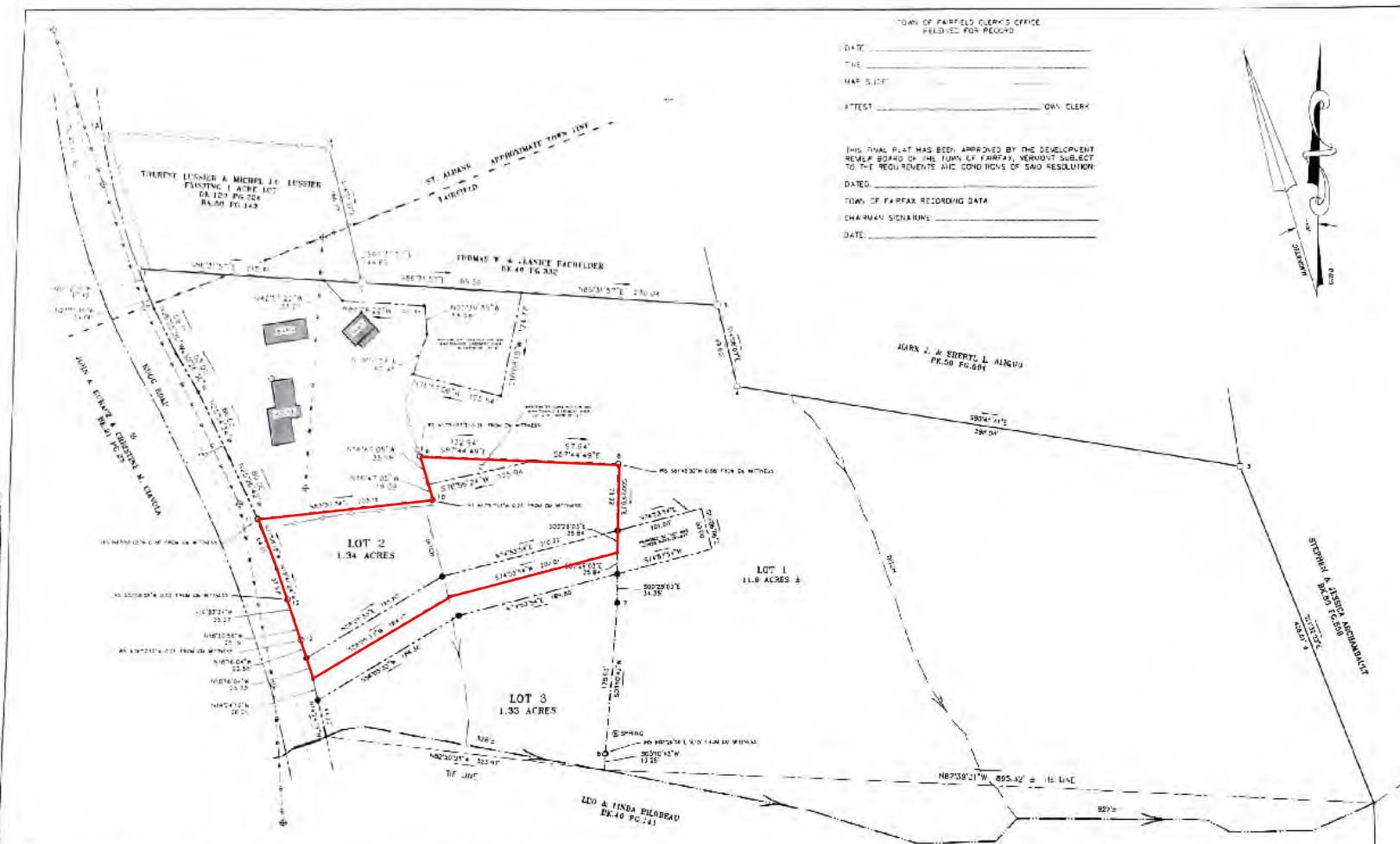
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOWN OF FAIRFELD CLERK'S OFFICE
FIELD USE FOR RECORD

DATE _____
TIME _____
MAP SCALE _____
ATTEST _____ CHY. CLERK

THIS FINAL PLAT HAS BEEN APPROVED BY THE DEVELOPMENT
REVIEW BOARD OF THE TOWN OF FAIRFELD, VERMONT SUBJECT
TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

DATED _____
TOWN OF FAIRFELD RECORDING DATA
CHAIRMAN SIGNATURE _____
DATE _____



NOTES

- 1) ALL BEARINGS, DISTANCES, AND AREAS WERE CALCULATED FROM A CLOSURE ELLEPHORIC TOTAL STATION RANDOM TRAVERSE, N-CH VECTS.
- 2) THE TRIANGULAR STATION WAS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS FOR A "QUAD" SURVEY.
- 3) BEARINGS ARE BASED ON THE VERMONT STATE PLANE AND COORDINATE SYSTEM, ESTABLISHED BY NAD 83 SOLUTIONS USING OBSERVATIONS TAKEN WITH TWO 9000 PLUS DUAL FREQUENCY GNSS RECEIVERS.
- 4) AREA IS CALCULATED TO THE TOWN HIGHWAY RIGHT-OF-WAY LIMITS, ASSUMED TO BE 3' ROADS (40' W).
- 5) OWNERSHIP OF THIS PROPERTY MAY EXTEND BEYOND THE HIGHWAY RIGHT-OF-WAY LIMITS. NO ATTEMPT WAS MADE TO IDENTIFY OR LOCATE ANY OWNERSHIP OR OTHER RIGHTS BEYOND THE HIGHWAY RIGHT-OF-WAY LIMITS.
- 6) NO ATTEMPT WAS MADE TO LOCATE OR IDENTIFY ANY RIGHTS-OF-WAY OR EASEMENTS THAT MAY EXIST, EXCEPT AS OTHERWISE NOTED HEREON.
- 7) ALL IRON RODS SET ARE 5/8" REDDAR WITH ALUMINUM ID. CAPS STAMPED "H.W. CHAFFET LUSSEUR", SET FLUSH TO THE GROUND, EXCEPT AS OTHERWISE NOTED HEREON.
- 8) ALL MONUMENT DIMENSIONS ARE TO THE OUTSIDE.

SURVEY

- 1) "ALCISTE LUSSEUR" BY PALMER CO. LTD. DATED 05/08/88, RETURN 05/05/89, JOB # 78-24
- 2) "LEO BLAUD" BY PALMER CO. LTD. DATED 02/27/79, JOB # 75-08, MAP SHEET PG. 39

MONUMENT DESCRIPTIONS

1. CONCRETE MARKER FOUND 4"X4" BASE F
2. IRON PIPE FOUND 1.5" BASE 3.0R
3. IRON PIPE FOUND 0.75" BASE 1.2R
4. CONCRETE MARKER FOUND 4"X4" 1.2R
5. CONCRETE MARKER FOUND 4"X4" BASE 5/8
- 6-15. AS RE-BAR & ALUMINUM CAP "H.W. CHAFFET LUSSEUR" SET F
16. IRON PIPE FOUND 1.5" BASE 2.5R
17. IRON PIPE FOUND 1.5" BASE 2.5R

ABBREVIATIONS: P-RECAL, DO-BELON GRACE, F-FLUSH, CH-4" SQUARE CONCRETE MARKER, BASE-LOCATED AT BASE

LEGEND	
●	IRON ROD SET
○	IRON ROD SET & CH WITNESS
⊙	IRON ROD FOUND
○	IRON PIPE FOUND
+	UNMARKED POINT
□	CONCRETE MARKER FOUND
△	NAL. ON SPKS. SET
⊗	UTILITY POLE
⊙	WELL
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	COMMON LINE
---	RIGHT-OF-WAY LIMITS
---X---	WIRE FENCE
---	RAIL FENCE
---	STONE WALL
---	BLAZED LINE FOUND
---	OVERHEAD UTILITY LINE
---	DEED REFERENCE
---	CH. PG.
---	STREAM
---	ROAD

OWNER OF RECORD

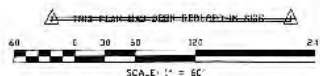
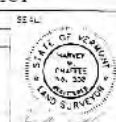
MICHAEL J.C. LUSSEUR & THERESE LUSSEUR
STIMULATED ROAD ROAD
FAIRFIELD,
VT 05455
PARCEL ID: 003-0183-000

PLAN PREPARED FOR:

Michael J.C. Lussier & Therese Lussier

REVISIONS
05/02/2022 ST 2 & 3 LINES
06/16/2022 RE
H.W. CHAFFET SURVEYING
P.O. BOX 837
273 HAZEL'S WOODS ROAD
MONTPELIER, VT 05475
(802) 858-4761

LOCATION: Fairfield, VT
FIELD CREW: HC
TITLE: HC
DRAWING: HC
I CERTIFY THAT THE PLAN IS CONSISTENT WITH THE DOCUMENTS, WITH
RECORD AND THE PHYSICAL EVIDENCE FOUND IN THE FIELD SUBJECT TO
THEIR OWNERSHIP AND THAT I HAVE MADE THE NECESSARY CORRECTIONS TO THE
RECORD TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: March 2, 2022
MAP NO. 2020-36
SHEET NO. 1 of 1



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Michel Lussier****Permit Number: WW-6-3661-2****P.O. Box 131****St. Albans, VT 05478**

This permit affects the following property/properties in the Town of Fairfield, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
2	012040000	213-069-10515	1.34	Book:120 Page(s):224
3	012040000	213-069-10515	1.33	Book:120 Page(s):224

This application, consisting of the amendment of Permit Number WW-6-3661-1 to create a boundary line adjustment for Lot 2 (1.34 acres) and Lot 3 (1.33 acres) and to eliminate the previously permitted pretreatment units for Lot 2 and Lot 3 located at 183 Rugg Road in the Town of Fairfield, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Town of Fairfield Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Town of Fairfield Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.5 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.6 All conditions set forth in **WW-6-3661** and **WW-6-3661-1** shall remain in effect except as amended or modified herein.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Apex Engineering, LLC (Peter Mazurak, P.E.) with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
<i>Site Plan</i>	C2-01	02/25/2022	04/04/2022
<i>Wastewater Details</i>	C8-01	02/25/2022	04/04/2022
<i>Water & Wastewater Details</i>	C8-02	02/25/2022	04/04/2022



- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
2	Proposed	3-bedroom single family residence	420	420
3	Proposed	3-bedroom single family residence	420	420

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

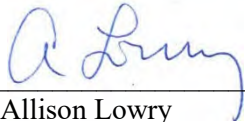
6. POTABLE WATER SUPPLY

- 6.1 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.

- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

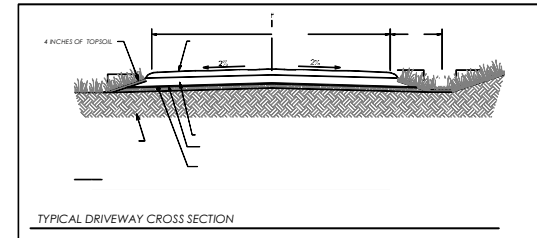
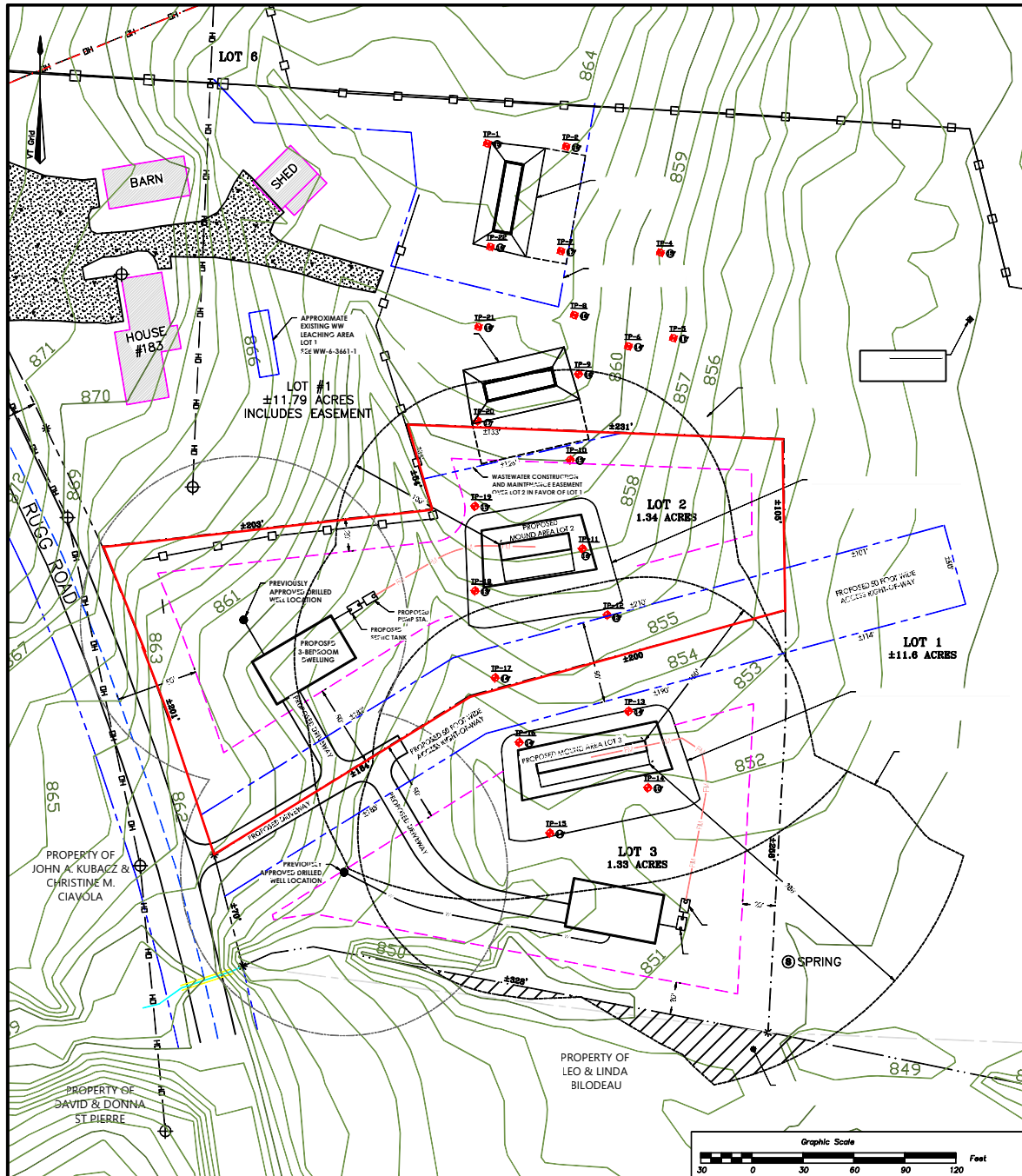
Peter Walke, Commissioner
Department of Environmental Conservation

Dated April 1, 2022

By  _____

Allison Lowry
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

cc: Apex Engineering, LLC



PROJECT INFORMATION:

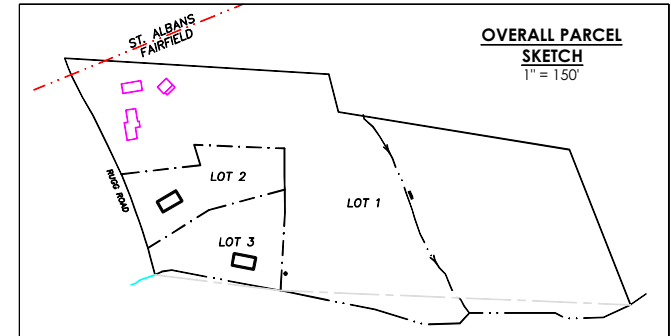
EXISTING CONDITIONS NOTES:

PURPOSE OF DESIGN:

GENERAL NOTES:

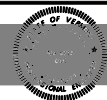
ZONING NOTES:

SITE NOTES:



SEWER FORCE MAIN
WATER MAINS
AND SERVICES
PROPERTY LINE
SEWER
WATER SUPPLY / WASTEWATER
PRELIMINARY ISOLATION SHEET
WATER SUPPLY WELL
UTILITY POLE
BENCHMARK



Project Name: LUSSIER 188 RUGG ROAD FAIRFIELD, VT	Sheet Title: SITE PLAN
Project #: 21-061 Date: 2/25/2022 Drawn By: JML Scale: 1" = 30'	 Apex Engineering, LLC P. (802) 732-7338 a.evermont@gmail.com
2: Correct Test pit numbers 04-01-2022 1: Leaching bed length Lot 2 03-30-2022	Sheet # C2-01

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, **Michel J.C. Lussier**, of the Town of Fairfield, County of Franklin and State of Vermont, Grantors, in consideration of TEN AND MORE DOLLARS(\$10.00) paid to my full satisfaction by **Therese Lussier**, of Fairfax, County of Franklin and State of Vermont, Grantee, by these presents do freely, GIVE, GRANT, CONVEY and CONFIRM unto the said Grantee, **Therese Lussier**, and her heirs and assigns forever, a certain piece of land in the Towns of Fairfield and St. Albans, County of Franklin and State of Vermont, described as follows, viz:

Parcel 1: Being all and the same land and premises conveyed to Justin Lussier and Therese Lussier by Warranty Deed of Michel J.C. Lussier dated June 8, 2017, of record in Volume 118 at Pages 679 and 680 of the Fairfield Land Records, and in Volume 324 at Pages 359-360 of the St. Albans Town Land Records, and being all and the same land and premises conveyed to Michel L.C. Lussier by Warranty Deed of Michel L. C. Lussier, of even date herewith, to be recorded concurrently with the recording of this instrument, and more particularly set forth therein as follows:

"Being all and the same lands and premises conveyed to Michel J.C. Lussier by Quit Claim Deed of Sylvia Lussier dated June 18, 1996 and recorded in Book 66, Pages 248-249 of the Land Records of the Town of Fairfield, and Book ____ at Page 545 of the St. Albans Land Records, and being more particularly described therein as follows:

A parcel of land containing approximately 1 acre, more or less, lying easterly of, and adjacent to, the so-called Rugg Road, and more particularly described as follows:

Beginning at an iron rod set on the easterly edge of the right of way of the Rugg Road, said iron rod lies S00°15'E a distance of thirty feet (30'), more or less, from the southwesterly corner of Lot #4 and said iron rod designates the northwesterly corner of the lot herein conveyed; thence S71°30'E a distance of two hundred sixty feet (260'), more or less, to an iron rod; thence S00°03'E a distance of 167.3 feet, more or less, to an iron rod; thence N72°W a distance of two hundred sixty feet (260'), more or less, to an iron rod lying on the easterly edge of the right of way of the Rugg Road; thence N00°15'W a distance of one hundred seventy feet (170'), more or less, to the point of beginning.

Also conveyed hereby by quitclaim covenant only is all that land lying between the centerline of the Rugg Road and the westerly boundary of said lot."

To which deed and other title deeds of record, reference is hereby made in further aid of this description.

Parcel 2: Being all and the same lands and premises conveyed to Michel J.C. Lussier by Quit Claim Deed of Sylvia Lussier dated June 18, 1996 and recorded in Book 66, Page 227 of the Land Records of the Town of Fairfield and being more particularly described therein as follows:

A parcel of land containing approximately 12 acres with all buildings and improvements thereon lying on the easterly side of Town Highway #53 and bounded and described substantially as follows:

Commencing at the northwest corner of the premises of Leo Bilodeau thence turning and running in a northerly direction along the easterly line of said highway a distance of 400' (Four Hundred Feet) to a cement post set in the ground, thence turning and running in a easterly direction a distance of 1248' (One Thousand Two Hundred and Forty-eight Feet) to a cement post set in the ground, thence turning and running in a southerly direction a distance of 400' (Four Hundred Feet) to a point, thence turning and running in a westerly direction following the center of the brook which divides the premises conveyed hereby and the premises of Leo Bilodeau a distance of approximately 1248' (One Thousand Two Hundred and Forty-eight Feet) and terminates at a cement post at the point of beginning.

The premises conveyed hereby is bounded on the north and east by other and remaining lands of Auguste and Therese Lussier, on the south by the premises of the said Leo Bilodeau and on the west by Town Highway #53.

Being all and the same land and premises as conveyed in a Warranty Deed from Auguste and Therese Lussier to Michel J.C. Lussier, dated August 22, 1977, recorded at Volume 41, Page 109 of the Town of Fairfield Land Records, and being all and the same land and premises as conveyed in a Quit Claim Deed from Douglas DeVries, Trustee, to Michel J.C. Lussier and Sylvia Lussier, dated December 5, 1977, recorded at Volume 41, Page 241 of the Town of Fairfield Land Records.

To which deed and to the deeds, records and references therein contained, refer in further aid of this description.

RETAINED LIFE ESTATE and RESERVATION OF RIGHTS:

Grantor hereby retains and reserves the right to use and occupy the within conveyed property as his home for the remainder of his lifetime. Grantor shall be responsible for and pay any mortgage indebtedness, hazard insurance and real estate taxes or other municipal assessments against the within conveyed property, and Grantor shall have sole right to any property tax "prebate", rebate or other similar payment of credit from any government agency, the purpose of which is to reduce, supplement or pay real estate taxes or other assessments against the property. Grantor further reserves the sole and exclusive right to sell, mortgage, lease, or otherwise dispose of the within conveyed property during his lifetime, including the right to convey all or portions of the within described property to other persons, with or without consideration, irrespective of any remainder interest in the Grantees, and without any consent of the Grantee, and to retain any and all proceeds of such transfer for their sole and separate use.


TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantee, **Therese Lussier**, and her heirs and assigns, to her own use and behoof forever; and the said Grantor, **Michel J.C. Lussier**, for himself and his heirs, executors and administrators do covenant with the said Grantee, **Therese Lussier**, her heirs assigns, that until the ensealing of these presents I am the sole owner of the premises and have good right and title to convey the same in manner aforesaid, that it is free from every encumbrance, except for existing easements, restrictions, and rights of way of record and as aforesaid; provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.; and I hereby engage to warrant and defend the same against all lawful claims whatever, EXCEPT AS AFORESAID.

IN WITNESS WHEREOF, **Michel J.C. Lussier** hereunto set his hand and seals this 11th day of July, 2017.

IN PRESENCE OF:

Witness


STATE OF VERMONT
FRANKLIN COUNTY, SS.


Michel J.C. Lussier
JUN 08 2018 10:30A
DOCUMENT TYPE: WARRANTY
DOCUMENT NUMBER: 00003858
AMANDA FORBES, TOWN CLERK
FAIRFIELD, VT

At City of St. Albans, in said State and County, this 11th day of July, A.D. 2017, **Michel J.C. Lussier**, personally appeared, and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed.

VERMONT PROPERTY TRANSFER TAX FORM
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
RETURN RECEIVED
(INCLUDING CERTIFICATES AND, IF REQUIRED ACT
250 DISCLOSURE STATEMENT)
RETURN NO. 1809
RECORDED ON 08/08/2018 BY 3001 FAIRFIELD, VT

Before Me:


Notary Public
My Commission Expires: 02/10/19