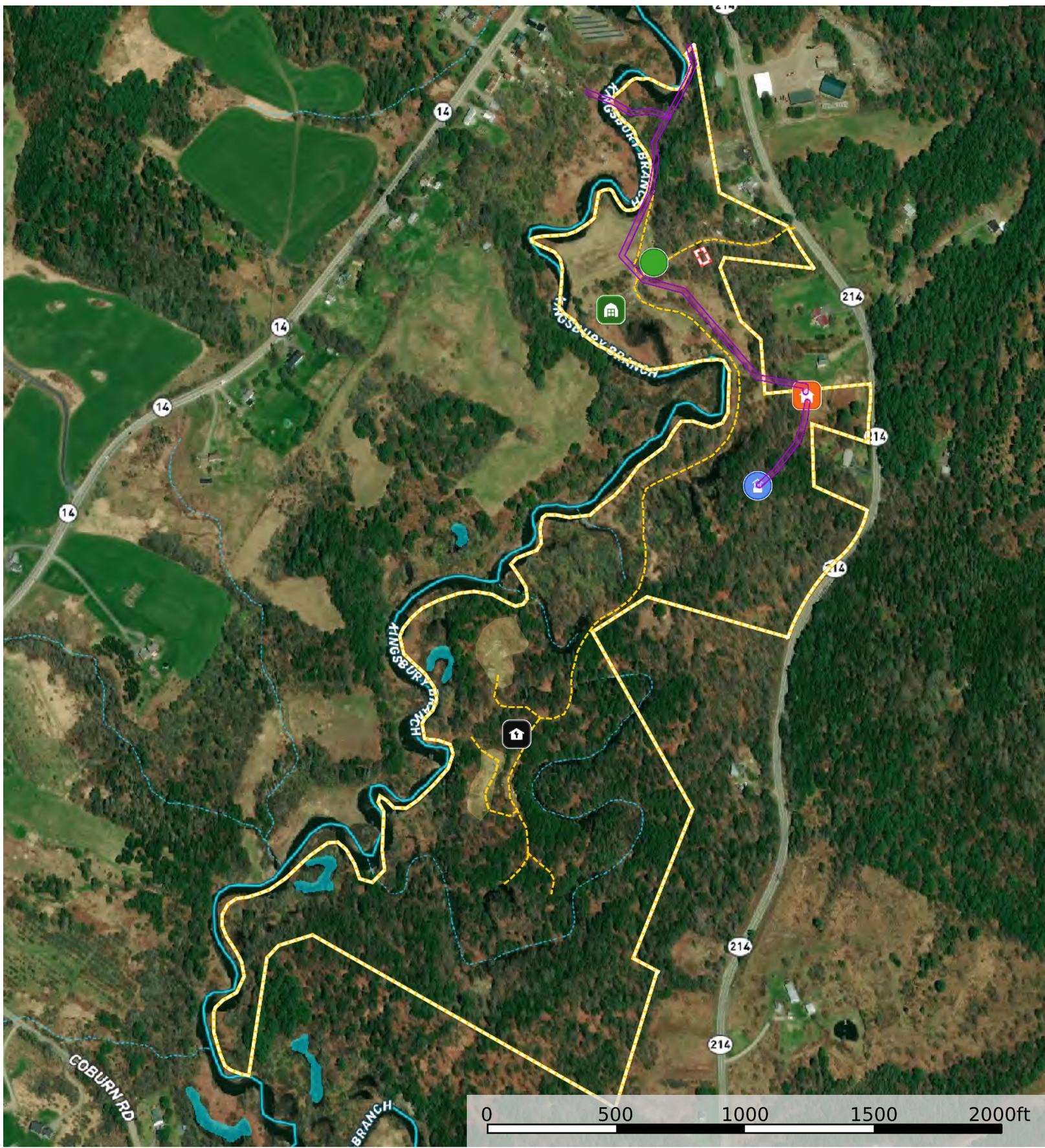


# East Montpelier 75 Acres - VT 214

Vermont, AC +/-

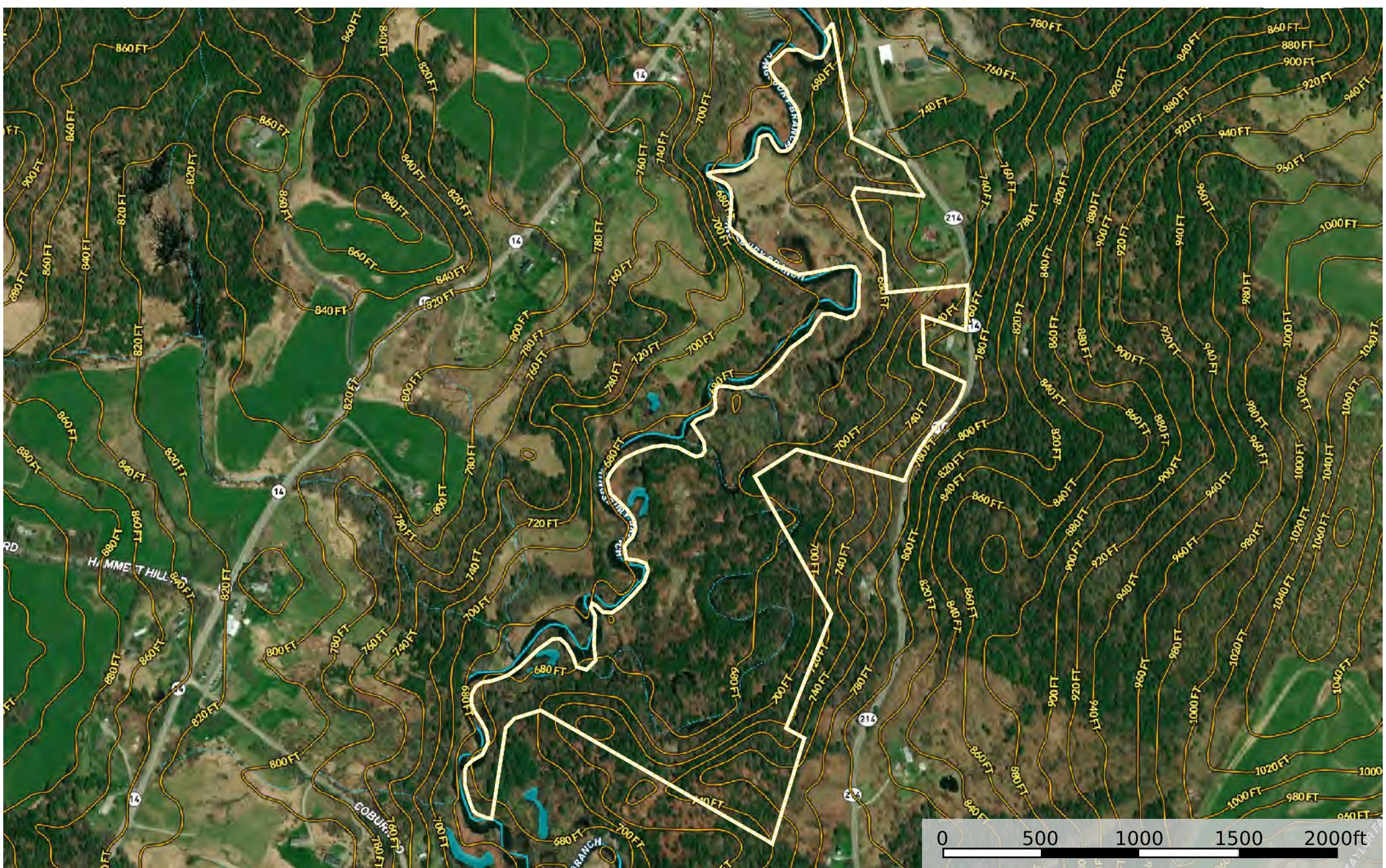


- |                        |                     |                      |                  |            |              |            |                     |                     |                     |
|------------------------|---------------------|----------------------|------------------|------------|--------------|------------|---------------------|---------------------|---------------------|
| Power Box              | Well House          | Bunker               | Quonset Building | Well       | Road / Trail | Gravel Pit | Water Line Easement | Water Line Easement | Water Line Easement |
| Approx Septic Location | Property Boundary 1 | Stream, Intermittent | River/Creek      | Water Body |              |            |                     |                     |                     |

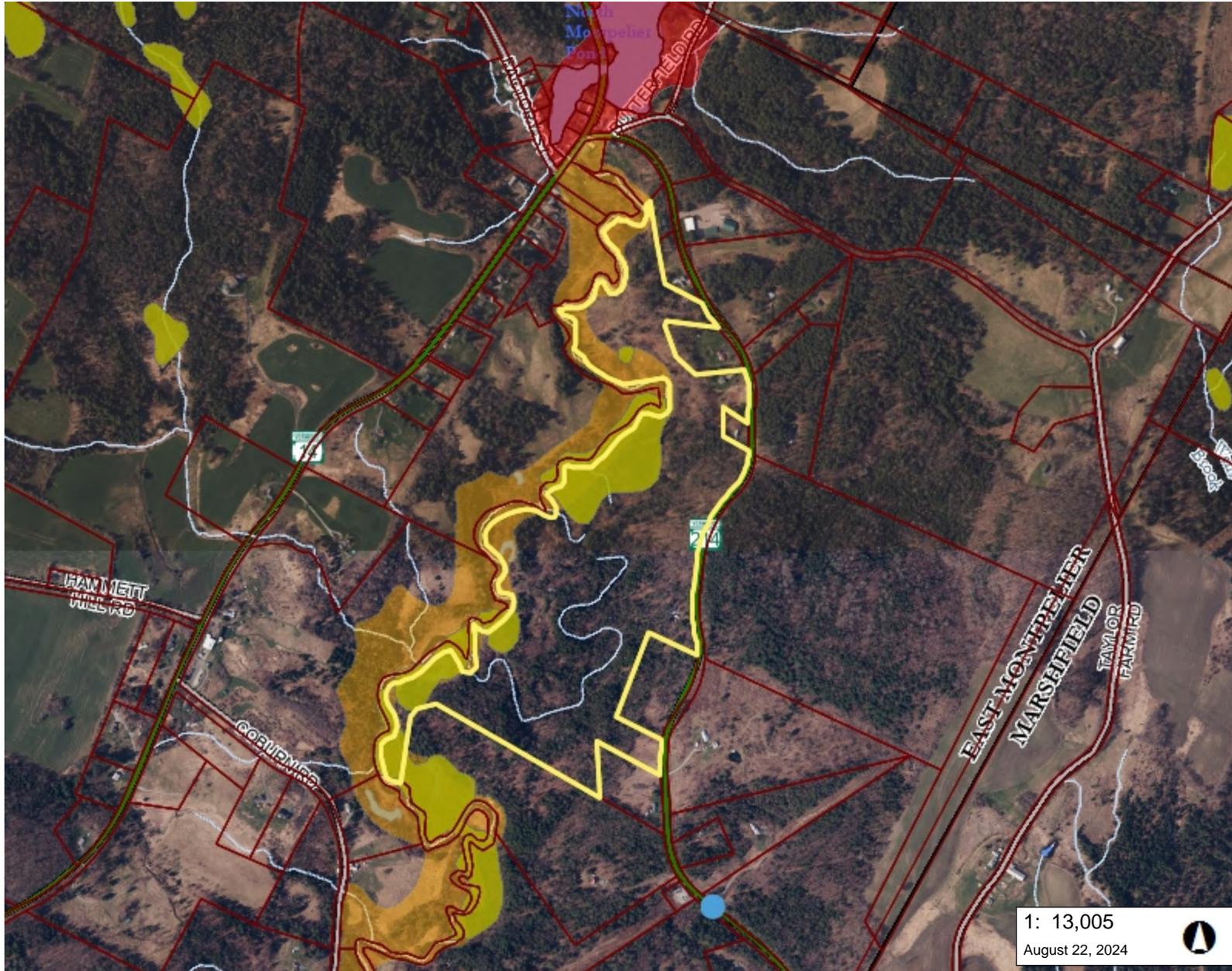
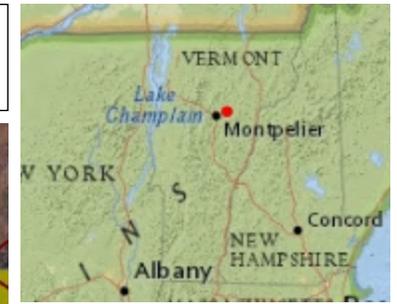
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# East Montpelier 75 Acres - VT 214

Vermont, AC +/-



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



### LEGEND

- Wetland - VSWI**
  - Class 1 Wetland
  - Class 2 Wetland
  - Wetland Buffer
- Flood Hazard Areas (Only FEMA)**
  - AE (1-percent annual chance flood)
  - A (1-percent annual chance flood)
  - AO (1-percent annual chance zone feet)
  - 0.2-percent annual chance flood ha
- Parcels (standardized)
- Waterbody
- Stream**
  - Stream
  - Intermittent Stream
- Roads**
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

1: 13,005  
August 22, 2024

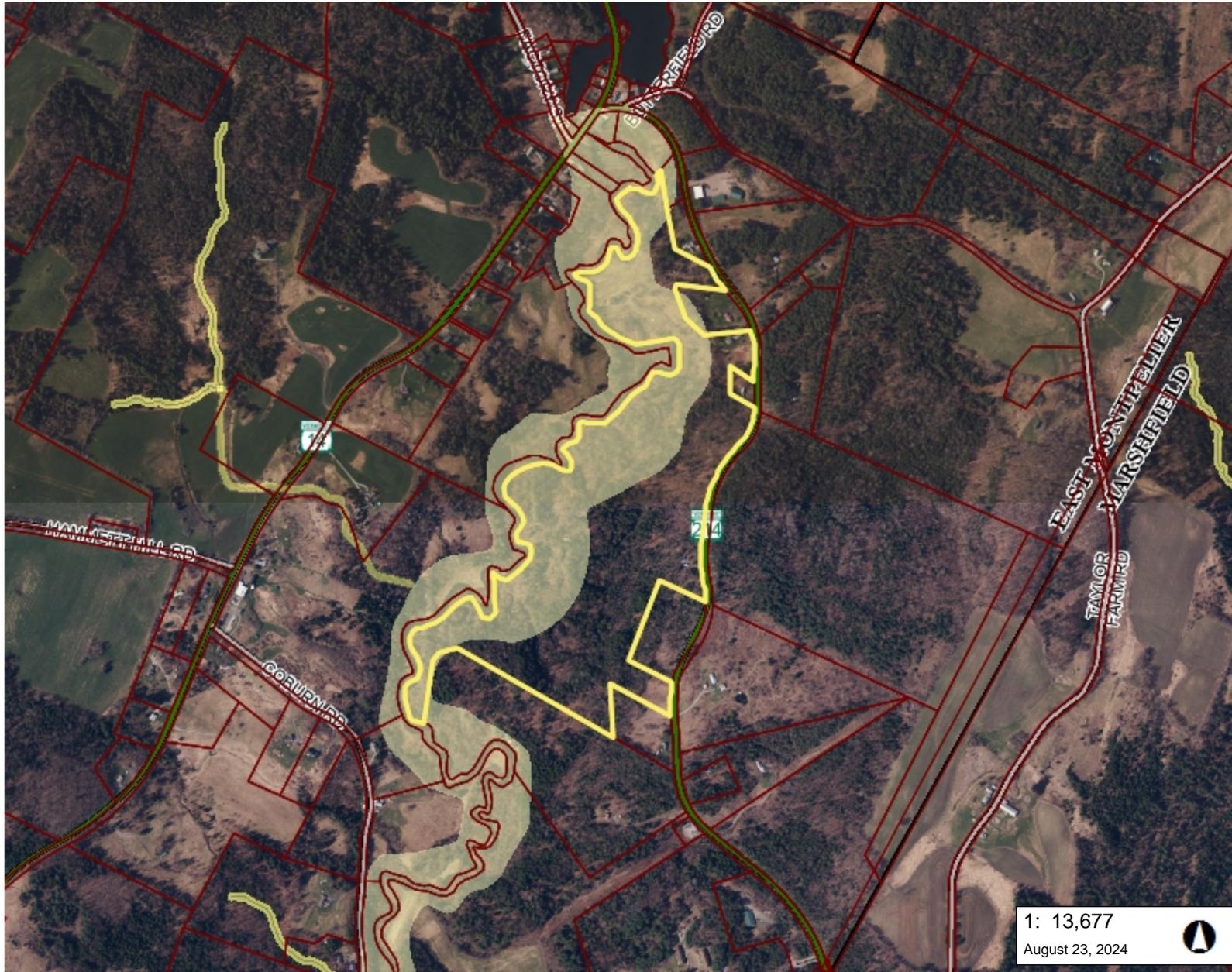


### NOTES

Map created using ANR's Natural Resources Atlas

661.0 0 330.00 661.0 Meters  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 1084 Ft. 1cm = 130 Meters  
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



### LEGEND

- River Corridors (Aug 27, 2019)
- .5 - 2 sqmi.
- .25-.5 sqmi.
- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

1: 13,677  
August 23, 2024

695.0      0      348.00      695.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere      1" = 1140 Ft.      1cm = 137 Meters  
© Vermont Agency of Natural Resources      THIS MAP IS NOT TO BE USED FOR NAVIGATION

### NOTES

Map created using ANR's Natural Resources Atlas

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

LAND N/F OF  
CHRISTIANA ROBERTS  
275 COBURN RD

LAND N/F OF  
ORCHARD VALLEY WALDORF SCHOOL  
2290 VT RTE 14N



- LEGEND:**
- ROAD RIGHT OF WAY LINE
  - PROPERTY LINE
  - - - - PROPOSED PROPERTY LINE
  - - - - LIMIT OF PROPOSED EASEMENT
  - UTILITY POLE
  - ⊙ DRILLED WELL
  - - - - XXX EXISTING 5' LIDAR CONTOUR

LAND N/F OF  
COLIN & LAURA MACCAFFREY  
963 VT RTE 214

LOT 3  
remaining land of the  
Rogers Estate  
75 Ac. ±

LAND N/F OF  
CELINA R. MOORE TRUST  
2850 VR RTE 14N

OTHER LAND N/F OF  
DAVID ROGERS ESTATE  
2978 VT RTE 14N

LAND N/F OF  
CARL DAVIS  
3010 VT RTE 14N

LAND N/F OF  
KINGSBURY BRANCH  
HYDROELECTRIC COMPANY  
3040 VT RTE 14N

LAND N/F OF  
PETER & VALERIE  
2023 VT RTE 14N

LAND N/F OF  
ELIZABETH BROWN  
1051 VT RTE 214

OTHER LAND N/F OF  
DAVID ROGERS ESTATE  
TAX MAP # 10-00-14.000

LOT 1  
1307 VT Route 14  
10.48 Ac. ±  
see Sheet 2

p/o  
LOT 3

LAND N/F OF  
THERESA DOYLE &  
CHRISTOPHER REED  
1795 VT RTE 214

OTHER LAND N/F OF  
UNDETERMINED

LAND N/F OF  
CHARLENE & WILFRED ALLARD  
1098 VT RTE 214

LAND N/F OF  
ALAN GOLDMAN  
PID: 08-062.000

LAND N/F OF  
PETER KRUPKOWSKI  
& AMY MATTINAT  
1567 VT RTE 214

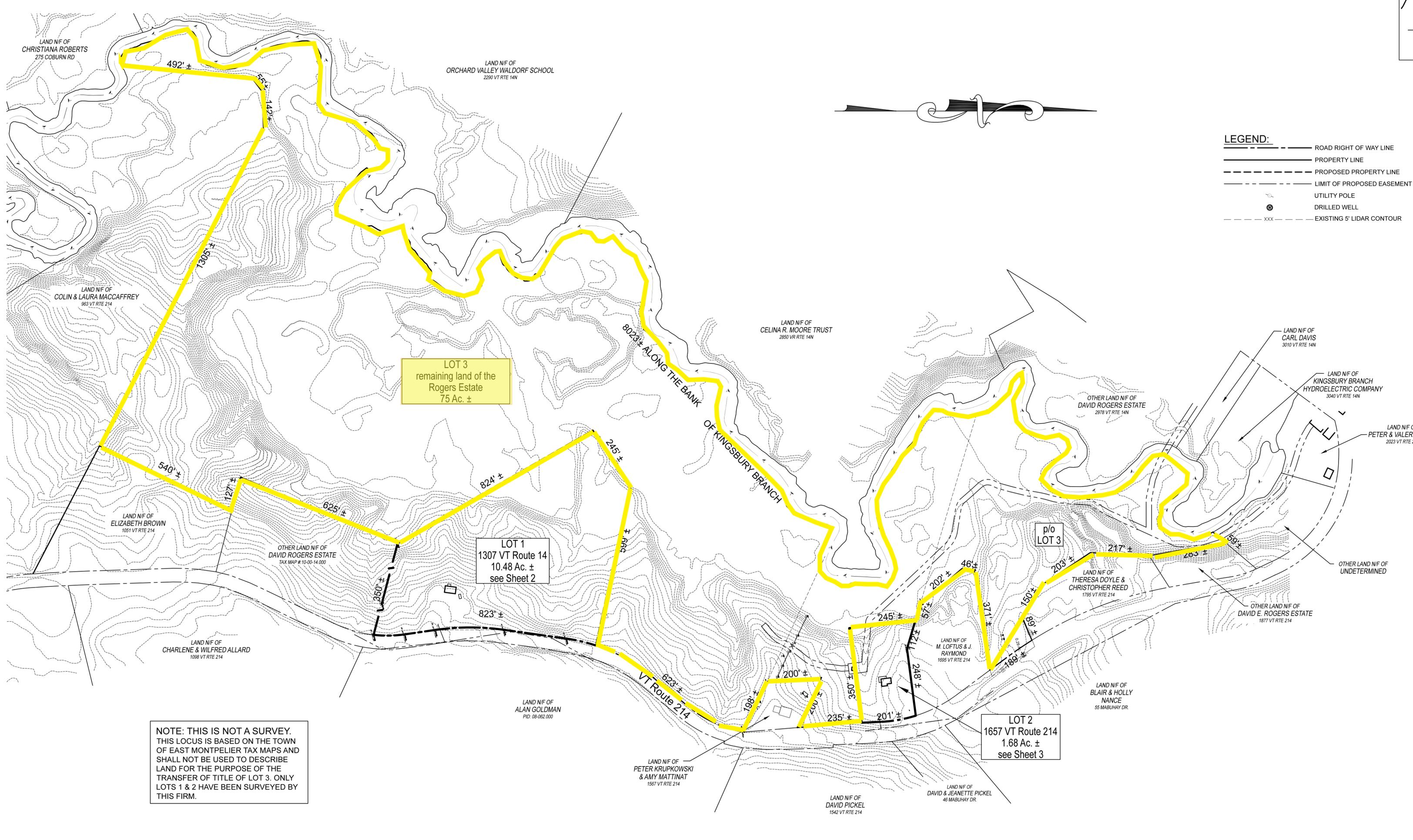
LAND N/F OF  
DAVID PICKEL  
1542 VT RTE 214

LAND N/F OF  
DAVID & JEANETTE PICKEL  
46 MABUHAY DR.

LAND N/F OF  
BLAIR & HOLLY  
NANCE  
55 MABUHAY DR.

LOT 2  
1657 VT Route 214  
1.68 Ac. ±  
see Sheet 3

NOTE: THIS IS NOT A SURVEY.  
THIS LOCUS IS BASED ON THE TOWN  
OF EAST MONTPELIER TAX MAPS AND  
SHALL NOT BE USED TO DESCRIBE  
LAND FOR THE PURPOSE OF THE  
TRANSFER OF TITLE OF LOT 3. ONLY  
LOTS 1 & 2 HAVE BEEN SURVEYED BY  
THIS FIRM.



December 24, 2019

Soils Report

David Rogers property

Route 214 East Montpelier, Vt.

Re: results of soils exploration on 80+ acre Rogers parcel



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: [cdchase@chasesurveyors.com](mailto:cdchase@chasesurveyors.com)

[billchase@chasesurveyors.com](mailto:billchase@chasesurveyors.com)

[kjurentkuff@chasesurveyors.com](mailto:kjurentkuff@chasesurveyors.com)

To whom it may concern,

On January 30, 2020 I along with Agency of Natural Resources Regional Engineer Carl Fuller observed test pits on the above referenced site and determined the area was suitable for a raised Presby Enviro Pipe performance based disposal system. This is the only above ground system the State of Vermont allows to be gravity\* fed. \*Depending on final house location.

Further testing and design would be required to obtain the State required Wastewater and Potable Water Supply permit that will allow development of the parcel.

Sincerely,

A handwritten signature in cursive script that reads "Craig D. Chase". The signature is written in black ink and is positioned below the word "Sincerely,".

Vermont Certified Septic System Designer

## Soils Test Pit Data

Test pits dug by excavator 1/30/2020

### STP 1

0-6" 10yr4/4 very fine sandy loam – loose- subangular blocky  
6-22" 10yr5/6 very fine sandy loam – friable- subangular blocky  
22-42" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 22" no ledge to depth

### STP 2

0-5" 10yr4/4 very fine sandy loam – loose- subangular blocky  
5-24" 10yr5/6 very fine sandy loam – friable- subangular blocky  
24-44" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 24" no ledge to depth

### STP 3

0-5" 10yr4/4 very fine sandy loam – loose- subangular blocky  
5-28" 10yr5/6 very fine sandy loam – friable- subangular blocky  
28-42" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 28" no ledge to depth

### STP 4

0-6" 10yr4/4 very fine sandy loam – loose- subangular blocky  
6-22" 10yr5/6 very fine sandy loam – friable- subangular blocky  
22-40" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 22" no ledge to depth

FORM 911 VERMONT WARRANTY DEED REV. 8/89

TUTBLANK REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT. PUBLISHERS, RUTLAND, VT 05701

# Know all Persons by These Presents

**That** I, Paul A. Mascitti

of Town of East Montpelier in the County of Washington  
and State of Vermont Grantor, in the consideration of  
One Dollar and Other Good and Valuable Considerations  
paid to my full satisfaction by David E. Rogers

of Town of Calais in the County of Washington  
and State of Vermont Grantee, by these presents, do  
freely Give, Grant, Sell, Convey And Confirm unto the said Grantee  
David E. Rogers

and his heirs and assigns forever, a  
certain piece of land in Town of East Montpelier in the  
County of Washington and State of Vermont, described as  
follows, viz:

"Being all and the same lands and premises conveyed to Paul A. Mascitti by  
Warranty Deed of Louise M. Mascitti, dated August 1, 1985, and recorded in Book  
35, Pages 112-113 of the East Montpelier Land Records. Said lands and premises  
are more particularly described as follows:  
Being all and the same lands and premises conveyed to Louise M. Mascitti by  
Quit-Claim Deed of Paul A. Mascitti and Louise M. Mascitti dated December 18,  
1984, and recorded in Book 32, Pages 484-485 of the East Montpelier Land Records.  
Being all and the same lands and premises conveyed to Paul A. Mascitti and  
Louise M. Mascitti by Warranty Deed of William Millard, Sr. and Alice Millard,  
dated June 1, 1978, and recorded in Book 29 at Page 104 of the Land Records of  
the Town of East Montpelier.  
Reference may be had to the above-mentioned deeds and their records and to all  
other deeds and records in the chain of title for a more complete and particular  
description of the land premises herein conveyed.  
This conveyance is made subject to and with the benefit of any utility ease-  
ments, spring rights, easements for ingress and egress, and rights incident to  
each of the same as may appear more particularly of record, provided that this  
paragraph shall not reinstate any such encumbrance previously extinguished by the  
Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont  
Statutes Annotated."

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee David E. Rogers and his

And I the said Grantor Paul A. Mascitti heirs and assigns, to their own use and behoof forever;

executors and administrators, do covenant with the said Grantee for myself and my heirs, David E. Rogers and his

heirs and assigns, that until the ensembling 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 they are Free From Every Encumbrance: except as aforesaid;

and I hereby engage to Warrant And Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, I hereunto set my hand and seal this 9th day of February A.D. 1993

In Presence of Paul A. Mascitti L.S. [Signature] L.S. [Signature] L.S. [Signature] L.S. [Signature]

State Of Vermont ss. At Northfield this County WASHINGTON Paul A. Mascitti 9th day of February A.D. 1993

personally appeared, and he acknowledged this instrument, by sealed and subscribed, to be his free act and deed.

Before me [Signature] (Title)

Vermont Property Transfer Tax 37 V.S.A. Chap. 231 ACKNOWLEDGEMENT Return Rec'd - Tax Paid Board of Health Cert Rec'd. V. Land Use & Development Plans Act Cert Rec'd. F.S. No. 78(4-92) S. [Signature] Date 16 Feb 93

East Montpelier Town Clerk's Office 16 February A.D. 1993 at 9:05 o'clock A.M. Received for record a deed of which the foregoing is a true copy.

Attest: [Signature] Town Clerk

Know All Men by These Presents:

ITEM 10

that ... I, David E. Rogers

of East Montpelier... in the County of Washington... and State of Vermont... (hereinafter, regardless of the number of grantors, called the Grantor), in consideration of One Dollar paid, the receipt whereof is hereby acknowledged, hereby give, grant, bargain, sell and convey unto GREEN MOUNTAIN POWER CORPORATION, a Vermont corporation, ... New England Tel. & Tel. ... (hereinafter, regardless of the number of grantees, called the Grantee) and to its or their successors and assigns, the perpetual right and easement to lay, construct, reconstruct, operate, repair, maintain, replace, patrol and remove overhead and/or underground cables, lines, conduits, poles, guys, anchors, fixtures and appurtenances, for the transmission of high and low voltage electric current and for telephone use, under, upon or across a strip of Grantor's land in ... East Montpelier..., ... Washington... County, State of Vermont. Said line or cables to enter from ... Green Mt. Power pole #16 and cross Plainfield-North Montpelier ... State Highway to land now or formerly of Michael Boardman, approximately 119 feet to property of Grantor where pole and anchor is installed. Line then to proceed underground along westerly side of roadway about 550 feet to pad transformer.

The location of said strip to be established by and upon the final survey and marking thereof by the Grantee, with permission to enter upon said strip and upon said premises for access thereto for all purposes properly incident to this easement.

Also the perpetual right and easement from time to time without further payment therefor to clear and keep cleared a strip along said line or cables not exceeding ... 25 feet in width, and to renew, replace, add to and otherwise change the line or cables and each and every part thereof, and the locations thereof within said strip, and to pass along said strip to and from the adjoining lands and to pass over Grantor's land to and from said strip for all the above purposes and the removal of the line or cables.

The Grantor, heirs, executors and administrators hereby covenant that none of them will erect or permit any building or any other structures or trees or bushes to be planted or change the grade, fill or excavate within said strip which, in the judgment of the Grantee, successors and assigns, might interfere with the proper operation and maintenance of said lines or cables. By way of illustration but not of limitation the following uses are specifically forbidden: swimming pools, tennis courts, any building or other structure, vehicle parking, storage of any materials or equipment.

It is agreed that the line or cables shall remain the property of the Grantee, its successors and assigns, and that the Grantee, successors and assigns, shall pay all taxes assessed thereon.

TO HAVE AND TO HOLD the above granted easements and rights, with all the privileges and appurtenances thereunto belonging, unto and to the use of the said Grantee, successors and assigns forever.

And the Grantor hereby for said Grantor, heirs, executors, and administrators covenant(s) with the Grantee, successors and assigns that Grantor is lawfully seized in fee simple of the granted premises, that Grantor has good right to sell and convey the same as aforesaid, and will WARRANT and defend the same to the Grantee, successors and assigns, forever against the lawful claims and demands of all persons.

There is also hereby released and conveyed by the undersigned all homestead rights and other statutory rights or interests in the easements herein conveyed.

IN WITNESS WHEREOF the aforementioned Grantor hereunto set ... my hand(s) this ... 6 ... day of November... A.D., 1978.

In Presence of:

W. Jacquelyn Harmon
W. Arthur Gede

David E. Rogers L. S.
David E. Rogers

STATE OF Vermont
COUNTY OF Washington

L. S.

ss.

BE IT REMEMBERED, that on the ... 6 ... day of November... A.D. 19 78.. personally appeared David E. Rogers ... signer.. and sealer.. of the foregoing written instrument and acknowledged the same to be ... h.t.s. ... free act and deed.

Before me,
Merrilee Lane
Notary Public

DOCUMENT : Easement Deed  
 DATE : November 6, 1978  
 GRANTOR : David E. Rogers  
 GRANTEE : Green Mountain Power Corp.  
 WORK ORDER: 705001 - Item 401  
 FILE : Distribution Rights of Way  
 East Montpelier, P-11-6-78  
 RECORD :

~~\_\_\_\_\_ Town Clerk  
 Attest,  
 and Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
 o'clock \_\_\_\_\_ minutes, \_\_\_\_\_ M  
 A.D. 19 \_\_\_\_\_~~  
 EAST MONTPELIER, VT., TOWN CLERK'S OFFICE  
 RECEIVED FOR RECORD,  
 EAST MONTPELIER, VT., TOWN CLERK'S OFFICE  
 RECEIVED FOR RECORD,  
 at 1 o'clock 35 minutes, 7 M  
 and Recorded in Book 30, Page 25  
 of Land Records.  
 Attest,  
Merrilee Lane Town Clerk

Vermont Property Transfer Tax  
 32 V.S.A. Chap. 231  
 RETURN REQUIRED - Tax Paid - Board of Tax Assessors  
 Via Land Use & Development Board at Burlington  
 Return No. A 1467654  
 Date 11-1-78

1 at - mhu 8223  
 705001  
 1978 11-1-78



# Vermont Mandatory Flood Disclosure



Date Prepared: 08/23/24

Seller's Name(s): Estate of David Rogers by Wendy Rivera

Property Address: 75 +/- Acres off VT 214  
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

FEMA flood map number 50023C0287E Map effective Date 3/19/2013

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3a	If yes, please describe: <b>Road along river has had culverts washed out. Much of the property is in floodplain.</b>		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.*

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

Seller: Wendy Rivera - Executor dotloop verified 08/20/24 6:56 PM EDT D84M-XEXZ-Q41Y-SMQT (Signature) (Date) Seller: \_\_\_\_\_ (Signature) (Date)

Seller: \_\_\_\_\_ (Signature) (Date) Seller: \_\_\_\_\_ (Signature) (Date)

*Purchaser acknowledges receipt of this Disclosure*

Purchaser: \_\_\_\_\_ (Signature) (Date) Purchaser: \_\_\_\_\_ (Signature) (Date)

Purchaser: \_\_\_\_\_ (Signature) (Date) Purchaser: \_\_\_\_\_ (Signature) (Date)