

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): Edward F. & Wendi R. Damm**
633 Bobwhite Trail
Akron, OH 44319**Permit Number: WW-1-3534**

This permit affects the following property/properties in Hubbardton, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
4	20/214.4	300-095-10773	21.05	Book:54 Page(s):93

This application, consisting of the construction of a 2-bedroom single family residence with a detached 1-bedroom apartment, located at Southerly Side of Camp Road in Hubbardton, 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 Hubbardton 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 Hubbardton 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 The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval #2001-01-R11 for the AdvanTex® Wastewater Treatment System** for model AX20RTB prior to conveyance of the lot.
- 1.5 The owner of a lot with an Innovative/Alternative treatment system shall have a valid maintenance contract in force at all times with a vendor-trained and authorized service provider to conduct inspections and maintenance of the System.
- 1.6 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.
- 1.7 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.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Jason Barnard, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Wastewater System Details and Notes	D-1	11/11/2021	
Site Plan	S-1	11/11/2021	



- 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 the wastewater system or 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 A vendor-approved service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a start-up report, certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.
- 3.3 A vendor-approved service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be provided to the landowner and submitted to the Division within 60 days of when the inspection is conducted.
- 3.4 Following the initial two years of service, a vendor-approved service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be submitted to the Division by December 31st of the year the inspection is conducted.
- 3.5 The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.6 The Innovative/Alternative treatment system shall function in accordance with the vendor requirement. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements, or the effluent quality does not comply with BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.7 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 Drinking Water and Groundwater Protection Division and 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.

3.8 Prior to constructing the potable water supply, other than drilling of the water source, the permittee shall submit to the Drinking Water and Groundwater Protection Division a report by a Class 1 or Class BW Designer that includes the estimated yield of the source, specifications for the pump, and the design flow, design rate, and peak instantaneous demand of the potable water supply. If the estimated yield of the source cannot provide water in a quantity that satisfies the design flow, design rate, and instantaneous peak demand, the permittee shall submit an application to the Drinking Water and Groundwater Protection Division that includes a design prepared by a Class 1 or Class BW Designer for the water distribution system, including sizing calculations, specifications for pumps, hydropneumatic tanks, and storage facilities.

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
4	Proposed	2-Bedroom Single Family Residence	280	280
4	Proposed	Detached 1-Bedroom Apartment	140	140

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 on a lot, 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.

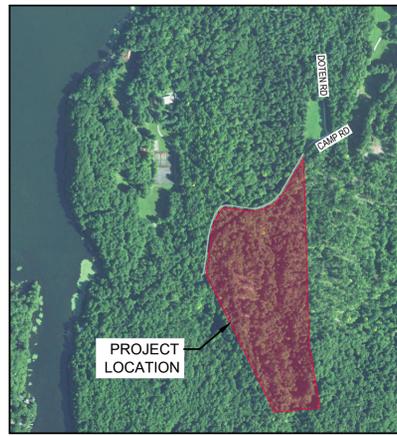
Peter Walke, Commissioner
Department of Environmental Conservation

By 
Carl Fuller, PE
Environmental Analyst VII
Rutland Regional Office
Drinking Water and Groundwater Protection Division

Dated December 13, 2021

Enclosure: **Innovative/Alternative System Approval #2001-01-R11 for the AdvanTex® Wastewater Treatment System**

cc: Jason Barnard
Orengo Systems Inc.-



Project Location Map
Not to Scale

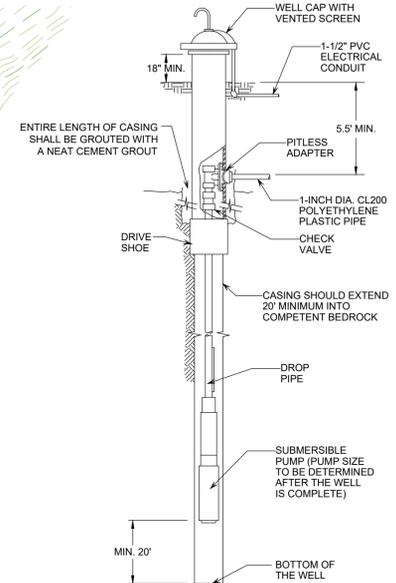
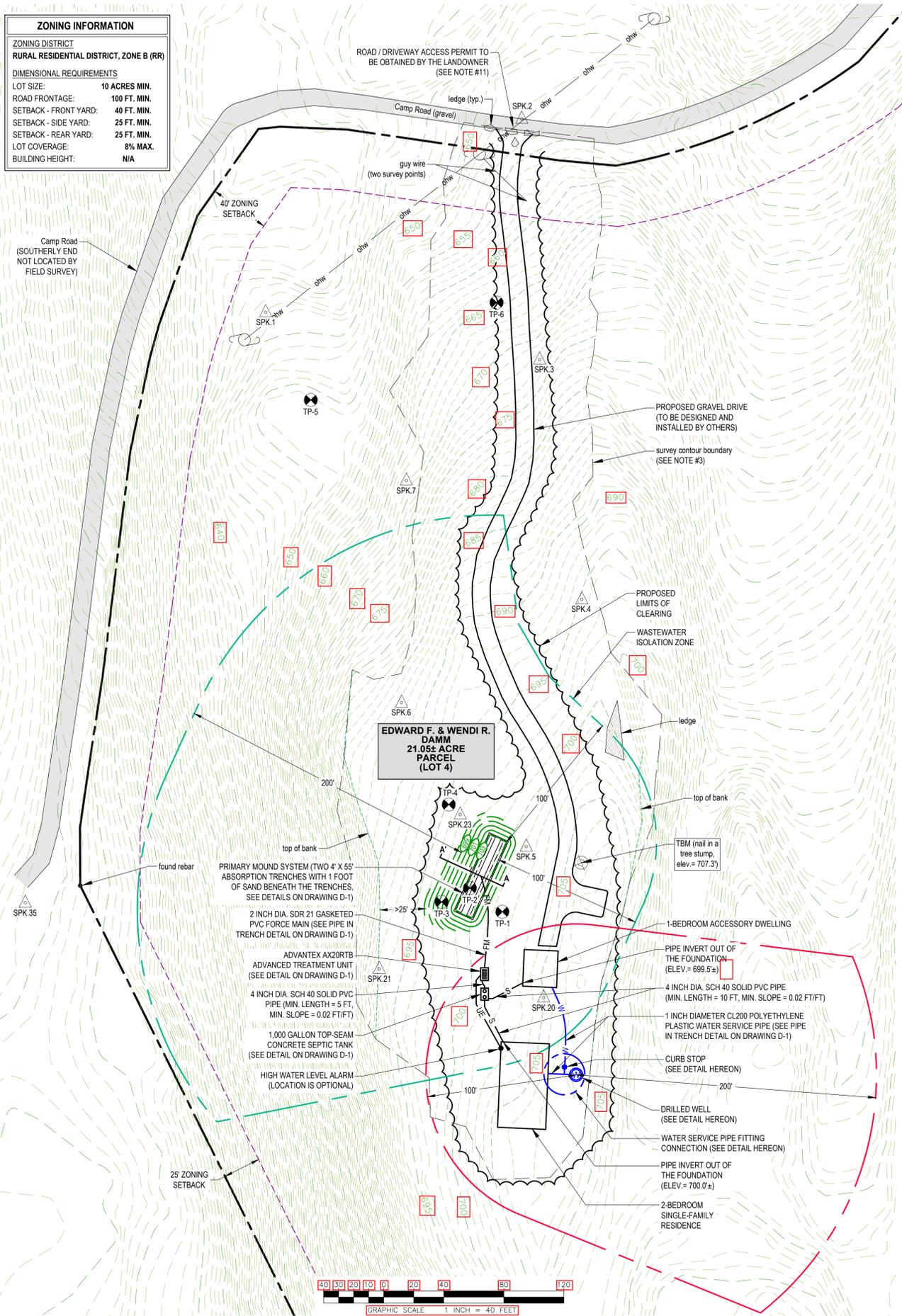
LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- 100- 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 1-FOOT GROUND SURVEY CONTOUR
- 100 FINISH GRADE
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- di di DITCHLINE
- S S GRAVITY SEWER (EXISTING)
- S S GRAVITY SEWER (PROPOSED)
- FM FM FORCE MAIN
- W W 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- UE UNDERGROUND ELECTRICAL CONDUIT
- ohw ohw UTILITY POLE/ OVERHEAD WIRES
- △ SURVEY TRAVERSE STATION
- △ TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- ⊙ TEST PIT (TP-01)
- ⊙ SOIL BORING (SB-01)
- ⊙ DRILLED WELL (UNLESS OTHERWISE NOTED)

PROJECT NOTES:

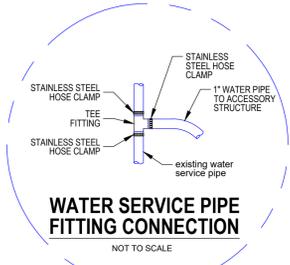
1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF CHARLES F. MILLER AND MARY F. MILLER ET AL, SOUTHERLY AND EASTERLY OF THE ACCESS ROAD EXTENDING FROM TOWN HIGHWAY #9, HUBBARDTON, VERMONT, SUBDIVISION PLAT" BY GEORGE J. STANDARD 3RD, DATED JULY 13, 2000 AND HUBBARDTON TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR AND EVIDENCE FOUND DURING THE AUGUST 2020 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.
2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN OCTOBER 2021.
3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TOPCON HIPER SR GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
5. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. THIS WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE APRIL 12, 2019
7. NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS" WITHIN THE PROPOSED CONSTRUCTION AREA. NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. BARNARD & GERVAIS, LLC DOES NOT CLAIM TO BE WETLAND ECOLOGISTS AND DOES NOT HAVE A WETLAND ECOLOGIST OR SPECIALIST ON STAFF. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION.
8. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
10. THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
11. CURB CUT / ACCESS PERMIT TO BE APPLIED FOR BY THE LANDOWNER AND PERMITTED PRIOR TO CONSTRUCTION. TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUBBARDTON DRIVEWAY ACCESS STANDARDS.

ZONING INFORMATION	
ZONING DISTRICT	RURAL RESIDENTIAL DISTRICT, ZONE B (RR)
DIMENSIONAL REQUIREMENTS	
LOT SIZE:	10 ACRES MIN.
ROAD FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	40 FT. MIN.
SETBACK - SIDE YARD:	25 FT. MIN.
SETBACK - REAR YARD:	25 FT. MIN.
LOT COVERAGE:	8% MAX.
BUILDING HEIGHT:	N/A

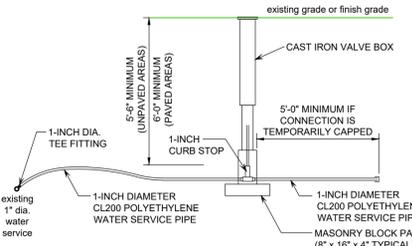


NOTES:
 1. THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE APRIL 12, 2019.
 2. THE DRILLED WELL LOCATION SHALL ADHERE TO THE ISOLATION DISTANCES SHOWN ON THIS DRAWING.

DRILLED WELL CONSTRUCTION DETAIL
NOT TO SCALE



WATER SERVICE PIPE FITTING CONNECTION
NOT TO SCALE



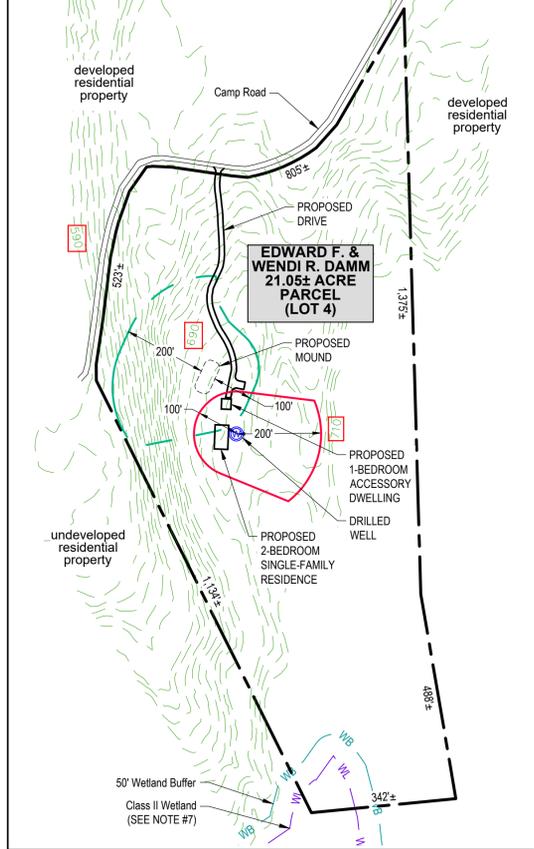
ELEVATION VIEW
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-1-3534
Date: 12/13/2021

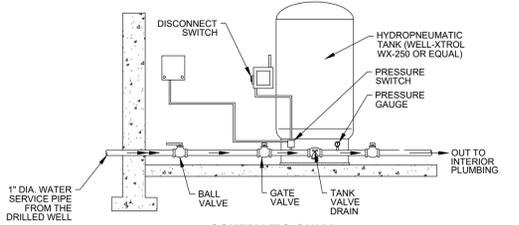
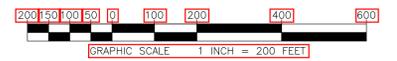
OWNER:
EDWARD F. & WENDI R. DAMM
DEED - VOL. 54, PG. 93
SPAN # 300-095-10773
PARCEL ID # 20/2143

SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179

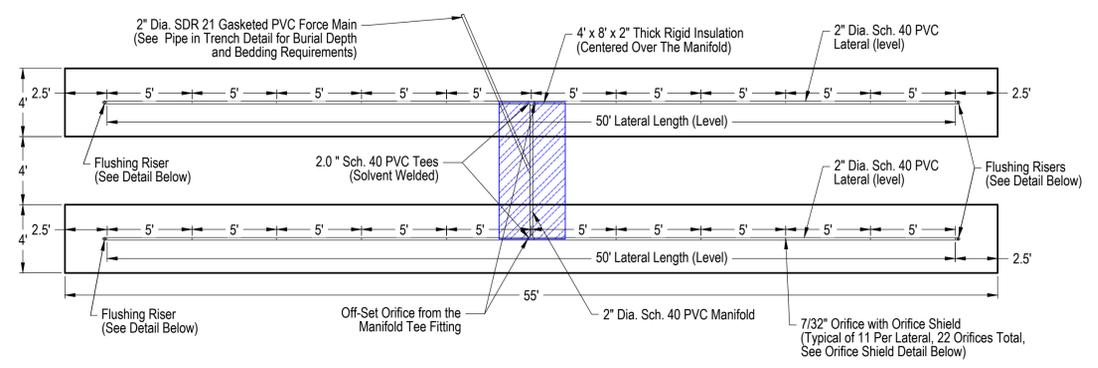


OVERALL SITE SKETCH

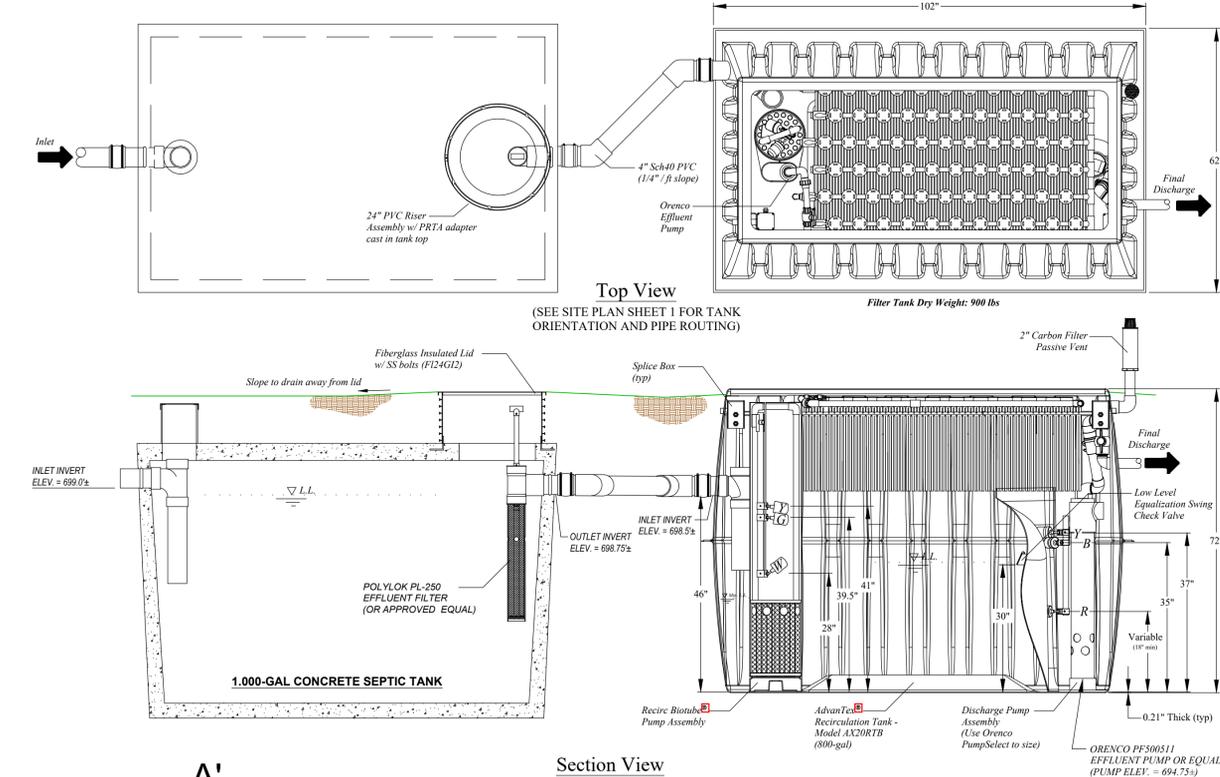
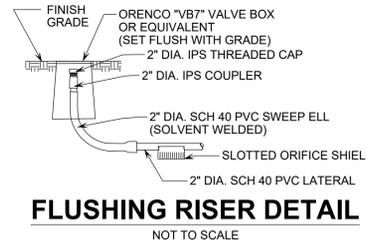
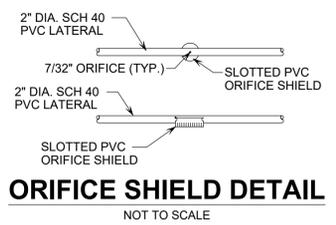


TYPICAL COMPONENTS FOR A DRILLED WELL SUBMERSIBLE WELL PUMP WATER SYSTEM
ELEVATION VIEW - NOT TO SCALE

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Ensbury Falls, VT 05450 Telephone: (802) 933-5168		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05401 Telephone: (802) 482-2597		
WATER / WASTEWATER DISPOSAL SYSTEM DESIGN & PERMITTING		PROJECT NO. 21304
EDWARD F. & WENDI R. DAMM		DATE: 11-11-2021
CAMP ROAD, HUBBARDTON, VERMONT		SCALE: 1" = 40'
SITE PLAN		SURVEY: AW, OL
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWN: CS
<input type="checkbox"/> PRELIMINARY DRAFT	<input checked="" type="checkbox"/> FINAL STATE REVIEW	CHECKED: JB
		DRAWING NO. S-1
		SHEET 1 OF 2



MOUND WASTEWATER DISPOSAL SYSTEM TRENCHES PLAN VIEW DETAIL
SCALE: 1-INCH = 5-FEET

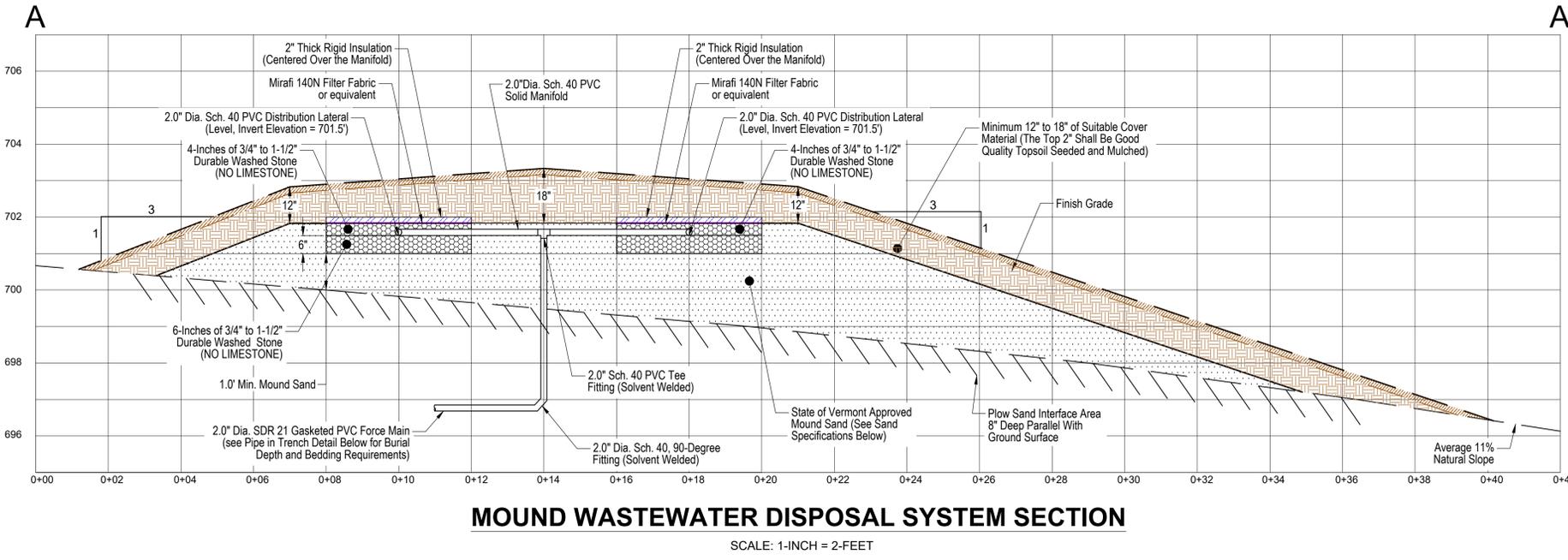


- NOTES:**
- SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
 - AN INLET TEE BAFFLE IS REQUIRED.
 - IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 - EFFLUENT FILTER ACCESS SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

Fluct Functions
Y High Level Alarm
G Override Timer ON/OFF
W LLARO
B Pump On
R Pump Off

- ADVANTEK AX20 RTB UNIT INSTALLATION NOTES:**
- THE FINAL DISCHARGE PUMP SHALL BE A PPF500511 EFFLUENT PUMP.
 - THE ADVANTEK AX20 RTB UNIT SHALL BE INSTALLED USING ANTI-FLOTATION ANCHORS ON BOTH SIDES OF THE TANK AS SHOWN IN THE INSTALLATION MANUAL.
 - THE ADVANTEK AX20 RTB UNIT IS SUPPLIED BY CAMP PRECAST OF MILTON, VERMONT AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1,000 GALLON CONCRETE SEPTIC TANK AND AX20RTB - PUMP DISCHARGE, 2-COMP. RECIRCULATING TANK
NOT TO SCALE



MOUND WASTEWATER DISPOSAL SYSTEM SECTION
SCALE: 1-INCH = 2-FEET

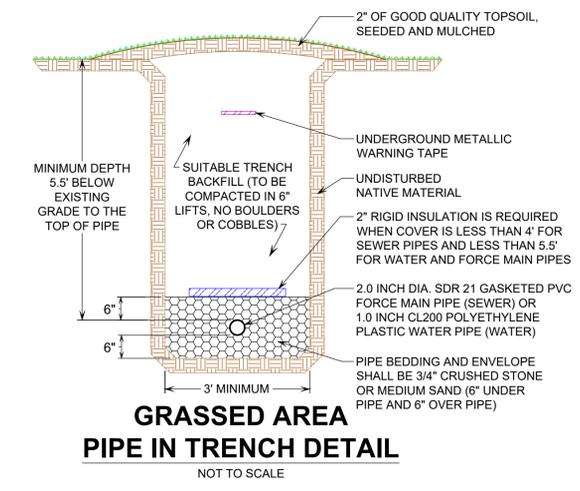
- WASTEWATER DISPOSAL SYSTEM CONSTRUCTION AND MAINTENANCE NOTES**
- THE WASTEWATER DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.
 - WASTEWATER DISPOSAL SYSTEM LOCATION SHALL BE STAKED OUT BY THE DESIGNER PRIOR TO START OF CONSTRUCTION.
 - ATTACHED MOUND SYSTEM CONSTRUCTION INSTRUCTIONS SHALL BE FOLLOWED DURING THE INSTALLATION OF THE REPLACEMENT MOUND-TYPE WASTEWATER SYSTEM.
 - THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTIONS OF THE SEPTIC TANK, ADVANCED TREATMENT SYSTEM, FLOWED LAYER, AND PLACEMENT OF THE MOUND SAND.
 - THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR A PRESSURE TEST OF THE MOUND SYSTEM PRESSURE DISTRIBUTION NETWORK.
 - WASTEWATER SYSTEM FINISH GRADES WILL VARY WITH NATURAL TOPOGRAPHY. PRIORITY IS TO MAINTAIN 3 ON 1 MOUND TOE SLOPES.
 - SEPTIC TANK EFFLUENT FILTER SHOULD BE REMOVED AND RINSED BACK INTO THE SEPTIC TANK ANNUALLY.
 - THE SEPTIC TANK AND ADVANCED TREATMENT SYSTEM SHOULD BE INSPECTED ANNUALLY AND PUMPED OUT AT LEAST EVERY THREE (3) YEARS OR AS NECESSARY TO PREVENT SOLIDS FROM CARRYING OVER TO THE DISPOSAL SYSTEM.
 - FOLLOWING THE MOUND WASTEWATER SYSTEM INSTALLATION, FINISH GRADE SHALL BE SEED AND MULCHED WITH A CONSERVATION GRASS SEED MIX.
 - WATER SOFTENER BACKWASH, SEPTIC TANK ADDITIVES, GREASE OR SANITIZERS SHALL NOT BE INTRODUCED INTO THE WASTEWATER DISPOSAL SYSTEM.

STATE OF VERMONT MOUND SAND SPECIFICATIONS

(c) Fill Material: The fill material from the natural soil plowed surface to the top of the trench or bed shall be clean washed silica sand meeting one of the following sieve requirements:

(1)	Sieve Number	Opening (mm)	Percent Passing, by Weight
	3/8	9.500	85-100
	40	0.420	25-75
	60	0.240	0-30
	100	0.149	0-10
	200	0.074	0-5
(2)	Sieve Number	Opening (mm)	Percent Passing, by Weight
	4	4.750	95-100
	8	2.380	80-100
	16	1.190	50-85
	30	0.590	25-60
	50	0.297	10-30
100	0.149	2-10	
(3)	Sieve Number	Opening (mm)	Percent Passing, by Weight
	3/8	9.500	85-100
	40	0.420	30-50
	100	0.149	0-5
	200	0.074	0-5

The material must meet the specifications 1, 2, or 3 above. Interpolation of analyses is not permitted. Fill material 2 is ASTM Specification C-33 and is intended for manufactured material.

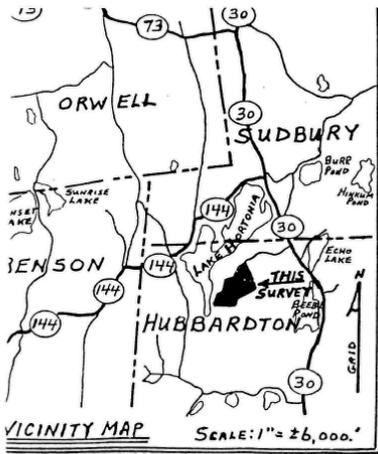


SIGNATURE:

 JASON S. BARNARD
 LICENSED DESIGNER #126178

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820, Enosburg Falls, VT 05450 Telephone: (802) 933-5168		
10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO.	21304	
DATE:	11-11-2021	
SCALE:	AS NOTED	
SURVEY:	AW, OL	
DRAWN:	CS	
CHECKED:	JB	
DRAWING NO.	D-1	
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> PRELIMINARY DRAFT <input checked="" type="checkbox"/> FINAL STATE REVIEW		

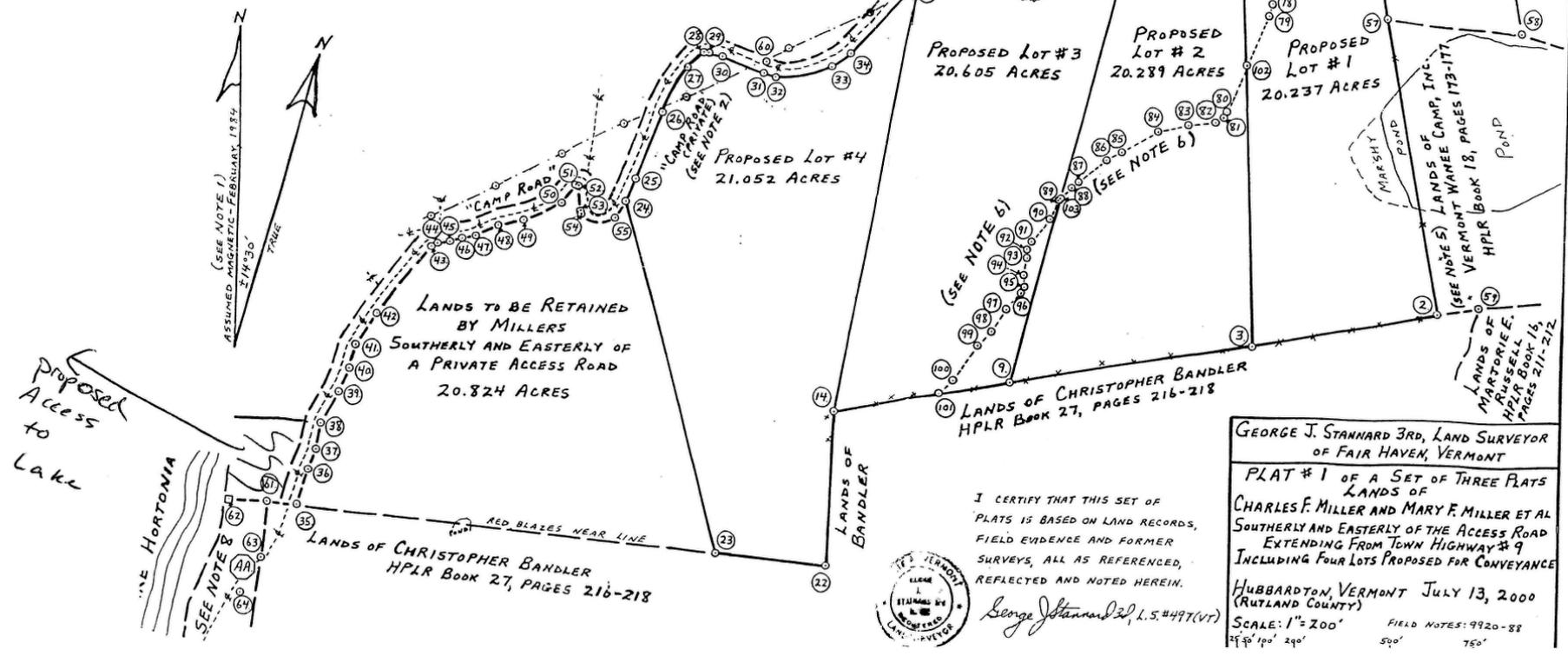
VERMONT
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Drinking Water & Groundwater Protection Division
 THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
 Permit #: **WW-1-3534**
 Date: **12/13/2021**



- LEGEND**
- - POINT OR "MONUMENT" (g.v.)
 - - NUMBER OF POINT OR MONUMENT
 - - - - UTILITY POLE
 - - - - UTILITY LINE
 - x x x x - WIRE FENCE
 - o o o o - STONE WALL
 - - - - EDGE OF WOODS
 - - - - TANGENT
 - - - - CENTERLINE AS PRESENTLY USED
 - - - - HPLR - HUBBARDTON PUBLIC LAND RECORDS

NOTE: FOR KEYS TO LOTS SURVEYED AND RIGHT OF WAY AND TIES, SEE PLAT # 2 OF THIS SET OF PLATS. FOR "MONUMENTS" AND NOTES, SEE PLAT # 3 OF THIS SET OF PLATS.

Map has been Reduced



GEORGE J. STANNARD 3RD, LAND SURVEYOR OF FAIR HAVEN, VERMONT

PLAT # 1 OF A SET OF THREE PLATS LANDS OF CHARLES F. MILLER AND MARY F. MILLER ET AL SOUTHERLY AND EASTERLY OF THE ACCESS ROAD EXTENDING FROM TOWN HIGHWAY # 9 INCLUDING FOUR LOTS PROPOSED FOR CONVEYANCE

HUBBARDTON, VERMONT JULY 13, 2000 (RUTLAND COUNTY)

SCALE: 1" = 200'

FIELD NOTES: 9920-88

25' 30' 1' 20' 290' 500' 750'

I CERTIFY THAT THIS SET OF PLATS IS BASED ON LAND RECORDS, FIELD EVIDENCE AND FORMER SURVEYS, ALL AS REFERENCED, REFLECTED AND NOTED HEREIN.



George J. Stannard 3rd, L.S.#497(VT)

PAMELA J. DAVIS TO: EDWARD FRANCIS DAMM III
WENDI RAE DAMM
WARRANTY DEED

54,093
(WARR)

KNOW ALL PERSONS BY THESE PRESENTS THAT I, PAMELA J. DAVIS, of the Town of Westport, State of Connecticut, GRANTOR, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by EDWARD FRANCIS DAMM, III AND WENDI RAE DAMM, of the Town of Akron and State of Ohio, GRANTEES, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said EDWARD FRANCIS DAMM, III AND WENDI RAE DAMM, husband and wife, as tenants by the entirety, and their heirs, executors and assigns forever, being certain lands and premises in the Town of Hubbardton, in the County of Rutland and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Pamela J. Davis by Warranty Deed of Charles F. Miller, Mary F. Miller, Thomas E. Miller and Richard D. Miller dated July 7, 2006 and recorded at Book 41, Page 402 of the Town of Hubbardton Land Records and described as follows:

Meaning and intending to convey one lot being lot 4 on the survey entitled "Lands of Charles F. Miller and Mary F. Miller et al Southerly and Easterly of the Access Road Extending from Town Highway # 9 Including Four Lots Proposed for Conveyance, dated July 13, 2000 in Hubbardton, Vermont and prepared by George J. Stannard 3rd, Land Surveyor, of Fair Haven, Vermont" which survey is on record in the Hubbardton Town Land Records at Slide 97, Side A and at Map Book 3, page 18.

Included herein is the right of way given to Pamela Davis in the above referenced deed and described as follows:

TOGETHER WITH a right of way, up to fifty feet in width, where available, over the private roadway owned in fee simple by the Grantors herein and known as the "Camp Road" from the southwesterly end of Hubbardton Town Highway #9 (also known as "Camp Road") in general southwesterly direction along the northwesterly lines of the lands first herein above described and conveyed.

Subject to the restrictions recited in the above referenced deed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said EDWARD FRANCIS DAMM, III AND WENDI RAE DAMM, husband and wife, as tenants by the entirety, and their heirs, executors and assigns, to their own use and behoof forever; And I the said PAMELA J. DAVIS, for myself and my heirs, executors, administrators and assigns, do covenant with the said EDWARD FRANCIS DAMM, III AND WENDI RAE DAMM, and their heirs, executors and assigns, that until the ensealing of these presents, I am the sole owner of the lands and premises, and have good right and title to convey the same in manner foresaid, they are

FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and I, the said GRANTOR, PAMELA J. DAVIS, and my heirs, executors, administrators and assigns do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinbefore set forth.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16 day of Apr 2021.

Pamela J Davis by Nicole Peck McPhee
Pamela J. Davis by Nicole Peck McPhee
Her attorney in fact

STATE OF VERMONT)
RUTLAND COUNTY)

This record was acknowledged before me on 16^R, 2021 by Pamela J. Davis by Nicole Peck McPhee her attorney in fact.

Before me, Christopher W. Blanchard
Notary Public
Expiration date 1/31/21

Christopher W. Blanchard
Notary Public State of Vermont
Commission Expires 01/31/2023
Commission # 0000540

RECEIVED FOR RECORD
HUBBARDTON TOWN CLERK'S OFFICE
DATE 21st April 2021 12:04 PM
Jessica M. Heddell CLERK (Asst)
A TRUE COPY

ACKNOWLEDGEMENT	TOWN NUMBER
RETURN REC'D (INCLUDING CERTIFICATES & IF REQ'D. ACT 250 DISCLOSURE STATEMENT)	<u>31-32</u>
SIGNED <u>Jessica M. Heddell</u>	<u>#4</u>
DATE <u>4/21/21</u>	CLERK (<u>Asst</u>)

41 402

CHARLES F + MARY F + THOMAS E.
+ RICHARD D. MILLER

to PAMELA J. DAVIS ~ WARR.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, We, CHARLES F. MILLER AND MARY F. MILLER, husband and wife, of the Town of Phoenixville, and State of Pennsylvania, and THOMAS E. MILLER, of the Town of Harrison, and State of New York, and RICHARD D. MILLER, of the Town of Phoenixville, and State of Pennsylvania, Grantors, in the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS paid to our full satisfaction by PAMELA J. DAVIS, of the Town of Westport, and State of Connecticut, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, PAMELA J.

DAVIS, her successors and assigns, forever, a certain piece of land situated in the Town of Hubbardton, County of Rutland and State of Vermont, described as follows, viz:

Being all and singular the same land and premises conveyed to Charles F. Miller and Mary F. Miller, husband and wife, and Thomas E. Miller and Richard D. Miller, by deed of Charles F. Miller and Mary F. Miller, husband and wife, dated December 20, 1990, Book 20, Page 593 of Hubbardton Land Records and therein described as follows:

SEE 'SCHEDULE A' ATTACHED HERETO.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said Grantee, PAMELA J. DAVIS, her successors and assigns, forever, her own use and behoof forever; and we, the said Grantors, CHARLES F. MILLER and MARY F. MILLER, husband and wife, and THOMAS E. MILLER and RICHARD D. MILLER, do covenant with the Grantee, PAMELA J. DAVIS, her successors and assigns, that until the ensailing of these presents, we are the sole owners 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 otherwise provided;

SCHEDULE A

Attachment to Warranty Deed from Charles F. Miller and Mary F. Miller, husband and wife, and Thomas E. Miller and Richard D. Miller to Pamela J. Davis, dated July ____, 2006

Being a PORTION of the same lands and premises conveyed to Charles F. Miller and Mary F. Miller, husband and wife, two of the Grantors herein, by Elizabeth B. Doten, by her deed of warranty dated November 5, 1971 and recorded on November 12, 1971 in Book 20 at pages 593-595 of the Hubbardton Public Land Records.

The lands herein described and conveyed are also a PORTION of the same lands and premises in which an interest was conveyed to said Thomas E. Miller and Richard D. Miller, two of the Grantors herein, by said Charles F. Miller and Mary F. Miller, husband and wife, by three separate deeds of warranty, each deed conveying a 7 1/2 % interest to each grantee, establishing Thomas E. Miller, the Grantor herein, as a tenant in common with a 22 1/2% undivided interest in the lands and premises herein conveyed and establishing Richard D. Miller, the Grantor herein, as a tenant in common with a 22 1/2% undivided interest in the lands and premises herein conveyed. The three separate deeds of warranty, all conveyed by said Charles F. Miller and said Mary F. Miller, husband and wife, to said Thomas E. Miller and said Richard D. Miller, are more particularly described herein as follows:

- 1) The first dated December 20, 1990 and recorded on March 13, 1991 in Book 31 at pages 267-268 of the Hubbardton Public Land Records.
- 2) The second dated December 20, 1990 and recorded on March 13, 1991 in Book 31 at pages 269-270 of the Hubbardton Public Land Records.
- 3) The third dated February 20, 1991 and recorded on March 13, 1991 in Book 31 at pages 271-272 of the Hubbardton Public Land Records.

The lands herein conveyed are more particularly described as follows:

Beginning at an old iron pipe in the apparent southerly line of Hubbardton Town Highway # 9, also known as "Camp Road" and at the northwesterly corner of lands now or formerly of Andres J. Garcia-Arrequi and Isabel M. Fullana, said old iron pipe being South 8 degrees 25 minutes 10 seconds East 42.97 feet from an old iron pipe found at or near the northerly line of said "Camp Road"; thence running along the westerly line of lands now or formerly of said Garcia-Arrequi and said Fullana South 10 degrees 20 minutes 10 seconds East 1,090.0 feet to an iron pin set for a corner at the southwesterly corner of lands now or formerly of said Garcia-Arrequi and said Fullana and at a northwesterly corner of lands now or formerly of Vermont Wance Camp, Inc.; thence continuing the same course along a westerly line of lands now or formerly of said Vermont Wance Camp, Inc. and across the westerly portion of a small pond and running South 10 degrees 20 minutes 10 seconds East 935.9 feet to an iron pin set for a corner at a southwesterly corner of lands now or formerly of said Vermont Wance Camp, Inc. and in a northerly line of lands of Christopher Bandler, said last-mentioned iron pin being South 79 degrees 55 minutes 10 seconds West 127.77 feet from an old iron pipe found at a northeasterly corner of lands of said Bandler; thence running along a northerly line of lands of said Bandler South 79 degrees 55 minutes 10 seconds West 580.0 feet to an iron pin set on line in a northerly line of lands of said Bandler; thence continuing the same course and running along a northerly line of lands of said Bandler South 79 degrees 55 minutes 10 seconds West 760.0 feet to an iron pin set on line in a northerly line of lands of said Bandler; thence continuing the same course and running along a northerly line of lands of said Bandler South 79 degrees 55 minutes 10 seconds West 215.4 feet to a point in the centerline at the southerly end of a right of way reserved to said Bandler and hereinbelow described; thence continuing the same course and running along a northerly line of lands of said Bandler South 79 degrees 55 minutes 10 seconds West 334.9 feet to an old iron pipe at a northwesterly corner of lands of said Bandler; thence running along a westerly line of lands of said Bandler South 2 degrees 08 minutes 00 seconds West 467.5 feet to an iron pin set for a corner in an old stone pile on top of a large boulder and at an in-corner of lands of said Bandler; thence running along a northerly line of lands of said Bandler North

84 degrees 14 minutes 40 seconds West 352.0 feet to an iron pin set for a corner in a northerly line of lands of said Bandler and at a southeasterly corner of lands being retained by the Grantors herein; thence running along an easterly line of lands being retained by the Grantors herein North 14 degrees 27 minutes 25 seconds West 1,114.9 feet to an iron pin set for a corner about twenty-five feet easterly of the centerline of the private roadway known as "Camp Road" (said private roadway being on lands of the Grantors herein and being an extension southwesterly of Hubbardton Town Highway # 9); thence running about twenty-five feet easterly or southerly of and about parallel to the centerline of said private "Camp Road" the following courses:

North 22 degrees 56 minutes 00 seconds East 76.83 feet,

North 19 degrees 16 minutes 40 seconds East 217.8 feet,

along a clockwise curve with an inside (delta) angle of 17 degrees 40 minutes 00 seconds and with a radius of 502.0 feet an arc distance of 154.79 feet,

along a clockwise curve with an inside (delta) angle of 27 degrees 00 minutes 00 seconds and with a radius of 143.00 feet an arc distance of 67.39 feet,

along a clockwise curve with an inside (delta) angle of 40 degrees 00 minutes 00 seconds and with a radius of 20.00 feet an arc distance of 13.96 feet,

South 76 degrees 03 minutes 20 seconds East 47.28 feet,

South 69 degrees 05 minutes 30 seconds East 136.75 feet,

South 72 degrees 09 minutes 10 seconds East 37.06 feet,

along a counterclockwise curve with an inside (delta) angle of 56 degrees 26 minutes 00 seconds and with a radius of 187.00 feet an arc distance of 184.19 feet,

North 51 degrees 24 minutes 50 seconds East 73.06 feet, and

North 42 degrees 28 minutes 50 seconds East 319.8 feet to an iron pin set about twenty-five feet southeasterly of the centerline of said private "Camp Road"; thence running about twenty-five feet southeasterly of and about parallel to the centerline of said private "Camp Road" the following courses:

along a clockwise curve with an inside (delta) angle of 35 degrees 10 minutes 00 seconds and with a radius of 286.0 feet an arc distance of 175.54 feet,

92 1/2

North 77 degrees 38 minutes 50 seconds East 60.47 feet,
along a counterclockwise curve with an inside (delta) angle of 38 degrees 10
minutes 00 seconds and with a radius of 306.0 feet an arc distance of
203.8 feet,

North 39 degrees 28 minutes 50 seconds East 94.69 feet,

North 37 degrees 08 minutes 30 seconds East 91.81 feet,

North 31 degrees 29 minutes 00 seconds East 185.39 feet, and

North 35 degrees 16 minutes 20 seconds East 51.53 feet to an iron pin set for a
corner in an old stone wall about twenty-five feet easterly of the centerline of said private
"Camp Road"; thence running about twenty-five feet southeasterly of and about parallel to
the centerline of said private "Camp Road" and along the apparent southeasterly line of
said Hubbardton Town Highway # 9 the following courses:

North 35 degrees 16 minutes 20 seconds East 73.42 feet,

along a clockwise curve with an inside (delta) angle of 25 degrees 10 minutes 00
seconds and with a radius of 716.5 feet an arc distance of 314.7 feet, and

North 60 degrees 26 minutes 20 seconds East 71.60 feet to an iron pin set in the
apparent southerly line of said Hubbardton Town Highway # 9, also known as "Camp
Road"; thence running along the apparent southerly line of said "Camp Road" the follow-
ing courses:

North 60 degrees 26 minutes 20 seconds East 54.33 feet,

North 62 degrees 46 minutes 15 seconds East 100.25 feet,

North 67 degrees 02 minutes 30 seconds East 92.99 feet, and

North 74 degrees 41 minutes 05 seconds East 44.87 feet to the centerline of the
northerly end of the right of way hereinbelow described; thence running along the appar-
ent southerly line of said "Camp Road" North 83 degrees 58 minutes 40 seconds East
25.00 feet to the point and place of beginning, and containing 81.182 acres of land.

TOGETHER WITH a right of way, up to fifty feet in width, where available, over the
private roadway owned in fee simple by the Grantors herein and known as the "Camp
Road" from the southwesterly end of Hubbardton Town Highway # 9 (also known as

"Camp Road") in a general southwesterly direction along the northwesterly lines of lands
first hereinabove described and conveyed

EXCEPTING AND RESERVING from the above described unto Christopher Bandler,
his heirs and assigns, a right of way, fifty feet in width, to be used in common with the
Grantee(s) herein and her (their) heirs and assigns, running from said "Camp Road"
southerly and southwesterly through the lands hereinabove described and conveyed, as said
right of way was described in a warranty conveyance from Charles F. Miller and Mary F.
Miller, two of the Grantors herein, to Perry A. McEdward and Jean E. McEdward,
husband and wife, said conveyance dated August 13, 1979 and recorded in Book 24 at
pages 222-223 of the Hubbardton Public Land Records. Said right of way was apparently
intended to include the roadway presently existing as it runs southerly and southwesterly
from the apparent southerly line of said public "Camp Road" through lands first herei-
nabove described and conveyed to lands of said Christopher Bandler.

EXCEPTING AND RESERVING from the above described any rights which the general
public or the State of Vermont may have in or unto the waters of the pond, a small portion
of which is included in the southeasterly section of lands hereinabove described and
conveyed.

EXCEPTING AND RESERVING from the above described any power or pole line rights
of way or easements which may exist of record.

The above described is rejected on a set of three survey plats entitled Lands of Charles F.
Miller and Mary F. Miller et al Southerly and Easterly of the Access Road Extending
From Town Highway # 9 Including Four Lots Proposed for Conveyance, dated July
13, 2000 in Hubbardton, Vermont and prepared by George J. Stannard 3rd, Land Sur-
veyor, of Fair Haven, Vermont.

TOGETHER WITH, unto the Grantee(s) herein, her (their) heirs and assigns, an easement over a parcel of land on the easterly shore of Lake Hortonia, said lands over which said easement is conveyed being the most southwesterly lands of the Grantors herein in the Town of Hubbardton. Said easement is proposed to include rights 1) to build, maintain, and travel a road or driveway for ingress and egress from the "access road" on the east to the shore of Lake Hortonia on the west, 2) for general recreational activities, such as swimming, boating, picnicking, etc., and 3) for parking.

The lands over which said easement is conveyed are described as follows:

Beginning at an iron pin reset for a corner on the westerly side of a woods road or "access road" and in a northerly line of lands of Christopher Bandler, said iron pin being North 84 degrees 14 minutes 40 seconds West 51.46 feet from an iron pin reset in a northerly line of lands of said Bandler and at the southwesterly corner of those other lands easterly of the "access road" being retained by the Grantors herein; thence from said iron pin at the point of beginning running along a northerly line of lands of said Bandler North 84 degrees 14 minutes 40 seconds West 42.09 feet to an iron pipe found at a northwesterly corner of lands of said Bandler and at a northeasterly corner of lands of Jonathan Rogers Rutter and Beverly Rutter; thence running along a northerly line of lands of said Rutters North 88 degrees 17 minutes 40 seconds West 54.87 feet to an iron pin set on line; thence continuing the same course and running along a northerly line of lands of said Rutters North 88 degrees 17 minutes 40 seconds West 55.01 feet to an iron pin set on line; thence continuing the same course and running along a northerly line of lands of said Rutters North 88 degrees 17 minutes 40 seconds West 6.69 feet to the apparent center of base of a marble monument found; thence continuing the same course and running along a northerly line of lands of said Rutters North 88 degrees 17 minutes 40 seconds West 11.28 feet to an apparent northwesterly corner of lands of said Rutters and to the apparent

easterly shoreline of Lake Hortonia; thence running along the apparent easterly shoreline of said Lake Hortonia the following courses:

North 27 degrees 34 minutes 55 seconds East 3.88 feet,
 North 10 degrees 52 minutes 25 seconds East 12.26 feet,
 North 6 degrees 05 minutes 55 seconds East 17.65 feet,
 North 15 degrees 51 minutes 10 seconds East 7.01 feet,
 North 27 degrees 07 minutes 20 seconds East 3.32 feet,
 North 9 degrees 32 minutes 45 seconds East 5.90 feet,
 North 6 degrees 05 minutes 20 seconds East 11.23 feet,
 North 14 degrees 51 minutes 10 seconds East 12.60 feet,
 North 8 degrees 17 minutes 00 seconds East 36.21 feet,
 North 1 degree 09 minutes 20 seconds West 38.89 feet, and

North 10 degrees 08 minutes 35 seconds East 2.94 feet to a point in the apparent easterly shoreline of said Lake Hortonia and at an apparent southwesterly corner of other lands of the Grantors herein; thence running along a southerly line of other lands of the Grantors herein North 86 degrees 06 minutes 25 seconds East 36.22 feet to an iron pin set on line; thence continuing the same course and running along a southerly line of other lands of the Grantors herein North 86 degrees 06 minutes 25 seconds East 64.63 feet to an iron pin set at a bending point; thence running along a southerly line of other lands of the Grantors herein South 60 degrees 04 minutes 50 seconds East 76.57 feet to an iron pin set at a bending point; thence running along a southerly line of other lands of the Grantors herein South 83 degrees 12 minutes 10 seconds East 25.90 feet to an iron pin set for a corner at an in-corner of other lands of the Grantors herein and westerly of said "access road"; thence running westerly of said "access road" and along a westerly line of other lands of said Millers the following courses:

South 17 degrees 10 minutes 00 seconds West 14.87 feet, and

South 19 degrees 25 minutes 30 seconds West 115.47 feet to the point and place of beginning, and containing 0.613 acres of land.

TOGETHER WITH, unto the Grantee(s) herein, and her (their) heirs and assigns in common with the Grantors herein, their heirs and assigns and others legally entitled thereto, a right of way, fifty feet in width, where available, for ingress and egress, from the southwesterly end of Hubbardton Town Highway # 9 (the public "Camp Road") over the private "Camp Road" running generally southwesterly over lands of the Grantors herein to its intersection with and then running along the private "access road" which continues generally southwesterly through lands of the Grantors herein to the lands hereinabove conveyed in easement, together with the right to construct, travel and maintain a driveway from said "access road" to the lands hereinabove conveyed in easement. The right of way herein granted and running through lands of the Grantors herein is depicted on the set of three plats referenced above.

TOGETHER WITH, unto the Grantee(s) herein, any lands which may lie between the lands herein conveyed in easement on the east and Lake Hortonia on the west. Lands hereinabove conveyed in easement are bounded westerly by the public waters of Lake Hortonia.

EXCEPTING AND RESERVING, unto the Grantors herein, their heirs and assigns, a right of way over any driveway to be constructed over the lands herein conveyed in easement for ingress to and egress from other lands of the Grantors herein northerly of the lands hereinabove conveyed in easement.

The lands above conveyed in easement are reflected on a survey plat entitled *Lands Proposed for Easement From Lands of Charles F. Miller and Mary F. Miller, Thomas*

E. Miller and Richard D. Miller As Addendum to July 13, 2000 3-plat Set of Four Lots (and other lands) of Millers on Easterly Side of Lake Hortonia, dated June 6, 2006 in Hubbardton, Vermont and prepared by George J. Stannard 3rd, Land Surveyor, of Fair Haven, Vermont.

ADDENDUM

Charles Miller, Mary Miller, Richard Miller and Thomas Miller to Pamela Davis

The following restrictive covenants will become part of the deed of conveyance and will be required in all other deeds:

1. The property shall be used for residential purposes only and shall not be used for any commercial purpose except for occasional rental of the residential structure, which shall be permitted.
2. There shall be no outdoor accumulation of trash or garbage on the premises except in closed containers and there shall be no outside storage of unregistered vehicles on the premises.
3. No mobile home or modular home shall be located on the premises whether on a foundation or not.
4. The property shall not be subdivided into parcels of less than 10 acres.
5. No animals, livestock or poultry or any kind shall be kept, raised or bred on the premises, except for the usual household pets, which shall include 2 or fewer horses or ponies.

AND FURTHER, we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15th day of June 2006.

IN PRESENCE OF:

Jacqueline Pond
Witness

Charles F. Miller
CHARLES F. MILLER L.S.

Mary F. Miller
MARY F. MILLER L.S.

STATE OF VERMONT
COUNTY OF RUTLAND, SS.

At the Town of CASTLETON, in said County and State, this 15th day of June, 2006, personally appeared CHARLES F. MILLER AND MARY F. MILLER, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me *Jacqueline Pond*
Notary Public

My commission expires: 2-10-07.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th day of July 2006.

IN PRESENCE OF:

Christopher A. Howe
Witness

Thomas E. Miller by John D. Burke
THOMAS E. MILLER, by his attorney L.S. *his atty in fact*
in fact John D. Burke

Richard D. Miller by John D. Burke
RICHARD D. MILLER, by his attorney L.S. *his atty in fact*
in fact, John D. Burke

STATE OF VERMONT
COUNTY OF RUTLAND, SS.

At the Town of Hubbardton in said County and State, this 7th day of July, 2006, personally appeared THOMAS E. MILLER and RICHARD D. MILLER, by and through their attorney in fact, John D. Burke, and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of Thomas E. Miller and Richard D. Miller.

Before me: *Christopher A. Howe*
Notary Public

My commission expires: 2/10/07

ACKNOWLEDGEMENT
RETURN REC'D (INCLUDING
CERTIFICATES & IF REC'D,
ACT 250 DISCLOSURE
STATEMENT) & TAX PAID
SIGNED *[Signature]*
DATE 7/17/06
TOWN NUMBER
36-07
16
CLERK

RECEIVED FOR RECORD
HUBBARDTON TOWN CLERK'S OFFICE

DATE 12th July AD 2006 at 1 o'clock PM

Christine E. Vittoria
A TRUE COPY

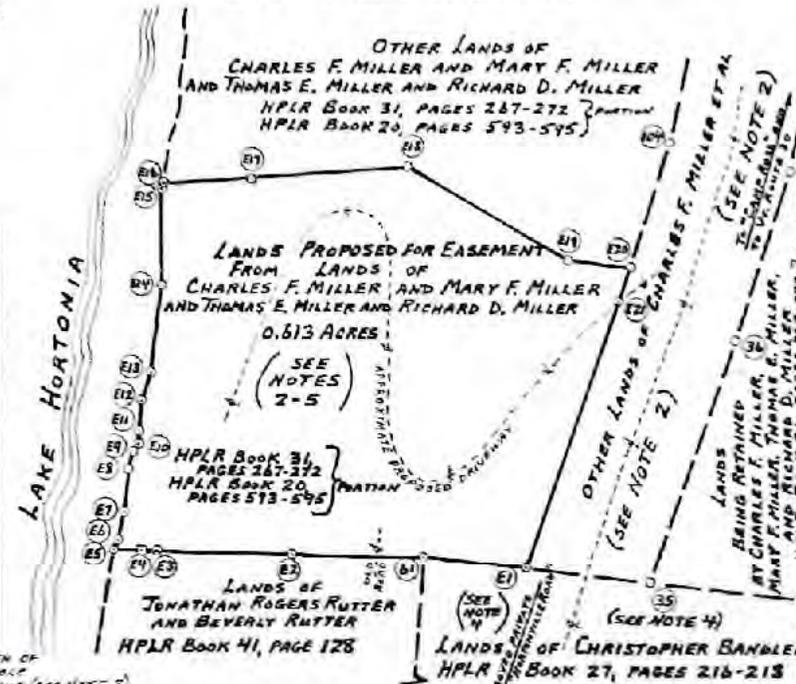


(SEE NOTE 1)
ASSUMED MAGNETIC DECLINATION 1984
3 IN 20'

EASEMENT TO BUILT, MAINTAIN AND OPERATE A ROAD OR DRIVEWAY ONLY STRICTLY ALONG THE NORTH-WESTERLY SIDE OF THE ROAD AND CROSSING FROM THE "ACCESS ROAD" ON THE EAST TO THE SHORE OF LAKE HORTONIA ON THE WEST AND/OR AN EASEMENT FOR GENERAL RECREATIONAL PURPOSES, SUCH AS SWIMMING, BOATING, FISHING, ETC., AND (3) PARKING (INCLUDING OVER 200 CARS).

- LEGEND**
- GREAT IRON MONUMENT (1992)
 - NUMBER OF FEET OR MEASUREMENT
 - STAKE OR CONCRETE MARKER
 - WATER LEVEL
 - CORNER STAKED BY SURVEYOR WITH (OR BY RECONSTRUCTION)
 - LINE NOT DRAWN TO SCALE
 - HPLR - HUBBARDTON PUBLIC LAND RECORDS

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JUL 13 2006



LINE TO	BEARING	DISTANCE
E1	E1	N54°14'40"W 42.04'
E1	E2	N55°17'40"W 54.57'
E2	E3	N55°17'40"W 55.01'
E3	E4	N55°17'40"W 6.61'
E4	E5	N55°17'40"W 11.25'
E5	E6	N27°34'55"E 3.85'
E6	E7	N10°52'25"E 12.26'
E7	E8	N6°05'55"E 17.65'
E8	E9	N55°11'0"E 7.01'
E9	E10	N21°01'20"E 3.32'
E10	E11	N4°32'45"E 5.90'
E11	E12	N6°05'30"E 11.23'
E12	E13	N4°51'15"E 12.60'
E13	E14	N6°17'00"E 36.21'
E14	E15	N1°01'20"W 35.84'
E15	E16	N10°05'35"E 2.44'
E16	E17	N5°04'25"E 38.22'
E17	E18	N8°04'25"E 64.63'
E18	E19	S80°04'50"E 76.57'
E19	E20	S83°12'10"E 25.70'
E20	E21	S17°10'00"W 14.87'
E21	E1	S19°25'30"W 115.47'

TIES

LINE TO	BEARING	DISTANCE
E1	E2	S17°10'00"W 72.54'
E2	E3	S19°25'30"W 104.30'
E3	E1	N54°14'40"W 51.46'
E1	E5	N55°17'40"W 127.85'
E5	E16	N7°21'50"E 150.80'
E16	E18	N8°04'25"E 100.85'
E18	E20	S17°10'00"W 54.00'
E20	E21	S17°10'00"W 65.57'
E21	E1	N4°29'55"E 171.94'

MONUMENTS (SEE NOTE 4)

LINE	DESCRIPTION
E1	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E2	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E3	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E4	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E5	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E6	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E7	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E8	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E9	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E10	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E11	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E12	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E13	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E14	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E15	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E16	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E17	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E18	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E19	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E20	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP
E21	1" GALV. IRON SET WITH TOP ABOUT 3" ABOVE GROUND LEVEL AND WITH "STANDARD" CAP

- NOTE 1:** ALL BEARINGS ARE BASED ON ASSUMED MAGNETIC NORTH OF FEBRUARY, 1984 AND ARE RELATED AS CLOSELY AS POSSIBLE TO THE DATA ON THE ORIGINAL MILLER AND RUTTER SURVEYS (SEE NOTE 3).
- NOTE 2:** THE ROAD BETWEEN LANDS SURVEYED HEREIN FOR A PROPOSED EASEMENT (ON THE WEST) AND LANDS TO BE RETAINED BY THE MILLERS (ON THE EAST), IS AN UNIMPROVED PRIVATE WOOD ROAD OWNED BY THE MILLERS. INGRESS AND EGRESS TO AND FROM THE LANDS HEREIN PROPOSED FOR AN EASEMENT IS FROM THE SOUTH-WESTERLY END OF HUBBARDTON TOWN HIGHWAY # 9 (THE PUBLIC "CAMP ROAD") SOUTH-WESTERLY ALONG THE NORTH-WESTERLY SIDES OF "PROPOSED LOTS # 1-4" AND ALONG THE NORTH-WESTERLY AND WESTERLY SIDES OF LANDS BEING RETAINED BY THE MILLERS (ALL AS REFERRED TO ON THE THREE-PLAT MILLER SURVEY OF JULY 13, 2000 - SEE NOTE 3) OR THE PRIVATE "CAMP ROAD" AND ITS EXTENSION (ALL SHOWN IN REFERENCE TO THE MILLERS).
- NOTE 3:** REFERENCE IS MADE TO A SET OF THREE PLATS ENTITLED "LANDS OF CHARLES F. MILLER AND MARY F. MILLER BY A SOUTH-LAKE AND EASTERN OF THE ACCESS ROAD EXTENDING FROM TOWN HIGHWAY # 9 INCLUDING FOUR LOTS PROPOSED FOR CONVEYANCE," DATED JULY 13, 2000 IN HUBBARDTON, VERMONT AND FORWARDED BY GEORGE J. STANNARD, JR., LAND SURVEYOR. THIS PLAT IS AN ADDENDUM TO THAT SET OF PLATS, AND ALL INFORMATION, NOTES, APPROPRIATES, ETC., IN THAT SET SHOULD BE APPLIED TO AND CONSIDERED A PART OF THIS PLAT (AND VICE VERSA).
- NOTE 4:** UNLESS OTHERWISE DESCRIBED, ALL MONUMENTS, BOTH FOUND AND SET, WERE MEASURED TO THE CENTER OF BASE AT GROUND LEVEL. ALL IRON PINS SET WERE 1/2" REINFORCING BARS, PAINTED RED, AND TRAPPED BY TRAWL, PLASTIC CAPS INSCRIBED "G. STANNARD L.S. 1947".

I CERTIFY THAT THIS PLAT IS BASED ON LAND RECORDS, FIELD EVIDENCE, AND FARMER SURVEYS, ALL AS REFERENCED, RECORDED, AND NOTED HEREIN (AND VICE VERSA).

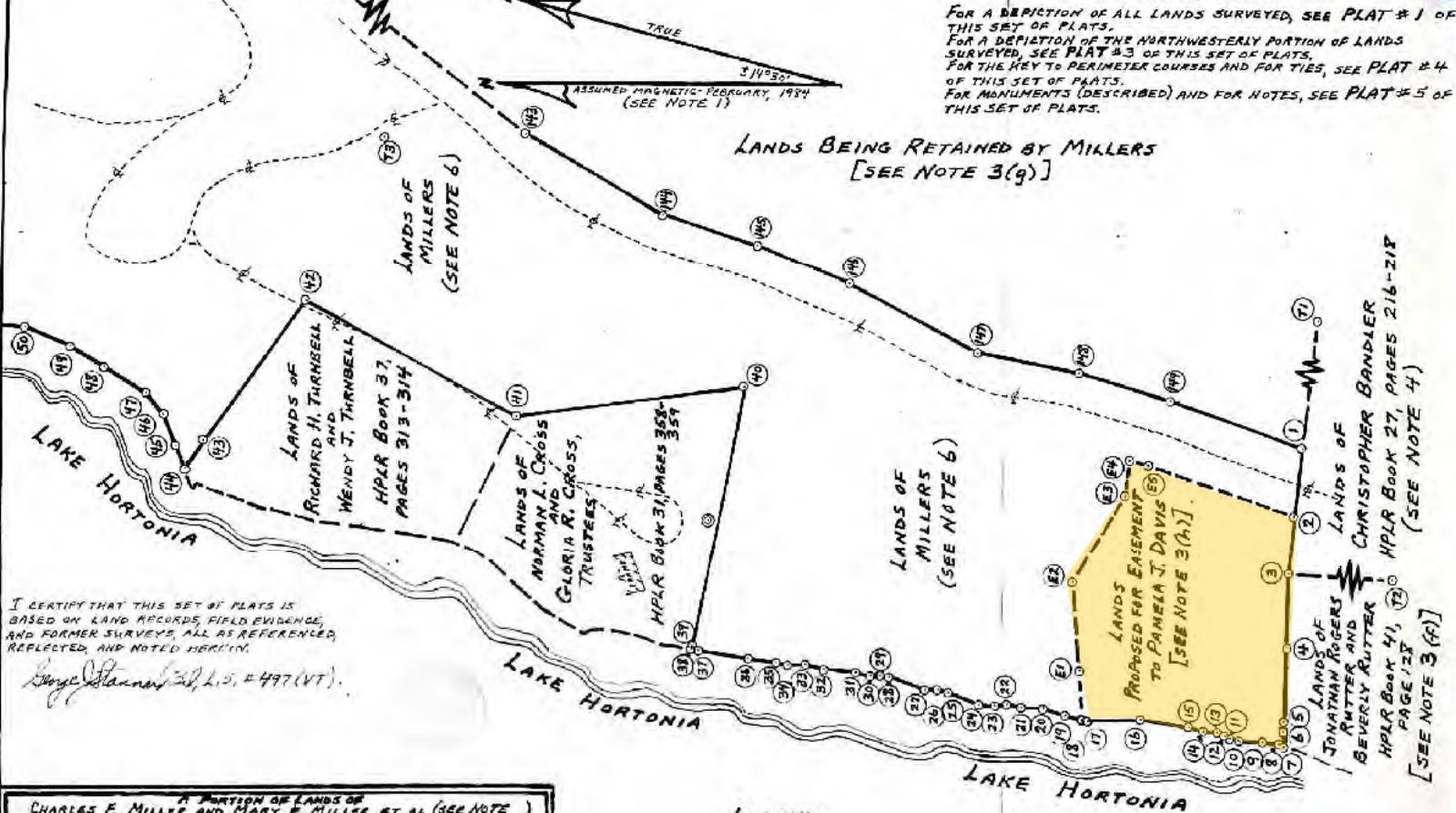
GEORGE J. STANNARD JR., LAND SURVEYOR OF FAIR HAVEN, VERMONT

LANDS PROPOSED FOR EASEMENT FROM LANDS OF CHARLES F. MILLER AND MARY F. MILLER, THOMAS E. MILLER AND RICHARD D. MILLER AS ACCORDING TO JULY 13, 2000 3-PLAT SET OF FOUR LOTS (AND OTHER LANDS) OF MILLERS ON EASTERLY SIDE OF LAKE HORTONIA

HUBBARDTON, VERMONT JUNE 6, 2006
OUTLAND COUNTY FIELD OFFICE 200763-74
SCALE: 1" = 30'

FOR A DEPICTION OF ALL LANDS SURVEYED, SEE PLAT # 1 OF THIS SET OF PLATS.
 FOR A DEPICTION OF THE NORTHWESTERLY PORTION OF LANDS SURVEYED, SEE PLAT # 3 OF THIS SET OF PLATS.
 FOR THE KEY TO PERIMETER COURSES AND FOR TIES, SEE PLAT # 4 OF THIS SET OF PLATS.
 FOR MONUMENTS (DESCRIBED) AND FOR NOTES, SEE PLAT # 5 OF THIS SET OF PLATS.

LANDS BEING RETAINED BY MILLERS
 [SEE NOTE 3(g)]



I CERTIFY THAT THIS SET OF PLATS IS BASED ON LAND RECORDS, FIELD EVIDENCE, AND FORMER SURVEYS, ALL AS REFERENCED, REFLECTED, AND NOTED HEREON.
 George Stannard 3rd, L.S., #497(VT).

A PORTION OF LANDS OF CHARLES F. MILLER AND MARY F. MILLER ET AL (SEE NOTE 1) PROPOSED FOR EASEMENT TO PAMELA J. DAVIS 0.413 ACRES

FROM TO	BEARING	DISTANCE	FROM TO	BEARING	DISTANCE		
2	3	N84°14'40"W	42.09'	13	14	N6°05'20"E	11.23'
3	4	N83°17'40"W	54.37'	14	15	N14°51'10"E	12.60'
4	5	N83°17'40"W	55.01'	15	16	N8°17'00"E	36.21'
5	6	N83°17'40"W	6.69'	16	17	N1°09'20"W	38.27'
6	7	N83°17'40"W	11.28'	17	18	N10°08'35"E	2.94'
7	8	N27°34'55"E	3.38'	18	19	N86°06'25"E	36.22'
8	9	N10°52'25"E	12.26'	19	20	N86°06'25"E	64.63'
9	10	N6°05'55"E	17.65'	20	21	S60°04'50"E	76.57'
10	11	N15°51'10"E	7.01'	21	22	S83°12'10"E	25.90'
11	12	N27°07'30"E	3.32'	22	23	S17°10'00"W	14.37'
12	13	N9°32'45"E	5.90'	23	24	S19°25'30"W	115.47'

- LEGEND
- (B) - POINT OF MONUMENT (S&D)
 - (S) - STAKE MONUMENT
 - (1) - NUMBER OF POINT OR MONUMENT
 - UTILITY POLE
 - UTILITY LINE
 - CENTERLINE AS PRESENTLY USED
 - PROPERTY LINE
 - HUBBARDTON PUBLIC LAND RECORDS

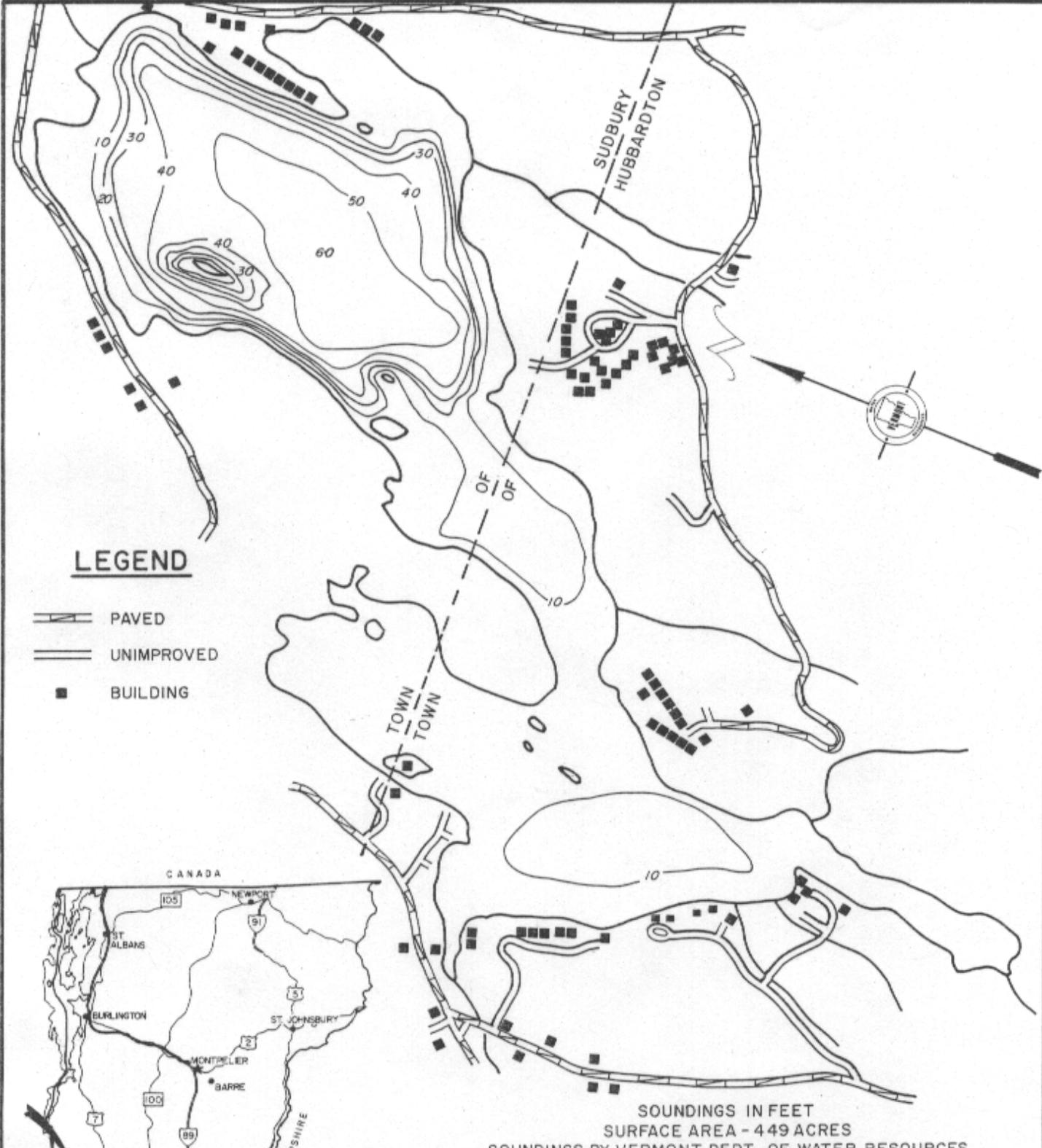
GEORGE J. STANNARD 3RD, LAND SURVEYOR OF FAIR HAVEN, VERMONT

PLAT # 2 OF A SET OF FIVE PLATS (THIS PLAT: DEPICTION OF SOUTHWESTERLY PORTION) LANDS OF CHARLES F. MILLER AND MARY F. MILLER ET AL NORTHEASTLY AND WESTERLY OF THE ACCESS ROAD EXTENDING FROM HUBBARDTON TOWN HIGHWAY #49

HUBBARDTON, VERMONT JULY 5, 2006 (RUTLAND COUNTY) FILED NOTES: 200308-14 AND 112 100500-1

SCALE: 1" = 50'

RECORDING: See Page 49



LEGEND

- PAVED
- UNIMPROVED
- BUILDING

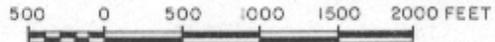


LOCATION MAP

SOUNDINGS IN FEET
 SURFACE AREA - 449 ACRES
 SOUNDINGS BY VERMONT DEPT. OF WATER RESOURCES

LAKE HORTONIA

TOWN OF SUDBURY
 TOWN OF HUBBARDTON
 RUTLAND COUNTY



Drawn By <i>g.m.d.</i>	DEPARTMENT OF WATER RESOURCES VERMONT MONTPELIER, VERMONT	Sounding Date SEPT., 1960
Checked By		Revised
Date Drawn 6/15/82		

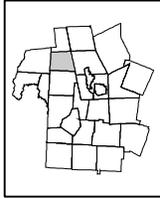
HUBBARDTON, VERMONT

Legend

-  State Highway
-  Class 2 Town Road
-  Class 3 Town Road
-  Class 4 Town Road
-  State Forest Road
-  Private Road
-  Other Road
-  Surface Water



LOCATION MAP



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 was produced on 7/12/2005

