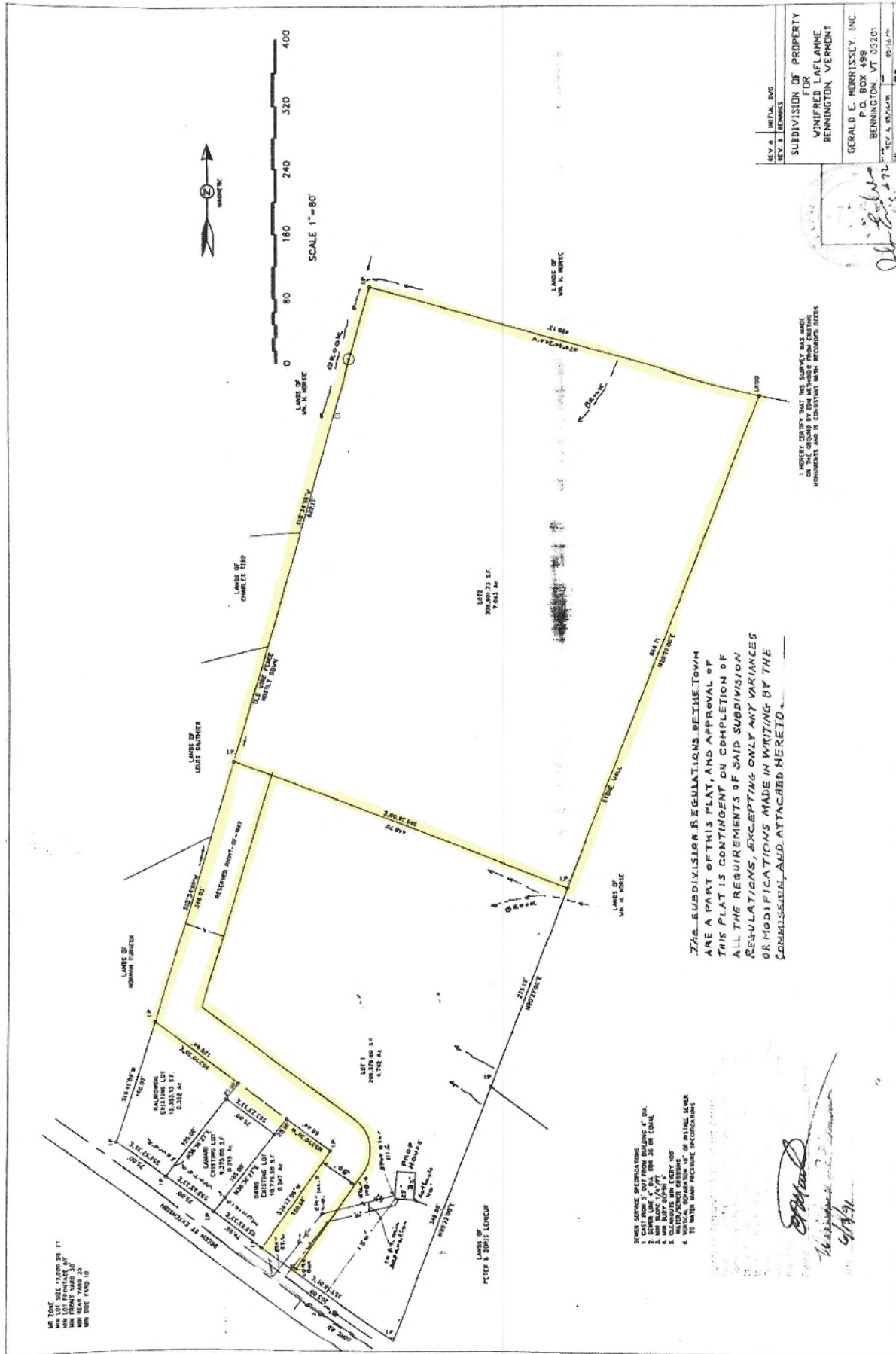


- utility pole
- Pin Found
- Road / Trail
- Road / Trail 2
- Boundary 1
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



I HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND BY THE METHODS FROM EXISTING MONUMENTS AND IS CONSISTENT WITH RECORDED DEEDS

THE SUBDIVISION REGULATIONS OF THE TOWN ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE COMMISSION AND ATTACHED HERETO.

SEWER SERVICE SPECIFICATIONS

1. CALL FROM 5' OUT FROM BUILDING 4" DIA.
2. SEWER LINE 4" DIA. FOR 35' TO TOTAL
3. MIN SLOPE 1/8" FT
4. MIN RUBY DEPTH 6"
5. CLEARANCES MIN EVERY 100'
6. WATER/SEWER CROSSING
7. VERTICAL SEPARATION 18" OR INITIAL SEWER
8. NO. INVERT, 18" DIA. SEWER, 18" DIA. SEWER

6/3/91

11 05 0000 21 1

1
49.1 GA(C)

4-1-2015

MAP 57

217A
TOTAL

20.4
1.18 A

From: Carvajal, Joshua <Joshua.Carvajal@vermont.gov>
Sent: Friday, November 22, 2024 6:25 PM
To: Curtis Trousdale <curtis@preferredpropertiesvt.com>
Cc:
Subject: RE: 174 Gore Rd, Bennington

Based on my site visit today and field measurements of the stream channel within the 50 ft ROW (assumed location based on flagging in the field shown on attached map):
























The minimum sizing for a stream crossing is 12' span by 4' rise (open area dimensions under a bridge).

Let me know if you have additional questions.

Josh Carvajal
VT DEC Rivers Program



LEGEND

-  Bridges
-  Culvert
-  Wetland Projects
- Wetland - VSWI**
 -  Class 1 Wetland
 -  Class 2 Wetland
 -  Wetland Buffer
- Hazard Class**
 -  High Hazard Potential
 -  Significant Hazard Potential
 -  Low Hazard Potential
 -  Minimal Hazard Potential
 -  Undetermined Hazard Potential
-  Historical Dam Location
-  Parcels (standardized)
- 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

1: 2,435

November 22, 2024



NOTES

Map created using ANR's Natural Resources Atlas

124.0 0 62.00 124.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 203 Ft.

1cm = 24 Meters

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.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, DAVID SALAZAR, of Oxnard, County of Ventura and State of California, Grantor, in consideration of ten dollars and other good and valuable consideration paid to my full satisfaction by **EDGE EQUITY LLC**, a Wyoming limited liability company, with a place of business in Washington, County of Washington and State of Utah, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, **EDGE EQUITY LLC**, its successors and assigns, forever, a certain parcel of land situated in Bennington, County of Bennington and State of Vermont and further described as follows, viz:

Being all and the same land and premises conveyed to David Salazar by Administrator Deed of Harold Mcmanus, executor of the Estate of Winifred Laflamme, dated January 17, 2003 and recorded in Book 391 at Page 134, and being more particularly described therein as follows:

"Beginning at an iron pipe in the easterly line of line of lands now or formerly of Louis Gauthier, which pipe marks the northwest corner of a 4.742 acre parcel of land conveyed by Winifred T. LaFlamme to Stephen J. and Stacey L. Haviland by deed recorded at Book O-291, Page 96 of the Bennington Land Records, and also marks the northwest corner of the right of way reserved therein as hereinafter set forth; thence N 15°54'00" E 622.15 feet along the said Gauthier lands, lands now or formerly of Charles Tidd and lands now or formerly of William H. Morse to an iron pipe; thence running along the said Morse lands the following two courses [sic] and distances = S 74°44'34" E 499.13 feet to an iron rod, and thence S 20°22'34" W 664.71 feet to an iron pipe marking the northeast corner of the aforementioned Haviland parcel; thence N 69°38'00" W 448.70 feet along the said Haviland parcel to the point of beginning. Containing 7.043 acres of land, be the same more or less.

"Being "Lot 2" as shown on a survey map titled "Subdivision of Property for Winifred LaFlamme, Bennington, Vermont" by Gerald E. Morrissey, Inc., Bennington, Vermont, dated May 16, 1991 and filed at Map Slide #67 of the Bennington Land Records.

"Being a portion of the lands and premises which were conveyed to Winifred T. LaFlamme and her husband Henry C. LaFlamme (who predeceased her) by warranty deed of John R. & Stella C. Stone dated April 14, 1945 and recorded at Book O-87, Page 79 of the Bennington Land Records.

"There is included herewith a right of way as reserved in the deed of Winifred T. LaFlamme to Stephen J. & Stacey L. Haviland hereinabove referred to, and therein described as follows:

"... a right of way for all means of ingress and egress and maintenance of utilities reserved by the grantor, her heirs and assigns over a strip of lands described as follows:

"Beginning at the point of beginning of the conveyed parcel; thence running N 34°17'06" E along the east line of land of Timothy Davis 150.14 feet; thence running N 53°10'30" W along the north line of lands of Davis, through lands of Winifred LaFlamme and continuing along the north line of Kalinowski, in all 273.38 feet to the iron pipe at Kalinowski's northwest corner; thence running N 15°54'00" E along the east line of lands of Turgeon and Gauthier 348.03 feet to the northwest corner of the conveyed parcel; thence running S 69°38'00" E about 50 feet; thence running southerly, easterly and southerly 50 feet from and parallel to the first described three lines to the north side of Beech Street Ext.; thence running N 53°58'01" W about 50 feet to the point of beginning.

"The herein conveyed premises are subject to any rights owned by the heirs and assigns of Bradford Godfrey to divert the water of the stream located near where Judah Harwood once lived as described in Book 37, page 511, of the Bennington Land Records.

"The herein conveyed premises are subject to the following waiver under State of Vermont Deferral of Permit DE-8-1770, recorded at Book O-291, Page 45 of the Bennington Land Records.

"Waiver of Developmental Rights"

"In order to comply with State of Vermont Environmental Protection Rules on subdivision of lands and disposal of waste including sewage, the grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities or convey this land without first complying with said State regulations. The grantee by acceptance of this deed acknowledges that this lot may not qualify for approval for development under the appropriate environmental protection or health regulations and the State may deny an application to develop the lot."

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **EDGE EQUITY LLC**, its successors and assigns, to their own use and behoof forever;

And I the said Grantor, for myself and my heirs, executors, and administrators, do covenant with the said Grantee, its successors and 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 the 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 whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd day of August 2024.



DAVID SALAZAR By Paula J. LeBlanc,
Attorney-in-Fact

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At South Burlington, this 2nd day of August, 2024, Paula J. LeBlanc, attorney-in-fact for **DAVID SALAZAR**, personally appeared and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of **DAVID SALAZAR**.

[SEAL]

Before me: 

Notary Public

Print Name: _____

Doreen T. Guthrie Commission Expires: _____

Notary Public Commission No. _____

State of Vermont

Comm. Expires 1/31/2025

Commission #157.0003260