

38.9 +/- acres

The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

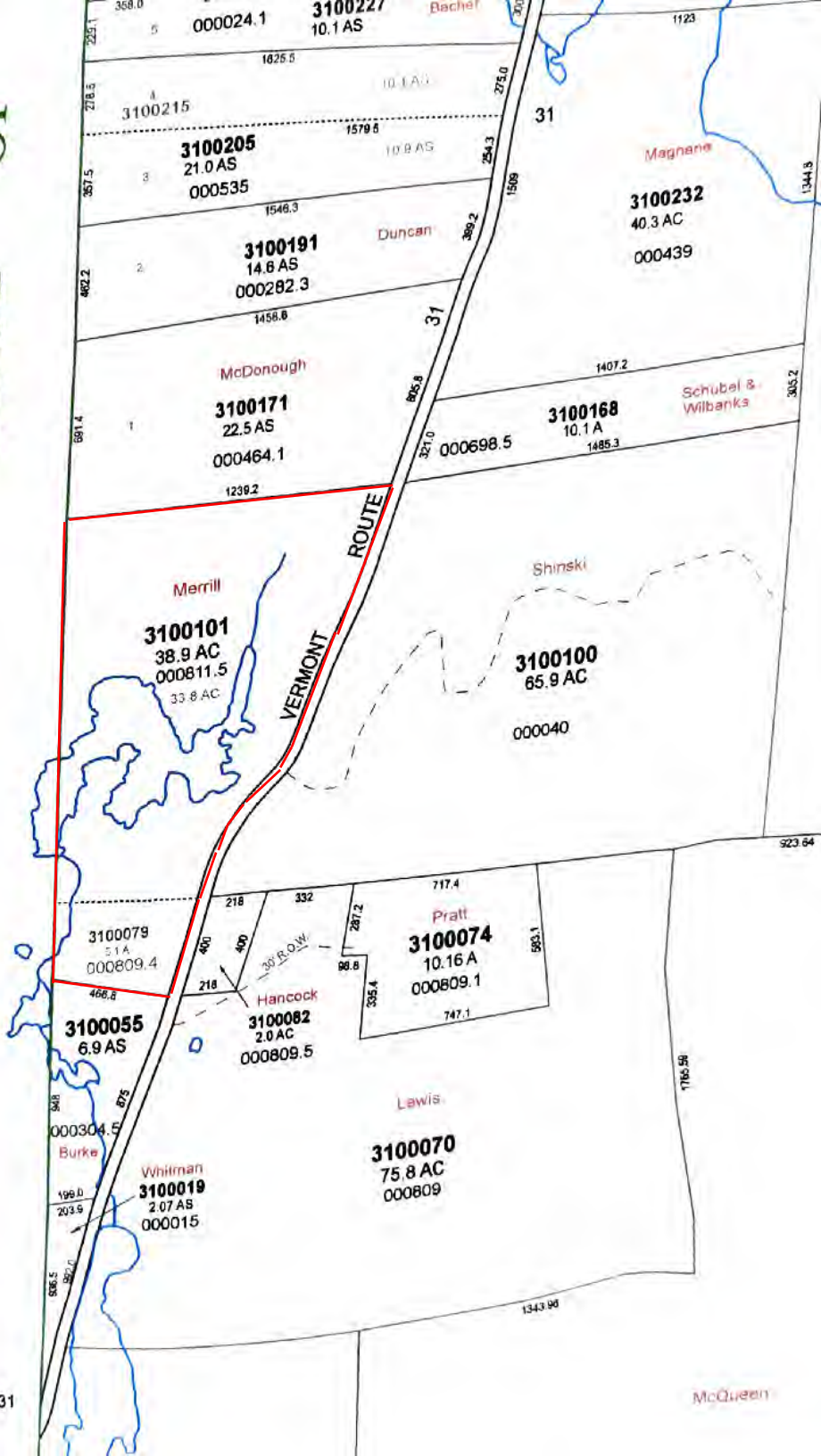


- Utility Pole
- Proposed Well
- Proposed Septic
- Walking Trail
- Proposed Driveway
- Proposed Homestead
- Proposed Garage
- Boundary
- Wind Farms
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body
- Wind Turbines (permitted)

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.

STATE OF

31



McQueen

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 September 29, 2007
Chapter 21, Water Supply Rule, Effective December 1, 2010

Permit Number: WW-1-2415
Landowner: Michael Rinaldi
Address: 208 Tarbell Ave.
Oakville CT 06779

PIN:
Town Tax Parcel ID# 000811.5

This permit affects property identified and referenced in deed(s) recorded in Book 67, Page 49 of the Land Records in Wells, Vermont.

This project, consists of construction of new 2 bedroom single family dwelling existing 33.8 acre parcel, to be served by an on-site drilled potable well and soil-based sanitary wastewater disposal system, located on Route 31 in Wells, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL

- 1.1 The project shall be completed as shown on the following plans and/or documents prepared by Tom Schmelzenbach and listed as follows:
Sheets T-1, XS-1, SP-1WS-1, & AP-1 dated 9/5/12
- 1.2 The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or the approved use of the building(s), without prior review and written approval from the Wastewater Management Division.
- 1.3 This permit does not relieve the landowner from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division – telephone (802) 241-3400, Water Quality Division – telephone (802) 241-3770, the Department Public Safety, Division of Fire Safety– telephone (802) 786-5867, the Department of Health, and local officials prior to proceeding with this project.
- 1.4 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall be responsible for the recording of this permit in the Wells Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any property subject to the jurisdiction of this permit.



Wastewater System and Potable Water Supply Permit #WW-1-2415

Michael Rinaldi

Wells

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- 1.5 By acceptance of this permit, the landowner 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.
- 1.6 A copy of the approved plans and this permit shall remain on the project during all phases of construction, and upon request, shall be made available for inspection by State or local officials.
- 1.7 In issuing this permit, the Division has relied solely upon the licensed designer's certification that the design-related information submitted was true and correct, and complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules. This permit may be revoked if it is determined that the project does not comply with these Rules.
- 1.8 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer signed and dated, 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 the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.
- 1.9 This permit shall in no way relieve the permittee of the obligations of V.S.A. Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
- 1.10 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.

2. WATER SUPPLY

2.1 The lot is approved for on-site water supply from a drilled bedrock well provided that the well is located as shown on the approved plans, and is physically constructed in accordance with the minimum standards specified in Part 11 of the above-referenced water supply regulations. No other means of obtaining potable water shall be allowed without prior review and approval by the Division of Drinking Water and Groundwater Protection. There is an alternate site for the well to be drilled on the approved plans. Either location may be used as the water source but only 1 well may be drilled to service the new dwelling.

3. WASTEWATER DISPOSAL

3.1 The lot is approved for wastewater disposal by construction and utilization of the mound type wastewater disposal system depicted on the approved plans. No other method or location of wastewater disposal shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division.

3.2 The mound type wastewater treatment/disposal system herein approved shall be routinely and reliably inspected during construction by a Class 1 or Type B licensed designer who shall, upon completion and prior to occupancy of the subject establishment, report in writing to the Drinking

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Water and Groundwater Protection Division that the installation was accomplished in accordance with the approved plans and permit conditions.

3.3 The wastewater disposal system herein approved shall be operated at all times in a manner that will not permit the discharge of sewage/effluent onto the ground surface or into the waters of the State.

3.4 The wastewater disposal system was designed and the project is approved based on the anticipated daily volume of wastewater from 280 gpd. There shall be no expansion of the project or increase in occupancy beyond this basis of design without prior review and approval by the Drinking Water and Groundwater Protection Division.

3.5 A copy of this permit shall be provided to any prospective purchaser prior to the sale of the subject property. Each new owner of the property shall inform the Rutland Regional Office, and the wastewater system Vendor, within 30 days of the transfer of the property, and shall include the name and mailing address of the new owner(s).

David K. Mears, Commissioner
Department of Environmental Conservation

By 
Raymond Dean - Environmental Analyst
Drinking Water and Groundwater Protection Division

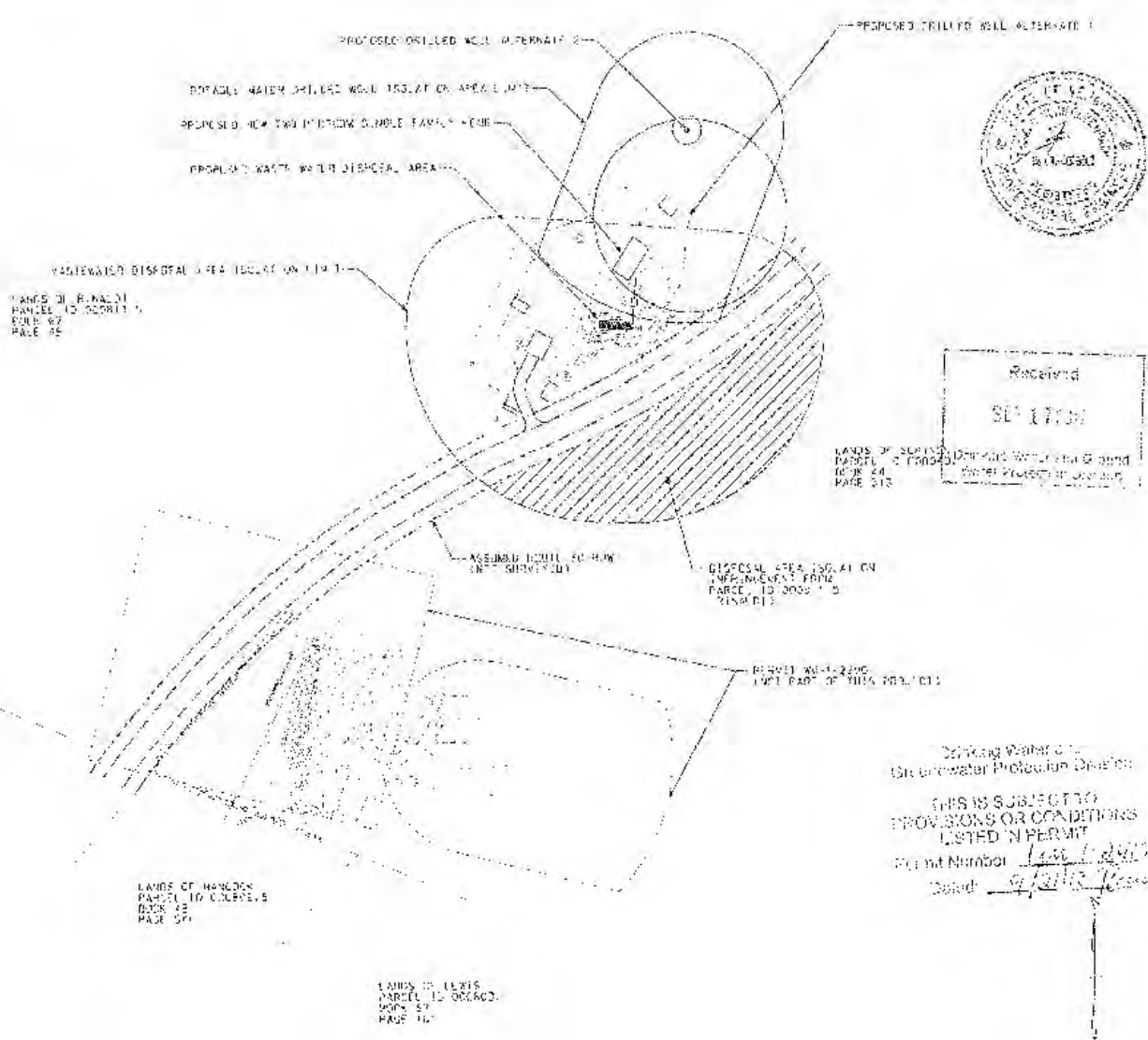
Dated at Rutland, Vermont this 21 day of September, 2012.

cc: Town Planning, Wells
Tom Schmelzenbach P.E.

NOTES

THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR THE USE OF THE AGENCY. THEY DO NOT CONVEY LEGAL RIGHTS OR OBTAIN LEGAL REQUIREMENTS FOR LAND SURVEY AS DESCRIBED IN PLAT SURVEYS, RECORDS, AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR VESTING INTEREST OF ANY PROPERTY RIGHTS.

THE SCALE OF THIS DRAWING MAY NOT BE ACCURATE. IT WAS PRODUCED FROM THE MAP AND OTHER RECORDS.



Received
SEP 17 2008

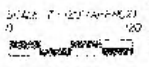
LANDS OF BARNES PARCEL ID 000111
PAGE 44

DRINKING WATER SUPPLY
ISOLATION PERMIT

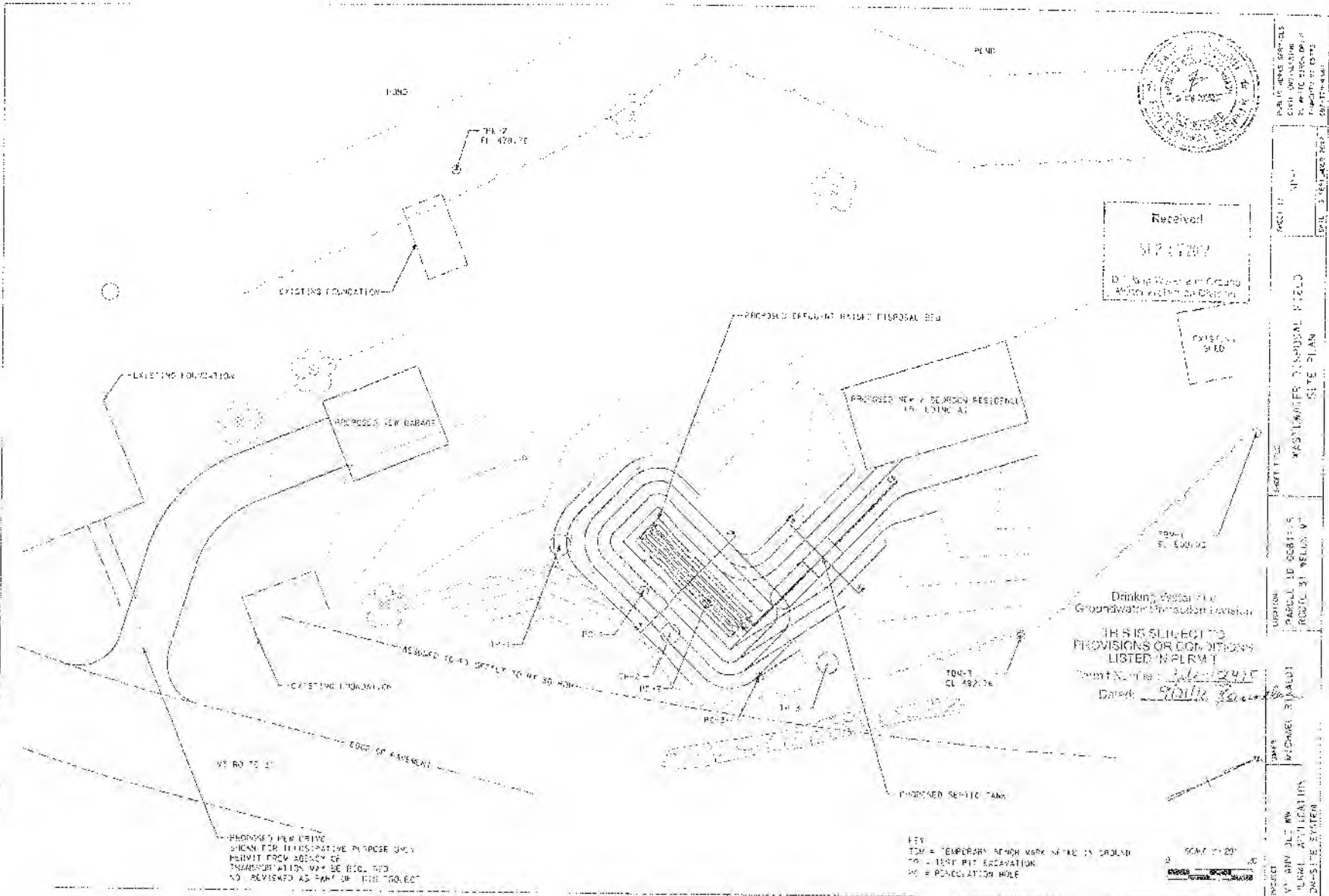
Drinking Water Supply
Isolation Permit Application

THIS IS SUBJECT TO
PROVISIONS OR CONDITIONS
LISTED IN PERMIT

Permit Number: 1001-1-0001
Date: 9/17/08



PROJECT NAME	PROJECT NO.	DATE	SCALE
DRINKING WATER SUPPLY ISOLATION PERMIT	1001-1-0001	9/17/08	AS SHOWN
PROJECT LOCATION	ROUTE 111, BARNES VT		
PROJECT OWNER	MICHAEL BARNES		
PROJECT ENGINEER	MICHAEL BARNES		
PROJECT STATUS	SUBMITTED FOR REVIEW		



Received
 5/21/2009
 D. J. & J. R. ...
 ...

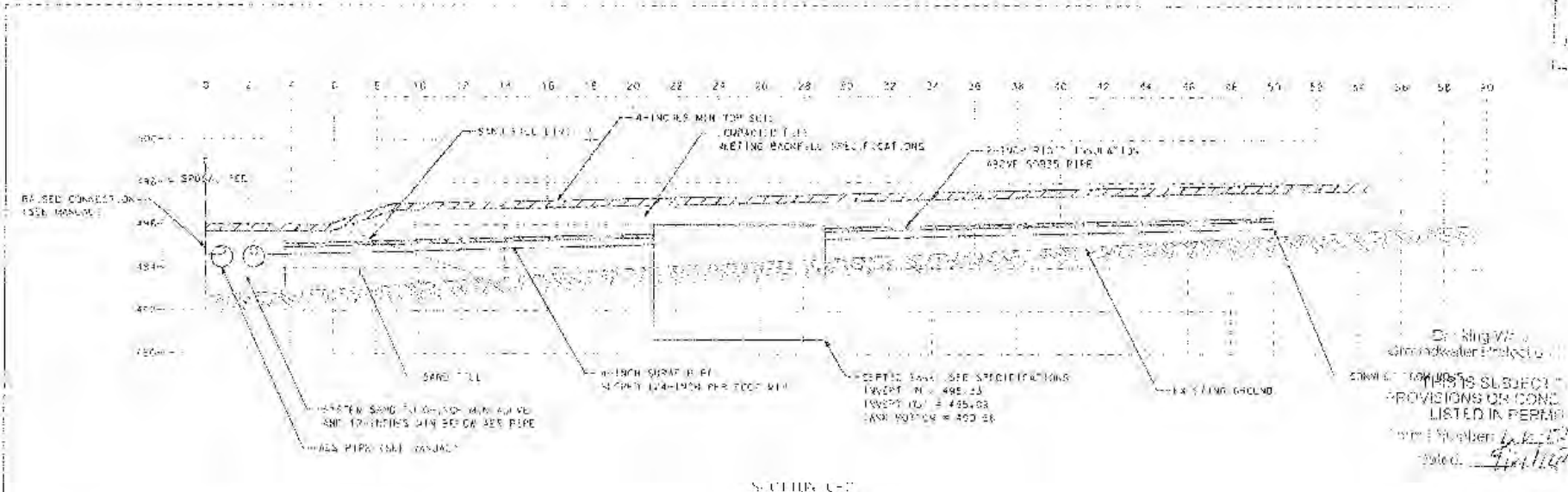
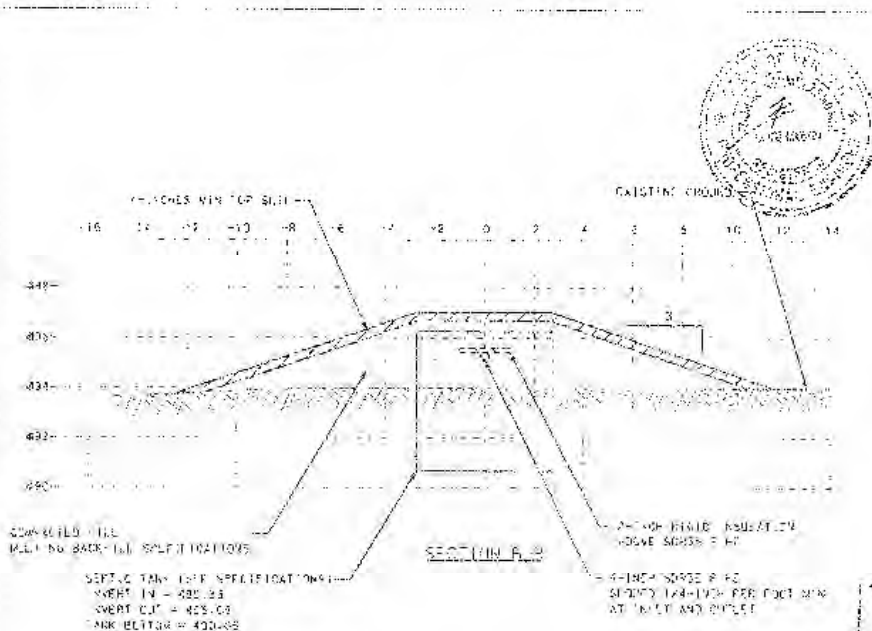
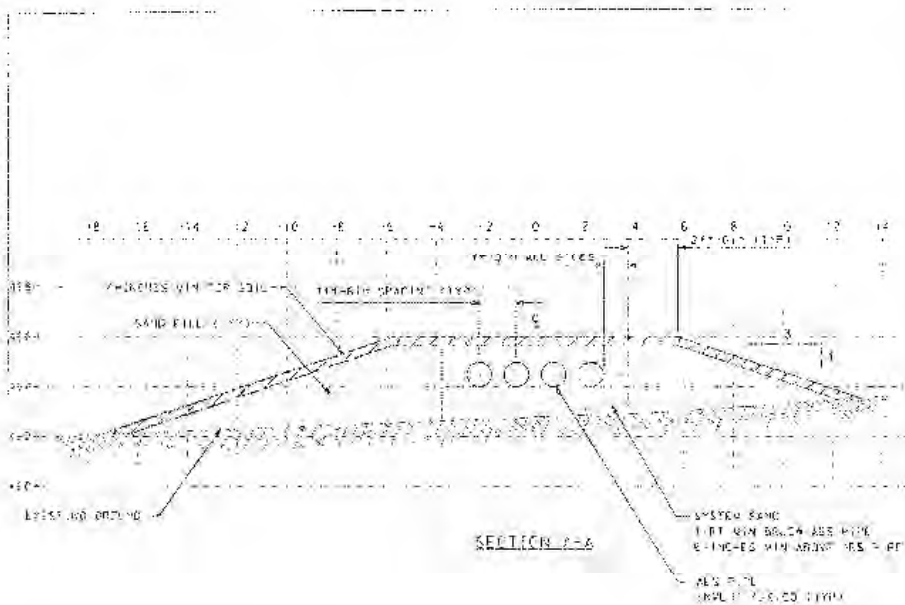
Drinking Water Only
 Groundwater Protection District
 THIS IS SUBJECT TO
 PROVISIONS OR CONDITIONS
 LISTED IN PLM 11
 Permit No. 11-11-2009-01
 Date: 5/21/2009

PROPOSED NEW CRIME
 SHOWN FOR ILLUSTRATIVE PURPOSE ONLY
 HEIGHT FROM ADJACENT
 TRANSPORTATION WAY BE ETC. TO
 NO REVISIONS AS PART OF THIS PROJECT

KEY
 TEM = TEMPORARY MENCH MARK SET IN GROUND
 TO - 18 IN. PIT EXCAVATION
 PH = PENETRATION HOLE

SCALE 1" = 20'
 11/20/08

PROJECT NO. 08-0000000000
 SHEET NO. 11-11-2009-01
 SUBMITTAL NO. 11-11-2009-01
 DATE 5/21/2009
 PROJECT NAME
 PROJECT LOCATION
 PROJECT SYSTEM



Dr. M.J. Pinabot
Groundwater Protection
Systems Subject to
Provisions of Code
Listed in Permit
Permit Number: *1-1-1-1-1-1*
Date: *4/1/2015*

SCALE: 1" = 5'

PROJECT NO.	15-01
DATE	4/1/15
SECTION	SEPTIC TANKS
PROJECT	15-01
DATE	4/1/15
PROJECT	15-01
DATE	4/1/15
PROJECT	15-01
DATE	4/1/15
PROJECT	15-01
DATE	4/1/15
PROJECT	15-01
DATE	4/1/15

Warranty Deed

Know All Men By These Presents That:

THAT I, MICHAEL J. RINALDI, of Town of Oakville in the State of Connecticut, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to my full satisfaction by F. DEAN MERRILL and NANCY B. MERRILL, husband and wife, as tenants by the entirety with right of survivorship, of Post Mills in the County of Orange, in the State of Vermont, Grantees, by these presents, do freely

Give, Grant, Sell and Confirm, unto the said Grantee, F. DEAN MERRILL and NANCY B. MERRILL, husband and wife, as tenants by the entirety with right of survivorship, a certain piece of land in Wells in the County of Rutland and State of Vermont described as follows, viz:

Parcel A

Being the same land and premises described in a Warranty Deed dated November 28, 2001, from William Vitek and Brenda Vitek, aka William J. Vitek and Brenda J. Vitek to Michael J. Rinaldi, which deed was recorded in Book 67 at Page 49 of the Wells Land Records on December 12, 2001, and more particularly described therein on the attached Schedule A.

Parcel B

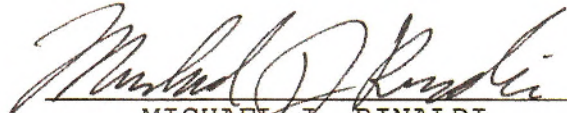
Being the same land and premises described in a Warranty Deed dated November 4, 2011, from Geoffrey Chadwick to Michael J. Rinaldi, which deed was recorded in Book 95 at Page 69 of the Wells Land Records on November 15, 2011, and more particularly described therein on the attached Schedule B.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, F. DEAN MERRILL and NANCY B. MERRILL, husband and wife, as tenants by the entirety with right of survivorship, their heirs and assigns, to their own use and behoof forever;

And I, the said Grantor, MICHAEL J. RINALDI, for myself and my heirs, executors and administrators, do covenant with the said Grantees, F. DEAN MERRILL and NANCY B. MERRILL, their heirs 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 manner aforesaid,

that they are **Free From Every Encumbrance**, except as herein mentioned, and I, the said Grantor, do hereby engage to **Warrant and Defend** the same against all lawful claims whatever.


In Witness Whereof, I hereunto have set my hand and seal this day of November, 2021.


MICHAEL J. RINALDI

State of Connecticut }
County of Litchfield } ss.: WATERTOWN

At Watertown, in said County, this day of November, 2021, personally appeared MICHAEL J. RINALDI and he duly acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me,


Notary Public

EDWARD IADAROLA
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 20 23

115/292

Schedule A

Being all and the same lands and premises described in a Warranty Deed from Donald Waterbury and Richard L. Waterbury to William and Brenda Vitek, husband and wife, dated November 21, 1997 and recorded in the Wells Land Records in Book 59 Page 502-504 and more particularly described there in as follows:

Being a portion of those lands and premises decreed to George H. Waterbury, Jr., Donald Waterbury and Richard L. Waterbury, as tenants in common, by an amended decree of distribution in the Estate of Anna L. Waterbury, Docket No. T41-96-FHP, dated February 10, 1997 and recorded in Book 58 at Pages 363-364 of the Wells Land Records, more particularly described as follows:

PARCEL III

Being the same lands and premises described in a deed of Warren O. Hall to George H. and Anna L. Waterbury, dated November 5, 1966 and recorded in the Town of Wells Land Records in Book 35, Page 283, excepting such parcels of land previously conveyed by George H. Waterbury and Anna L. Waterbury and the parcel is described in said deed of Hall as follows:

"Bounded on the west by the state line dividing the states of Vermont and New York; on the north by lands of Siegmund Weinburg; on the east by lands of said Siegmund Weinburg, formerly the Isaac Mitchell farm and on the south by lands of James Cauley, supposed to contain 100 acres of land more or less.

"And being the same lands and premises as described in a deed from Austin J. Hall to Josephine Burns, Warren O. Hall and Walter Hall, dated December 7th, A.D. 1928, and recorded in the Wells Town Clerk's Office on December 14, 1928, in Book 29 at Page 71. This conveyance is subject to a right of way heretofore granted to Weinburg by prior grantor over and across the said lands easterly from the highway to lands of Weinburg.

"Subject also, to an easement and right of way granted to the Central Vermont Public Service Corp. over and across the said lands to construct, operate, maintain and repair lines, poles, cable wires, etc., as more specifically set forth in an instrument from Josephine Burns, et al, dated October 9th, 1946, and recorded October 29, 1946, in the Wells Land Records.

"That the co-tenants, Josephine Burns and Walter Hall, are both deceased, and that the said Warren O. Hall, the grantor herein, is now the sole owner of the lands and premises.

"EXCEPTING from the above described parcels, such portions thereof as have been conveyed by George H. and Anna L. Waterbury.

"Meaning and intending to convey all of the Grantor's right, title and interest in and to the above described three properties."

No warranty is given as to the acreage of the parcel hereby conveyed.

This property has not been surveyed and Grantees accepts property as is.

Being the lands and premises described in a deed from Mark A. Lewis and Pamela C. Lewis, husband and wife, to Robert Cross, dated October 22, 1993, and recorded in the Wells Land Records in Book 53, Pages 461-464. The premises herein conveyed are described in said deed as follows:

Being a PORTION of the lands and premises conveyed to Mark A. Lewis and Pamela C. Lewis, husband and wife, by Warranty Deed of Calvin C. Wanser dated May 14, 1990 and recorded in Book 48, Pages 336-338 of the Town of Wells Land Records, specifically, being the "Second Parcel" in said Deed and being more particularly described therein as follows:

"Second Parcel: All that certain piece or parcel of land situated, lying and being in the Town of Wells, Rutland County and State of Vermont, bounded as follows: Being all and singular the same premises conveyed by Patrick Dolan to James Gauley by deed dated June 18, 1907 and recorded in the Land Records of Wells in Book 21 at Page 350: On the south by lands now or formerly owned by Samuel S. Chapin; on the west by the New York State line; on the north by lands now or formerly owned by Daniel I. Day; and on the east by the highway leading from Granville to Poultney, Vermont, containing 12 acres of land, be the same more or less."

As such premises are described in a deed, dated March 20, 1953 from Martin G. Johnson and Margaret L. Johnson, his wife, to Glenn F. Kibling and Bessie A. Kibling, his wife, and recorded in the Wells Town Clerk's Office on April 4, 1953 in Book 32 of Land Records at Page 477.

"This conveyance is subject to an easement granted by Martin G. Johnson and Margaret L. Johnson to the Central Vermont Public Service Corporation, dated November 13, 1944 and recorded in the Wells Town Clerk's Office on March 21, 1945 in Book 31 of Land

Records at Page 317, and is further subject to an easement granted by Glenn F. Kibling and Bessie A. Kibling to The Central Vermont Public Service Corporation, dated March 17, 1955 and recorded in the Wells Town Clerk's Office on July 12, 1955 in Book 33 of Land Records at page 60, and is further subject to the easement granted by Glenn F. Kibling and Bessie Kibling to the Central Vermont Public Service Corporation, dated March 26, 1968 and recorded in the Wells Town Clerk's Office on March 29, 1968 in Book 35 of Land Records at Page 472-3.

"EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PREMISES, HOWEVER, a portion of the Glenn Kibling property located on the westerly side of Vermont Route No. 31 (Wells-Poultney State Highway - so-called) in Wells, Vermont, hereinafter referred to as "Parcel 'A'" and described as follows:

No unregistered motor vehicles or parts thereof shall be allowed or maintained on the premises, except within a closed garage.

The premises shall not be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Failure to enforce any provision herein contained in any particular instance shall not be determined a waiver of the right to do so as to any subsequent violation therein.

In the event of a breach of any of the covenants, restrictions or conditions hereby established, the original Grantors or any of their successors in title to other lands to the north of this parcel shall have the right but not the obligation to enforce or remedy such breach by appropriate legal proceedings. As to each parcel or lot created on this parcel, these covenants, restrictions and conditions shall run with the land. The breach of any thereof or the continuance of any such breach may be enforced by any owner of any lot subdivided or created from the above described parcel.

115/295

Beginning at an iron pipe set in the westerly line of Vermont Route No. 31. (said point of a beginning being approximately two tenths (0.2) of a mile northerly of the Vermont/New York State line in the Town of Wells, County of Rutland, State of Vermont;) thence South 79°-30' West a distance of one hundred ninety-nine and no tenths (199.0) feet along the property now or formerly belonging to Carl Parker to an iron pipe set at the end of a stone wall running in a northerly direction. (said stone wall believed to be the boundary line between the State of Vermont and the State of New York; thence in the general direction of North 4° 45' West a distance of nine hundred forty-eight (948) feet more or less along a stone wall (believed to be the State of Vermont/State of New York Boundary Line) and the property now or formerly belonging to Fred Williams to point in said stone wall; thence South 82° - 59' East a distance of one (1) feet along the property now or formerly belonging to Glen Kibling to an iron pipe (line pipe) at the base of a stone wall; thence continuing South 82° - 59' East a distance of four hundred sixty-six and eight tenths (466.8) feet along the property now or formerly belonging to Glenn Kibling to an iron pipe set in the westerly line of Vermont Route No. 31 (Wells-Poultney State Highway, so-called); thence in a general southwardly direction a distance of eight hundred seventy-five (875) feet more or less along the meandering westerly line of Vermont Route No. 31 to the point or place of beginning.

All bearing in the above description are based on Magnetic North (March 29, 1968) and the above described parcel (Parcel "A" - Glenn Kibling property, Wells, VT) contains six and nine tenths (6.9) acres be the same more or less.

Further reference is made to a survey plat (map) entitled PARCEL "A" - GLENN KIBLING PROPERTY - VERMONT ROUTE NO. 31 WELLS; VERMONT - DATED APRIL 1, 1968 which is to be filed in the Land Records at the Wells Town Clerk's Office in aid to the foregoing. The survey was done by A.C.F. Precision Surveys, Inc. of Rutland, Vermont.

Being the same premises described in a deed from Glenn F. Kibling and Bessie A. Kibling to Louise Jones Salina dated April 1, 1968 in Book 35 of Land Records at page 473:

This conveyance is second, subordinate, and subservient to a Mortgage Deed from Louise Jones Salina, to Glenn F. Kibling and Bessie A. Kibling dated April 1, 1968 in the amount of Seventeen thousand (\$17,000.00) dollars and recorded in the Wells Town Clerk's Office on April 4, 1968 in Book 35 of Land Records at Page 475.

All buildings erected on the premises shall be of good standard construction and the entire premises shall be of good appearance and properly maintained.

No mobile homes or trailers shall be allowed, permitted, erected, or placed on the within conveyed premises. No sectional-type housing shall be permitted nor any double-wide mobile dwellings shall be permitted.

Received for Record

November 22, 2021
At 1138 am and recorded
in Wells Land Records
Book 115 of page(s) 290-295
Attest: [Signature]
Town Clerk

ACKNOWLEDGEMENT
VERMONT PROPERTY TRANSFER
Return Received

Signed [Signature] Clerk
Date 11-22-21