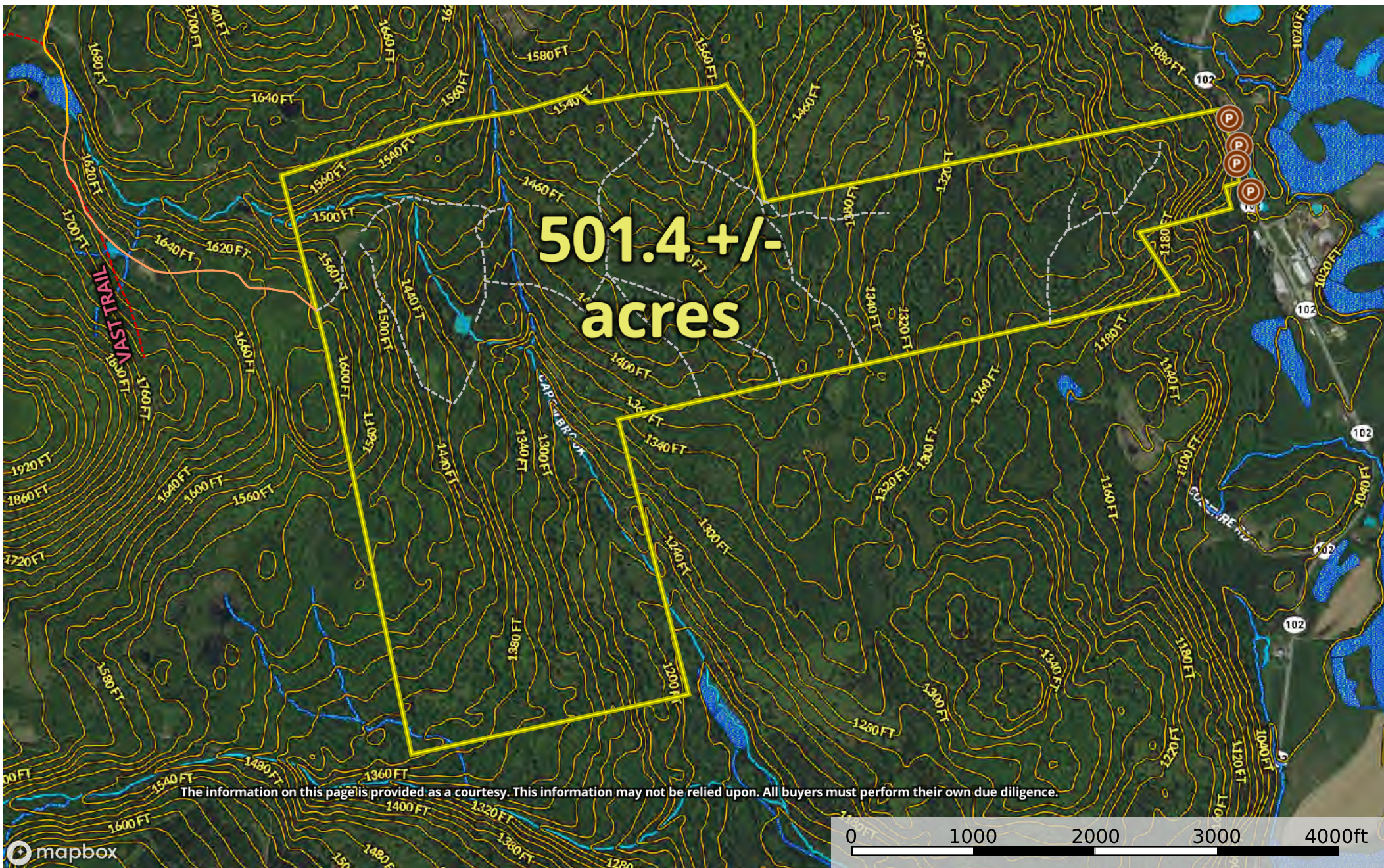
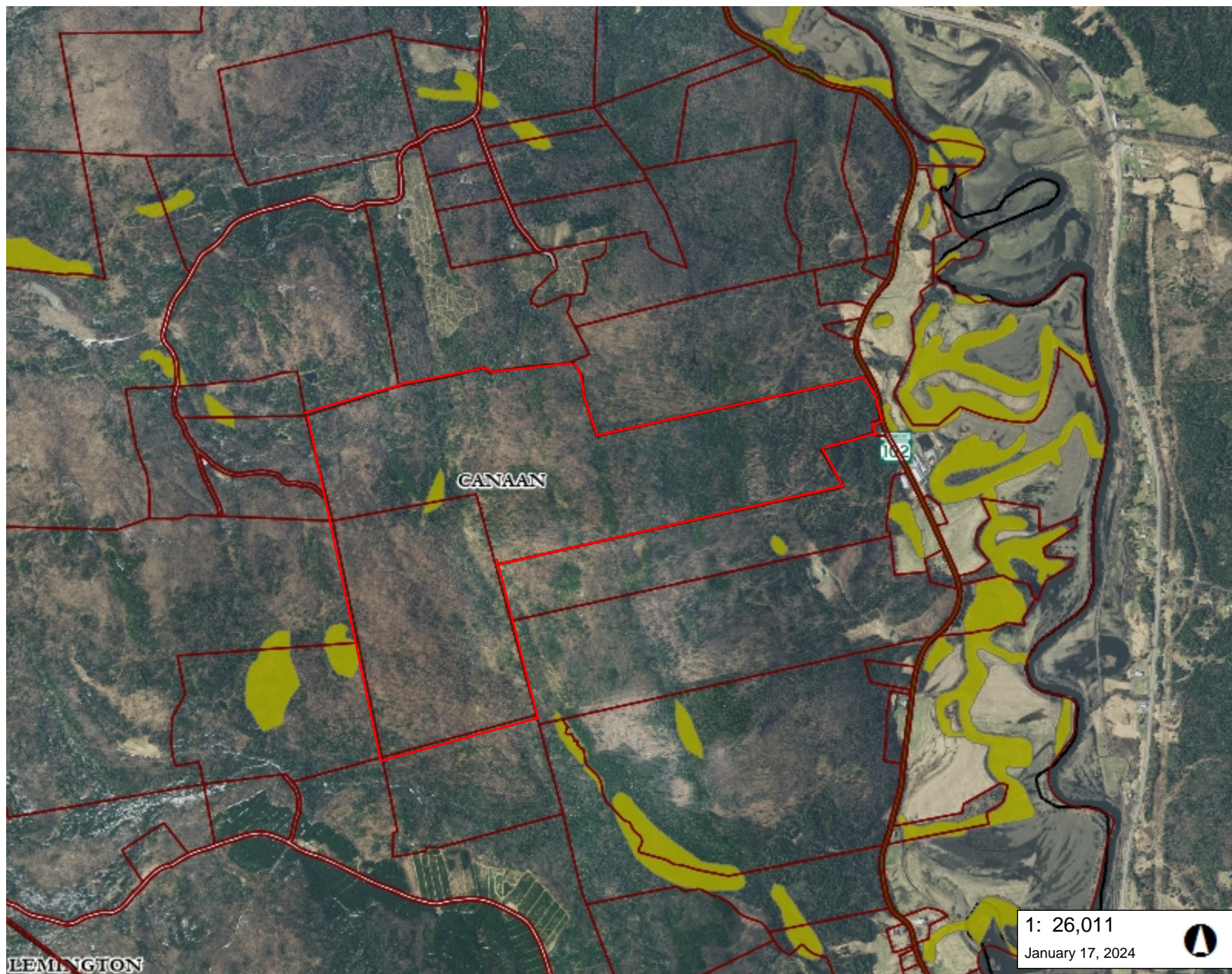


Canaan 501.4 acres - Route 102 & Kemp Hill Road
Essex County, Vermont, 501.4 AC +/-



- Utility Pole
- VAST Trail (portion)
- Trail
- 50' ROW
- Kemp Hill Road
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



LEGEND

- ★ Wetland Projects
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
- 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: 26,011

January 17, 2024



NOTES

Map created using ANR's Natural Resources Atlas

1,321.0 0 660.00 1,321.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

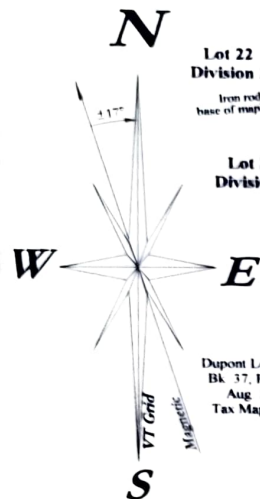
1" = 2168 Ft. 1cm = 260 Meters

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.

Survey of Right-of-Way off Kemp Hill Road to Property

31



NOTE:
Bearings on this plan are based
on Vermont Grid North as determined
by carrier phase G.P.S. observations
on site

LEGEND

- Iron Pipe found
- Iron Rod (Set)
- Iron Rod (Found)
- ▲ Calculated Point
- Stone Wall
- Traces of Fence

Line Data

Line	Bearing	Distance
1	N41°23'W	65.6'
2	N85°36'W	60.3'
3	N45°18'W	58.2'
4	N79°51'W	85.0'
5	S89°21'W	50.1'
6	S86°52'E	98.0'
7	S78°46'E	54.3'
8	N13°16'W	50.3'

Curve Data

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	30°45'47"	91.11	48.92	48.34	N 68°51'32" W
2	35°29'31"	247.22	153.14	150.71	N 58°27'13" W
3	27°29'13"	250.35	120.10	118.95	N 79°45'24" W
4	25°33'27"	229.62	102.43	101.58	N 88°31'44" W
5	47°34'58"	101.84	84.58	82.17	N 76°25'48" W
6	48°28'27"	157.50	133.25	129.31	N 60°08'57" W
7	14°42'47"	734.48	188.61	188.09	S 89°27'09" W
8	41°59'46"	444.58	325.87	318.62	N 80°45'37" W
9	22°25'37"	245.00	95.90	95.29	S 29°15'53" W
10	50°08'02"	155.00	135.63	131.34	N 25°40'20" W
11	38°32'11"	205.00	137.88	135.30	S 20°18'30" E
12	22°22'25"	195.00	76.15	75.66	S 38°23'24" E
13	7°40'07"	1321.15	176.83	176.69	S 17°39'35" E

Note:

Fee ownership of the land the
Right-of-Ways occupy goes with
Lot 3.
The Right-of-Ways benefit Lot 1,
2 & 3, together with the Rights-of-
Ways previously reserved to Adrienne
Inkel & Sons, Inc. and Nancy L. Dodge,
their heirs and assigns.

Source of Title:

Warranty deed from Adrienne Inkel & Sons, Inc.
to Richard L. & Judith A. Poisson, Bk. 39, Pg. 432
August 29, 1994.

References:

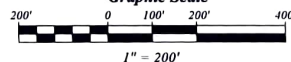
Deeds found in the Canaan Land Records.

Town of Canaan Tax Maps.

Plan Entitled "A COMPASS & SLOPE
TAPE SURVEY OF A PROPOSED SALE:
H.A. MONASH TO DUPONT
Canaan, Vt. Scale 1" = 400' "
By Richard F. Towns.

Plan Entitled "PLAN FOR SUBDIVISION OF
LAND OF PATRICIA WHITMER,
in Canaan, Essex County, Vermont
Scale - 1 inch = 200 feet, June 4, 1992. "
By F.W. Cowan & Sons.

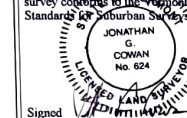
Graphic Scale



3 LOT SUBDIVISION

Prepared for
RICHARD L. & JUDITH A. POISSON
Canaan, Essex County, Vermont
Scale: 1 inch = 200 feet November 21, 2000

I certify that this survey plat and the properties and
monuments shown are, unless otherwise noted,
consistent with information abstracted from
pertinent deeds, official records, document
information and markers evident on the ground.
This plat conforms with the requirements of
27 VSA 1403. The dimensions shown herein are the
result of an iron rod survey upon the ground. This
survey conforms to the Vermont Land Surveying
Standards for Suburban Surveys.



Sign: [Signature] Date: 11/28/2000

Survey & Plan By:

F.W. COWAN & SONS, Inc.
Land Surveyors
Thibault Real Estate Building
59 Christian Hill Road
P.O. Box 383, Canaan, Vermont 05903
Tel. (802) 266-3575 Fax (802) 266-8208

Nikon Top Gun DTM - A20 Lg Total Station Traverse

November 2000

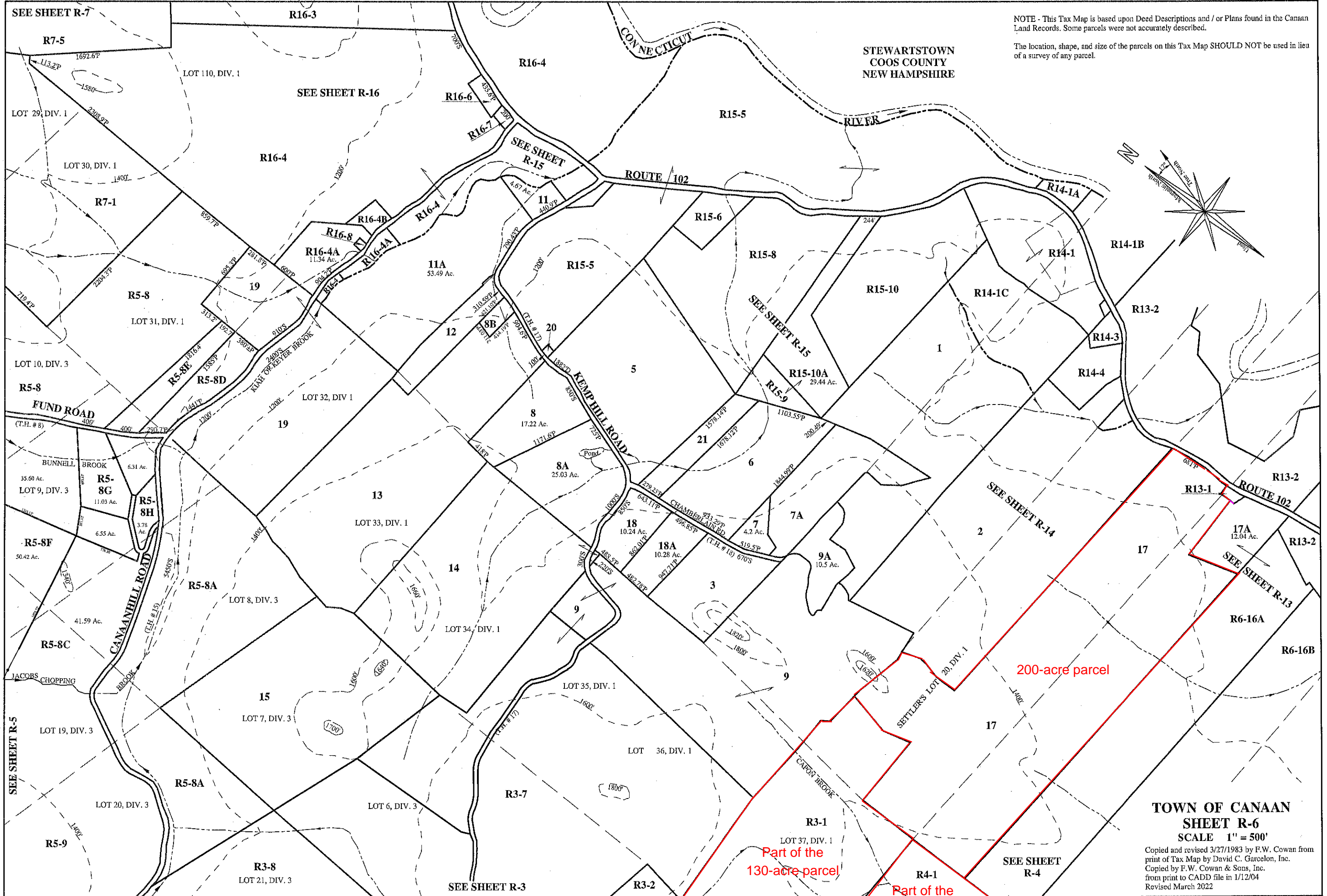
Unadjusted Precision Ratio = 1 : 38,862

Iron Rods Set are 3/4 inch rebar
with yellow plastic identification caps
stamped "JON COWAN VT L.S. 624"

File No. 00-104

Received for record on September 20, 2001 at 10:45 AM

Attest: [Signature] Clerk



NOTE - This Tax Map is based upon Deed Descriptions and / or Plans found in the Canaan Land Records. Some parcels were not accurately described.

The location, shape, and size of the parcels on this Tax Map SHOULD NOT be used in lieu of a survey of any parcel.

**TOWN OF CANAAN
SHEET R-6**

SCALE 1" = 500'

Copied and revised 3/27/1983 by F.W. Cowan from print of Tax Map by David C. Garcelon, Inc.
Copied by F.W. Cowan & Sons, Inc. from print to CADD file in 1/12/04
Revised March 2022

This map shows Lot 39, Division 1, which is a 1-acre parcel. It is situated within a larger 171.4-acre parcel, which is outlined in red. The map also shows Lot 38, Division 1, to the northwest and Lot 40, Division 1, to the southeast. The area is bounded by R6-17 to the northwest and R6-16 to the northeast. The map includes a scale bar indicating 1400 feet and a north arrow. The parcel is located in the Town of Bolton, New York.

Part of the
171.4-acre parcel

Div. 1

Lot 40
Div. 1

Walter Brook

A map showing the Connecticut River and the State Line. The river is labeled "Connecticut River" and the state line is labeled "STATE LINE". A dashed line represents the river's course, and a solid line represents the state boundary. The text "2-9" is visible in the bottom left corner.

SCALE 1" = 500'

Copied and revised 3/27/1983 by F.W. Cowan from
print of Tax Map by David C. Garcelon, Inc.
Copied by F.W. Cowan & Sons, Inc.
from print to CADD file in 1/12/04
Revised March 2022

NOTE - This Tax Map is based upon Deed Descriptions and / or Plans found in the Canaan Land Records. Some parcels were not accurately described.

The location, shape, and size of the parcels on this Tax Map SHOULD NOT be used in lieu of a survey of any parcel.

Deed for the 171.4 +/-
acre parcel

WARRANTY DEED
KNOW ALL PERSONS BY THESE PRESENTS

That We, **MITCHELL L. CODERRE and SYLVIA L. CODERRE**, husband and wife, both of Vernal in the County of Uintah and State of Utah, Grantors, in consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by **DEBRA DeMELLO**, of Dartmouth in the County of Bristol and Commonwealth of Massachusetts, Grantee, by these presents, do freely *Give, Grant, Sell, Convey and Confirm* unto the said, DEBRA DeMELLO, and to her heirs and assigns forever, a parcel of land located in the Town of Canaan, County of Essex and State of Vermont, described as follows, viz:

Being a parcel of land, said to consist of 171.40 acres, more or less, located on the southerly side of Kemp Hill Road in the Town of Canaan, County of Essex and State of Vermont, and being all and the same lands and premises conveyed to Mitchell Coderre and Sylvia Coderre by Warranty Deed of Kathleen W. Hall dated October 18, 2007 and recorded in Book 55, Pages 247A-248A of Canaan Land Records.

Reference is hereby made to the above mentioned deeds and their records, to all prior deeds and the records thereof, and to the Land Records of the Town of Canaan for further and more complete description of the land and premises hereby conveyed.

To have and to hold said granted premises, with all privileges and appurtenances thereof, to the said Grantee, DEBRA DeMELLO, and to her heirs and assigns, to their own use and behoof forever; and We, the said Grantors, MITCHELL L. CODERRE and SYLVIA L. CODERRE, for ourselves and our heirs and assigns, do covenant with the said Grantee, DEBRA DeMELLO, and to her heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, that it is *Free from every encumbrance except as aforesaid; and We hereby engage to Warrant and Defend the same against all lawful claims whatever.*

In Witness Whereof, we hereunto set our hands:

Mitchell L. Coderre

By: Mitchell L. Coderre, by [Signature] 7/17/19
Daniel W. Keenan, att. in fact Date

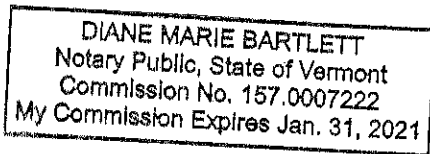
Sylvia L. Coderre

By: Sylvia L. Coderre, by [Signature] 7/17/19
Daniel W. Keenan, att. in fact Date

STATE OF VERMONT
ESSEX COUNTY, ss.

At Brighton in the aforesaid County and State, Daniel W. Keenan as attorney-in-fact for Mitchell L. Coderrre and Sylvia L. Coderre, personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed, and the free act and deed of Mitchell L. Coderre and Sylvia L. Coderre,

Before me, Diane Marie Bartlett on 7/17/19
Notary Public Date



CANAAN TOWN CLERK OFFICE
RECEIVED FOR RECORD/~~RECORDED~~
July 22 A.D. 2019 at 11 o'clock 25 min. A M.
and Recorded in Vol. 166 Page 570
Of Canaan Land Records
Attest Jane Rancourt asst Town Clerk

Vermont Property Transfer Tax

325 V.S.A. Chap. 231

ACKNOWLEDGMENT

Return Received

Signed

Date

Jane Rancourt asst
July 22, 2019

Deed for the 200 +/- acre
& 130 +/- acre parcels -
see highlighted sections
below

WARRANTY DEED
KNOW ALL PERSONS BY THESE PRESENTS

That We, **MITCHELL L. CODERRE and SYLVIA L. CODERRE**, husband and wife, both of Vernal in the County of Uintah and State of Utah, Grantors, in consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by **DEBRA DeMELLO**, of Dartmouth in the County of Bristol and Commonwealth of Massachusetts, Grantee, by these presents, do freely *Give, Grant, Sell, Convey and Confirm* unto the said, DEBRA DeMELLO, and to her heirs and assigns forever, three parcels of land located in the Town of Canaan, County of Essex and State of Vermont, described as follows, viz:

Being three parcels of land consisting of 576.6 acres, more or less, with rights appurtenant thereto, located in the Town of Canaan, County of Essex and State of Vermont, more particularly described as follows:

PARCEL NO. 1:

Being a parcel of land, said to consist of 130 acres, more or less, located on Vermont Route 102 in the Town of Canaan, County of Essex and State of Vermont, and being all and the same lands and premises conveyed in a Warranty Deed from Adrien Inkel & Son, Inc. to Mitchell L. Coderre and Sylvia Coderre and Eugene A. Coderre, Jr., dated October 26, 2001 and recorded in Book 45, Pages 450-451 of Canaan Land Records.

There is also hereby conveyed that fifty-foot wide right of way conveyed to Adrien Inkel & Son, Inc., its successors and assigns, in common with others, by Peter J. Koster.

The interest of Eugene A. Coderre, Jr. was subsequently conveyed to Mitchell L. Coderre and Sylvia Coderre by Quitclaim Deed dated May 7, 2014 and recorded in Book 62, Pages 222-224 of Canaan Land Records.

PARCEL NO. 2:

Being a parcel of land, said to consist of 247 acres, more or less, located on Vermont Route 102 in the Town of Canaan, County of Essex and State of Vermont, and being all and the same lands and premises conveyed in a Warranty Deed from Adrien Inkel & Son, Inc. to Mitchell L. Coderre and Sylvia Coderre and Eugene A. Coderre, Jr., dated October 26, 2001 and recorded in Book 45, Pages 452-453 of Canaan Land Records.

The interest of Eugene A. Coderre, Jr. was subsequently conveyed to Mitchell L. Coderre and Sylvia Coderre by Quitclaim Deed dated May 7, 2014 and recorded in Book 62, Pages 222-224 of Canaan Land Records.

EXCEPTING and RESERVING that 20-acre parcel conveyed to Mitchell L. Coderre and Sylvia L. Coderre by Warranty Deed of Eugene A. Coderre, Jr., dated March 16, 2016, and recorded in Book 64 at Page 77 of the Canaan Land Records; and further being the same lands and premises conveyed to Eugene A. Coderre, Jr., by Quitclaim Deed of Mitchell L. Coderre, Sylvia L. Coderre and Eugene

A. Coderre, Jr., dated April 8, 2002 and recorded in Book 46, Pages 269-270 of Canaan Land Records.

EXCEPTING and RESERVING that 20 acre parcel conveyed to Mitchell L. Coderre and Sylvia L. Coderre by Quitclaim Deed of Mitchell L. Coderre, Sylvia L. Coderre and Eugene A. Coderre, Jr., dated April 8, 2002 and recorded in Book 46, Pages 273-274 of Canaan Land Records.

Parcel No. 2 is conveyed with the benefit of a 50-foot wide right-of-way, more particularly described as follows:

Beginning at a point on the westerly sideline of Vermont Route 102, said point being N31°12'31" E and 53.63 feet from a certain new utility pole marked Vermont Electric Coop 80/146, said point also being S43°19'56" W and 161.83 feet from another certain utility pole marked Vermont Electric Coop 80/145 both of which poles are also on the westerly side of said Vermont Route 102. The Vermont State Plane Coordinates for said starting point being North: 894754.8755 and East: 1892867.6088 (NAD 83); Thence running along said centerline of an existing driveway for the following courses: S 87°14'16" W for 322.85 feet to an unmarked point; Thence on a Curve to the Right with Radius of 213.82 feet, an Arc Distance of 204.88 feet, The Chord Bearing being N69°30'43" W and a Chord Distance of 197.13 feet to an unmarked point; Thence running N 42°38'38" W for 126.20 feet to an unmarked point; Thence on a Curve to the Left with Radius of 789.37 feet, an Arc Distance of 157.31 feet, The Chord Bearing being N50°08'02" W and a Chord Distance of 157.05 feet to an unmarked point; Thence running N 59°03'25" W for 144.44 feet to an unmarked point; Thence running N 54°45'41" W for 80.18 feet to an unmarked point said point being S70°43'30" E and 45.79 feet from a certain utility pole marked Vermont Electric Coop 80/120E, Vermont State Plane Coordinates for said point being: North: 895122.3499 East: 1891965.0630; Thence turning and leaving the existing driveway and running along an existing logging trail for the following courses: S 66°40'54" W for 185.92 feet to an unmarked point; Thence S 78°30'41" W for 113.45 feet to an unmarked point; Thence S 89°49'33" W to the Easterly line of the herein conveyed parcel. All bearings are Vermont Grid North.

PARCEL NO. 3:

Being a parcel of land, said to consist of 200 acres, more or less, located on Vermont Route 102 in the Town of Canaan, County of Essex and State of Vermont, and being all and the same lands and premises conveyed in a Warranty Deed from Adrien Inkel & Son, Inc. to Mitchell L. Coderre and Sylvia Coderre and Eugene A. Coderre, Jr., dated October 26, 2001 and recorded in Book 45, Pages 454-455 of Canaan Land Records.

The interest of Eugene A. Coderre, Jr. was subsequently conveyed to Mitchell L. Coderre and Sylvia Coderre by Quitclaim Deed dated May 7, 2014 and recorded in Book 62, Pages 222-224 of Canaan Land Records.

Reference is hereby made to a Quitclaim Deed from the Town of Canaan to Mitchell L. Coderre and Sylvia L. Coderre releasing any underlying interest it might have in the above mentioned Parcel No. 1, Parcel No. 2 and Parcel No. 3, such quitclaim deed dated July 15, 2019 and recorded in Book 66, Page 563 of the land records of the Town of Canaan.

Reference is hereby made to the above mentioned deeds and their records, to all prior deeds and the records thereof, and to the Land Records of the Town of Canaan for further and more complete description of the land and premises hereby conveyed.

To have and to hold said granted premises, with all privileges and appurtenances thereof, to the said Grantee, DEBRA DeMELLO, and to her heirs and assigns, to their own use and behoof forever; and We, the said Grantors, MITCHELL L. CODERRE and SYLVIA L. CODERRE, for ourselves and our heirs and assigns, do covenant with the said Grantee, DEBRA DeMELLO, and to her heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, that it is *Free from every encumbrance except as aforesaid; and We hereby engage to Warrant and Defend the same against all lawful claims whatever.*

In Witness Whereof, we hereunto set our hands:

Mitchell L. Coderre

By: Mitchell L. Coderre 7/17/19
Daniel W. Keenan, att-in-fact Date
att-in-fact

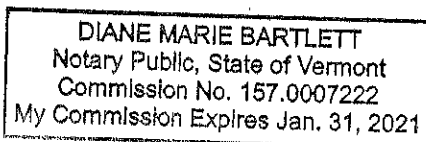
Sylvia L. Coderre

By: Sylvia L. Coderre 7/17/19
Daniel W. Keenan, att-in-fact Date
att-in-fact

**STATE OF VERMONT
ESSEX COUNTY, ss.**

At Brighton in the aforesaid County and State, Daniel W. Keenan as attorney-in-fact for Mitchell L. Coderre and Sylvia L. Coderre, personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed, and the free act and deed of Mitchell L. Coderre and Sylvia L. Coderre,

Before me, Diane Marie Bartlett on 7/17/19
Notary Public Date



CANAAN TOWN CLERK OFFICE
RECEIVED FOR RECORD/RECORDING
July 22 A.D. 2019 at 11 o'clock 25 min A.M.
and Recorded in Vol. 666 Page 572
Of Canaan Land Records
Attest Diana Rancourt ass
Town Clerk

**Deed conveying the 50'
wide right-of-way off
Kemp Hill Road**

WARRANTY DEED

174

KNOW ALL MEN BY THESE PRESENTS THAT I, Roland Dupont, of Canaan, in the County of Essex and State of Vermont, Grantor, in the consideration of ONE AND MORE DOLLARS (\$1.00) paid to my full satisfaction by Peter J. Koster of 16 Wheaton Drive, Nashua, in the County of Hillsborough and State of New Hampshire, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Peter J. Koster and his heirs and assigns forever, a certain piece of land in Canaan in the County of Essex and State of Vermont, described as follows, viz:

Being all and the same land and premises as was deeded to Howard A. Manosh by the Warranty Deed of Kenneth Edward Brown dated May 15, 1974 and recorded in Book Z, Page 20 of the Canaan Land Records, bounded and described therein as follows:

"Starting at the corner of Town Lots #3, #4, #37 and #38, which point is marked by a twelve inch beech tree; thence N 5° E, following a fenceline and a blazed line, a distance of 2,085 feet, more or less, to an eight inch spruce tree at the northeasterly corner of Town Lot #4; thence following the course of a fence-line, a blazed line and partially along a stonewall on a bearing of N 81° 30' W, a distance of 2,531 feet, more or less, to the northwesterly corner of Lot #4, marked by a six inch maple tree; thence following a fenceline and a blazed line on a bearing of S 4° 30' E, a distance of 1,562 feet, more or less, to the southwesterly corner of Town Lot #4, marked by a ten inch beech tree; thence following a fenceline and a blazed line on a bearing of S 70° E, a distance of 2,604 feet, more or less, to the place of beginning. Being a parcel of land containing 105 acres, more or less, without buildings."

EXCEPTING AND RESERVING the same right of way across Lot #4 in the Second Division (the parcel conveyed herein), running in a north - south direction over a well defined old road, such right of way to be fifty feet in width and to be used in common by the Grantor and the Grantee and the heirs and assigns of each, as was excepted and reserved by Howard A. Manosh in his Warranty Deed to Roland Dupont, under date of May 15th, 1974, and recorded in the Canaan Land Records in Book Z, Page 28.

Meaning and intending herein to convey all and the same premises as conveyed to Roland Dupont by Warranty Deed of Howard A. Manosh under date of May 15th, 1974, and recorded in said Canaan Land Records in Book Z, Page 28.

Reference is hereby made to the above mentioned deeds and their records and to all former deeds and their records for a more complete description of the property conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Peter J. Koster and his heirs and assigns, to his own use and behoof for-

PHILIP R. WAYSTACK, JR.
ATTORNEY AT LAW
FARMERS AND TRADERS
BANK BLDG.
COLEBROOK,
NEW HAMPSHIRE, 03576

ever; And I, the said Grantor, Roland Dupont, for myself and my heirs, executors and administrators, do covenant with the said Grantee, Peter J. Koster 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; And I, the said Roland Dupont, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of October, A. D., 1974.

In Presence Of:

Michelle A. Corbin
William H. Whiteaker

Roland Dupont
Roland Dupont

THE STATE OF NEW HAMPSHIRE, At Colebrook, this 6th day of
COOS COUNTY, SS.
October, Roland Dupont personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me,

William H. Whiteaker
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Received by A. 372-944
Signed Pauline E. Gaulle, Clerk
Date Oct. 10, 1978

Canaan, Vermont Town Clerk's Office October 10, 1978 at 10 o'clock and 30 Minutes A.M. Then received and recorded the deed of which the foregoing is a true record.

ATTEST Pauline E. Gaulle
TOWN CLERK

PHILIP R. WAYSTACK, JR.
ATTORNEY AT LAW
FARMERS AND TRADERS
BANK BLDG.
COLEBROOK,
NEW HAMPSHIRE. 03576