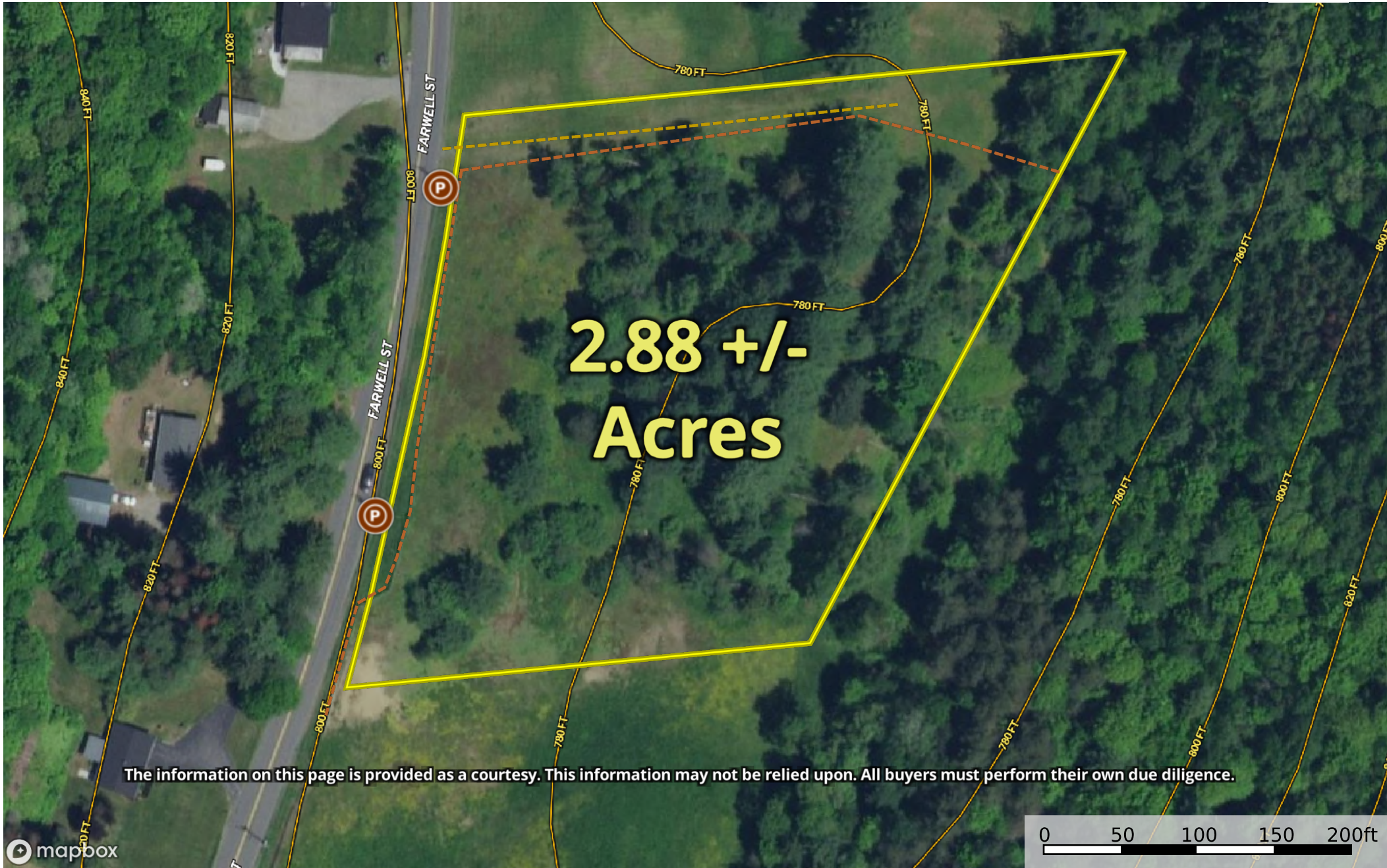


Barre 2.88 Acres - Farwell Street
Washington County, Vermont, 2.88 AC +/-



- Utility Pole
- Existing Driveway
- Fence
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

ZONING INFORMATION

ZONE - LOW DENSITY RESIDENTIAL

MIN. LOT SIZE: 2 ACRES

MIN. LOT FRONTAGE: 200'

SETBACKS:

FRONT: 50' CL OF ROAD

SIDE: 25'

REAR: 25'

MAX BUILDING HEIGHT: 35'

SURVEYS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, OR A GEOMAX ZENITH35 PRO GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS

2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.

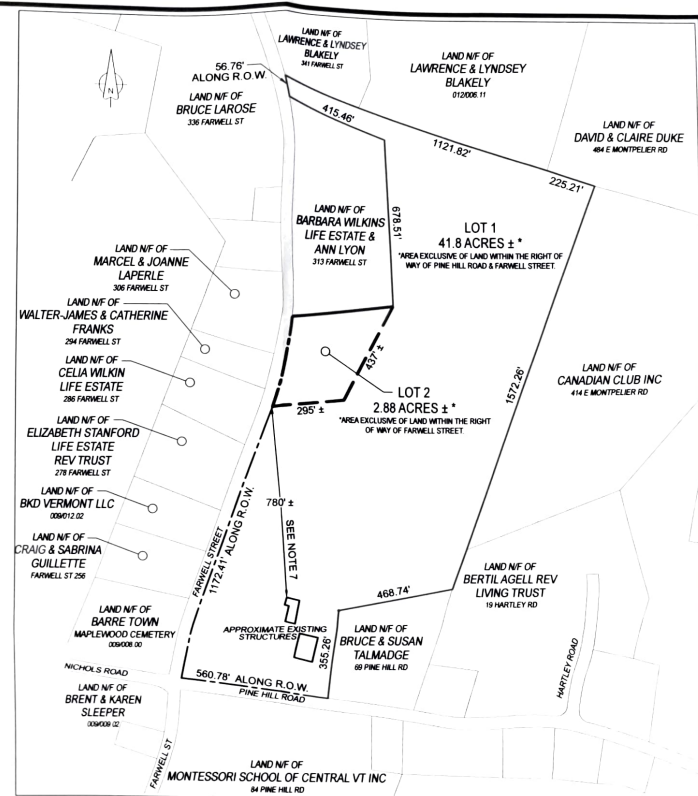
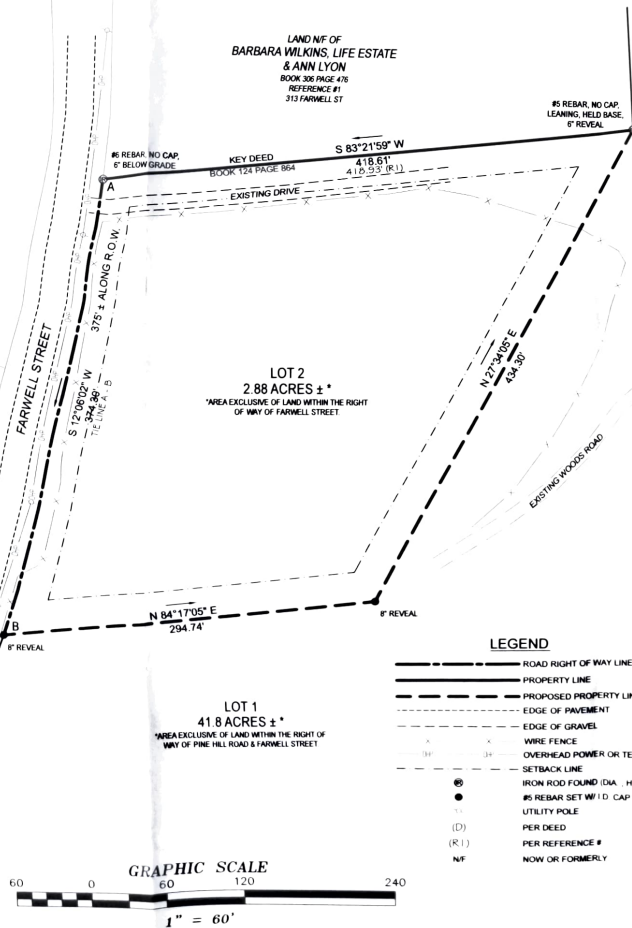
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.

4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.

5. BEARINGS SHOWN HEREON ARE STATE PLANE GRID NORTH BASED ON CORRS-CORRECTED GPS OBSERVATION (NAD 83, VT ZONE 4400, VCAP CORS STATION, SCALE FACTOR 1). BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.

6. THE RIGHT-OF-WAY OF FARWELL STREET IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND, WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.

7. BECAUSE THE NEWLY CREATED PROPERTY LINE IS IN EXCESS OF 500' FROM THE EXISTING STRUCTURES, THE SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE STATE WASTEWATER & POTABLE WATER SUPPLY PERMIT PROGRAM (E.P.R., CHAPTER 1) AS PROVIDED FOR IN §1-304(7) OF SAID RULES.



NOTE: THIS LOCUS IS NOT A SURVEY AND SHALL NOT BE USED TO DESCRIBE PROPERTY FOR THE PURPOSE OF TRANSFER OF TITLE. ALL ADJUTER INFORMATION NOT IMMEDIATELY ADJACENT TO THE SURVEYED LOT COULD BE BASED ON THE DATA EXTRACTED FROM A TOWN TAX MAP, GRAND LIST, OR REFERENCES OR A COMBINATION.

SUBJECT PROPERTY:

ELLEN POULIN
PID: 009019.00
SPAN: 039-012-12126
DEED BOOK 161 PAGE 664

REFERENCES:

1. A PLAN ENTITLED "TROULEAU TO WILKINS, PROPERTY SUBDIVISION" BY JAMES A. SHERIDAN, L.S., DATED SEPTEMBER 10, 1990, MOST RECENTLY REVISED SEPTEMBER 15, 1990 AS FOUND IN THE TOWN OF BARRE LAND RECORDS SLIDE #79.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

11/18/2022 *William R. Chase*
DATED: WILLIAM R. CHASE RLS #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY

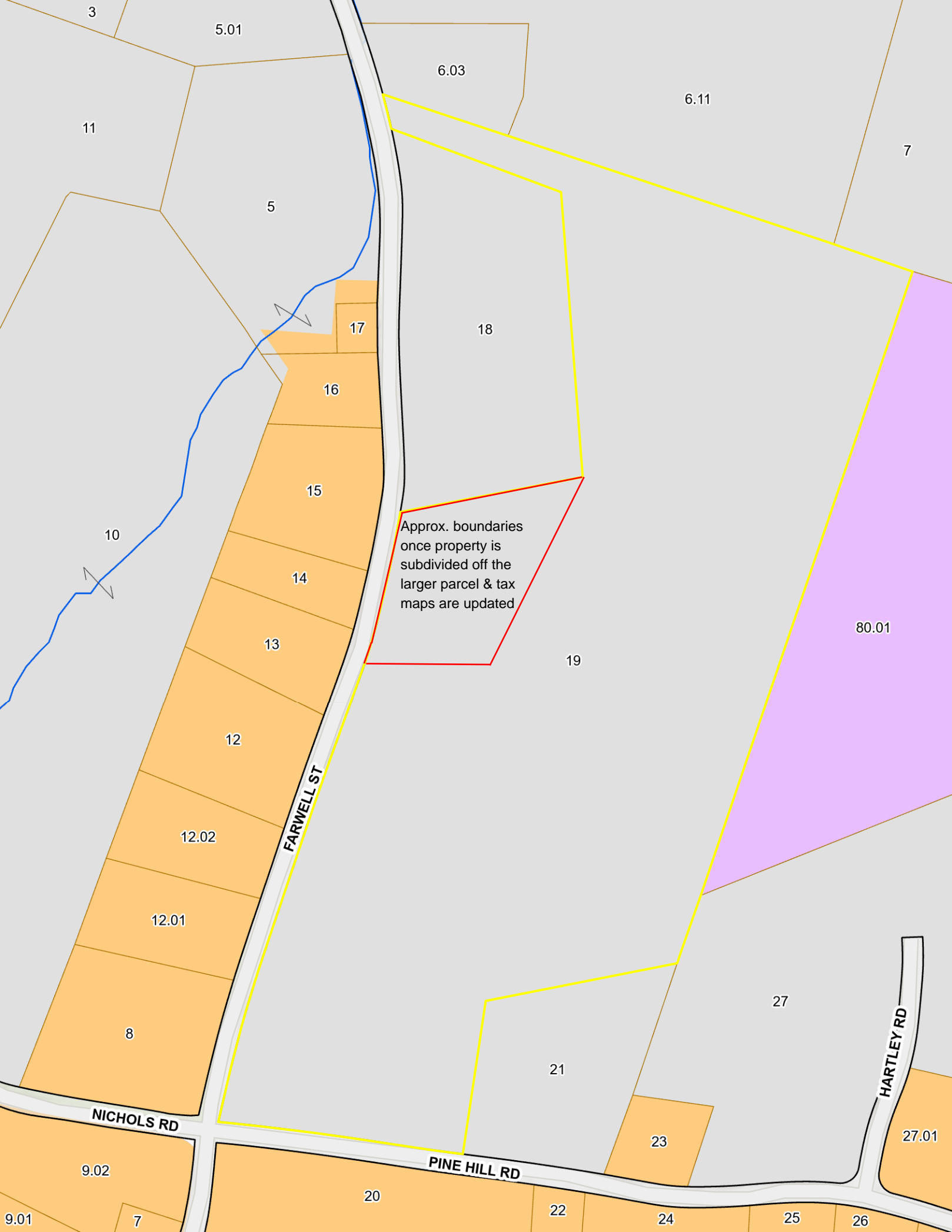
ELLEN POULIN

75 PINE HILL ROAD & FARWELL STREET
BARRE TOWN, VERMONT

SCALE: 1" = 60' DATE: 10/29/22 PROJ # 2022 240 DWG # 32240A

DRAWN BY: RABJ CHECKED BY: WRC /FB/PG 94/ EFB SHEET SUB1

Chase & Chase
301 North Main Street, Suite 1
Barre, Vt. 05641
802-479-3636
Surveyors & Septic Designers, Inc



Approx. boundaries
once property is
subdivided off the
larger parcel & tax
maps are updated

001512

BK0161PG0664

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that it, Rouleau Granite Co., Inc., a Vermont corporation with a principal place of business in the City of Barre, in the County of Washington, State of Vermont, GRANTOR, in consideration of One Dollar and Other Good and Valuable Considerations paid to its full satisfaction by Robert LePage and Ellen M. Poulin, husband and wife, of Barre, County of Washington and State of Vermont, GRANTEES, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, Robert LePage and Ellen M. Poulin, as tenants by the entirety and not as tenants in common, and their heirs and assigns forever, a certain piece of land in the Town of Barre, in the County of Washington, State of Vermont, described as follows, viz:

Being part of the same lands and premises conveyed to Rouleau Granite Co., Inc. by Lorraine C. Laferriere, Alex M. Laferriere and Cecile Laferriere by Warranty Deed, dated July 24, 1972, and recorded in Book 62, Pages 76-77 of the Barre Town Land Records.

The herein conveyed lands and premises are all of the lands and premises conveyed to the Grantor herein in the above-mentioned deed and located on the east side of Town Road #12 (Farwell Street, so-called) and the north side of Town Road #9 (Pine Hill Road, so-called), except those parcels of land conveyed by the Grantor herein in the following conveyances that are of record in the Barre Town Land Records:

First, by Warranty Deed to Douglas and Klaire Martin and of record in Book 64, Page 155, which Warranty Deed was corrected in a Corrective Warranty Deed recorded in Book 73, Page 97 and,

Second, by Warranty Deed to Harry and Barbara Wilkins recorded in Book 124, Page 864.

The herein conveyed lands and premises are conveyed subject to, and with the benefit of, utility and municipal easements of record and, in particular, to the following easements: spring and rights of entry and repair conveyed to Harry J. and Barbara A. Wilkins on August 13, 1948, and of record in Book 30 at Page 41; spring and spring rights conveyed to Roland and Simone Fluet by deed dated November 27, 1953, and recorded in Book 32 at Page 456; spring and related easements conveyed to the aforementioned Martins in the aforementioned Warranty Deed; and utility easement conveyed to Green Mountain Power Corporation and New England Telephone & Telegraph Company by deed, dated January 26, 1978, and of record in Book 74 at Page 382.

Reference is here made to the above-mentioned deeds and all prior deeds in the chain of title for a more particular description of the herein conveyed lands and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, Robert LePage and Ellen M. Poulin, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and it the said GRANTOR, for itself and its successors, executors and

Page 1 of 2

INITIALS OF GRANTOR R.R.

RK0161660665

administrators, does covenant with the said GRANTEES, and their heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid; and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Rouleau Granite Co., Inc. has caused its name to be hereunder subscribed by Raymond Rouleau, its President and Duly Authorized Agent, this 13th day of October, A. D. 2000.

IN PRESENCE OF

Mark Duke
Witness to his signature

Rouleau Granite Co., Inc.

By Raymond Rouleau Pres.
Raymond Rouleau, President
Duly Authorized Agent

STATE OF VERMONT

COUNTY OF WASHINGTON, SS.

At Barre, this 13th day of October, A.D. 2000, Raymond Rouleau, President and Duly Authorized Agent of Rouleau Granite Co., Inc., personally appeared, and he acknowledged this instrument, by him subscribed, to be his free act and deed and the free act and deed of Rouleau Granite Co., Inc.

Before me,

Ther F. Koe
Notary Public

Barre, VT Town Clerk's Office
Received for Record

October 16, A.D. 2000
at 9 o'clock 10 minutes A M.
and recorded in Book 161 Pages 664-665
of Land Records.

Attest:
Alice W. Bartlett Town Clerk
Alice W. Bartlett Asst.

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

—ACKNOWLEDGMENT—

Return Rec'd - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plaza Act Cert. Rec'd.
Return No. 00-212
Signed Alice W. Bartlett Clerk
Date October 16, 2000

LAW OFFICES OF
MONTE & MONTE, P.C.
61 SUMMER STREET
P.O. BOX 686
BARRE, VERMONT 05641