

Ryegate 15.28 +/- Acres
Vermont, 15.28 AC +/-

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
- Boundary 1
- Stream, Intermittent
- River/Creek
- Water Body

I CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF 21 V.S.A. § 1403 Harry J. Bugas MAY 24, 2022

03004029
L. BRUGLIERA
Vol. 40 Pg. 354

03004027
FARHART - PAUL
Vol. 86 Pg. 288

03004027-1
A. KITTEL
Vol. 52 Pg. 79

03004023
M. BRIDGE
Vol. 39 Pg. 379

03004024
J. MILLER
TRUST

03011010
J. PROWN FAMILY TRUST
Vol. 62 Pg. 311

PCL. II
Vol. 32 Pg. 167
20.51 Ac.
- 5.23 Ac. To PCL. I
15.28 Ac.
(NEW AREA)

5.23 Ac.
TO BE ANNEXED TO PCL. I

PCL. 1
Vol. 32 Pg. 417
10.18 Ac.
+ 5.23 Ac.
15.41 Ac.
(NEW AREA)

03004030
P. MUSTY
D. WAELTER

03004035
K. GARDNER
Vol. 75 Pg. 446

LEGEND

- o IP SET 5/8" RB W/ HTB CAP
- CALC. POINT
- UTILITY POLE
- o U.G. TELE PED
- X- WIRE FENCE
- OOOO STONE WALL
- //- UTILITY LINES
- o DRILLED WELL
- ~~~~~ EDGE WOODS

PLAN REF. #139 "BEN BLANK"
BY BEARD/HEMCH
AUGUST 1971

I CERTIFY THIS SURVEY PLAT IS BASED
ON A CLOSED LOOP SURVEY W/ ELECTRONIC
THEODOLITE/EDM (1:36,457) DEEDS AND
PLANS ON RECORD.

Harry J. Bugas
YT. LS 645
MAY 24, 2022



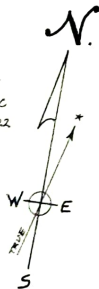
BOUNDARY LINE ADJUSTMENT
LAND OF
LEONARD W. TARGONOSKI
Vol. 54 Page 12
RYEGATE, VERMONT

PCL. 03004031
MAY 2022
PIONEER LAND SURVEYING, LLC
Harry J. Bugas Surveyor
BATH, NH

0 50 100 200 300 400 500

SCALE: 1 inch = 100 feet

ALL BEARINGS ARE
BASED ON MAGNETIC
NORTH. MAY 6, 2022



Town Tax Map

03011010
160.4 AC

J Prown

03004029
10.6 AS

Brugliera

03004027
18.3 AS

Farhart/Paul

03004027.1
10.7 AS

Kittell/McNally

03004031
32.7 AS

Targonski

*boundaries
approximate only; see
survey for actual
boundaries

03004035
21.6 AS

Gardner

03011004
11.6 A

E Prown/
Belshe

03008003
0.50 AC

Farley

03006002
12.6 AS

Hazel

03006019
122.6 AS

Berrier

101.0 AS

03008003
13.5 AS

95

(8)

4273

460

524

10.1

267

Berrier

804

(6)

2870

2

[4]

ROAD

Hill Rd.

ROAD

PEACHAM

PAGE

DR.

[4]

21

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, Leonard W. Targonski of Springfield, in the County of Hampden and Commonwealth of Massachusetts and John J. Foley of Ryegate, in the County of Caledonia and State of Vermont, Grantors, in the consideration of One Dollar And Other Valuable Considerations paid to our full satisfaction by Leonard W. Targonski of Springfield, in the County of Hampden, and Commonwealth of Massachusetts and John J. Foley of Ryegate, in the County of Caledonia and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, Leonard W. Targonski and John J. Foley, as joint tenants, and their heirs and assigns forever, a certain piece of land in Ryegate, in the County of Caledonia, and State of Vermont, described as follows, viz:

Being certain pieces or parcels of land situate on the westerly side of State Aid Road #4, which road leads from Groton to Peacham and which premises are described as follows:

Parcel No. 1:

Being the same land and premises as conveyed to said Grantors Leonard Targonski and John Foley by Warranty Deed of Ben Blank dated October 20, 1975 and recorded in Book 32, Pages 417-419 of the Ryegate Land Records, wherein said premises are described in part as follows:

"Commencing at an iron pin, located on the westerly side of State Aid #4, at the junction of Lots #2, #3 and #4 and these premises; thence proceeding North 2° East, along a blazed line, bordering Lots #3 and #4, a distance of 1090 feet, more or less, to an iron pin; thence proceeding North 2° East, a distance of 20 feet, more or less, to the center of a certain right of way, which leads from said State Aid Road #4 to Lots #3, #4, #7, #8, and #9; thence turning an angle to the right and proceeding in a easterly direction, along the center of said right of way, to the westerly side of said State Aid Road #4; thence turning an angle to the right and proceeding in a slight southwesterly direction, along the westerly side of said State Aid Road #4, a distance of 1330 feet, more or less, to the iron pin begun at. Said right of way is suppose to be fifty (50') feet in width."

Parcel No. 2:

Being the same land and premises as conveyed to these Grantors, Leonard W. Targonski and John J. Foley by Warranty Deed of Ben Blank, dated November 29, 1974, and recorded in Book 32, Pages 167-169 of the Ryegate Land Records, wherein said premises are described as follows:

"A certain tract or parcel of land, suppose to contain 22.4 acres, more or less, and which parcel is a part or

portion of the same premises as conveyed to this grantor, Ben Blank, by Warranty Deed of Burns Page, dated September 21, 1971, and recorded in Book 29, Page 419 of the Ryegate Land Records.

"The premises to be conveyed herein are depicted as Lot #3 on a certain map or plan, as revised, entitled "Land Surveyed for Ben Blank, Ryegate, Vermont, Scale 1" = 300', August, 1971, by Bedard & Hemond, Waterford, Vermont" and is bounded and described as follows:

"Commencing at an iron pipe located on the westerly side of said State Aid Road #4, which leads from Peacham to Groton, at the southeasterly corner of the premises to be conveyed herein; thence proceeding North 76° 31' West, following a blazed line which separates these premises and Lot #2 as depicted on said map, a distance of 1073 feet, more or less, to an iron pipe, which point marks the southwesterly corner of these premises; thence turning an angle to the right and proceeding North 3° 30' East, bordering land formerly owned by Burns Page and now owned by Jules Prown, along portion of a stone wall, a distance of 765 feet, more or less, to an iron pipe, which point marks the northwesterly corner of these premises; thence turning an angle to the right and proceeding North 84° East, a distance of 635 feet, more or less, to a marking point, which point is South 21° East, a distance of 20 feet from an iron pin; thence proceeding in an easterly direction along the center of a fifty (50) foot right of way, a distance of 405 feet, more or less, to a point, which point marks the northeasterly corner of these premises; thence turning an angle to the right and proceeding South 2° West, a distance of 20 feet, to an iron pin; thence proceeding South 2° West, along a blazed line, separating these premises and Lot #5 as shown on said map, a distance of 1090 feet, more or less, to the iron pin begun at, which point marks the southeasterly corner of these premises.

"These premises are subject to a certain power line right of way which crosses the southeasterly corner of these premises.

"This conveyance also includes a right to use and maintain a certain right of way over the old road which leads from said State Aid Road #4 to the premises conveyed herein.

"It is a part of the consideration of this conveyance that for a period of twenty (20) years from the date hereof the owners of these premises will not sub-divide these premises into more than two parcels; that they will not use these premises for commercial purposes, except that if a dwelling house is built thereon it may be rented to parties other than the owners of these premises; that no animals shall be kept on these premises other than domestic pets; and that no trailer or mobile homes shall be placed upon these premises.

"Excepting, reserving and saving from this conveyance a certain right of way, for motor vehicle passage, commencing from State Aid Road #4 and proceeding in a southwesterly direction to Lot #1 and Lot #2, as shown on said map, which right of way has a width from said State Aid Road #4 to the powerline right of way, which crosses the southerly corner of the above conveyed parcel."

The sole purpose of this conveyance is to transfer title to these Grantees from tenants in common to joint tenants.

Reference is hereby had to said deeds and records, and the deeds and records referred to therein for a more particular description of the within conveyed premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Leonard W. Targonski and John J. Foley, as joint tenants, and their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, Leonard W. Targonski and John J. Foley, for ourselves, and our heirs, executors and administrators, do covenant with the said Grantees, Leonard W. Targonski and John J. Foley, and their 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 manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid. We do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 25th day of November, 1995.

IN PRESENCE OF:

John J. Morale
Witness No. 1

John J. Morale
Witness No. 2

Leonard W. Targonski
Leonard W. Targonski

John J. Foley
John J. Foley

STATE OF VERMONT
COUNTY OF ORANGE, ss.

At Wells River, this 25th day of November, 1995, personally appeared Leonard W. Targonski and John J. Foley and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

John J. Morale
NOTARY PUBLIC

February 10, 1999

My Commission expires

Ryegate Town Clerk's Office
Received for record
November 29, 1995 at 1:40 P.M.

Attest: Mawha H. Nelson
Town Clerk

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 Plans Act Cert. Rec'd.
Return No. 95113
Signed Mawha H. Nelson Clerk
Date Nov 29, 1995