

Utility & Property Information

Address: 185 Rugg Road, Fairfield, VT 05455. *For navigational purposes only. 911 address to be assigned.

From I-89, take exit 19. Turn right onto Route 104. Turn right onto Route 36. Turn right onto Rugg Road. See real estate sign on your left after passed home with 911 address of 183 Rugg Road.

Taxes: Town of Fairfield — TBD. Property has been subdivided and is being taxed as part of the seller's larger parcel. A listers estimate of taxes has been requested; we will update this document once we have that information.

Zoning: Agricultural/Rural Residential District.
Access the [Fairfield zoning regulation documents](#) for further information. The Fairfield Zoning Administrator may also be contacted at 802-827-3261 x105 or zoning@fairfieldvermont.us with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 1 Acre **Road Frontage:** 200' **Front Setback:** 50'

Power: Vermont Electric Power Company — utility pole #24B/26/7A is located on the seller's adjoining parcel approximately 132' +/- away from the center of the proposed homesite. Per seller, the property will convey with the benefit of a utility easement to access utilities from this pole.

No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact VELCO at 802-773-9161.

Water: WW-6-3661-2 — Approved wastewater system and potable water supply permit for the proposed construction of a new three-bedroom, single family residence, serviced by on-site potable water supply using a drilled well and an on-site, mound wastewater disposal system. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit, design, and details.

Right-of-Way: The property conveys with the benefit of a 50' wide right-of-way for access.

This ROW extends along the entire southerly boundary of the property boundary as the town required to approve of the subdivision. Please see the aerial, survey, and wastewater site plan documents included in *Supporting Documents & Maps* with the location of the ROW indicated for reference.

Boundaries: There are boundary pins flagged on the property. Yellow flagging was used to flag the entrance of the proposed shared driveway off Rugg Road, and orange flagging was used to flag the pins along the property boundaries.

A fence boundary runs along a portion of the northerly boundary. Please note: the survey indicates that the fence does not form the boundary line; however, the seller moved the fence location after the survey was completed to run along the boundary.

Waterline

Easement: Per seller, there is an old spring well located on their adjoining property, and the water line from that well to their home likely runs through this property's boundary. The property will convey subject to a waterline easement to be reserved by the seller with the right to repair and maintain the waterline.

Drainage

Easement: There is an existing water drainage pit that runs through the property. Per seller, the property will convey subject to a drainage easement to be reserved by the seller with the right to repair.

Turtle's Lane

Sign: The property will convey subject to the seller's right to place a sign at the driveway entrance labeled as "Turtle's Lane". This sign will not be an official street sign; and it will be in honor of the seller's son, who passed away at a young age.

Haying: Per seller, the property is currently being hayed by a neighbor.

Road: Rugg Road — Gravel, Class III town plowed and maintained road.

Services: Consolidated Communications offers high-speed internet, TV & telephone services to the adjoining home. Per Consolidated, their fiber optic service through their affiliate Fidium will be available at the property in the near future, and the service can be pre-ordered at this time.

Disclaimer:

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