

**LOCUS**

**Survey Notes and Report**

- The purpose of this Subdivision Plat is to identify and monument Subject Parcel, Lot 1, located at 201 Upper Loveland Road, Lot 1, being a 4.62 acre portion of the 38± acre Norwich Parcel 16:161. The Subject Lot's current zoning designation is Rural Residential (RR). The minimum Lot size is 2 acres with 90 ft of frontage or access from a 50 ft wide Right-of-Way. The setback from a highway or Right-of-way is 20 ft and the setback from other boundary lines is 10 ft.
- Surveyor's Report: Lot 1 is currently occupied with a Cell Tower. No water or wastewater services are required for the cell tower. The remaining lands are not developed and are subject to the State's deferral of permit language. The found corner monuments are consistent with the abutting deeds and record surveys found on Slides No. 541 and 445. Said abutting tract was subdivided from the Subject Parcel by Gardner Lewis in 1968 and 1970. The Subject Lands boundary line is junior in title to the abutting lands. Found corner monuments are located on the subject lands. Found monuments are identified by SET and placed on November 11, 2019. Wooden witness stakes were placed beside these Monuments. Monument sizes are outside dimensions. The boundary lines for the Subject lots were marked with orange flags and blue point on tree. The blue point is intended to face the boundary line.
- The limits for Upper Loveland Road were established by the construction of Interstate 91 which then merged back into the old highway. Using the found corner monuments the highway was computed as a 3 rod or 49.5 ft wide highway.
- The Cross Hatch Area show the location of the Easement to Benefit Lot 2.

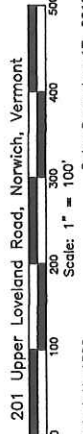
**Record Owner**

Parcel 11:161  
38 Acres, LLC  
c/o John Lewis  
246 Palm Street  
Burlington, VT 05409

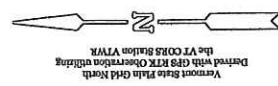
Book 180, Pages 132-134

**VERMONT**  
ACT 250 District Commission # 2,3  
Application #: 3W091 SA  
Subdivision #: 002  
Date received: 10/14/21

**Subdivision Plat for  
38 Acres, LLC**



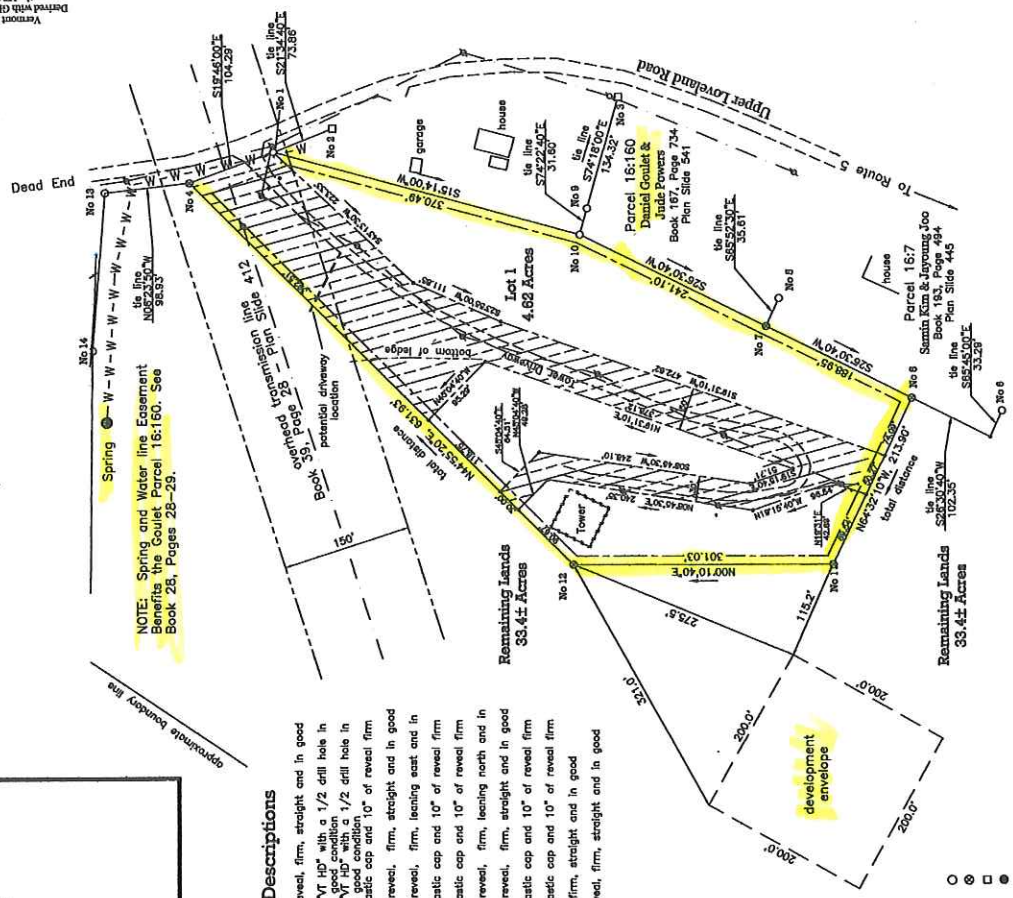
Project No. 1522  
Date: December 17, 2019  
**Rockwood Land Services, LLC**  
PO Box 347  
Rockwood, VT 05648  
rock@rockwoodland.com



**Abutter's List**

- 11:160 Daniel Goulet & Jude Powers
- 16:7 Samin Kim & Jayoung Joo
- 16:8 Jay Kenseth
- 16:9 Gunsharon Kaur, Windsor
- 16:10 Jeffrey Madel, Trustees or Terry & Shelly Melendy
- 16:11 Geoffrey Madel, Trustees or Terry & Shelly Melendy
- 16:12.2 Sarah & James Cook
- 16:12.1 James & Kathleen Mcgarratt
- 16:20 Hugh & Cheryl Rostad
- 16-5 Town of Norwich
- 11:164 Aaron & Noelle Lamperti

NOTE: Spring and Water line Easement Benefits the Goulet Parcel 16:160. See Book 25, Pages 28-29.



The Subdivision depicted on this Plat was duly approved, as conditioned, by the Norwich Development Review Board in accordance with the Norwich Subdivision Regulations and all other applicable laws and regulations on the \_\_\_ Day of \_\_\_\_\_, 2020.

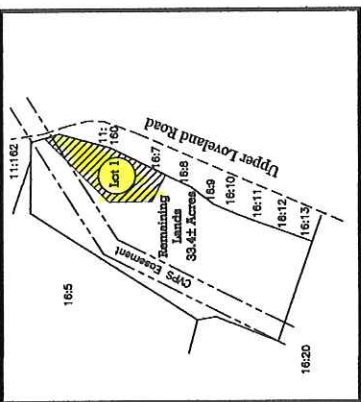
Subdivision Permit No. \_\_\_\_\_

DRB Chair or Vice Chair \_\_\_\_\_

I hereby certify that to the best of my belief and knowledge a Vermont Rural Class Survey was completed on Norwich Parcel 16:161 in accordance with the requirements of 27 VSA 1403(0)-(8) and, except as noted within the Survey Notes, are consistent with the deeds, plans, and notes on this plat which are the basis for this surveyor's opinion of the boundary line locations.



TIMOTHY W. ROCKWOOD  
LLS NO. 537



**Parcel Inset**  
1" = 600'

**Corner Monument Descriptions**

- FOUND a 2" yellow iron pipe with 9" of reveal, firm, straight and in good condition. In the center of a utility pole. Found stamped "VT 10" with a 1/2 drill hole in the center and 5" of reveal, firm, straight and in good condition.
- FOUND a 4" x 4" Concrete Bound stamped "VT 10" with a 1/2 drill hole in the center and 5" of reveal, firm, straight and in good condition.
- SET a 5/8x3/8" blue Rebar with orange plastic cap and 10" of reveal firm and straight.
- FOUND a 2" yellow iron pipe with 19" of reveal, firm, straight and in good condition of the base of a steep slope.
- SET a 5/8x3/8" blue Rebar with orange plastic cap and 10" of reveal firm and straight.
- SET a 5/8x3/8" blue Rebar with orange plastic cap and 10" of reveal firm and straight.
- FOUND a 2" yellow iron pipe with 13" of reveal, firm, leaning north and in good condition at the base of a steep slope.
- FOUND a 2" yellow iron pipe with 23" of reveal, firm, straight and in good condition.
- SET a 5/8x3/8" blue Rebar with orange plastic cap and 10" of reveal firm and straight.
- FOUND a 3/4" Rebar with 10" of reveal, firm, straight and in good condition.
- FOUND a 1-1/4" iron pipe with 9" of reveal, firm, straight and in good condition. In a barbed wire fence line.

**LEGEND**

- Found Iron Pipe or Rebar
- Set Capped Rebar
- Found Concrete Bound
- Computed Point
- Boundary Line
- Easement Line
- Stone Wall
- Wire Fence
- Setback limits
- Utility Pole with overhead wires
- Deed Reference
- Plan Reference
- Plastic Rebar Cap Label

Book, Page  
Plan Slide  
TIM ROCKWOOD  
VT 537 NH 618