

~ LOCATION MAP ~

~ ABUTTERS LIST ~

- |   |   |   |
|---|---|---|
| 1<br><b>JEROME S. BRODY</b><br>ANNE D'AVENAS<br>664 OLD STAGE ROAD<br>CHESTER, VT 05143<br>TM#14-01-04  | 6<br><b>RAYMOND MILANESI</b><br>MARY MILANESI<br>525 POPPLE DUNGEON RD.<br>CHESTER, VT 05143<br>TM#14-01-13 | 11<br><b>CLAYTON &amp; KELLY COX</b><br>2175 HAWKSRIDGE DR. #1204<br>NAPLES, FL 34105<br>TM#14-01-19.1 & 19.2 |
| 2<br><b>ADA CHESTER CORP.</b><br>450 WEST 44TH STREET<br>NY,NY 10036<br>TM#41-20-23                     | 7<br><b>ADA CHESTER CORP.</b><br>450 WEST 44TH STREET<br>NY,NY 10036<br>TM#14-01-17 & 18                    | 12<br><b>KURT &amp; CHERYL WESTINE</b><br>P.O. BOX 405<br>CHESTER, VT 05143<br>TM#14-01-08                    |
| 3<br><b>PHIL &amp; JANICE ATWOOD</b><br>234 ATHENS ROAD<br>ATHENS, VT 05143<br>TM#41-20-21              | 8<br><b>ADELBERT AMES</b><br>84 JENCKES ROAD<br>BRATTLEBORO, VT 05301<br>TM#2-5 (GRAFTON)                   | 13<br><b>JOHN A. &amp; SUSAN K. ST. PETER</b><br>38 WOLF HILL AVE<br>OCEANPORT, NJ 07757<br>TM#14-01-10       |
| 4<br><b>HARRY &amp; KATHERINE HUDSON</b><br>1009 POPPLE DUNGEON RD.<br>CHESTER, VT 05143<br>TM#14-01-12 | 9<br><b>JERALD STEVENS</b><br>1246 OLD STAGE ROAD<br>CHESTER, VT 05143<br>TM#14-01-19                       | 14<br><b>BERNARD &amp; JUDITH MOWREY</b><br>151 OLD STAGE ROAD<br>CHESTER, VT 05143<br>TM#14-01-11            |
| 5<br><b>UGO QUAZZO</b><br>816 POPPLE DUNGEON RD.<br>CHESTER, VT 05143<br>TM#42-20-16                    |   |   |

~ REVISIONS ~

NO.	DATE	DESCRIPTION	BY
1.	9-20-10	ADDED IRON ROD SET DESCRIPTIONS	JW
2.	9-23-10	ADDED WAIVER OF DEVELOPMENT RIGHTS, PROPOSED HOUSE SITE AND USGS CONTOURS	JF
2.	10-29-10	ADDED NOTE B, REFERENCE PLAN C, CHANGED TOTAL ACREAGE AND USGS CONTOURS	JF

~ NOTES ~

- METHOD OF SURVEY: LEICA TCR 805 TOTAL STATION.
- BEARINGS ARE REFERENCED TO VERMONT STATE PLANE COORDINATE SYSTEM. ELEVATIONS TIED TO THE NAVD 1988 DATUM.
- DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE SOLE USE OF ADA CHESTER CORP. AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF ADA CHESTER CORP. AND DIBERNARDO ASSOCIATES, LLC.
- ALL WELL & SEPTIC DATA SUPPLIED BY MARQUESE & MORANO, LLC P.O. BOX 404 BELLOWS FALLS, VT 05101. 802-463-3934.
- PROPERTY IS LOCATED IN THE RESIDENTIAL 80 ZONE. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  
R80 MINIMUM LOT SIZE: 80,000 SQ. FT. OR 1.84 ACRES FRONTAGE MINIMUM: 165'  
FRONT YARD SETBACK: 50' SIDE & REAR YARD SETBACK: 40' MAXIMUM STRUCTURE COVERAGE: 10% MAXIMUM BUILDING HEIGHT: 35'
- CONTOURS TRACED FROM USGS QUADRANGLE AND ARE IN 6M INTERVALS.
- SEE REFERENCE PLAN C. FOR ROAD DESIGN

~ REFERENCE PLANS ~

- PLAN ENTITLED "THE PROPERTY OF W.E. GARFIELD CHESTER, VT", DATED 1952, DRAWING NO. 952-1, PREPARED BY HEMAN CHASE.
- PLAN ENTITLED "DEER VALLEY FARM THE PROPERTY OF JACQUELINE AND UGO QUAZZO CHESTER, VT", DATED MAY 1970, DRAWING NO. 2001-1-2, PREPARED BY HEMAN CHASE.
- PLAN ENTITLED "DEVELOPMENT ROAD DESIGN FOR ADA CHESTER CORPORATION CAHILL FARM PROPERTY", DATED SEPTEMBER, 16 2010 PROJECT # MM021516-20, PREPARED BY MARQUESE & MORANO, LLC.

~ REFERENCE DEEDS ~

- RECORDED IN THE TOWN OF CHESTER LAND RECORDS.
- DEED FROM EVERETT E. CAHILL AND EUNICE M. CAHILL TO UGO R. QUAZZO RECORDED IN BOOK 43 AT PAGE 113 ON JUNE 1, 1968.
  - DEED FROM EVERETT E. CAHILL AND EUNICE M. CAHILL TO ARTHUR L. PIANTA AND FLORENCE M. PIANTA (NOW JOHN ST. PETER) RECORDED IN BOOK 41 AT PAGE 363 ON JUNE 1, 1965.
  - DEED FROM EVERETT E. CAHILL AND EUNICE M. CAHILL TO BERNARD AND VIVIAN MOWREY RECORDED IN BOOK 44 AT PAGE 121 ON AUGUST 5, 1969.

~ CERTIFICATION ~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY AND PLAN IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF CHESTER LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.  
THIS PLAN IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE SHOWN, AND DOES NOT REPRESENT A WARRANTY OR A GUARANTEE.  
JOSEPH A. DIBERNARDO VT LLS. NO. 715

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS- OF-FACT DATED THE DAY OF \_\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS.  
SIGNED THIS \_\_\_\_\_ TH DAY OF \_\_\_\_\_ BY: \_\_\_\_\_

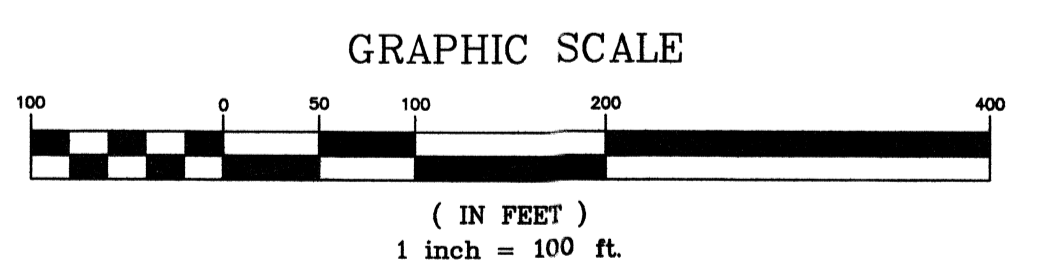
~ LEGEND ~

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- BUILDING SETBACKS
- IRON PIN FOUND
- ⊙ 5/8" IRON ROD SET
- STONE WALL
- x - x - BARBED WIRE FENCE
- ⊕ UTILITY POLE
- ⊙ SPRING
- ⊙ WELL
- - - PROPOSED CENTERLINE
- ⊙ TEST PIT

~ WAIVER OF DEVELOPMENT RIGHTS FOR LOTS 1 & 2 ~

SUBDIVISION REGULATIONS, THE GRANTEE SHALL NOT CONSTRUCT OR ERECT ANY STRUCTURE OR BUILDING ON ANY PARCEL IF THE USEFUL OCCUPANCY OF THAT STRUCTURE WILL REQUIRE A SEWAGE DISPOSAL SYSTEM.  
THE RESTRICTION DOES NOT APPLY IF THE GRANTEE OBTAINS AN APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM PERMIT FROM THE TOWN OF CHESTER.  
THIS CONDITION RUNS WITH THE LAND AND BINDS THE GRANTEE AND SUCCESSORS IN THE INTEREST.

TOTAL ACREAGE IN SUBDIVISION: 221.94 ACRES ±



PLAN SHOWING SUBDIVISION OF PROPERTY OF

**ADA CHESTER CORP.**  
CAHILL LOT  
450 WEST 44TH STREET  
NY,NY 10036  
TM#14-01-09

OLD STAGE ROAD ~ WINDSOR COUNTY ~ CHESTER, VERMONT

**DIBERNARDO ASSOCIATES, LLC**  
VT NH  
LICENSED LAND SURVEYORS  
802-463-3031 440 ROCKINGHAM ROAD 803-358-6609  
P.O. BOX 62  
BELLOWS FALLS, VT 05101

DATE JULY 30, 2010 SCALE 1" = 100'  
DRAWN BY JAD CK'D BY JAD  
SURVEYED BY JMW,JF

DWG. NO. 2520-9

STATE OF VERMONT  
JOSEPH A. DIBERNARDO  
NO. 715  
LICENSED LAND SURVEYOR

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