

Application/Parcel ID#: 2025-02 (TD4X330) Administrative Use Only
Date Received: 3/25/25
Date Approved: 4/2/25

Permit Fees: \$190.00
Check# 1027 /By whom: _____
Filing Fees: _____
Total Fees Paid: \$190
Tax Map Number: TD4X330

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

All sections must be completed. Incomplete applications will not be considered.

1. APPLICANT:

Name: KEVIN & ANNA SIROIS

Phone: (860) 944-6150

email address: kevin.sirois@ajtoolco.com

Mailing Address:

10 TOLL GATE RD BERLIN CT 06037
Street City State Zip

2. PROPERTY OWNER:

Name: KEVIN & ANNA

Phone: (860) 944-6150

Mailing Address:

10 TOLL GATE RD BERLIN CT 06037
Street City State Zip

3. PROJECT LOCATION: 1900 Howe Pond Rd

Deed - Book: B7 Page: 192

Tax Map Page: 5 Lot#: 24 Parcel ID#: TD4X330

4. HOW IS THE PROPERTY USED NOW?

NOT BEING USED

number of dwelling units: _____ non-residential square feet: _____
residential square feet: _____ public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

NONE

5. WHAT WORK IS PLANNED UNDER THIS PERMIT? (New construction, addition, subdivision, installation or change of sign, change of use). Please be specific. Application must include dimensions, number of stories and square footage of gross floor area for all construction.

NEW CONSTRUCTION 2 STORY 1800 SQ FT
53 X 28 HOUSE

6 PLEASE CHECK WORK BELOW THAT APPLIES:

- ☐ Accessory structures with up to 100 square feet of floor area
- ☐ Accessory structures greater than 100 square feet of floor area
- ☒ New residential construction single dwelling unit (1 units).
- ☐ New residential construction duplex dwelling unit (2 units)
- ☐ New residential construction multi dwelling unit (3 units or more).
- ☐ Residential addition/alteration/renovation.
- ☐ Non-residential addition/alteration/renovation.
- ☐ New Non-residential construction
- ☐ Subdivision or boundary line adjustment. For applications involving subdivision of land or a boundary line adjustment a survey plat meeting the requirements of 27 V.S.A. §1403 and the rules of the Board of Land Surveyors, stamped by a Registered Land Surveyor licensed to practice in Vermont or equivalent.
- ☐ Signs.
- ☐ Change of use: from residential to non-residential or non-residential to residential; or from one non-residential use to another non-residential use.
- ☐ Conditional Use - Requires Site Plan Review & public hearing with the Development Review Board.
- ☐ Variance request
- ☒ Waiver to dimensional requirements request (lot size, setbacks, road frontage)
- ☐ Home Occupation - Provide Zoning Administrator with description of Home Occupation in writing.

7. ZONING INFORMATION - may be obtained with assistance from: zoning@readsborovt.org

a. What zoning district is the property located in? WATER SHED

b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
<u>Lot Size:</u>	10	7.61	MY LOT WAS GRANDFATHER IN
<u>Frontage:</u>	300 FT	78.19	
<u>Front Setback from Centerline of the highway</u>	75 FT	610 FT	
<u>Rear Setback:</u>	40 FT	505 FT	
<u>Left Side Setback:</u>	40 FT	130 FT	
<u>Right Side Setback:</u>	40 FT	40 FT	

8 SIGNATURES AND AUTHORIZATIONS :

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented in sub section 5 on this permit application.

The undersigned hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance on the above representations and will be automatically void if any are untrue or incorrect

Signature of owner(s) of property:

Date: 3-20-2025

[Signature]

Date: 3-20-2025

Signatures of applicant(s) other than property owner:

Date: _____

Date: _____

This information must be submitted with a Site Plan (for subdivisions a survey is required that meets the standards set by the State of Vermont) if required, other required forms and an application fee. Your site plan must contain all the information listed below. **INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.**

No Zoning Permit Application will be accepted for any new construction without approved State of Vermont Wastewater System & Potable Water Supply Permit and a Road Access Permit for access onto State or Town Roads. Applicants are hereby notified that additional Federal, State, or Local permits may be required including but not limited to VT Dept. of Health Lodging or Food License, Wetlands, Stormwater, or ACT 250. A copy of all required permits must accompany the Zoning Permit Application. Failure of the Zoning Administrator to recognize the need for any Federal, State, or Local permits does not relieve the applicant from the requirements to obtain them.

NOTE: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Applicant is required to provide the names and addresses of adjoining property owners without regard to any public right of way. Information can be found at: <https://next.axisgis.com/ReadsboroVT/> and is located at the Town Office.

Name:

Mailing Address:

RIGHI WAYNE J

1932 HOWE POND RD, READSBORO, VT 05250

HCPADDEN NICHOL & BEVERLY

797 NUNTINGTON RD, STRATFORD, CT 06614

MORENO PATRICK

90 PIGEON HILL RD, WINDSOR, CT 06095

HARDY RICHARD C.

P.O. BOX 1114, NORTH EASTHAM, MA 02651

Name:

BENJAMIN & BONITA

FOWLER SMITH

BOLOGNANI JON

Mailing Address:

504 CASE LANE

READSBORO, VT 05350

336 CASE LANE, READSBORO, VT 05350

 : Agency of Natural Resources has reviewed the Property in the Flood Plain Area

Comments: Pre existing small lot in watershed district. Under further review lot is under
required road frontage for watershed district but is a pre existing small lot exempting it from
current frontage bylaw requirements.

Signature:

[Signature]

Date: 4/2/25

For Administrative Use Only:

Development Review Board Action:

Zoning Administrator Action

Application Number: 2025-03

Date Received: 3/25/25

JB
(initial by Admin. Officer)

Amount of Fee Paid: \$150

Date Permit Issued: 4/2/25

[Signature]
Zoning Administrator

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

Decision: _____

(Approved, denied, approved
with conditions)

DRB Chair or Clerk

The Zoning Permit shall take effect 15 days after being issued and is valid for 2 years from the date of approval

Important Information For Applicants Appearing Before the Development Review Board

The Development Review Board hears all applications brought before the Board by the Zoning Administrator

All applications before the Development Review Board requires Public Hearing notification in the newspaper at least 15 days prior to the hearing (*exception is the application for subdivision which requires 7-day posted public notice but does not need to be posted in newspaper. Applicant will receive 7-day notice prior to the Development Review Board public hearing). *The Applicant will receive a copy of the notice of the Public Hearing at least 15 days prior to the Development Review Board public hearing.

A decision will be issued to the Applicant within 45 days of the date of the final Public Hearing for Variances and Appeals and 45 days of the date of the final Public Hearing for Conditional Uses. A decision from the Development Review Board can be appealed to the Vermont Environmental Court within 30 days of issuance of a decision under Chapter 117, Title 24 of the Vermont Statutes Annotated, in accordance with the governing rules of procedure and the rules of the Vermont Environmental Court.

Below, please find additional information that pertains to the different types of hearings.

VARIANCES

In accordance with the Readsboro Zoning Bylaw, the Development Review Board may grant Variances from provisions of a zoning regulation for a structure if findings of fact are found and they are specified in the Development Review Board's decision. The findings of fact are listed below and applicants are expected to address each point at the hearing before the Development Review Board.

Findings of Facts: *(for structures that are not primarily a renewable energy resource structures)*

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Bylaw in the neighborhood or district in which the property is located, AND
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaw and that the authorization or Variance is therefore necessary to enable the reasonable use of the property, AND
3. That the unnecessary hardship has not been created by the appellant, AND
4. That the Variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare, AND
5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Zoning Bylaw and from the Town Plan.

SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- Subdivision or boundary line adjustment: For applications involving subdivision of land or a boundary line adjustment a survey plat meeting the requirements of 27 V.S.A. §1403 and the rules of the Board of Land Surveyors, stamped by a Registered Land Surveyor licensed to practice in Vermont or equivalent.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures with dimensions, easements and rights of way
4. Proposed site grading and location of proposed structures with dimensions, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

Findings of Facts: *(for structures that are primarily a renewable energy resource structures)*

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the regulations; and
2. The hardship was not created by the appellant; and
3. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;
4. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

CONDITIONAL USES

Pursuant to the Town of Readsboro Zoning Bylaw, you should be prepared to discuss the following issues by explaining how the proposed conditional use will not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity;
4. Any land use or land development regulations or ordinances of the Town of Readsboro then in effect;
5. The intrinsic capability of the land to support the use; and
6. Utilization of renewable energy resources.



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee(s): Kevin Sirois
10 Toll Gate Rd
Berlin, CT 06037

Permit Number: WW-2-7114

This permit affects the following property/properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1900	T04X330	513-161-10182	9.70	Book:87 Page(s):192

This application, for proposed onsite water and wastewater systems to serve a proposed 4-bedroom house on an existing lot, located at 1900 Howe Pond Road in Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Readsboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Readsboro Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval #2006-04-R7 for the Infiltrator® Quick4 and Equalizer Chambers** prior to conveyance of the lot.
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Philip Savoy, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Howe pond	1	11/02/2022	
Howe pond	2	11/02/2022	

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states: *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"* or which satisfies the requirements of §1-311 of the referenced rules.
- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1900	1	4-bedroom single-family home for up to 7 occupants	490	490

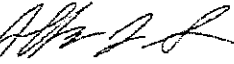
5. WASTEWATER SYSTEM

- 5.1 Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 Should the wastewater system approved in this permit experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

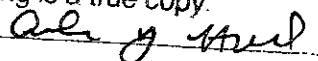
6. POTABLE WATER SUPPLY

- 6.1 Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources


By 
Jeff Svec, Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

Dated January 19, 2023

Readsboro Vermont
Clerks Office
Received for Record 1/19/2023
at 2:42 PM of which the
foregoing is a true copy.
Attest:  Clerk

Enclosure: I/A Approval Letter

cc: Philip Savoy

RECEIVED & RECORDED
ON 1/19/2023
AT 2:42 PM
BOOK 87 PAGE 445

TOWN CLERK READSBORO, VT

SCHEDULE "A"

Readsboro Grand List Parcel number T04x330 (part of Case Estate) for the years 2007, 2008 and 2009, it being all and the same lands and premises conveyed to John Collins by a Decree of Distribution, recorded in Book 49, Page 426 of the Readsboro Land Records and being described :

In the Matter of the Estate of Elizabeth Carrier Collins

DECREE OF DISTRIBUTION

THE COURT FINDS: That Elizabeth Carrier Collins died testate on November 10, 1983, a resident of Readsboro, Vermont;

That the deceased was survived by one son, John Carrier Collins, as her sole heir at law and next of kin and sole legatee under her Last Will and Testament dated June 29, 1983 and proved and allowed by the Court on August 26, 1987;

That Timothy J. O'Connor, Jr. and John Carrier Collins were appointed as Co-Executors of the estate by this court;

That after the payment of the debts and funeral charges of the deceased, and the expenses of administration of the estate, the court decrees the following property pursuant to the Last Will and Testament as follows:

To John Carrier Collins, all of the decedent's right, title and interest in three parcels of land located in Readsboro, County of Bennington and State of Vermont, described as follows:

Part of the Case Estate, containing 15 acres, more or less;

Part of the Bennett Lot, containing 6 acres, more or less;

Part of the Bosley Farm, consisting of a strip of land 40

Readsboro Vermont
Clerks Office

Received for Record 10/18/2022
at 7:32 Am of which the
foregoing is a true copy.

Attest: Ash J. Hall, Clerk

Vermont Property Transfer Tax
32 VSA Chap 231

-ACKNOWLEDGMENT-

Return Rec'd-Tax Paid-Board of Health
Cert Rec'd-VT Land Use Dev't Act Cert Recd
Return No: 2022-0341
Date: 10/18/2022
Signed Ash J. Hall, Clerk

VERMONT WARRANTY DEED

ON 10/18/2022
AT 7:32 A.M.
BOOK 87 PAGE 192
Ch. J. Mady
TOWN CLERK READSBORO, VT

Know All Persons By These Presents, That, Raymond Eilers, of Readsboro, in the County of Bennington and State of Vermont, Grantor, in consideration of One Dollar and other valuable consideration paid to his full satisfaction by Kevin M. Sirois and Anna Sirois, of Berlin, in the County of Hartford and State of Connecticut, Grantees, by these presents, do freely **Give, Grant, Sell, Convey And Confirm** unto the said Grantees, Kevin M. Sirois and Anna Sirois, husband and wife, as tenants by the entirety, and their heirs and assigns forever, certain land and premises in Readsboro, in the County of Bennington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to the Grantor herein, Raymond Eilers, by Tax Collector's Deed of David M. Switz, duly elected Collector of Delinquent Taxes for the Town of Readsboro, dated May 17, 2011, and recorded in Book 72, Page 268 of the Readsboro Land Records, and in which the subject premises are more particularly described as follows:

See Schedule "A" attached hereto.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Kevin M. Sirois and Anna Sirois, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and the said Grantor, Raymond Eilers, for himself and his heirs and assigns does covenant with the said Grantees, Kevin M. Sirois and Anna Sirois, and their heirs and assigns, that until the ensealing of these presents, Raymond Eilers 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 Raymond Eilers hereby engages to **Warrant And Defend** the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, I hereunto set my hand and seals this 13th day of October 2022.

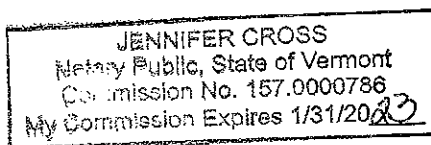
In Presence Of:

Jennifer Cross
Witness

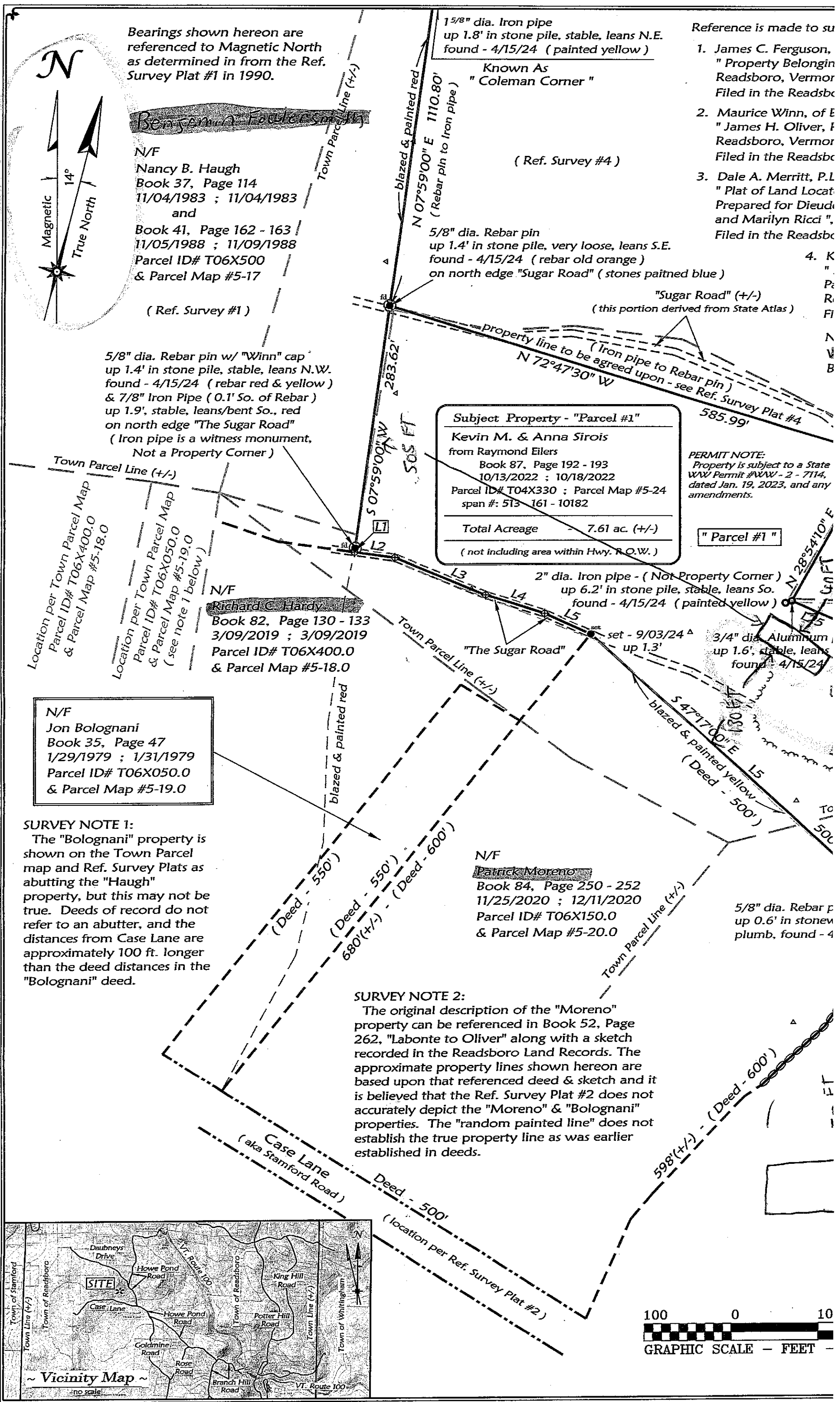
Raymond Eilers by Christopher M. Cady
his attorney in fact
Raymond Eilers, by Christopher M. Cady
his Attorney in Fact

STATE OF VERMONT
WINDHAM COUNTY, SS.

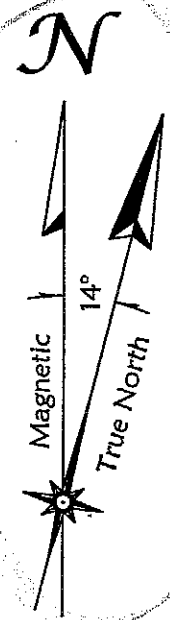
At Wilmington, Vermont, this 13th day of October 2022, Christopher M. Cady personally appeared under Power of Attorney for Raymond Eilers, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Raymond Eilers.



Before me,
Jennifer Cross
Vermont Notary Public



Bearings shown hereon are referenced to Magnetic North as determined in from the Ref. Survey Plat #1 in 1990.



N/F
Nancy B. Haugh
Book 37, Page 114
11/04/1983 ; 11/04/1983
and
Book 41, Page 162 - 163
11/05/1988 ; 11/09/1988
Parcel ID# T06X500
& Parcel Map #5-17
(Ref. Survey #1)

1 5/8" dia. Iron pipe
up 1.8' in stone pile, stable, leans N.E.
found - 4/15/24 (painted yellow)

Known As
" Coleman Corner "

(Ref. Survey #4)

5/8" dia. Rebar pin
up 1.4' in stone pile, very loose, leans S.E.
found - 4/15/24 (rebar old orange)
on north edge "Sugar Road" (stones painted blue)

"Sugar Road" (+/-)
(this portion derived from State Atlas)

5/8" dia. Rebar pin w/ "Winn" cap
up 1.4' in stone pile, stable, leans N.W.
found - 4/15/24 (rebar red & yellow)
& 7/8" Iron Pipe (0.1' So. of Rebar)
up 1.9', stable, leans/bent So., red
on north edge "The Sugar Road"
(Iron pipe is a witness monument,
Not a Property Corner)

Subject Property - "Parcel #1"
Kevin M. & Anna Sirois
from Raymond Eilers
Book 87, Page 192 - 193
10/13/2022 ; 10/18/2022
Parcel ID# T04X330 ; Parcel Map #5-24
span #: 513 - 161 - 10182

Total Acreage - 7.61 ac. (+/-)
(not including area within Hwy. R.O.W.)

PERMIT NOTE:
Property is subject to a State
WW Permit #WW-2-7114,
dated Jan. 19, 2023, and any
amendments.

" Parcel #1 "

Location per Town Parcel Map
Parcel ID# T06X400.0
& Parcel Map #5-18.0

Location per Town Parcel Map
Parcel ID# T06X050.0
& Parcel Map #5-19.0
(see note 1 below)

N/F
Richard C. Hardy
Book 82, Page 130 - 133
3/09/2019 ; 3/09/2019
Parcel ID# T06X400.0
& Parcel Map #5-18.0

N/F
Jon Bolognani
Book 35, Page 47
1/29/1979 ; 1/31/1979
Parcel ID# T06X050.0
& Parcel Map #5-19.0

SURVEY NOTE 1:
The "Bolognani" property is shown on the Town Parcel map and Ref. Survey Plats as abutting the "Haugh" property, but this may not be true. Deeds of record do not refer to an abutter, and the distances from Case Lane are approximately 100 ft. longer than the deed distances in the "Bolognani" deed.

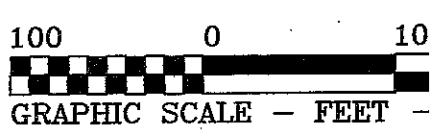
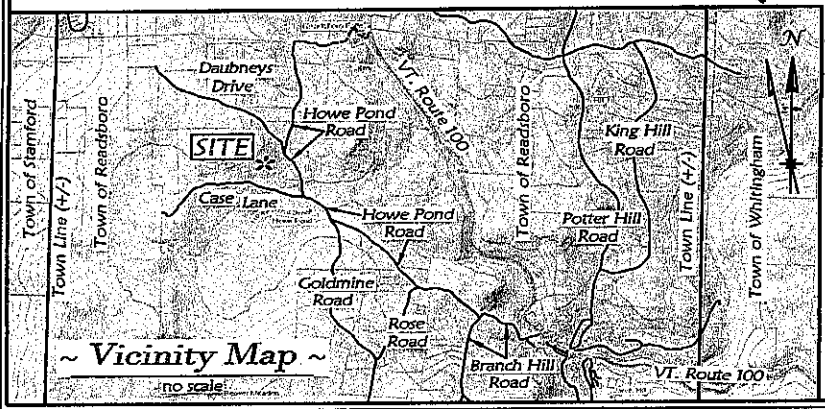
2" dia. Iron pipe - (Not Property Corner)
up 6.2' in stone pile, stable, leans So.
found - 4/15/24 (painted yellow)

3/4" dia. Aluminum
up 1.6', stable, leans
found - 4/15/24

N/F
Patrick Moreno
Book 84, Page 250 - 252
11/25/2020 ; 12/11/2020
Parcel ID# T06X150.0
& Parcel Map #5-20.0

5/8" dia. Rebar p
up 0.6' in stone
plumb, found - 4

SURVEY NOTE 2:
The original description of the "Moreno" property can be referenced in Book 52, Page 262, "Labonte to Oliver" along with a sketch recorded in the Readsboro Land Records. The approximate property lines shown hereon are based upon that referenced deed & sketch and it is believed that the Ref. Survey Plat #2 does not accurately depict the "Moreno" & "Bolognani" properties. The "random painted line" does not establish the true property line as was earlier established in deeds.



, entitled,
Simon & Nancy B. Haugh,
3/6/90, File No. 542-B.
s in tube #50.
entitled,
Pond Road,
Sept. 18, 1999, File: 99-0925-2DD.
s on slide #99.
T., entitled,
, Vermont, (Daubney Road),
y, Diana McLean, Belva Wilton
ember 2, 2010.
s on slide #141.

Design, PLC, of Jacksonville, VT., entitled,
Plat, Lands Of: Wayne Righi, Parcel ID# T04X100,
25, Daubneys Drive & Howe Pond Road,
nt ", plan dated September 6, 2024.
boro Land Records.

88 - 189
10/06/2022
T04X100.0
p #5-25.0

on pipe
able, leans East
7/15/24 (painted yellow)
edge "Sugar Road"

3" dia. Iron pipe
up 3.7', stable, leans So.
11/04/2015 found - 4/26/24
T04X370.0
p #5-11.0
(painted yellow)
(8.1' No. of PL)

2 1/2" dia. Iron pipe
up 2.7', stable, leans W.
found - 4/26/24
(painted yellow)

610 FT
EXISTING DRIVE
L16 L17 L18 L19 L20 L21 L22 L23
L10 L11 L12 L13 L14 L15

& Beverly McPadden
Page 57 - 59
10 ; 1/10/2000
T04X310.0
Map #5-23.0

Highway Right-Of-Way
Assumed 49.5 ft. (3 rods)

" Third Parcel "
(2.6 ac. (+/-))

2 1/4" dia. Iron pipe
up 2.6', stable, leans N.W.
found - 4/26/24
(painted yellow)
(5.1' No. of PL)

2 1/2" dia. Iron pipe
up 2.7', stable, leans W.
found - 4/26/24
(painted yellow)

LEGEND

- Point of Intersection
- Iron Pipe Corner found
- Rebar Pin Corner found
- 5/8" Rebar Pin Corner set
w/ L.S.#74340 cap
- Traverse Instrument pt.
- Utility pole
- Overhead Utility Lines
- Highway Right-of-way
- Highway Centerline
- Easement Line
- Property Line
- Approximate Property Line
- Edge of Gravel road or drive
- Now or Formerly
- Stonewall
- Edge of Woods (+/-)
- Barbed Wire Fence Remnants
- Blazed & Painted Red Line
- Blazed & Painted Yellow Line
- Woods Road/"Sugar Road"
- Town Parcel Line (+/-)

I hereby certify that this plat is compiled
from a field survey performed with a
GeoMax Zoom90 electronic "total station".
The closed loop traverse meets
requirements of a rural survey with a
precision closure better than 1:15,000.

The information shown hereon is based
upon the balanced survey field work,
physical evidence found, parole evidence,
deeds, and maps recorded in the Readsboro
Land Records.

CERTIFICATION

I hereby certify that the information shown
hereon is based on an actual field survey done
by me, or at my direction and that the pipes,
pins, and other monumentation shown were
found or have been set and that this survey is
correct to the best of my knowledge.

1 S #74340

N/F
Kevin M. & Anna Sirois
Book 87, Page 192 - 193
10/13/2022 ; 10/18/2022
(shown on Town Parcel map
as lands owned by "Helfrick")

N/F
Wayne J. Righi
Book 77, Page 604 - 608
10/30/2015 ; 11/04/2015
Parcel ID# T04X370.0
& Parcel Map #5-11.0

Daubneys Drive & Howe Pond Road Right-Of-Ways are
assumed 49.5 ft. (3 rods) wide based upon VSA Title 19,
Section 702, the traveled way, monumentation found, and
the referenced survey-plats.
Ownership is assumed to the centerline of the highway.

Property Line Description Table

Course	Azimuth	Distance
L1	S 07°59'00" W	5.00'
L2	S 82°09'30" E	47.35'
L3	S 67°38'10" E	114.44'
L4	S 72°16'00" E	71.35'
L5	S 65°47'20" E	58.42'
L6	N 60°19'00" E	130.33'
L7	N 50°57'50" E	30.75'
L8	N 58°05'10" E	28.40'
L9	N 65°36'50" E	46.81'
L10	N 57°48'30" E	53.60'
L11	N 51°42'30" E	94.24'
L12	N 45°29'50" E	168.51'
L13	N 53°50'00" E	113.99'
L14	N 42°54'30" E	19.39'
L15	N 35°21'00" W	65.80'
L16	Rad: 275.20' Tan: 6.20' Chd: N 34°03'40" W	Arc: 12.39' CA: 2°34'40" 12.39'
L17	S 58°28'40" W	41.39'
L18	S 72°40'00" W	92.40'
L19	S 63°34'20" W	37.45'
L20	S 63°34'30" W	77.14'
L21	S 78°12'10" W	90.74'
L22	N 87°48'30" W	117.03'
L23	N 88°59'00" W	84.70'
L24	N 66°11'50" W	59.97'

KML Surveying & Design, PLC

Bradford Lackey - Licensed Land Surveyor #74340

PRELIMINARY

By:

Date:

Revisions:

Property Survey Plat

KEVIN M. & ANNA SIROIS

Parcel ID# T04X330, Parcel Map ID# 5-24

Howe Pond Road

Plan Date:
9 - 06 - 202

scale: 1" = 100'

SHEET