OTHER LANDS OF
STEPHEN GARNER
PARCEL 1 IN BK. 209 PG. 106
TAX MAP 10 BLK. 01 LOT 17

N/F
TRAVIS & JANEL PALMIERI
BK. 197 PG. 207
TAX MAP 38 BLK. 20 LOT 7

1" I.P. UP 4"

N 14°38'47" E 105.94'

S 69°43'10" E 628.29'

N 15°53'22" E 398.90'

S 13°28'53" W 347.56'

N 14°39'45" E 456.05'

S 14°22'37" W 843.30'

LOT 1
27.17 ACRES±
P/O PARCEL 2 IN BK. 209 PG. 106
P/O TAX MAP 10 BLK. 01 LOT 18.2

N 14°02'17" E 400.47'

1" I.P UP 20"

.75" I.P. UP 14"

N 14°02'17" E 155.52'

.75" I.P. UP 15"

N 13°21'01" E 5.36'

.75" I.P. UP 12"

N 14°49'18" E 84.61'

S 68°10'32" E 201.49'

N/F
SCOTT V. & JILL E.
McNALLY
BK. 137 PG. 241
TAX MAP 38 BLK. 20 LOT 8

N 14°49'18" E 301.00'

WOODS RD.

S 23°50'52" E 624.56'

S 07°45'34" W 533.76'

S 05°53'35" W 348.58'

LOT 2
4.73 ACRES±
P/O PARCEL 2 IN BK. 209 PG. 106
P/O TAX MAP 10 BLK. 01 LOT 18.2

18" CULV.

TO ANDOVER

15" CULV.

N 34°59'28" W 682'±

ROAD TIE LINE:
N 34°59'28" W 680.94'

.75" I.P. UP 15"
AT FALLEN STONE MARKER

64.17'

N 50°56'48" W 163.27'

S 31°52'56" W 238.70'

3"X6" SOAP STONE
MARKER W/GROOVES
IN STN. WALL

GARAGE

GARAGE

HOUSE
#228 ROUTE 11

DWY.

N/F
LISA L. SMITH
BK. 147 PG. 162
TAX MAP 38 BLK. 20 LOT 9

.75" I.P. UP 24"

DWY.

18" CULV.

OTHER LANDS OF
STEPHEN GARNER
PARCEL 1 IN BK. 209 PG. 106
TAX MAP 10 BLK. 01 LOT 17

1/2" X 1" BAR STEEL UP 10"
IN STN. WALL

ROW OF STONE POSTS

1" I.P.
UP 24"

RED PAINT ON ROCK

N/F
ROBERT RECORD
BK. 200 PG. 213
TAX MAP 56 BLK. 50 LOT 50 & 50.1
SEE DBS DWG. 19-1163

UP 12"

UP 12"

UP 12"

14' WIDE R.O.W.,
EASEMENT FOR ACCESS
SEE BK. 209 PG. 106
& BK. 29 PG. 293

UP 10"

DRIVEWAY

N/F
BRADFORD C. HOUK
& DARYL M. HOUK
BK. 90 PG. 452
TAX MAP 56 BLK. 50
LOT 51

N/F
T. FARREN BRATTON
TAX MAP 38 BLK. 20 LOT 10

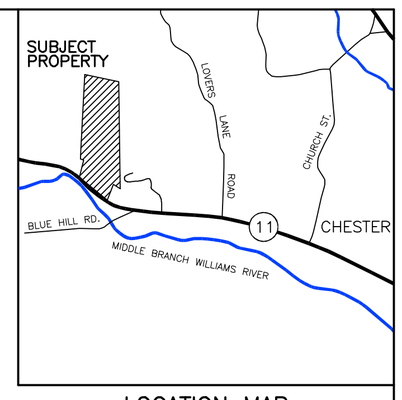
VT. ROUTE 11

18" CULV.

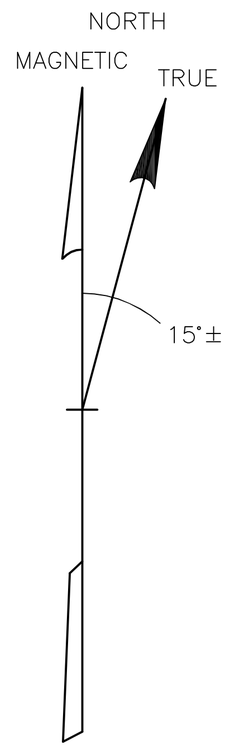
BLUE HILL ROAD

TO CHESTER VILLAGE

18" CULV.



– LOCATION MAP –



OTHER LANDS OF
STEPHEN GARNER
PARCEL 1 IN BK. 209 PG. 106
TAX MAP 10 BLK. 01 LOT 17

– NOTES –

1. BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND, STATE HIGHWAY PLANS FOR ROUTE 11 AND A SURVEY PLAN REFERENCED HEREON.
2. REFERENCE IS MADE TO THE FOLLOWING SURVEY PLAN: "BOUNDARY SURVEY OF PROPERTY OF ROBERT RECORD, VT. ROUTE 11, CHESTER, VT.", DATED 1/21/2020, DWG. NO. 19–1163, PREPARED BY DBS SURVEYS, INC.
3. SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE.
4. BEARINGS ARE IN RELATION TO A 9/22/2020 MAGNETIC OBSERVATION.
5. THE APPROXIMATE 10 FT. CONTOURS SHOWN HEREON WERE TAKEN FROM THE VT. CENTER FOR GEOGRAPHIC INFORMATION WEBSITE (LIDAR).
6. THIS PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
   A.) BK. 79 PG. 211, 50' WIDE, DEEDED TO C.V.P.S.C. AND VTEL.
   B.) BK. 84 PG. 274, 30' WIDE, DEEDED TO C.V.P.S.C. AND VTEL.
   C.) BK. 84 PG. 483, 50' WIDE, DEEDED TO C.V.P.S.C. AND VTEL.
7. LOT 1 AND LOT 2 TOTAL 31.90 ACRES±

I CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS NOTED.

_____

VT. L.L.S. NO. 623

THIS PROPERTY IS ZONED RESIDENTIAL 120,000 (R120) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MIN. LOT SIZE:	3 ACRES
MIN. LOT FRONTAGE:	200 FT.
MIN. FRONT SETBACK:	50 FT.
MIN. SIDE SETBACK:	50 FT.
MAX. LOT COVERAGE:	10%
MAX. BLDG. HEIGHT:	35 FT.

– LEGEND –

- EXISTING IRON PIN OR PIPE
- IRON PIN TO BE SET (#5 REBAR W/CAP)
- STONE POST
- STONE WALL
- R.O.W. — RIGHT–OF–WAY
- HIGHWAY R.O.W. LIMITS
- EASEMENT LIMITS
- N/F — NOW OR FORMERLY
- BK. 209 PG. 106 — LAND RECORDS REFERENCE
- EDGE OF FIELD/WOODS
- PROPERTY LINE
- P/O — A PORTION OF
- UTILITY POLE W/LINES
- TRAIL
- WIRE FENCE TRACES
- WIRE MESH FENCE
- SOILS TEST PIT
- 810 — APPROX. 10 FT. CONTOUR INTERVAL

GRAPHIC SCALE 100' 0' 100' 200' 300' 400'

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS–OF–FACT, DATED_____DAY OF_____, 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS.
SIGNED THIS_____ DAY OF _____, 20__ BY

_____ _____
_____ _____
_____ _____
_____ _____ , DEVELOPMENT REVIEW BOARD

PRELIMINARY

CLIENT ADDRESS:
STEPHEN GARNER
P.O. BOX 25
YARMOUTH PORT, MA. 02675

DBS
SURVEYS, INC.
39 MAPLE STREET
NORTH SPRINGFIELD
VERMONT 05150–9749
802–886–2369

MINOR SUBDIVISION OF PROPERTY OF

STEPHEN GARNER

VT. ROUTE 11

CHESTER, VERMONT

DATE:	SCALE: 1"=100'
SURVEY CHIEF: J.W.C.	DRAWN BY: J.W.C.
CHECKED BY: D.B.S.	DWG. NO. 21–1247–2