

ZONING INFORMATION

ZONING PROVIDED BY: PARTNER ENGINEERING AND SCIENCE, INC.
PARTNER PROJECT #18-235040.3
DATE OF REPORT: JANUARY 14, 2019
CURRENT ZONING DESIGNATION: UN-ZONED

THE TOWN OF RUTLAND DOES NOT HAVE A ZONING ORDINANCE, THE CITY DOES NOT HAVE ZONING DISTRICTS OR ZONING DISTRICT REGULATIONS OF MAXIMUM OR MINIMUM HEIGHT, DENSITY, SETBACKS, LOT COVERAGE, STORIES, LOT AREA, LOT DEPTH, LOT WIDTH, PERMITTED USE REGULATIONS, OR OTHER SIMILAR DEVELOPMENT REGULATIONS.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 50021C0404D DATED 08/28/2008 AND IS NOT IN A FLOOD ZONE AREA.

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE SOUTHEASTERN LINE AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS S 05°51'30" W.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. (NO DESIGNATED PARKING STALLS)

PARKING

REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
0	0	0	0	0

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

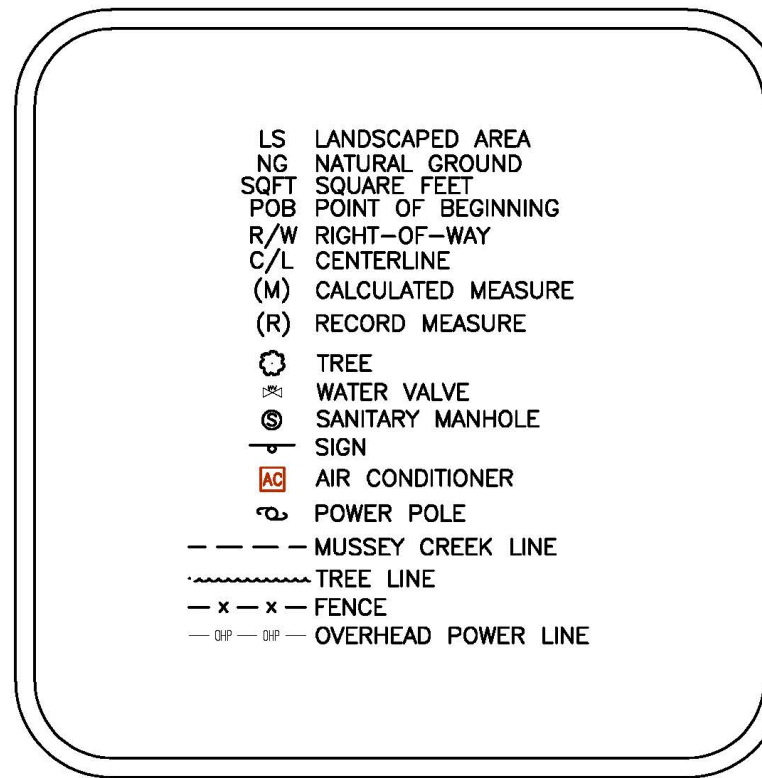
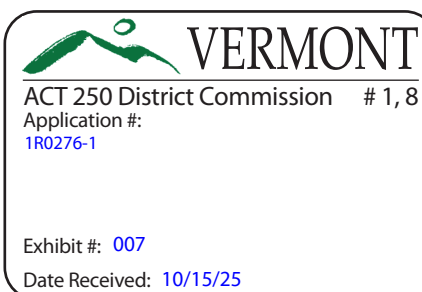
N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET COLD RIVER ROAD IS 274'.

N6 SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DR
FAYETTEVILLE, AR 72703
(479) 443-4506
EMAIL: SURVEY@BLEWINC.COM

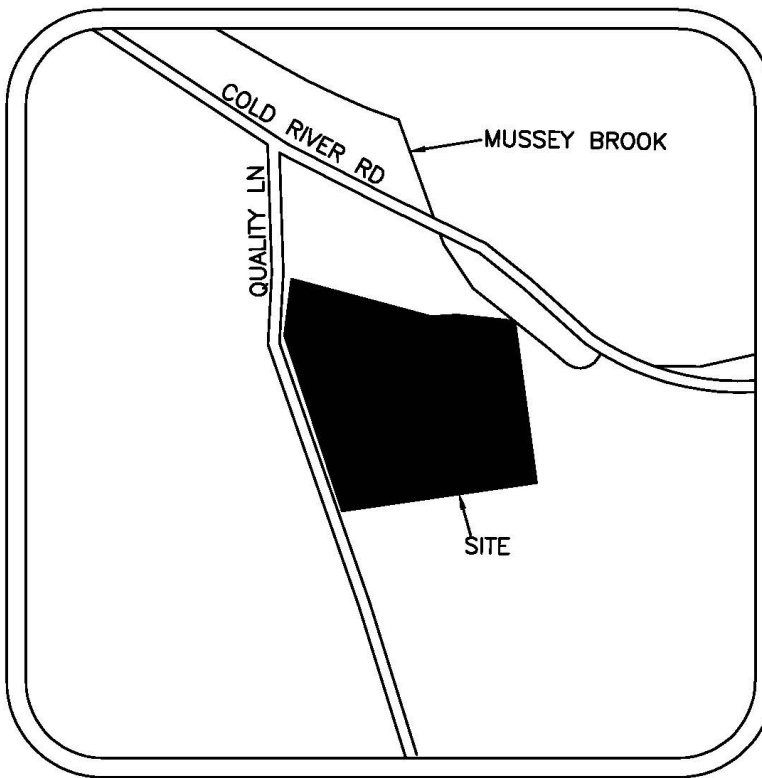
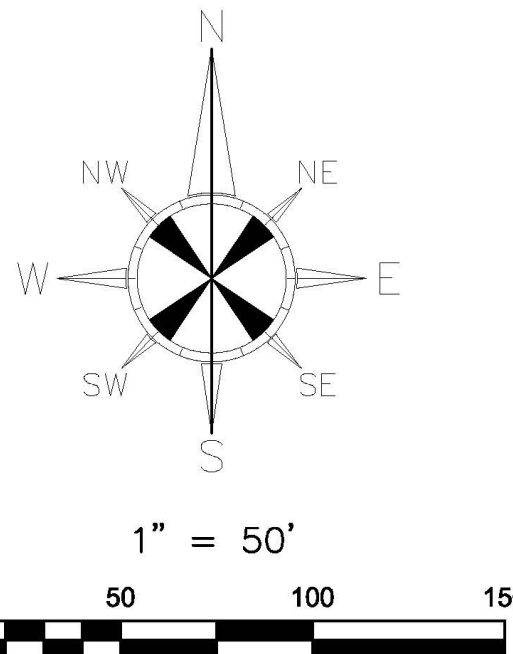
N7 THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

UTILITY NOTE

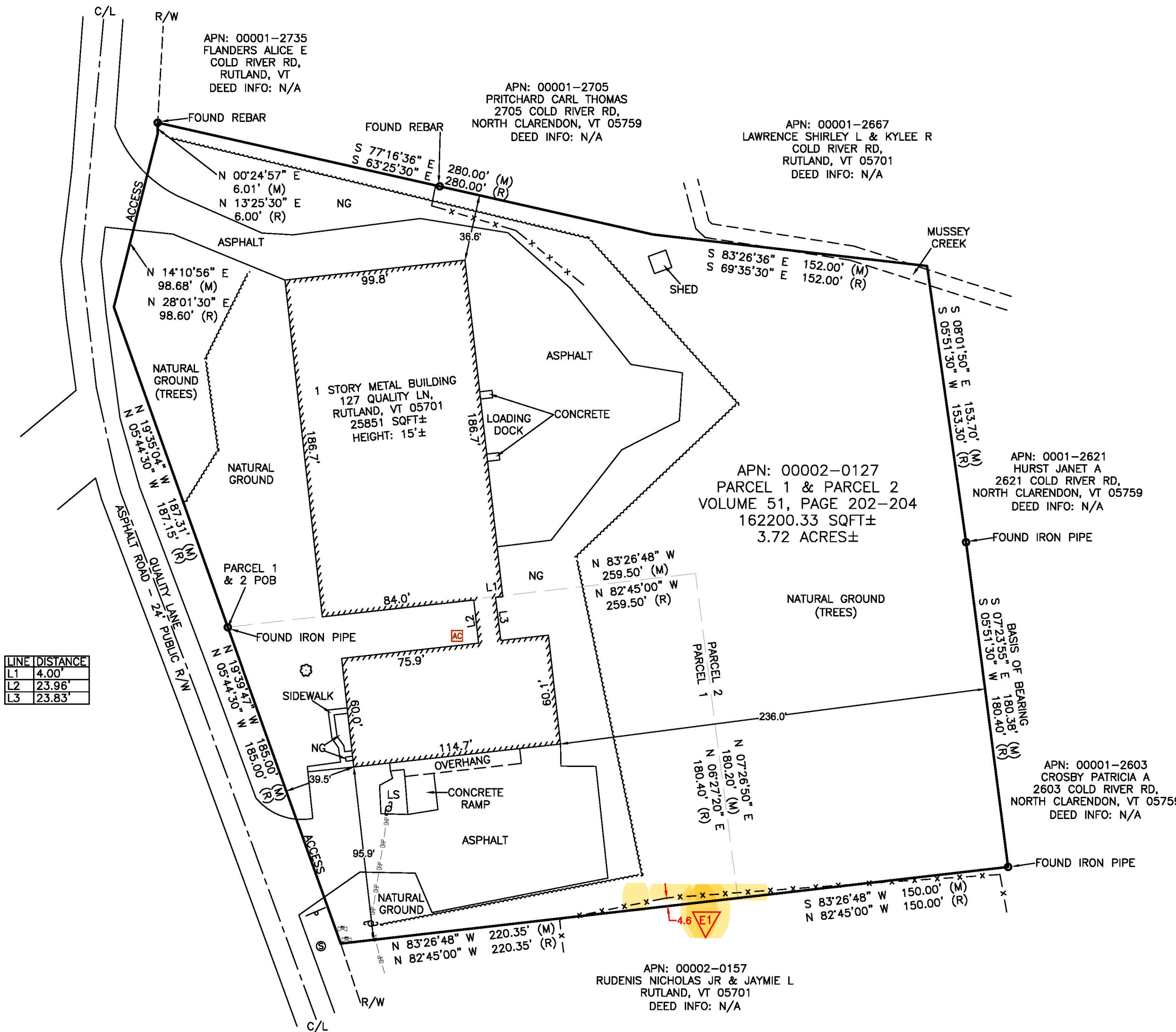
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV



LEGEND



VICINITY MAP NOT TO SCALE



TITLE LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RUTLAND, COUNTY OF RUTLAND, STATE OF VERMONT, DESCRIBED AS FOLLOWS:

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO THE BLODGETT SUPPLY COMPANY, INC. BY WARRANTY DEED OF ROBERT D. PROCTOR, JR. AND GAIL B. PROCTOR DATED JULY 21, 1987 AND OF RECORD IN VOLUME 51, PAGE 202-204 OF THE TOWN OF RUTLAND LAND RECORDS. SAID LANDS AND PREMISES ARE MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"PARCEL 1: BEING ALL AND THE SAME LAND AND PREMISES CONVEYED TO ROBERT D. PROCTOR, JR. BY WARRANTY DEED OF RUTLAND DEVELOPMENT CORPORATION DATED OCTOBER 16, 1976 AND RECORDED IN BOOK 24 AT PAGE 463 OF THE RUTLAND TOWN LAND RECORDS, AND THEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"BEGINNING AT AN IRON PIPE IN THE EASTERLY LINE OF QUALITY LANE, SO-CALLED, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEING FIVE HUNDRED FIFTEEN (515) FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF QUALITY LANE AND THE SOUTHERLY LINE OF COLD RIVER ROAD; THENCE SOUTH 82° 45' EAST A DISTANCE OF TWO HUNDRED FIFTY-NINE AND FIVE TENTHS (259.50) FEET ALONG OTHER LANDS OF RUTLAND DEVELOPMENT CORPORATION TO AN IRON PIPE; THENCE NORTH 06° 27' 20" WEST A DISTANCE OF ONE HUNDRED EIGHTY AND FOUR TENTHS (180.4) FEET ALONG OTHER LANDS OF RUTLAND DEVELOPMENT CORPORATION TO AN IRON PIPE; THENCE NORTH 82° 45' WEST A DISTANCE OF TWO HUNDRED TWENTY AND THIRTY FIVE ONE HUNDREDTHS (220.35) FEET ALONG OTHER LANDS OF RUTLAND DEVELOPMENT CORPORATION TO AN IRON PIPE; THENCE NORTH 05° 44' 30" WEST A DISTANCE OF ONE HUNDRED EIGHTY-FIVE AND NO TENTHS (185.0) FEET ALONG THE EASTERLY LINE OF QUALITY LANE TO THE POINT OF BEGINNING. ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON MAGNETIC NORTH (1958) AND THE ABOVE-DESCRIBED PARCEL CONTAINS NINETY-NINE ONE HUNDREDTHS (±0.99) ACRE TO BE THE SOME MORE OR LESS.

"PARCEL 2: BEING ALL AND THE SAME LAND AND PREMISES CONVEYED TO ROBERT D. PROCTOR, JR. AND GAIL B. PROCTOR BY WARRANTY DEED OF RUTLAND INDUSTRIAL DEVELOPMENT CORPORATION DATED SEPTEMBER 9, 1977 AND RECORDED IN BOOK 25 AT PAGE 555 OF THE RUTLAND TOWN LAND RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"BEGINNING AT AN IRON PIPE IN THE EASTERLY LINE OF QUALITY LANE, SO-CALLED, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEING FIVE HUNDRED FIFTEEN (515) FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF QUALITY LANE AND THE SOUTHERLY LINE OF COLD RIVER ROAD; THENCE NORTH 05° 44' 30" WEST A DISTANCE OF ONE HUNDRED EIGHTY-SEVEN AND FIFTEEN ONE HUNDREDTHS (187.15) FEET ALONG THE EASTERLY LINE OF QUALITY LANE TO A POINT; THENCE NORTH 28° 01' 30" EAST A DISTANCE OF NINETY-EIGHT AND SIX TENTHS (98.60) FEET ALONG THE EASTERLY LINE OF QUALITY LANE TO A POINT; THENCE NORTH 13° 25' 30" EAST A DISTANCE OF SIX AND NO TENTHS (6.00) FEET ALONG THE EASTERLY LINE OF QUALITY LANE TO A MARBLE MONUMENT; THENCE SOUTH 63° 25' 30" EAST A DISTANCE OF TWO HUNDRED EIGHTY AND NO TENTHS (280.00) FEET ALONG LANDS NOW OR FORMERLY OF NORMAN R. SPAFFORD AND WIFE TO AN IRON PIPE; THENCE SOUTH 69° 35' 30" EAST A DISTANCE OF ONE HUNDRED FIFTY-TWO AND NO TENTHS (152.00) FEET ALONG LANDS NOW OR FORMERLY OF NORMAN R. SPAFFORD AND WIFE TO AN IRON PIPE; THENCE SOUTH 05° 51' 30" WEST A DISTANCE OF ONE HUNDRED FIFTY-THREE AND THREE TENTHS (153.30) FEET ALONG AN OLD FENCE - STONE-WALL AND LANDS NOW OR FORMERLY OF CATHERINE AND PAUL LAWRENCE TO IRON PIPE; THENCE CONTINUING ALONG SAID FENCE AND STONE WALL ON THE SAME COURSE ALONG LANDS NOW OR FORMERLY OF CATHERINE AND PAUL LAWRENCE A DISTANCE OF ONE HUNDRED AND EIGHTY AND FOUR HUNDREDTHS (180.40) FEET TO AN IRON PIPE; THENCE NORTH 82° 45' WEST ALONG OTHER LANDS OF RUTLAND INDUSTRIAL DEVELOPMENT CORPORATION A DISTANCE OF ONE HUNDRED AND FIFTY AND NO ONE HUNDREDTHS FEET (150.00) TO AN IRON PIPE SET AT THE SOUTHEAST CORNER OF LANDS OF ROBERT D. PROCTOR, JR.; THENCE NORTH 06° 27' 20" EAST IN THE EAST LINE OF SAID PROCTOR'S LANDS A DISTANCE OF ONE HUNDRED AND EIGHTY AND FOUR TENTHS (180.4) FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF SAID PROCTOR LANDS; THENCE NORTH 82° 45' WEST IN THE NORTH LINE OF SAID PROCTOR LANDS A DISTANCE OF TWO HUNDRED AND FIFTY-NINE AND FIVE TENTHS (259.5) FEET TO THE POINT OF BEGINNING. ALL BEARINGS IN THE ABOVE-DESCRIBED AREA ARE BASED ON MAGNETIC NORTH (1958) AND SAID PARCEL CONTAINS ABOUT TWO AND SEVENTY-TWO HUNDREDTHS (±2.72) ACRES, MORE OR LESS.

"IN ORDER TO COMPLY WITH STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES ON THE SUBDIVISION OF LANDS AND DISPOSAL OF WASTE INCLUDING SEWAGE, THE GRANTEES SHALL NOT CONSTRUCT OR ERECT A STRUCTURE OR BUILDING ON THE PARCEL OF LAND CONVEYED HEREIN, THE USEFUL OCCUPANCY OF WHICH WILL REQUIRE THE INSTALLATION OF PLUMBING AND SEWAGE TREATMENT FACILITIES OR CONVEY THIS LAND WITHOUT FIRST COMPLYING WITH SAID STATE REGULATIONS. THE GRANTEES BY ACCEPTANCE OF THIS DEED ACKNOWLEDGE THAT THIS LOT MAY NOT QUALIFY FOR APPROVAL FOR DEVELOPMENT UNDER THE APPROPRIATE ENVIRONMENTAL PROTECTION OR HEALTH REGULATIONS AND THAT THE STATE MAY DENY AN APPLICATION TO DEVELOP THE LOT.

"THE ABOVE-DESCRIBED LAND AND PREMISES ARE SUBJECT TO WATER LINE AND PUBLIC UTILITY EASEMENTS AS SET FORTH IN THE WARRANTY DEED FROM JOENA S. SEWARD TO RUTLAND DEVELOPMENT CORPORATION DATED NOVEMBER 12, 1953 AND RECORDED IN BOOK 12 AT PAGE 181."

REFERENCE IS HEREBY MADE TO THE FOREMENTIONED INSTRUMENTS, THE RECORDS THEREOF AND THE REFERENCES THEREIN CONTAINED, ALL IN FURTHER AID OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-938928-5--MPLS, DECEMBER 19, 2018 AT 7:30 AM.

STATEMENT OF ENCROACHMENTS

E1 FENCE APPEARS TO POTENTIALLY ENCROACH INTO SUBJECT PROPERTY BY AS MUCH AS 4.6'.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

(8) THERE IS AN EASEMENT FROM RUTLAND DEVELOPMENT CORPORATION TO CENTRAL VERMONT PUBLIC SERVICE CORP AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY DATED JANUARY 23, 1963 RECORDED IN VOLUME 15, PAGE 86; AND BY DEED DATED OCTOBER 4, 1976, RECORDED IN VOLUME 24, PAGE 458 OF THE RUTLAND LAND RECORDS. AFFECTS. BLANKET IN NATURE

(9) THERE IS A GENERAL EASEMENT FROM RUTLAND DEVELOPMENT CORPORATION TO CENTRAL VERMONT PUBLIC SERVICE CORP. DATED SEPTEMBER 12, 1975 AND OF RECORD IN VOLUME 21, PAGE 273. AFFECTS. BLANKET IN NATURE

(10) RIGHTS AND EASEMENTS CONVEYED TO CITY OF RUTLAND (WATER & SEWER) BY DEED DATED APRIL 12, 1962 AND RECORDED IN VOLUME 14, PAGE 475 OF THE RUTLAND LAND RECORDS. DOES NOT AFFECT

(11) RIGHTS AND EASEMENTS CONVEYED TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION BY DEEDS DATED AND RECORDED AS FOLLOWS:

- (A) DECEMBER 13, 1955; VOLUME 12, PAGE 549. AFFECTS. BLANKET IN NATURE
- (B) NOVEMBER 24, 1958; VOLUME 13, PAGE 530. AFFECTS. UNABLE TO PLOT, EASEMENT DOCUMENT ILLEGIBLE
- (C) SEPTEMBER 12, 1987; VOLUME 21, PAGE 273. AFFECTS. BLANKET IN NATURE

ALTA/NSPS LAND TITLE SURVEY

FOR
BLODGETT VT

PARTNER PROJECT NUMBER 18-235040.3

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER NCS-938928-5--MPLS, CONTAINING AN EFFECTIVE DATE AND TIME OF DECEMBER 19, 2018 AT 7:30 AM

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, 17, 18, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1-18-2019.

DATE OF PLAT OR MAP: 1-21-19

PROPERTY ADDRESS: 127 QUALITY LANE, RUTLAND, VT 05701

SURVEYOR: CHRISTOPHER PATON
REGISTRATION NUMBER 024-0000692
STATE OF REGISTRATION VERMONT
FIELD DATE OF SURVEY 01/18/19
LATEST REVISION DATE 01/21/19

SIGNATURE

STAMP

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ALL RIGHTS RESERVED. USE
OF THIS MAP OR PLAT FOR
ANY PURPOSE OTHER THAN
THAT AUTHORIZED BY THE
SURVEYOR IS PROHIBITED.

DRAWN BY: BLR
JOB #19-019

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