

**#2 Chidsey - Allen deeds folder**

4 messages

**bill Chidsey** <w.l.chidseyfarms@gmail.com>

Wed, Apr 16, 2025 at 1:59 PM

To: Timothy Morris &lt;tmorris@chasesurveyors.com&gt;, Craig Chase &lt;cdchase@chasesurveyors.com&gt;

<https://drive.google.com/drive/folders/1qKLUMWZaZw5PFZ6vL0I2BS0MTpYe7ais?usp=sharing>

Dear Timothy,  
Sorry about no labels today will circle back to label tomorrow  
This list describes the 13 photos  
Best,  
Bill Chidsey  
Your additional requests are always welcome at any hour

Survey 2015-006a (already mentioned this one)  
Survey 2015-006b

Survey 2020-001(across Center Road)

Copy of Book 11 Page 364 ( I expect you already have this, but I received 2 copies of page 366 and not one of 364)

Copy of Book 61 Page 144 (final page of deed to Ecopoesis (Wilson Farm Stand)

Mercier (formerly Linda Lussier and Thomas Allen  
Book 42 page 170-171 [10/4/07]  
Book 2B page 287 [1/22/73]  
Survey 2019-007  
Book Y page 390 [12/24/64]  
Grand list Jeremy T Mercier 4544 Center Rd. [.75 acres + mobile home  
Current Deed for Mercier -- Book 16 page 224 [8/12/2019]

**Timothy Morris** <tmorris@chasesurveyors.com>

Fri, May 9, 2025 at 2:42 PM

To: bill Chidsey &lt;w.l.chidseyfarms@gmail.com&gt;, Craig Chase &lt;cdchase@chasesurveyors.com&gt;

Cc: Joshua Ruiz &lt;jruiz@chasesurveyors.com&gt;

Hi Bill,

Attached is our substantially complete Subdivision plan. We still need to set the subdivision pins. Let me know if you have any questions, comments, or concerns.

Sincerely,

Timothy

[Quoted text hidden]

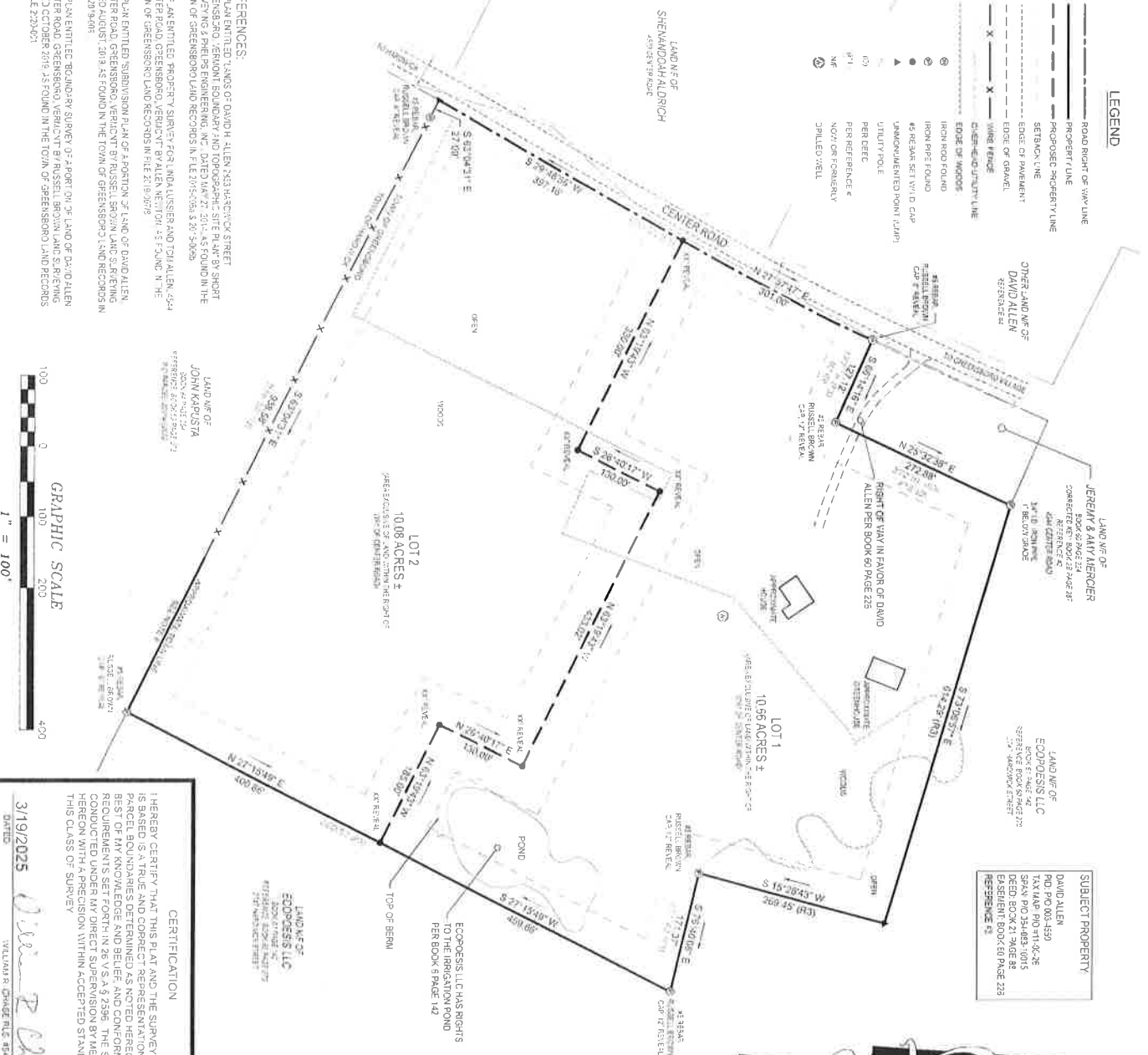
 **Allen for Chidsey Prelim 5-9-25.pdf**  
910K**bill Chidsey** <w.l.chidseyfarms@gmail.com>

Mon, May 12, 2025 at 6:45 AM

To: David Allen &lt;hazendaledavid@gmail.com&gt;

# LEGEND

- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- UTILITY POLE
- CHUTE-TO-UTILITY LINE
- EDGE OF WOODS
- IRON ROD FOUND
- 45 REBAR SET W/ID CHIP
- UNCOMMONED POINT (UAP)
- UTILITY POLE
- PER DEED
- PER REFERENCE &
- NOT FOR FOREVER
- CHILLED WELL



**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE REQUIREMENTS OF VERMONT STATUTES, 26 V.S.A. § 299. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR IN THE STATE OF VERMONT, AND I AM A LICENSED SURVEYOR IN THE STATE OF VERMONT.

DATE: 3/19/2025  
SURVEYOR: WILLIAM R. CHIDSEY, PLS. VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

**SUBDIVISION SURVEY**  
**DAVID ALLEN**  
**for WILLIAM CHIDSEY**  
**4550 CENTER ROAD, GREENSBORO, VERMONT**

**Chase**  
Surveyors & Septic Designers, Inc.

DATE: 3/19/2025  
DATE: 3/19/2025  
DATE: 3/19/2025  
DATE: 3/19/2025

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 5600 TOTAL STATION, A GEOMAX ZENITH 360 GNSS RECEIVER, OR A JAVO TRIUMPH 3 PLUS GNSS RECEIVER WITH A PRECISION ANTI-JAM ACCEPTED SYMBOLOGY.
  - THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE, LOCATED AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
  - ENCLOSUREMENTS, IF ANY, ARE AS SHOWN HEREON.
  - ONLY EASEMENTS AND/OR RIGHTS OF WAY ENCOUNTERED DURING RECORD RESEARCH, NECESSARY TO THE SURVEY, ARE SHOWN HEREON. OTHER EASEMENTS OR RIGHTS OF WAY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS OR ADJUTERS, RESTRICTIONS AND RESERVATIONS.
  - BEARINGS BY CURVE HEREON ARE STATE PLANE GRID NORTH AND ALL VZ ZONE 4600 BASED ON POST-PROCESSED GNSS OBSERVATIONS ON APRIL 19, 2023. BEARINGS ARE INCLUDED ONLY TO THE POINT OF THE ANGLE RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PROBE SURVEY WILL BE NOTED DUE TO DIFFERING METHODS OR METHODS, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
  - THE RIGHT-OF-WAY OF CENTER ROAD IS BASED ON SURVEYS OF RECORD AND DOCUMENTATION FOUND WHERE UNCOMMONED. A THREE-FOOT WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 23 V.S.A. § 299. IN OPINION, AS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT-OF-WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD.
  - THE PROPOSED LOTS SHOWN HEREON HAVE BEEN Delineated AS DIRECTED BY WILLIAM CHIDSEY AND ARE BEING OFFERED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS STATE PERMITTING TO BE DONE BY OTHERS.
  - THE APPROXIMATE "OWN LINE" SHOWN HEREON IS BASED ON LAND RECORDS AND ADAPTED EVIDENCE FOUND DURING THE COURSE OF FIELD PROCEDURES. IT SHOULD NOT BE CONSIDERED TO BE AN EXACT SURVEY OF THE TOWN LINE WHICH CAN ONLY BE PERFORMED BY AN ACT OF LEGISLATURE.

**ZONING INFORMATION**

RURAL LANDS DISTRICT REGULATIONS  
AMENDED MARCH 1, 2023

MIN. LOT SIZE: 10 ACRES  
MIN. LOT WIDTH: 300'  
SETBACKS:  
FRONT: 30' FROM CL  
SIDE: 50'  
REAR: 50'  
MAX. BUILDING HEIGHT: 35'

