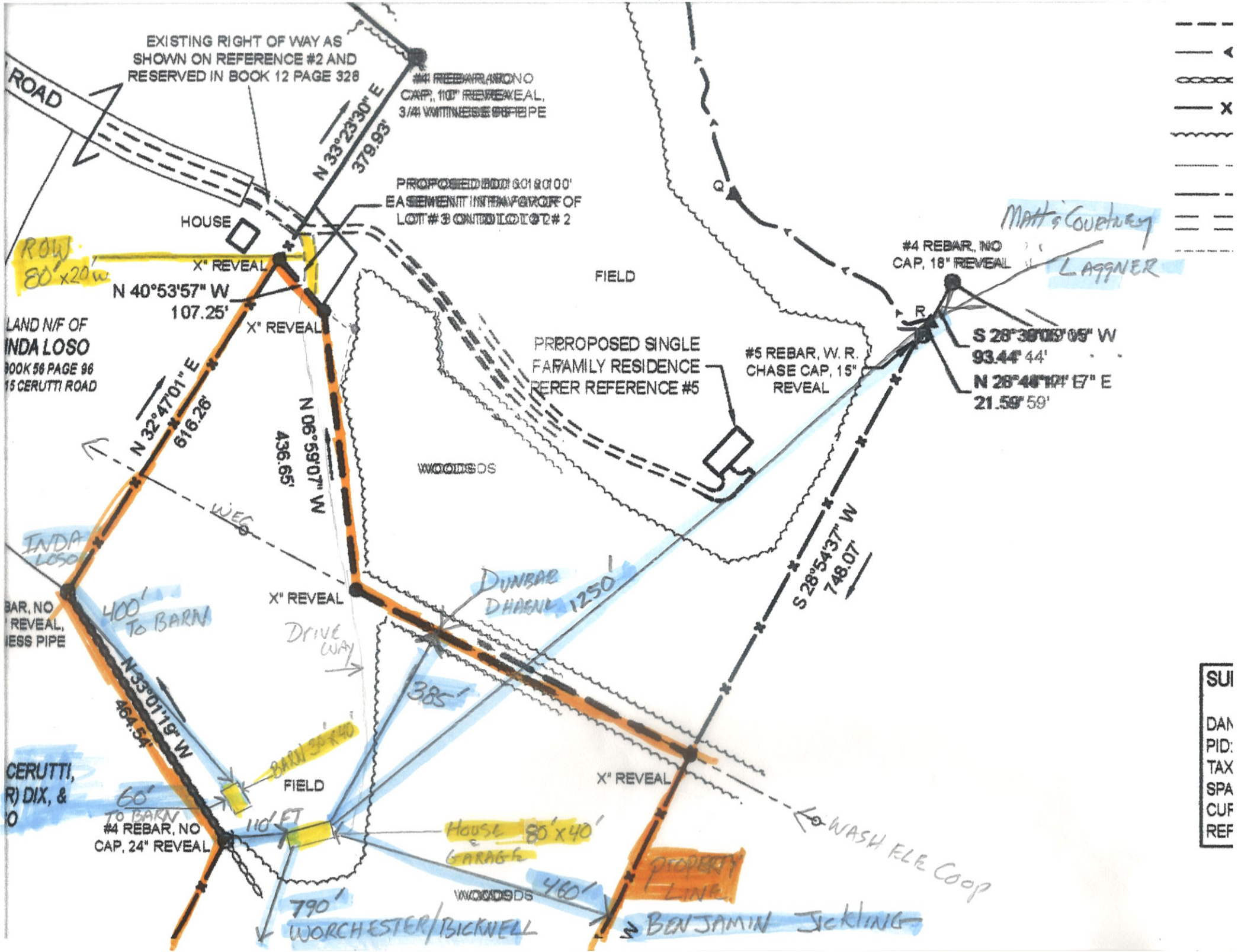
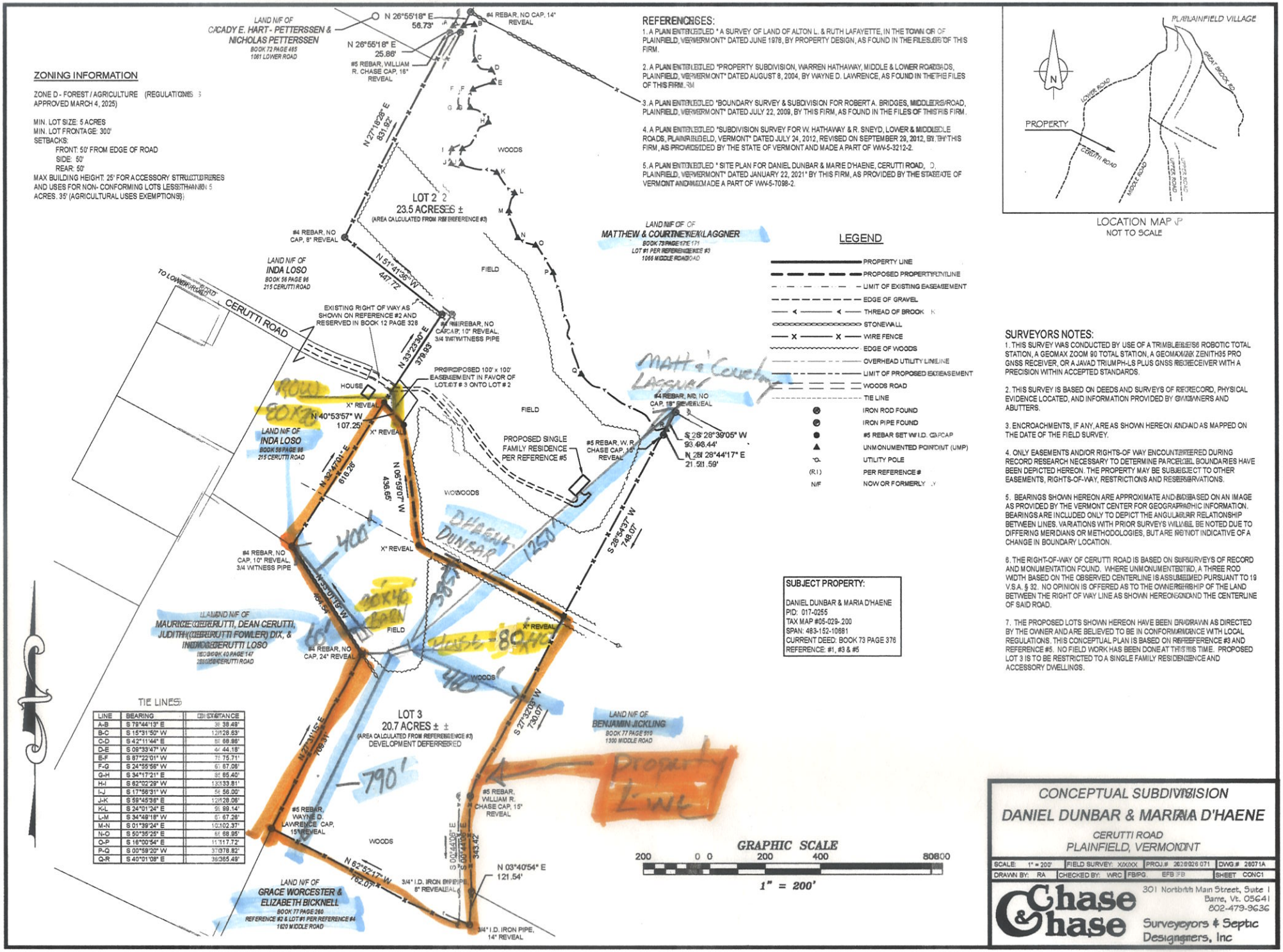
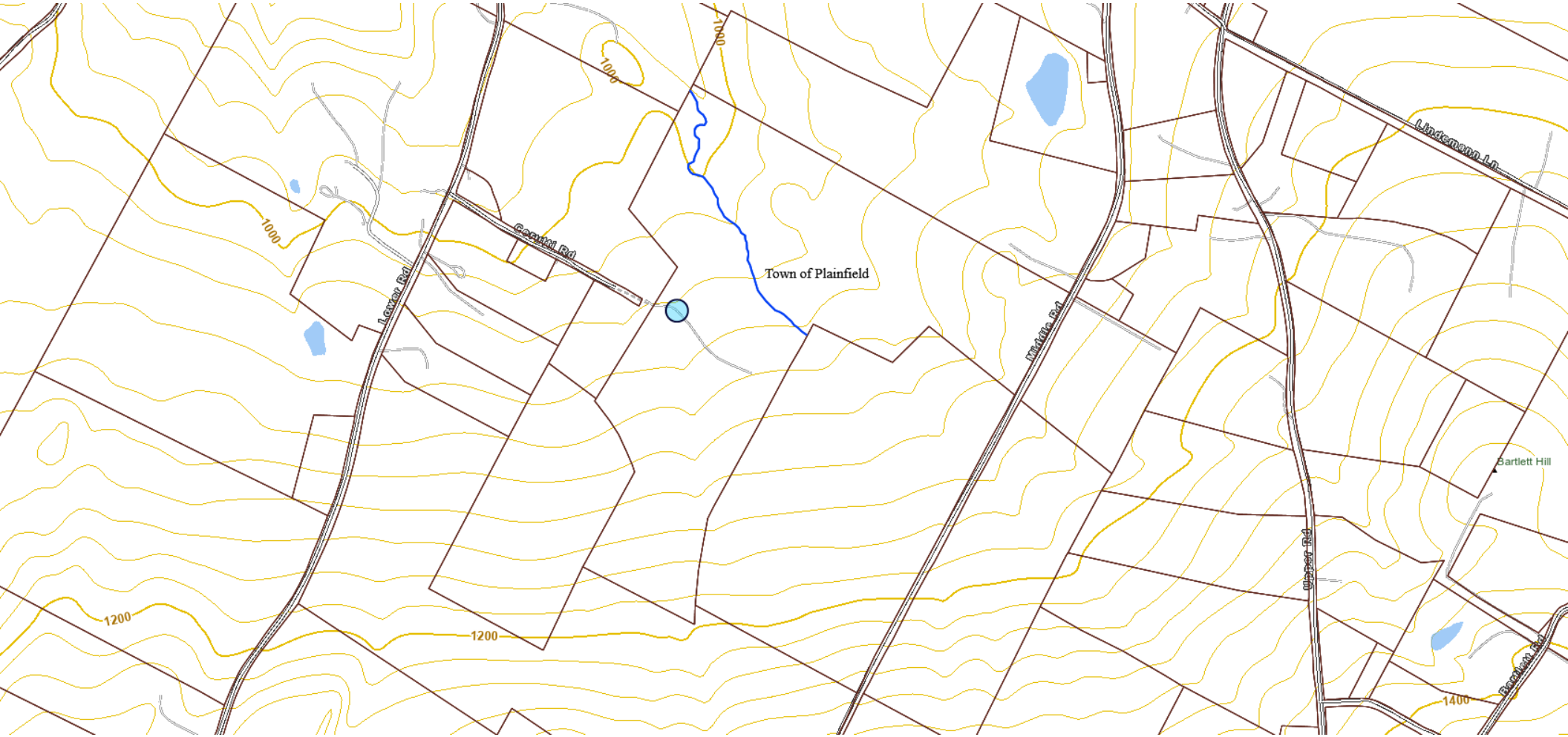
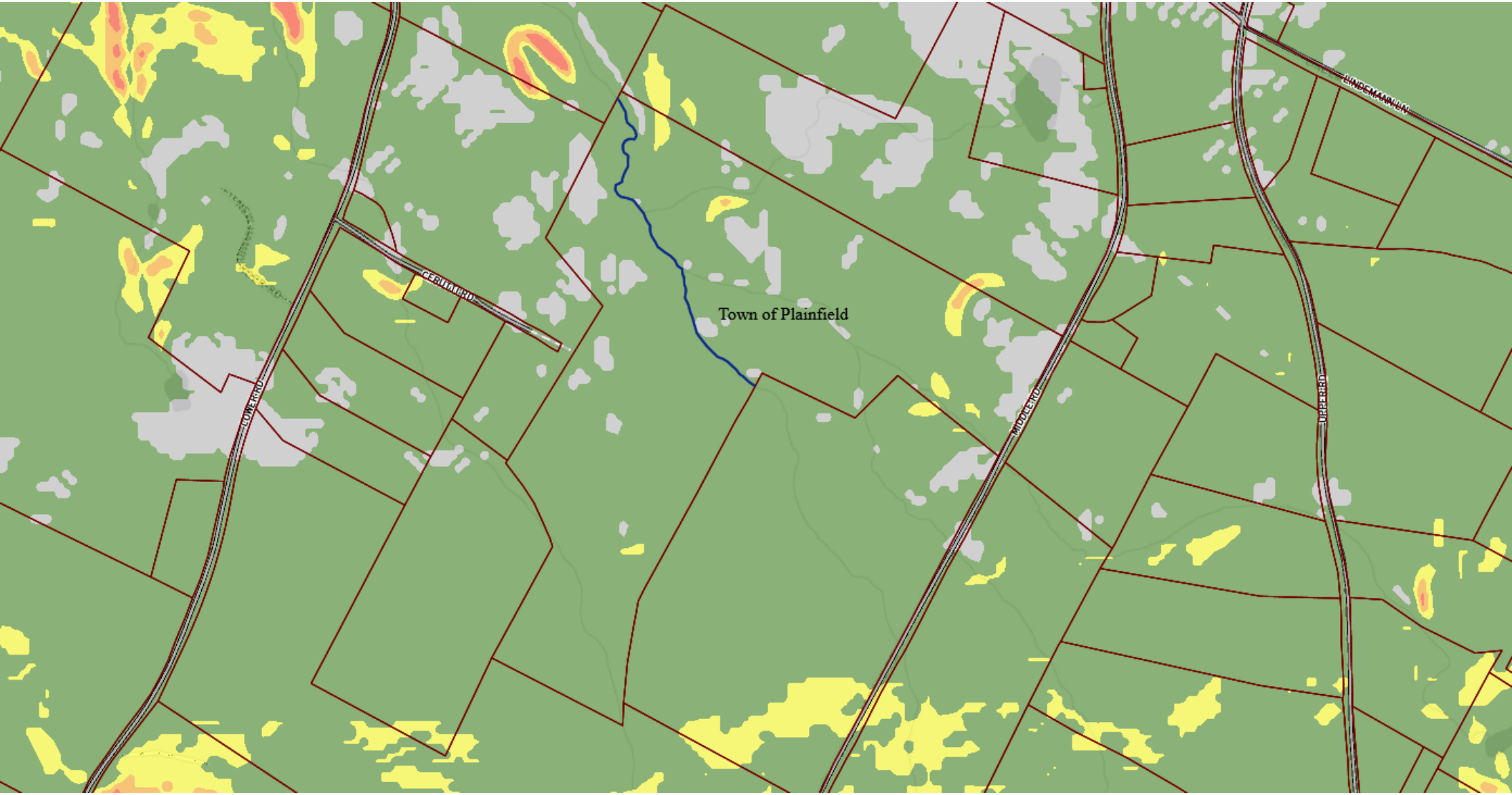

EXISTING RIGHT OF WAY AS SHOWN ON REFERENCE #2 AND RESERVED IN BOOK 12 PAGE 328
ROAD
#4 REBAR, NO CAP, 18" REVEAL, 3/4 WITNESS PIPE
N 33°23'30" E
379.93'
PROPOSED 60' & 20' EASEMENT IN FAVOR OF LOT #3 ON LOT #2
HOUSE
ROW 80' x 20' W
X" REVEAL
N 40°53'57" W
107.25'
X" REVEAL
LAND N/F OF
INDA LOSO
BOOK 56 PAGE 96
15 CERUTTI ROAD
N 32°47'01" E
616.26'
N 06°59'07" W
436.65'
WOODS
WEG
FIELD
PROPOSED SINGLE FAMILY RESIDENCE RER REFERENCE #5
#5 REBAR, W. R. CHASE CAP, 15" REVEAL
#4 REBAR, NO CAP, 18" REVEAL
Matt & Courtney LAGGNER
S 28°36'05" W
93.44' 44'
N 28°48'10" E
21.59' 59'
S 28°54'37" W
748.07'
INDA LOSO
400' TO BARN
DRIVE WAY
DUNBAR DHAENE
1250'
385'
N 33°01'19" W
464.54'
BARN 30' x 40'
FIELD
60' TO BARN
#4 REBAR, NO CAP, 24" REVEAL
110' ET
HOUSE & GARAGE 80' x 40'
PROPERTY LINE
460'
WOODS
790'
WORCHESTER/BICKNELL
BENJAMIN JICKLING
WASH ELE COOP
X" REVEAL


ZONING INFORMATION
ZONE D - FOREST / AGRICULTURE (REGULATIONS APPROVED MARCH 4, 2025)
MIN. LOT SIZE: 5 ACRES
MIN. LOT FRONTAGE: 300'
SETBACKS:
FRONT: 50' FROM EDGE OF ROAD
SIDE: 50'
REAR: 50'
MAX BUILDING HEIGHT: 25' FOR ACCESSORY STRUCTURES AND USES FOR NON- CONFORMING LOTS LESS THAN 5 ACRES. 35' (AGRICULTURAL USES EXEMPTIONS)
REFERENCES:
1. A PLAN ENTITLED "SURVEY OF LAND OF ALTON L. & RUTH LAFAYETTE, IN THE TOWN OF PLAINFIELD, VERMONT" DATED JUNE 1978, BY PROPERTY DESIGN, AS FOUND IN THE FILES OF THIS FIRM.
2. A PLAN ENTITLED "PROPERTY SUBDIVISION, WARREN HATHAWAY, MIDDLE & LOWER ROADS, PLAINFIELD, WASHINGTON VERMONT" DATED AUGUST 8, 2004, BY WAYNE D. LAWRENCE, AS FOUND IN THE FILES OF THIS FIRM.
3. A PLAN ENTITLED "BOUNDARY SURVEY & SUBDIVISION FOR ROBERT A. BRIDGES, MIDDLE ROAD, PLAINFIELD, WASHINGTON VERMONT" DATED JULY 22, 2009, BY THIS FIRM, AS FOUND IN THE FILES OF THIS FIRM.
4. A PLAN ENTITLED "SUBDIVISION SURVEY FOR W. HATHAWAY & R. SNEYD, LOWER & MIDDLE ROADS, PLAINFIELD, VERMONT" DATED JULY 24, 2012, REVISED ON SEPTEMBER 29, 2012, BY THIS FIRM, AS PROVIDED BY THE STATE OF VERMONT AND MADE A PART OF WW-5-3212-2.
5. A PLAN ENTITLED " SITE PLAN FOR DANIEL DUNBAR & MARIE D'HAENE, CERUTTI ROAD, PLAINFIELD, VERMONT" DATED JANUARY 22, 2021" BY THIS FIRM, AS PROVIDED BY THE STATE OF VERMONT AND MADE A PART OF WW-5-7098-2.
LOCATION MAP
NOT TO SCALE
PLAINFIELD VILLAGE
PROPERTY
CERUTTI ROAD
LOWER ROAD
MIDDLE ROAD
GREAT BROOK RD
LEGEND
PROPERTY LINE
PROPOSED PROPERTY LINE
LIMIT OF EXISTING EASEMENT
EDGE OF GRAVEL
THREAD OF BROOK
STONEWALL
WIRE FENCE
EDGE OF WOODS
OVERHEAD UTILITY LINE
LIMIT OF PROPOSED EASEMENT
WOODS ROAD
TIE LINE
IRON ROD FOUND
IRON PIPE FOUND
#5 REBAR SET W/ I.D. CAP
UNMONUMENTED POINT (UMP)
UTILITY POLE
(R1) PER REFERENCE #
N/F NOW OR FORMERLY
LAND N/F OF CACADY E. HART - PETTERSSEN & NICHOLAS PETTERSSEN BOOK 72 PAGE 485 1061 LOWER ROAD
N 26°55'18" E 56.73'
#4 REBAR, NO CAP, 14" REVEAL
N 26°55'18" E 25.86'
#5 REBAR, WILLIAM R. CHASE CAP, 15" REVEAL
N 27°19'28" E 851.92'
WOODS
LOT 2 23.5 ACRES ± (AREA CALCULATED FROM REFERENCE #3)
#4 REBAR, NO CAP, 8" REVEAL
LAND N/F OF INDA LOSO BOOK 56 PAGE 96 215 CERUTTI ROAD
N 51°41'36" W 447.72'
FIELD
LAND N/F OF MATTHEW & COURTNEY KLAGGNER BOOK 73 PAGE 171 LOT #1 PER REFERENCE #3 1066 MIDDLE ROAD
TO LOWER ROAD
CERUTTI ROAD
EXISTING RIGHT OF WAY AS SHOWN ON REFERENCE #2 AND RESERVED IN BOOK 12 PAGE 328
#4 REBAR, NO CAP, 10" REVEAL, 3/4 WITNESS PIPE
N 33°23'30" E 378.93'
PROPOSED 100' x 100' EASEMENT IN FAVOR OF LOT # 3 ONTO LOT # 2
HOUSE
X" REVEAL
N 40°53'57" W 107.25'
LAND N/F OF INDA LOSO BOOK 56 PAGE 96 215 CERUTTI ROAD
PROPOSED SINGLE FAMILY RESIDENCE PER REFERENCE #5
#5 REBAR, W. R. CHASE CAP, 15" REVEAL
#4 REBAR, NO CAP, 18" REVEAL
S 28°28'39"05" W 93.498.44'
N 28°28'44"17" E 21.521.59'
S 28°54'37" W 748.07'
N 32°47'01" E 616.28'
N 05°59'07" W 436.65'
WOODS
400'
1250'
#4 REBAR, NO CAP, 10" REVEAL, 3/4 WITNESS PIPE
N 05°59'07" W 436.65'
LAND N/F OF MAURICE CERUTTI, DEAN CERUTTI, JUDITH (CERUTTI FOWLER) DIX, & INDA LOSO CERUTTI BOOK 40 PAGE 147 215 CERUTTI ROAD
#4 REBAR, NO CAP, 24" REVEAL
FIELD
WOODS
LOT 3 20.7 ACRES ± ± (AREA CALCULATED FROM REFERENCE #3) DEVELOPMENT DEFERRED
790'
N 17°31'15" E 706.31'
S 27°32'09" W 730.07'
LAND N/F OF BENJAMIN JICKLING BOOK 77 PAGE 510 1300 MIDDLE ROAD
#5 REBAR, WILLIAM R. CHASE CAP, 15" REVEAL
#5 REBAR, WAYNE D. LAWRENCE CAP, 15" REVEAL
WOODS
N 62°52'17" W 762.07'
3/4" I.D. IRON PIPE, 8" REVEAL
LAND N/F OF GRACE WORCESTER & ELIZABETH BICKNELL BOOK 77 PAGE 260 REFERENCE #2 & LOT #1 PER REFERENCE #4 1629 MIDDLE ROAD
N 03°40'54" E 121.54'
3/4" I.D. IRON PIPE, 14" REVEAL
TIE LINES
LINE | BEARING | DISTANCE
A-B | S 79°44'13" E | 38.49'
B-C | S 15°31'50" W | 128.63'
C-D | S 42°11'44" E | 88.86'
D-E | S 09°33'47" W | 44.18'
E-F | S 87°22'01" E | 75.71'
F-G | S 24°35'58" W | 67.08'
G-H | S 34°17'21" E | 86.40'
H-I | S 62°02'29" W | 133.81'
I-J | S 17°58'31" W | 56.00'
J-K | S 59°45'36" E | 128.08'
K-L | S 24°01'24" E | 99.14'
L-M | S 34°48'18" W | 67.28'
M-N | S 01°39'24" E | 102.37'
N-O | S 50°35'25" E | 88.95'
O-P | S 16°00'54" E | 117.72'
P-Q | S 00°59'20" W | 378.82'
Q-R | S 40°01'08" E | 365.49'
SUBJECT PROPERTY:
DANIEL DUNBAR & MARIA D'HAENE
PID: 017-0255
TAX MAP #05-029- 200
SPAN: 483-152-10681
CURRENT DEED: BOOK 73 PAGE 376
REFERENCE: #1, #3 & #5
SURVEYORS NOTES:
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A JAVAD TRIUMPH-LS PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON AND AS MAPPED ON THE DATE OF THE FIELD SURVEY.
4. ONLY EASEMENTS AND/OR RIGHTS-OF WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AN IMAGE AS PROVIDED BY THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF CERUTTI ROAD IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19 V.S.A. § 32. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT OF WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD.
7. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN ENVISIONED AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS. THIS CONCEPTUAL PLAN IS BASED ON REFERENCE #3 AND REFERENCE #5. NO FIELD WORK HAS BEEN DONE AT THIS TIME. PROPOSED LOT 3 IS TO BE RESTRICTED TO A SINGLE FAMILY RESIDENCE AND ACCESSORY DWELLINGS.
GRAPHIC SCALE
200 0 0 200 400 800
1" = 200'
CONCEPTUAL SUBDIVISION
DANIEL DUNBAR & MARIA D'HAENE
CERUTTI ROAD
PLAINFIELD, VERMONT
SCALE: 1" = 200' | FIELD SURVEY: XX/XX/XX | PROJ.# 2020026 071 | DWG # 26071A
DRAWN BY: RA | CHECKED BY: WRC | FB/PG. EFB |FB | SHEET CONC1
Chase & Chase
301 Northfield Main Street, Suite 1
Barre, Vt. 05641
802-479-9636
Surveyors & Septic Designers, Inc



Approximate Boundary Line
Along Thread of River

CONTOURS

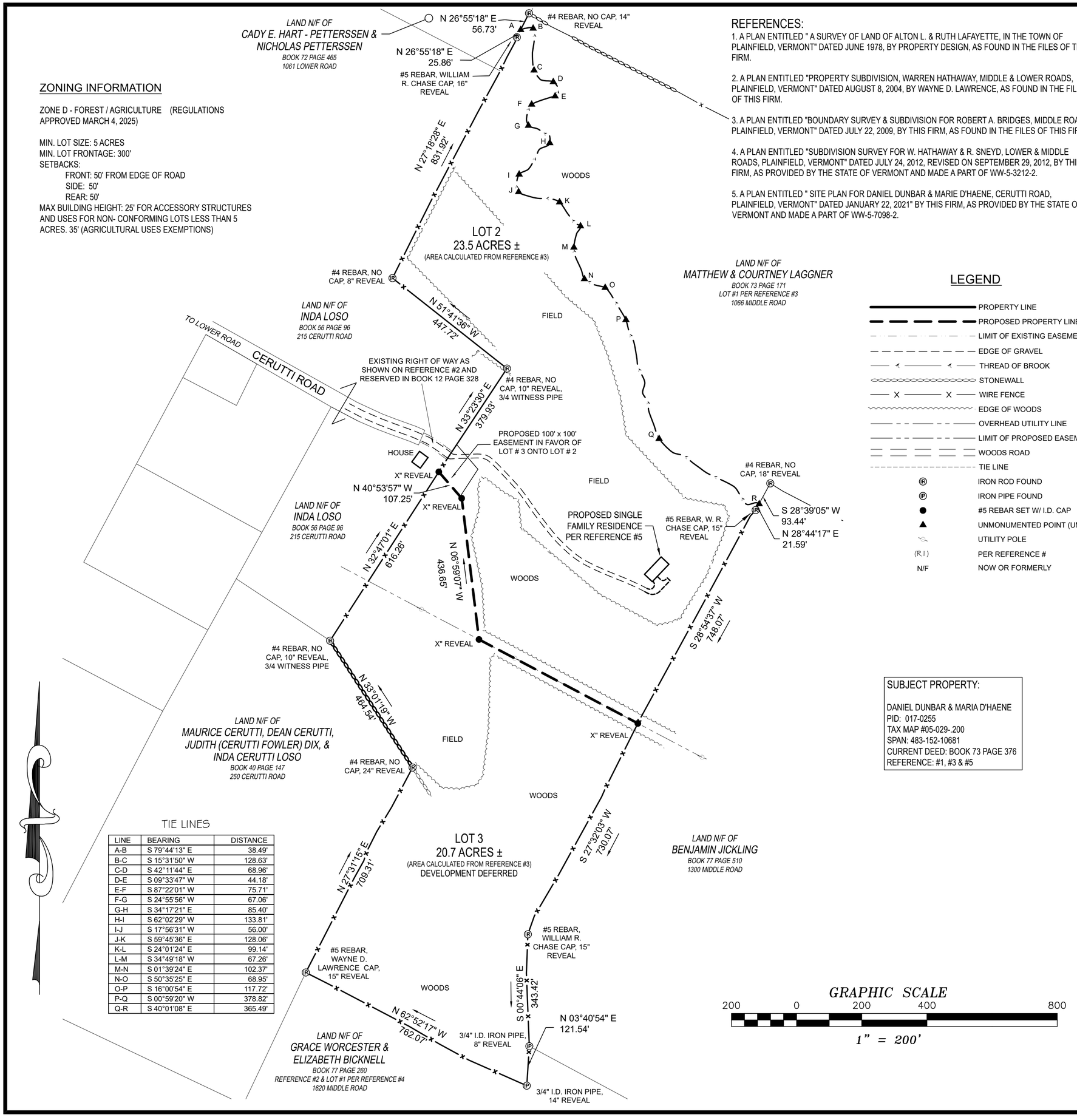


Approximate Boundary Line
Along Thread of River

SLOPE

Approximate Boundary Line
Along Thread of River

WETLANDS



ZONING INFORMATION

ZONE D - FOREST / AGRICULTURE (REGULATIONS APPROVED MARCH 4, 2025)

MIN. LOT SIZE: 5 ACRES
MIN. LOT FRONTAGE: 300'
SETBACKS:
FRONT: 50' FROM EDGE OF ROAD
SIDE: 50'
REAR: 50'
MAX BUILDING HEIGHT: 25' FOR ACCESSORY STRUCTURES AND USES FOR NON- CONFORMING LOTS LESS THAN 5 ACRES. 35' (AGRICULTURAL USES EXEMPTIONS)

TIE LINES

LINE	BEARING	DISTANCE
A-B	S 79°44'13" E	38.49'
B-C	S 15°31'50" W	128.63'
C-D	S 42°11'44" E	68.96'
D-E	S 09°33'47" W	44.18'
E-F	S 87°22'01" W	75.71'
F-G	S 24°55'56" W	67.06'
G-H	S 34°17'21" E	85.40'
H-I	S 62°02'29" W	133.81'
I-J	S 17°56'31" W	56.00'
J-K	S 59°45'36" E	128.06'
K-L	S 24°01'24" E	99.14'
L-M	S 34°49'18" W	67.26'
M-N	S 01°39'24" E	102.37'
N-O	S 50°35'25" E	68.95'
O-P	S 16°00'54" E	117.72'
P-Q	S 00°59'20" W	378.82'
Q-R	S 40°01'08" E	365.49'

REFERENCES:

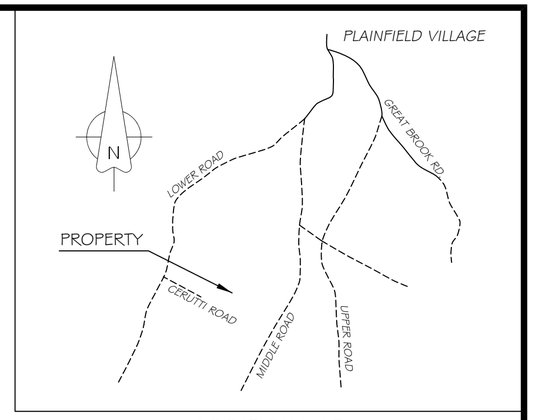
1. A PLAN ENTITLED " A SURVEY OF LAND OF ALTON L. & RUTH LAFAYETTE, IN THE TOWN OF PLAINFIELD, VERMONT" DATED JUNE 1978, BY PROPERTY DESIGN, AS FOUND IN THE FILES OF THIS FIRM.

2. A PLAN ENTITLED "PROPERTY SUBDIVISION, WARREN HATHAWAY, MIDDLE & LOWER ROADS, PLAINFIELD, VERMONT" DATED AUGUST 8, 2004, BY WAYNE D. LAWRENCE, AS FOUND IN THE FILES OF THIS FIRM.

3. A PLAN ENTITLED "BOUNDARY SURVEY & SUBDIVISION FOR ROBERT A. BRIDGES, MIDDLE ROAD, PLAINFIELD, VERMONT" DATED JULY 22, 2009, BY THIS FIRM, AS FOUND IN THE FILES OF THIS FIRM.

4. A PLAN ENTITLED "SUBDIVISION SURVEY FOR W. HATHAWAY & R. SNEYD, LOWER & MIDDLE ROADS, PLAINFIELD, VERMONT" DATED JULY 24, 2012, REVISED ON SEPTEMBER 29, 2012, BY THIS FIRM, AS PROVIDED BY THE STATE OF VERMONT AND MADE A PART OF WW-5-3212-2.

5. A PLAN ENTITLED " SITE PLAN FOR DANIEL DUNBAR & MARIE D'HAENE, CERUTTI ROAD, PLAINFIELD, VERMONT" DATED JANUARY 22, 2021" BY THIS FIRM, AS PROVIDED BY THE STATE OF VERMONT AND MADE A PART OF WW-5-7098-2.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF EXISTING EASEMENT
- EDGE OF GRAVEL
- THREAD OF BROOK
- STONEWALL
- WIRE FENCE
- EDGE OF WOODS
- OVERHEAD UTILITY LINE
- LIMIT OF PROPOSED EASEMENT
- WOODS ROAD
- TIE LINE
- (IR) IRON ROD FOUND
- (IP) IRON PIPE FOUND
- #5 REBAR SET W/ I.D. CAP
- UNMONUMENTED POINT (UMP)
- UTILITY POLE
- (R1) PER REFERENCE #
- N/F NOW OR FORMERLY

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A JAVAD TRIUMPH-LS PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.

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3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON AND AS MAPPED ON THE DATE OF THE FIELD SURVEY.

4. ONLY EASEMENTS AND/OR RIGHTS-OF WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.

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7. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS. THIS CONCEPTUAL PLAN IS BASED ON REFERENCE #3 AND REFERENCE #5. NO FIELD WORK HAS BEEN DONE AT THIS TIME. PROPOSED LOT 3 IS TO BE RESTRICTED TO A SINGLE FAMILY RESIDENCE AND ACCESSORY DWELLINGS.

SUBJECT PROPERTY:

DANIEL DUNBAR & MARIA D'HAENE
PID: 017-0255
TAX MAP #05-029- 200
SPAN: 483-152-10681
CURRENT DEED: BOOK 73 PAGE 376
REFERENCE: #1, #3 & #5

GRAPHIC SCALE
200 0 200 400 800
1" = 200'

CONCEPTUAL SUBDIVISION
DANIEL DUNBAR & MARIA D'HAENE
CERUTTI ROAD
PLAINFIELD, VERMONT

SCALE: 1" = 200'	FIELD SURVEY: X/X/XX	PROJ.# 2026 071	DWG.# 26071A
DRAWN BY: RA	CHECKED BY: WRC	FB/PG. EFB	SHEET CONC1

Chase & Chase
301 North Main Street, Suite 1
Barre, Vt. 05641
802-479-9636
Surveyors & Septic Designers, Inc