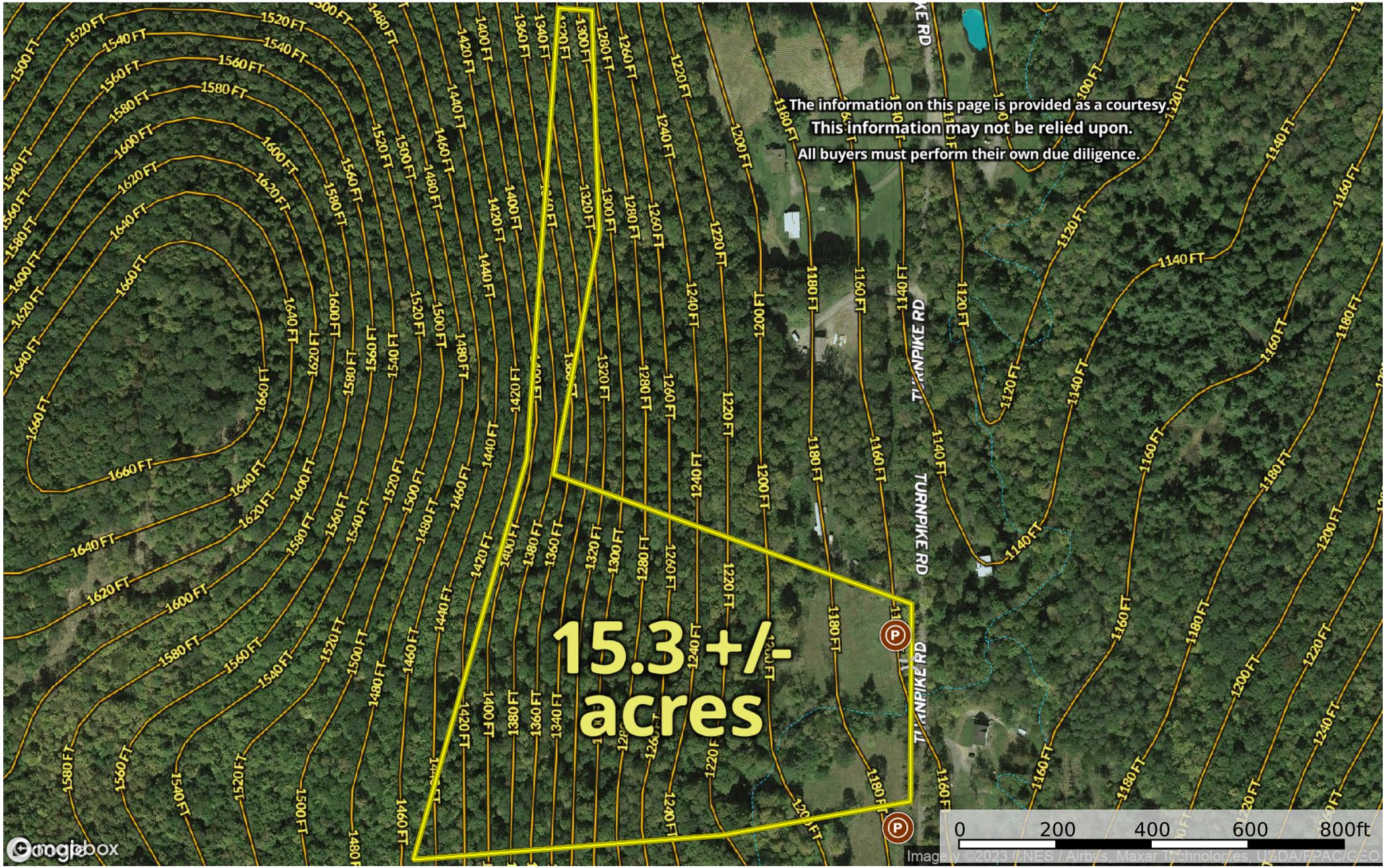


Strafford 15.3 Acres - 102 Turnpike Road

Orange County, Vermont, 15.3 AC +/-

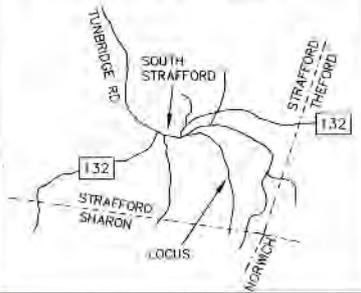


- Utility Pole
- - - Driveway Curbcut
- ▭ Boundary
- Stream, Intermittent
- River/Creek
- Water Body

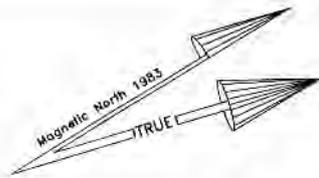
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

2010-03

VICINITY MAP



CORNER DESCRIPTIONS
 CORNER # 1 & 2 IRON PINS (#2 CAPPED) SET BY F. LAMSON R.S. 553 RECOVERED ON STONE WALL CORNERS.
 CORNER # 3 TWO IRON PIPES FOUND SIDE BY SIDE 1" & 1-1/2"
 CORNER # 4 A POINT ON BEND OF BLAZED LINE, & FENCE LINE IRON PIN SET
 CORNER # 6 TWO IRON PIPES FOUND 12" APART, 1" & 1-3/4" THE 1" PIPE WAS DETERMINED TO BE THE PIPE SET BY R. S. LAMBERTON.
 CORNERS # 5,7,8,9,10,11 & 12 ARE CAPPED IRON PINS SET BY N.R.S. INC.
 CORNER # 19 IRON PIPE FOUND, PIPE SET BY R. S. LAMBERTON
 CORNER # 13 IRON PIPE FOUND AT END OF STONE WALL
 CORNERS # 14,15,16,17 & 18 ARE CAPPED IRON PINS SET BY N.R.S. INC. 8/12/1998
 CORNERS # 14a,15a & 17a ARE CALCULATED POINTS ADDED TO ADJUST LOT SIZES. REV. 10/15/1998

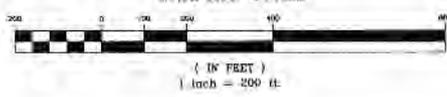


LEGEND

- 5/8" REBAR SET WITH 2" ALUMINUM CAP STAMPED "NORMAN R. SMITH, INC. RLS #410"
- ⊙ IRON PIN/PIPE FOUND
- PROPERTY CORNER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - APPARENT ROAD CENTERLINE
- EDGE OF ROADBED
- ROAD R.O.W. LIMIT
- UTILITY LINE
- UTILITY POLE
- STONE WALL
- WIRE FENCE LINE
- ⊙ WATER WELL/SPRING
- CULVERT

Buildings zoning dist. 5/1/0

GRAPHIC SCALE



NOTES:
 1) ALL BEARINGS REFER TO TRUE MERIDIAN DETERMINED BY SURVEY TIE BETWEEN CORNERS 1 AND 2 WHICH CORRESPONDS TO A SURVEY BY F. LAMSON L.S. # 553 ENTITLED "EDITH DAY" DATED AUG. 1983, RECORDED IN MAP BOOK 3, PAGE 18.
 2) ALL ROAD LOCATIONS BASED ON APPARENT CENTERLINE DATE OF SURVEY.
 3) BASE DEED FOR THIS SURVEY: NICHOLAS J. JOSLER JR. TO WILLIAM JOSLER, JUNE STRICKLAND, JACQUELINE SULLOWAY & RICHARD JOSLER, BOOK 32, PAGE 458, DATED 2/26/1976 OF THE STRAFFORD LAND RECORDS.
 4) OTHER DOCUMENTS INVOLVED IN THIS SURVEY: A SURVEY BY F. LAMSON L.S. # 553 ENTITLED "EDITH DAY" DATED AUG. 1983, RECORDED IN MAP BOOK 3, PAGE 18.
 A SURVEY DONE BY R. SCOTT LAMBERTON ENTITLED "JOSLER" DATED 12/10/1974 DRAWING # 344-B.
 5) THIS WAS A THEODOLITE AND EDM SURVEY USING A TOPCON GTS-3C. FIELD WORK WAS PERFORMED ON 6/19,6/24 & 6/25/1997.
 6) PRECISION OF SURVEY 1:25530 BEFORE BALANCING BY COMPASS RULE.
 7) PROPERTIES MAY BE SUBJECT TO RIGHT OF WAYS OF RECORD NOT DISCLOSED BY THIS SURVEY.
 8) PROPERTY LINES WERE BLAZED 6/25/1997 BY N.R.S. INC.
 9) ACREAGE CALCULATED TO APPARENT ROAD CENTERLINE
 10) SPRING RIGHTS ARE SHARED BY WAINE & SALSTER, RICHARD JOSLER AND ELNA KUHLMANN AS PER BOOK 32, PAGE 458
 11) PARCEL SUBDIVIDE ON AUG. 12 1998 BY N.R.S. INC.

CORNER	DIRECTION	DISTANCE
8 to 7	S 45°26'5" E	15.75'
TIE LINE 12-1	S 00°01'56" W	1703.55'

I, NORMAN R. SMITH, VERMONT REGISTERED LAND SURVEYOR # 410, HEREBY CERTIFY TO WILLIAM JOSLER, JUNE STRICKLAND, JACQUELINE SULLOWAY & RICHARD JOSLER THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION, THAT THIS SURVEY IS BASED ON DEEDS OF RECORD AND EVIDENCE FOUND ON THE GROUND. THIS CERTIFICATION IS VALID ONLY WHEN ACCOMPANIED BY AN IMPRESSION SEAL.

Norman R. Smith, Inc.
 Resource Managers
 Rochester, Vermont

STATE OF VERMONT
 NORMAN R. SMITH
 R.No. 410
 REGISTERED LAND SURVEYOR

Surveyed For
Richard Josler et al
 Strafford, Vt.

Map Completed on June 26, 1997 Scale = 1" = 200'
 FB # 67 © Norman R. Smith, Inc. 1997

DRAWN BY	N.R.S.
REVISIONS	
8/12/98	8/21/08
10/9/98	
10/15/98	
PLAT #	193-06-97

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403
 Norman R. Smith, Surveyor # 410

OFFICE OF THE TOWN CLERK, I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD AT Strafford Town Office ON THE 4 DAY OF May 19 2010, AND WAS FILED IN PLAT BOOK 2010; PAGE 2 OF THE Town RECORDS. Attest:
 SIGNATURE: *Regina J. Foster* TITLE: Asst. Town Clerk
 1:00 PM
 * See Zoning Application 2008-26

March 28, 2010

Dick Josler
Turnpike Road
South Strafford, VT 05070

Dear Dick,

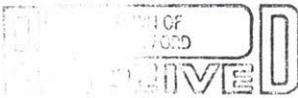
This letter is to inform you of results of a site and soils evaluation conducted at your request at property located on Turnpike Road, So Strafford, parcel # 13/258, Lot 3. On September 30, 2008. I inspected 9 test holes in two locations . The soils proved to be adequate to support both a primary and replacement waste water disposal systems . The systems would be of the mound type and could support up to four bedrooms. The soils were sand/loams, sand, and fine sandy loams . More detailed soils is available on request. If you have any questions please feel free to contact me.

Sincerely,



Michael D Whipple
CST VT B 434

(802) 685-9910



13.258

No. 2000-8

TOWN OF STRAFFORD, VERMONT
HIGHWAY PERMIT

OCT 18 2000

NOTICE: This permit covers only rights vested in the Board of Selectmen over this highway and does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. Permit is effective upon compliance with such of these other requirements as are applicable.

Permission is hereby requested by Dick Josler

to perform the work described as follows. on the highway known as TH 13 in the Town of Strafford, the location of the work being West side of Turnpike road, just beyond Jacqui Josler's residence

Description of the work to be performed (attach sketch) install Culvert / gravel to access property (Location flagged)

Permit to extend from 10/18 2000 to 10/18 2001

The undersigned, in consideration of the approval of this permit, expressly agrees to the directions and to the restrictions and conditions listed below or attached.

Witness _____ Dick Josler (Permit holder)

Witness _____ By _____

Address _____

APPROVAL

This permit is issued with the following directions, restrictions and conditions, and covers only the work described hereinafter, and then only when the work is performed as directed, and subject to the following special conditions:

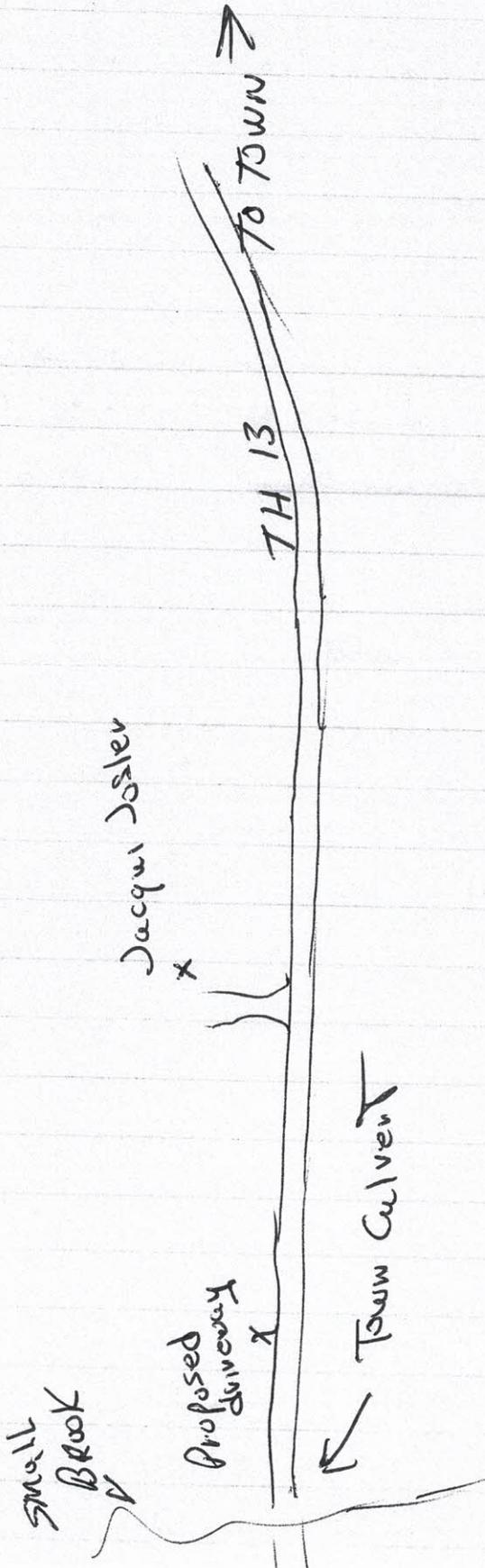
Dated at Strafford Town Office

This 31st day of November, 19 2000

N.B.: No work shall be done under this permit until the party or parties to whom it is issued shall have communicated with and received instructions from the Board of Selectmen.

Kendall Mox
Robert J. MacLean
STRAFFORD BOARD OF SELECTMEN

Dick Joster



VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
- ACKNOWLEDGEMENT -
(INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250
DISCLOSURE STATEMENT) AND TAX PAID
ATTEST: Robert J. Josler ASST - CLERK
DATE Sept. 27, 2011
RETURN NO. 11-35

65

Strafford Town Clerk's Office
Rec'd for record Sept 27, 2011 AD.
at 9 o'clock 00 minutes A M
Recorded in Book 84 Page 65-67
Attest: Robert J. Josler Town Clerk ASST

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, MARNE A. COIT, unmarried, of Hartford, in the County of Windsor and State of Vermont, Grantor, in the consideration of ONE DOLLAR and other valuable consideration, paid to my full satisfaction by MARNE A. COIT, TRUSTEE OF THE MARNE ALAIN COIT TRUST - 2011 U/T/D SEPTEMBER 14, 2011, of Hartford in the County of Windsor and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, MARNE A. COIT, TRUSTEE OF THE MARNE ALAIN COIT TRUST - 2011 U/T/D SEPTEMBER 14, 2011, and her successors and assigns forever, a certain piece of land in the Town of Strafford, in the County of Orange and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Marne Coit by Warranty Deed of Richard J. Josler dated April 30, 2010 and recorded in the Strafford Land Records at Book 82, Page 14, and being more particularly described therein as follows:

Being a parcel of land situated on the westerly side of Town Highway No. 13, also known as Turnpike Road, and shown as Lot 3 on a plan ("the Plan") titled "Property of Richard Josler et al, Strafford, Vt" dated June 26, 1997, revised through August 21, 2008, Scale 1" = 200', by Norman R. Smith, Inc., and recorded as Plan No. 2010-3 in the Strafford Land Records on May 4, 2010.

This is a metes-and-bounds description of Lot 3 as shown on the Plan:

Beginning at a point marked by a capped rebar set in the ground at Corner 16 in the westerly right of way line of Town Highway No. 13, which point marks the southeasterly corner of Lot 4 as shown on the Plan;

Then proceeding in a southerly direction along the westerly right of way line of Town Highway 13 a distance of 407.5 feet to a point marked by a capped iron pin in the ground at Corner 15, which point marks the southeasterly corner of Lot 3 and the northeasterly corner of Lot 2 as shown on the Plan;

Then turning at an angle to the right and proceeding along the northerly line of Lot 2 South 80° 27' 57" West a distance of 399.91 feet to Corner 15a, a calculated point not marked on the ground;

Then continuing along the northerly line of Lot 2 South 86° 15' 02" West a distance of 640.82 feet to a point at Corner 3 marked by

two iron pipes found side by side set in the ground in the easterly line of land now or formerly of the Rosa Tyson Estate;

Then turning at an angle to the right and proceeding along a blazed and painted line and along a wire fence North 16° 22' 45" East, a distance of 865.96 feet to a iron pin set in the ground at Corner 4;

Then continuing along the blazed and painted line North 77° 55' 43" East a distance of 934.59 feet to a capped iron pin set in the ground at Corner 8, which point marks the northwesterly corner of Lot 3 as shown on the Plan;

Then turning an angle to the right and proceeding along the southerly line of Lot 4 from Corner 8 to Corner 18 in an easterly direction a distance of 65.85 feet to a capped iron pin set in the ground at Corner 18 (note: the bearing given on the Plan seems to be inaccurate and it is not given here);

Then turning an angle to the right and proceeding along the westerly line of Lot 4 South 01° 33' 10" East a distance of 465.34 feet to a calculated capped iron pin set in the ground;

Then turning slightly to the right and continuing along the westerly line of Lot 4 South 11° 03"[sic] 36"[sic] East a distance of 508.26 feet to a capped iron pin set in the ground which point marks the most southwesterly corner of Lot 4;

Then turning at an angle to the left and proceeding along the southerly line of Lot 4 South 69° 27' 37" West a distance of 791.29 feet to a capped rebar set in the ground, shown above as the point and place of beginning.

Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Strafford, Vermont, Land Records.

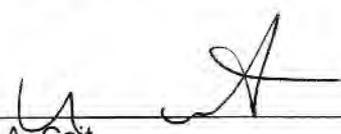
The premises are subject to a utility easement to Central Vermont Public Service Corporation along Turnpike Road.

Notice of Permit Requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater disposal systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater disposal system, without first complying with the applicable rules if necessary, obtaining

the required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater disposal system and therefore this lot may not be able to be improved.

TO HAVE AND TO HOLD said granted premises, together with all the privileges and appurtenances hereof, to the said Grantee, MARNE A. COIT, TRUSTEE OF THE MARNE ALAIN COIT TRUST - 2011 U/T/D SEPTEMBER 14, 2011, and her successors and assigns, to their own use and behoof forever. And I the said Grantor, MARNE A. COIT, for myself and my heirs, executors and administrators, do covenant with the said Grantee, MARNE A. COIT, TRUSTEE OF THE MARNE ALAIN COIT TRUST - 2011 U/T/D SEPTEMBER 14, 2011, and her successors and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, and that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid. And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS, I hereunto set my hand and seal this 14th day of September, 2011.

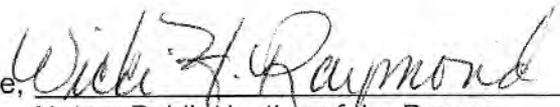


Marne A. Coit

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, ss

At Hanover this 14th day of September, 2011, personally appeared Marne A. Coit and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.



Before me, 

Notary Public/Justice of the Peace
My commission expires: 7/18/2012