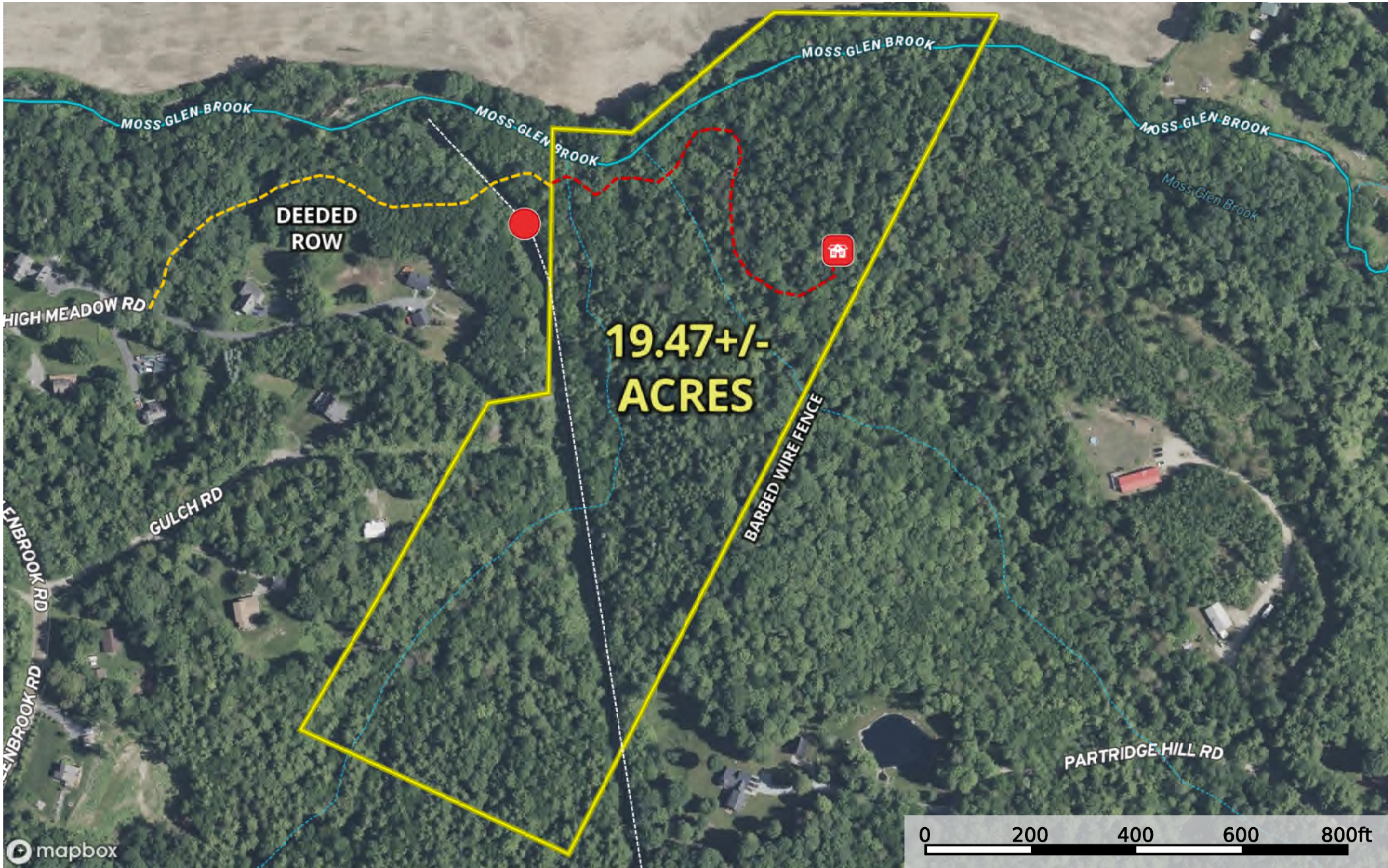


Stowe, VT - 167 High Meadow Rd
Vermont, 19.47 AC +/-



- Power Pole # 3580
- Suggested House
- Roughed - In Trail
- ROW
- Residential Transmission
- Property Boundary
- Stream, Intermittent
- River/Creek
- Water Body

FILED OCTOBER 25, 1991 AT 11:00 P.M.

Attest: Betty J. Johnston, Town Clerk

No. 34-U

PAGE 143

THE SUBDIVISION REGULATIONS OF THE TOWN AND VILLAGE ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY VARIANCE(S) OR MODIFICATIONS MADE IN WRITING BY THE COMMISSION AND ATTACHED HERETO.

APPROVED BY THE STOWE PLANNING COMMISSION:

BY THE STOWE PLANNING COMMISSION
Paul E. Perry
CHAIRMAN

ON 9/21/1981
signed 10/26/81

PAUL E. PERCY
BX 12 - P. 14-15

T MCKENNA
BK 96 P 340
LOT 26

29-A

29-B
3.89 ACRES

SYRIA GENT & JOAN ROBINSON
BK 96 P. 326-328
LOT 28

DANIEL MEYER
BK 91 P.8-10
LOT 30

LANA CARLSSON
BX 83 P.450
LOT 31

JEAN SCANLON
BK 87 P. 304
LOT 32

BRIAN BENNETT
BK 87 P 480
LOT 33

LOT-B
19 1/2 ACRES

PERIMETER SURVEY AND BASE OF BEARING IS FROM A PLAN BY J.P.R. ASSOCIATES, INC. ENTITLED "PLAN OF LAND AT GLENBROOK AVE., MANSFIELD VIEW PROPERTIES, INC. STOWE, VERMONT, SCALE: 1 INCH = 100 FEET, DATE: SEPTEMBER, 1974, JOB NO. II-102."

* TITLE SOURCE: DECLAN O'SULLIVAN FROM MANFIELD VIEW PROPERTIES, INC BY WARRANTY DEED DATED NOVEMBER 18, 1980 AND RECORDED IN BOOK 96 P 412-414

• MAGNETIC NORTH IS APPROX. 39° WEST OF MAP NORTH.

• THIS SUBDIVISION IS BASED ON A PLAN BY CHARLES BURNHAM, INC. ENTITLED "PROPOSED SUBDIVISION OF LOT *29 BY DECLAN O'SULLIVAN, BOB-ZZ7"

• INTERNAL SUBDIVISION BEARINGS AND DISTANCES ARE BASED ON A CLOSED TRANSIT AND TAPE SURVEY.

: FIELD SURVEY BY PAUL HARRINGTON & PAUL BOYD-BOFFA

SUBDIVISION OF LAND OF

DECLAN O'SULLIVAN

STOWE, VERMONT ~ OCTOBER 1981

SCALE: 1 INCH = 100 FEET

PLAN BY: PAUL C. HARRINGTON R.L.S.

Hall & McChesney Inc.
SYRACUSE, NEW YORK 13211 TELEPHONE 315/432-2131
GREENSBORO, NORTH CAROLINA - PHONE 910/334-0421

CG-444-227

H-800-13



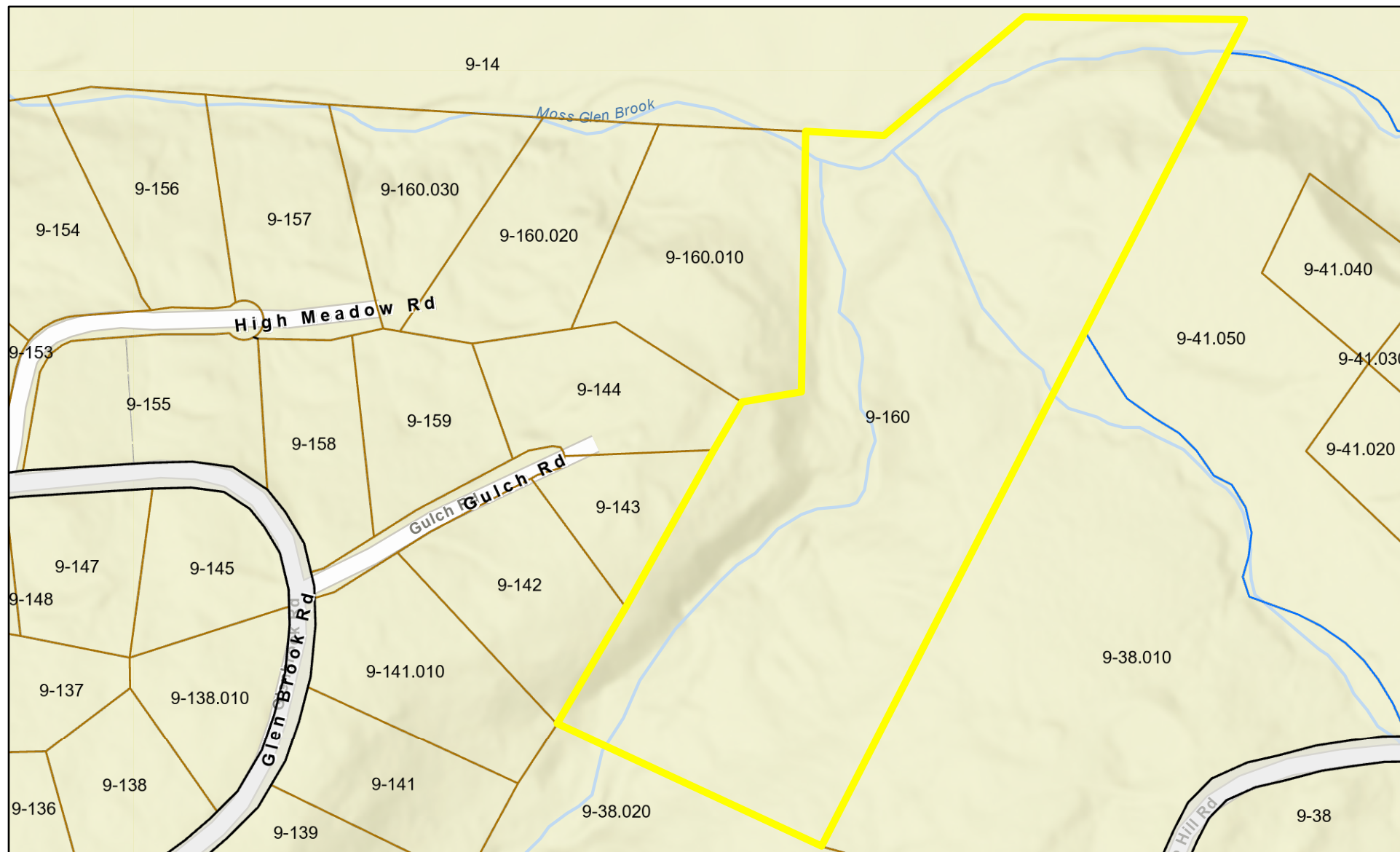
Town of Stowe, VT

1 inch = 269 Feet



November 13, 2025

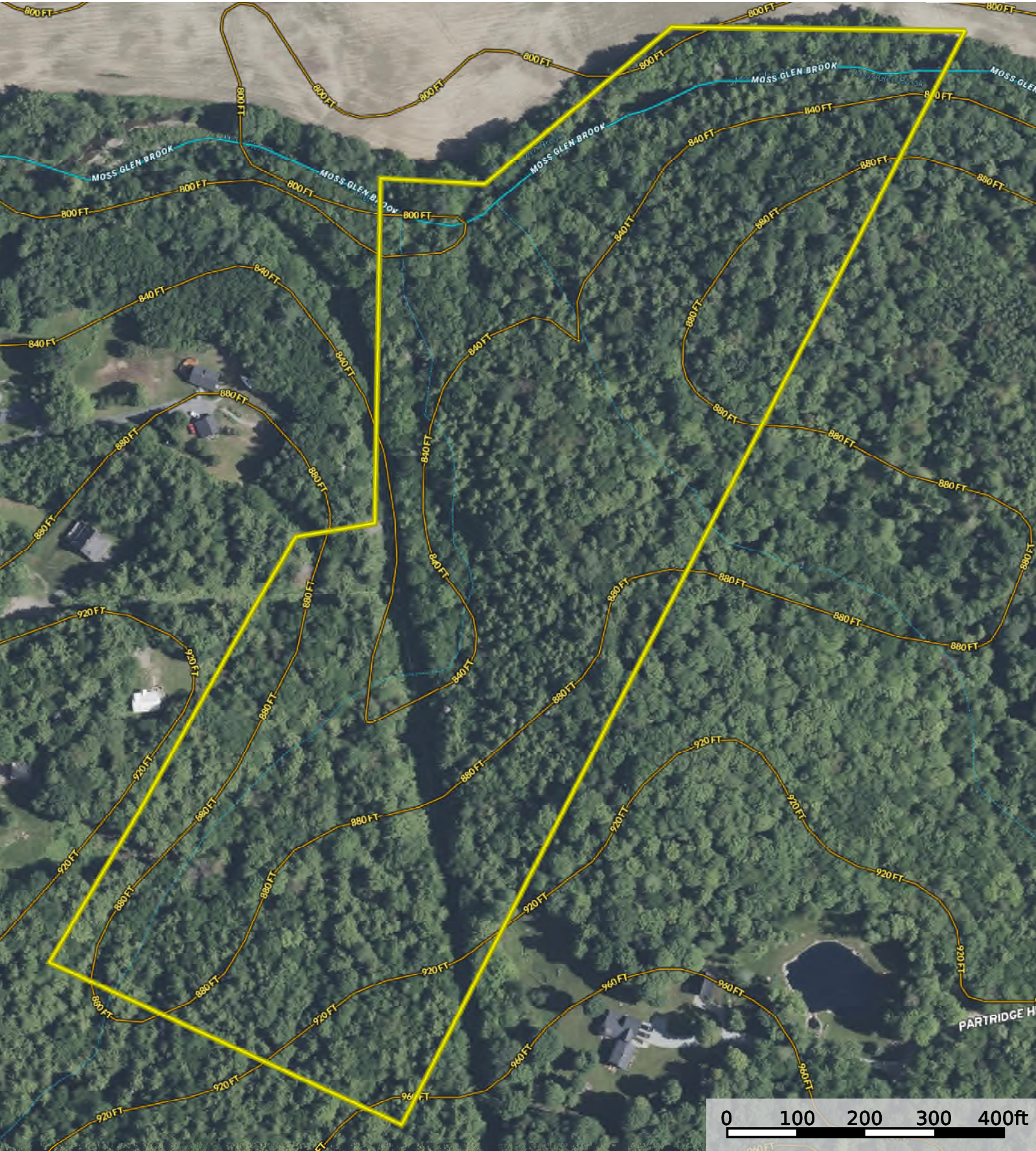
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Stowe, VT - 167 High Meadow Rd

Vermont, 19.47 AC +/-

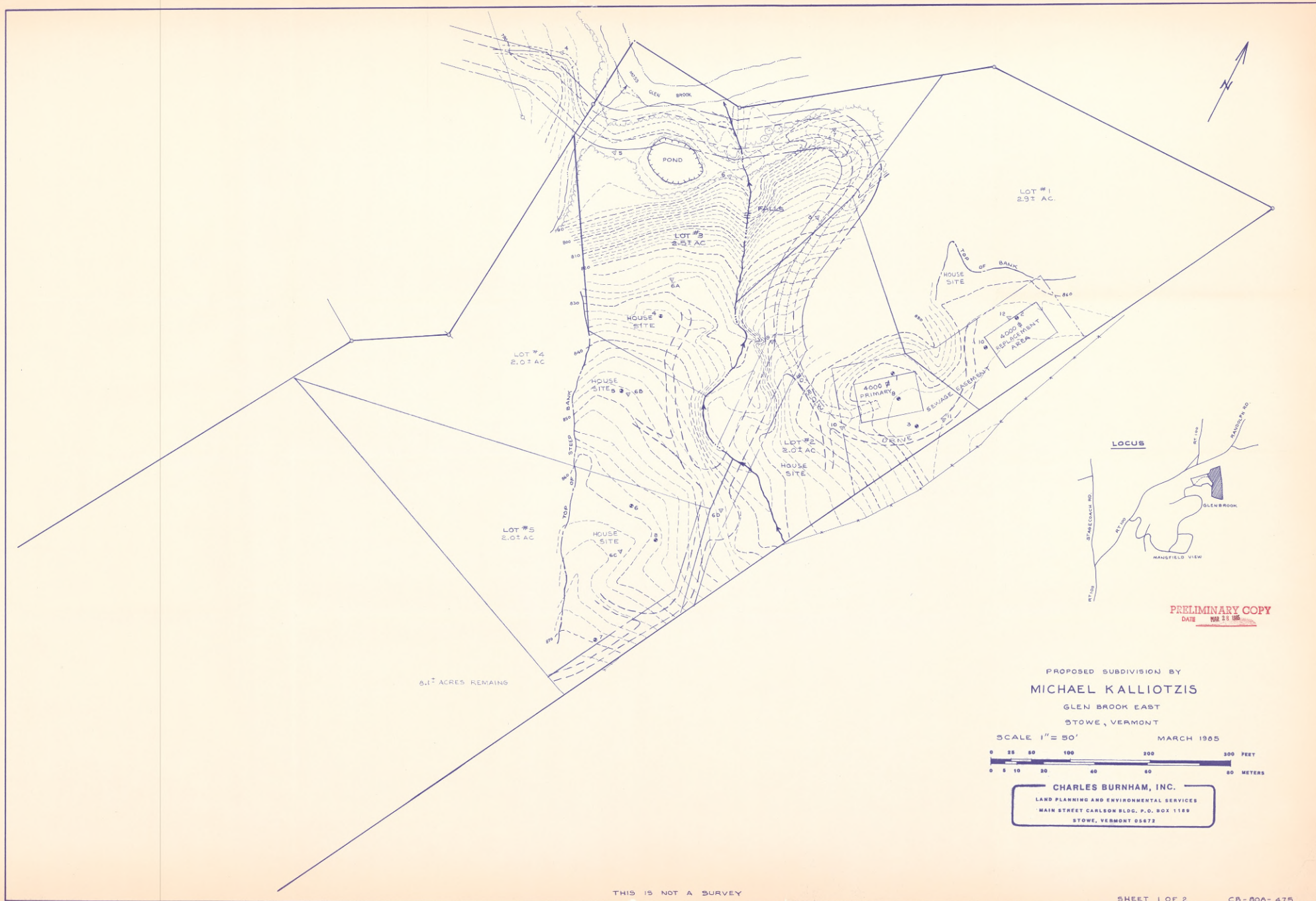


 Property Boundary

 Stream, Intermittent

 River/Creek

 Water Body



STEVEN CHARBONNEAU

TO
WARRANTY DEED

MICHAEL N. KALLIOTZIS

259

KNOW ALL MEN BY THESE PRESENTS, That I, Steven Charbonneau, of Stowe, County of Lamoille, State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration, paid to my full satisfaction by Michael N. Kalliotzis of Stowe, County of Lamoille, State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Michael N. Kalliotzis, his heirs and assigns forever, a certain piece of land in Stowe, County of Lamoille, State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Steven Charbonneau by warranty deed of Declan O'Sullivan, recorded December 14, 1983, in Book 112, Pages 96 and 97 of Stowe Land Records, and a corrective warranty deed of Declan O'Sullivan, dated April 19, 1984, and recorded in Book 112 Page 257-258 of Stowe Land Records, and being further described as a parcel of land containing 19.47 acres, more or less, in Mansfield View Properties, referred to as Lot B on a map plan entitled "Subdivision of Land of Declan O'Sullivan, Stowe, VT.", dated October 1981, recorded in Map Book 3, Page 143 of Stowe Land Records, and as Parcel B on a map plan entitled "Plan of Land at Glen Brook Area, Mansfield View Properties, Inc., Stowe, VT." drawn by JPR Associates, Job T-102, dated May, 1976.

To be included in this conveyance are all rights-of-way described in the above referred to deed of O'Sullivan, with the exception of the right-of-way referred to in Book 60, Page 418 of Stowe Land Records, which is not hereby conveyed, subject to the rights of others to use and to share proportionately in maintenance and repair costs.

Also conveyed herein are two rights-of-way, 50 feet in width, crossing Lot 29-B to the within described premises and described as follows: (a) a 50 foot right-of-way along the Woods Road depicted as a 30 foot right-of-way on the above referenced survey; (b) a 50 foot right-of-way running along the southern boundary of Lot 29-B. Also included in the grant of these two rights-of-way is the right to use said rights-of-way from the present road, across Lot 29-A to Lot 29-B, as conveyed to Steven Charbonneau by warranty deed of John and June Charbonneau, dated April 20, 1984, and in the process of being recorded into the Stowe Land Records. Grantor reserves the right to use said rights-of-way in connection with Lot 29-B. All costs of repair and maintenance shall be shared proportionately by users of said rights-of-way.

Refer to above deeds, records thereof and references therein for more particulars of description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Michael N. Kalliotzis, his heirs and assigns, to his own use and behoof forever;

And I, the said Grantor, Steven Charbonneau for myself, my successors, executors, administrators and assigns, do covenant with the said Grantee, Michael N. Kalliotzis, his heirs and assigns, heirs and assigns that until the sealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as herein stated, and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as herein stated.

IN WITNESS WHEREOF, I hereunto set my hand and seal, this 20th day of April, 1984.

IN PRESENCE OF:

John & Murphy

John & Murphy

Steven Charbonneau

Steven Charbonneau I.S.

STATE OF VERMONT)
COUNTY OF Lamoille,ss,

At Stowe

this 20th day of April, 1984 Steven Charbonneau, personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

ACKNOWLEDGMENT

Return Rec'd. Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A666846

Signed Paul H. Butterfield, Clerk
Date 4/23/84

Before me

John & Murphy

Notary Public



Stowe, Vermont Town Clerk's Office April 23 AD 1984 at 1 o'clock 17 minutes P.M.
Received the instrument of which the foregoing is a true record.

Attest: _____ Town Clerk



Vermont Mandatory Flood Disclosure



Date Prepared: 11/06/2025

Seller's Name(s): Michael N. Kalliotzis

Property Address: ROW off High Meadow Road, Stowe, VT 05672

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

- ☒ A copy of the FEMA map for the Property is attached; or,
- ☐ A link to the FEMA map for the Property is as follows: _____; or,
- ☐ A FEMA map is unavailable for the Property or the community in which the property is located.

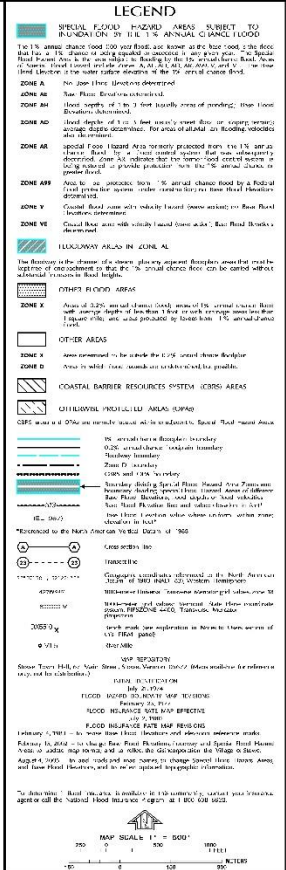
1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
1a	If yes, please describe: Note, the very low section of the property is in Flood Plain.		
2	Does the seller maintain flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: <u>Michael N. Kalliotzis</u> (Signature)	<div>dotloop verified 11/09/25 11:47 AM EST YSIS-C4FY-H3QU-BY22</div> (Date)	Seller: _____ (Signature)	_____ (Date)
Seller: _____ (Signature)	_____ (Date)	Seller: _____ (Signature)	_____ (Date)


Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.

Buyer: _____ (Signature)	_____ (Date)	Buyer: _____ (Signature)	_____ (Date)
Buyer: _____ (Signature)	_____ (Date)	Buyer: _____ (Signature)	_____ (Date)

[illegible]

FEDERAL FLOOD INSURANCE PROGRAM	PANEL 00B2E	
	FIRM	
	FLOOD INSURANCE RATE MAP	
	TOWN OF	
	STOWE,	
	VERMONT	
	LAMOTHE COUNTY	
	PANEL 62 OF 105	
	(SEE MAP: FEMA FIRM P-1-M "NAT'L LANDS") WATER CONTAINS:	
	NUMBER 00000000	DATE 11/21/81

NOTE: IN 1981, THE NEW HAMPSHIRE DEPT. OF HIGHWAYS HAS LARGELY COMPLETED THE CONVERSION OF STATE HIGHWAYS TO "RD." ("R") NUMBERING SYSTEM WITHIN THE INSURED AREA.



MAP NUMBER
00000600B2E

MAP REVISED
AUGUST 4, 2005

Federal Emergency Management Agency