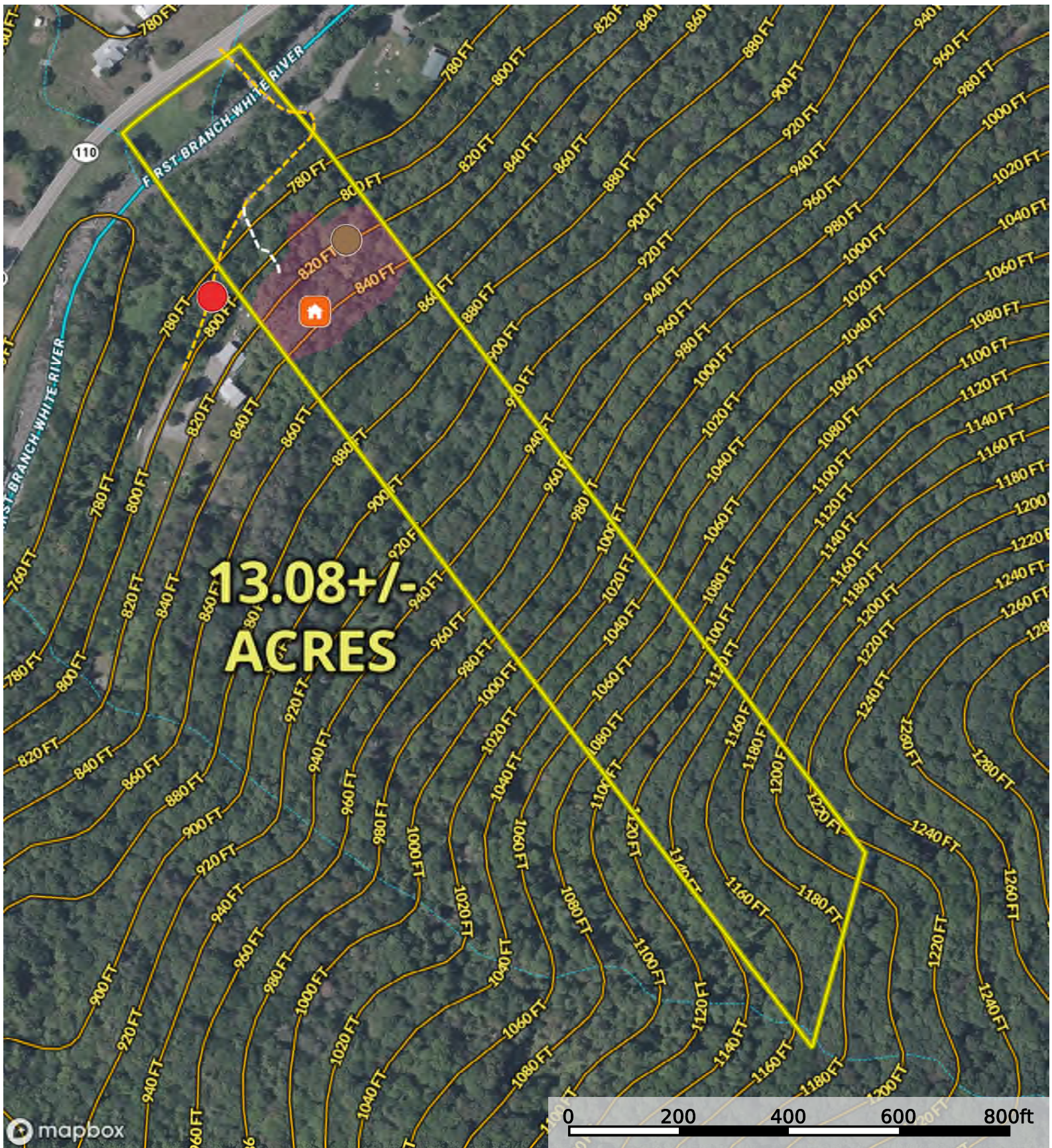


Chelsea, VT - 6 Meadowbrook Ln  
Vermont, 13.08 AC +/-



Utility Pole

Soil Test Area

Potential Homestead

Roughed - in Access

Meadowbrook Ln

Flatter Area

Property Boundary

Stream, Intermittent

River/Creek

Water Body



BK  
Page  
48

First Branch  
of the  
White River

Meadowbrook  
Road  
(South)  
35' R.O.W.

LOT 1  
14.22 A.

LOT 2  
12.55 A.

LOT 3  
12.48 A.

LOT 4  
12.28 A.

LOT 5  
12.99 A.

LOT 6  
13.08 A.

LOT 7  
11.47 A.

BARNABY

SAM SLOAN

KUBAN

ROUTE 110

camp

landpile

# LEGEND

- PROPERTY CORNER
- STONE WALL
- - - WIRE FENCE
- IP IRON PIN
- SP STONE PILE
- BROOK

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS  
THE RESULTS OF A CLOSED TRANSIT AND TAPE SURVEY  
PERFORMED BY ME IN THE FIELD.

Norman R. Smith, Inc.

Resource Managers

Rochester, Vermont

A. JAMES GRACE

'MEADOWBROOK SOUTH'

CHELSEA, VERMONT

11-19-83

SCALE: 1" = 200'



*Norman R. Smith*

RSH

44-601-83

PAGE 15  
PAGE 10

PAGE 15  
PAGE 10

PAGE 15  
PAGE 10

110-022.001

043-011.000

110-025.000

110-024.100

003-001.000,b

003-007.000

003-005.100

003-003.000

003-004.000

003-006.000

003-001.000,a

110-023.000

110-022.001

081-013.000

081-014.000

110-022.000

110-020.001

081-012.000

003-009.000,a

003-015.000

058-002.000

VT Route 110

110-019.000

003-008.000

003-012.000

003-016.000

003-017.000

PAGE 10  
6 39V4

110-017.001,b

110-017.000

110-017.001,a

110-013.100

VT Route 110

110-016.000

081-007.000

Meadowbrook Ln (Pvt)

081-010.000,b

003-009.000,b

003-011.000

003-014.000

081-005.000,z

081-004.000

081-005.000

081-005.000,a

081-003.000

081-002.000

081-001.000

110-015.000,a

068-004.000,a

068-004.000,b

070-001.000

065-004.000,b

PAGE 10  
PAGE 13

PAGE 10  
PAGE 13

Ungerman Dr (Pvt)

069-002.000,a

070-013.000,b

070-010.000,c

1

2

3

4

5

6

Property Codes



**AMERICAN  
CONSULTING  
ENGINEERS &  
SURVEYORS, INC.**

CIVIL &  
ENVIRONMENTAL  
ENGINEERS

LAND SURVEYORS

3480 VT Route 64  
Williamstown, VT 05679

P/F (802) 433-5569  
[aces\\_vt@yahoo.com](mailto:aces_vt@yahoo.com)

September 18, 2025

**Re: Site Visit & Soil Tests**

Dear Julie Goraj,

As you are aware, I performed soil tests at your family property on Meadowbrook Lane in Chelsea, Vermont, on August 29, 2025.

The soil test results indicated that a suitable location for an approvable mound type septic system meeting current state Water/wastewater standards is available at this site.

There are other potential permitting issues that are not included in these results. These other permit requirements may factor in the overall permitting of the site for building.

I have enclosed an invoice for my time. If you have any questions, please do not hesitate to contact me.

Sincerely,  
**American Consulting Engineers & Surveyors, Inc.**

A handwritten signature in black ink, appearing to read "Robert Townsend", written in a cursive style.

Robert Townsend, P.E., L.S.



September 27, 2018

Jason Goodrich  
4 Meadow Brook Lane  
Chelsea, Vermont 05038

Subject: **Structural Inspection and Load Capacity of Bridge  
Located at Meadow Brook Lane, Chelsea, Vermont**

Dear Jason:

As requested, on August 23, 2018, Ken Bushey visited the above referenced site to complete an inspection of the existing bridge in an effort to determine its load capacity. After the site visit, a structural analysis of the existing bridge was completed.

The bridge deck is made up of a single layer of rough sawn 3x10 hemlock decking that is oriented in the flat direction and is in fair condition. The deck surface is approximately 12'-0" wide by 47'-5" long. At the approximate wheel path locations, 3-rough sawn 2x running planks have been installed, which measure 9'-0" from outside of running planks to outside of running planks. There are rough sawn 8"x8" curbs installed on each edge of the bridge. The driving surface from inside of curb to inside of curb is approximately 10'-9".

The decking is supported by four steel beams, and does not appear to be attached to the beams. Based upon field measurements, the beams appear to be S20x86 beams that are in fair condition. Steel channel bracing is installed at quarter points along the span of the beams. The inner beams are spaced approximately 4'-0" from center to center and the outer beams are centered 2'-0" beyond the inner beams. The deck overhangs approximately 1'-8" at the upstream end of the bridge and 1'-10" at the downstream end. Based upon the beam size and condition it appears that the beams are likely A36 steel.

A visual inspection of the concrete abutments indicates that they are in fair condition. It appears that the house side abutment has slightly rotated, but it is my professional opinion that the abutment condition does not currently effect the capacity of the bridge, but should be monitored every year for any further movement.

Our analysis and review are based upon our visual inspection, field measurements, accepted structural engineering standards, and upon the AASHTO Standard Specifications for Highway Bridges. AASHTO specifies two load ratings for bridges. The first load rating is called an inventory rating and is based upon daily use of the bridge at the specified loading. The second load rating is called an operating rating.

Surveying

Permitting

Site Design

Subdivisions

Timber Design

Expert Testimony

Site Development

Act 250 Permitting

Forensic Engineering

Environmental Permitting

Transportation Engineering

Structural Inspection Services

Commercial Building Design

Construction Oversight

Building Assessment

Pedestrian Bridges

Stream Alterations

Sewer Design

Water Supply

Storm Water

Hydrology

Grading

317 River Street

P.O. Box 1576

Montpelier, VT

05601-1576

phone: 802.223.4727

fax: 802.223.4740

www.dirtsteel.com



Page 2 of 2  
Jason Goodrich  
September 27, 2018

This load rating should be used as an upper maximum and is based upon a limited or one time use. It is possible that some permanent damage to the bridge will occur if a vehicle of this loading crosses the bridge but the bridge will not fail under this load. As part of our analysis, AASHTO specifies the wheel load shall be applied at 2'-0" from the edge of curb/edge of decking. In this case, the deck overhang of the steel beam was less than 2'-0" and analysis cantilevered portion of the wood deck was excluded.

Based upon our visual inspection and subsequent calculations, the bridge decking has an inventory rating of H-9 (9 tons) and an operating rating of H-11 (11 tons). Based upon an estimated A36 steel strength, the steel beams have an inventory rating of H-16 (16 tons) and an operating rating of H-27 (27 tons).

In conclusion, the bridge appears to have been designed to have an H-9 load rating. This load rating is less than that required by the state of Vermont for the design of most state highway and town highway bridges. For occasional deliveries the bridge will be able to support an 11 ton, 2 axle delivery truck.

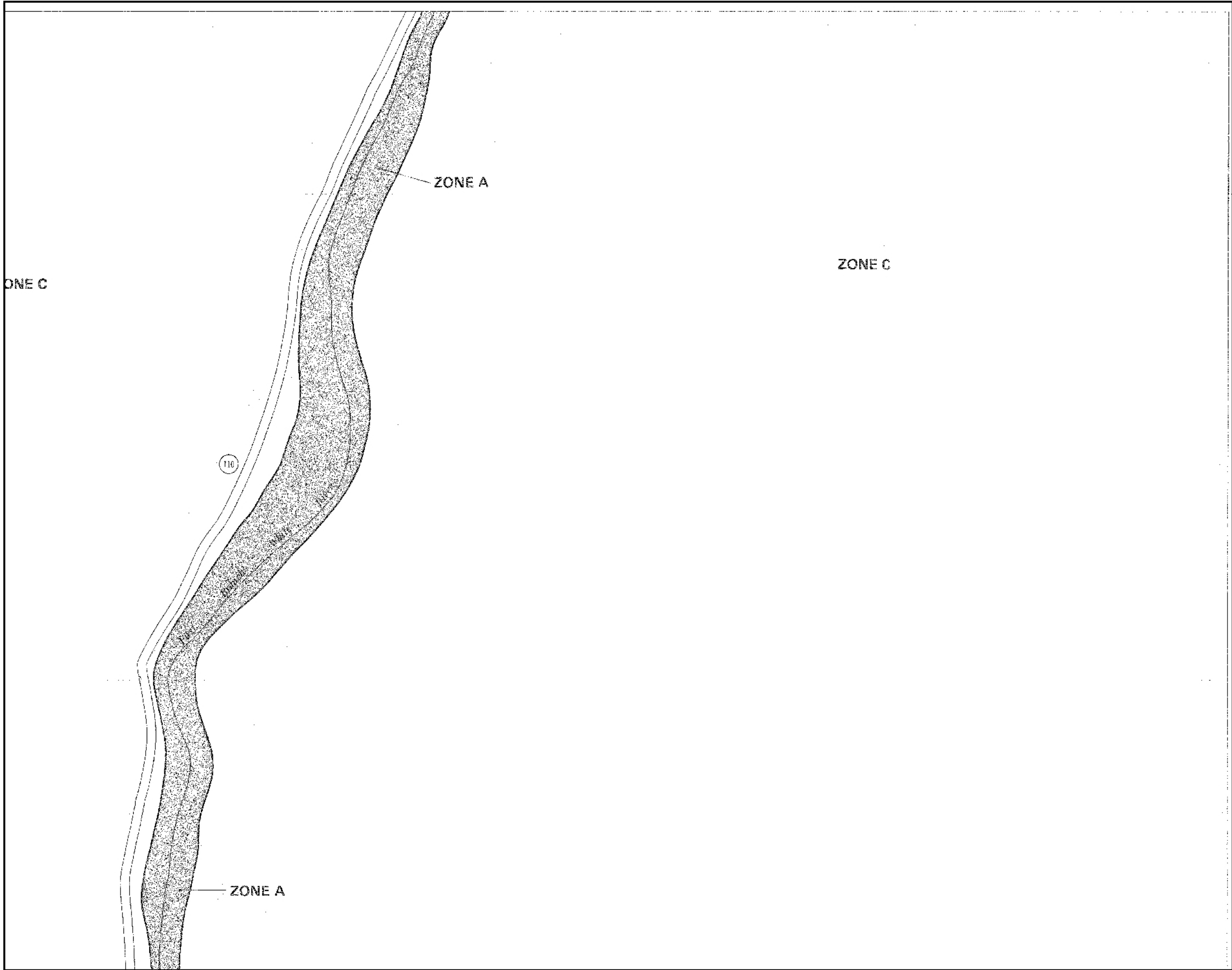
If a higher load rating is required an additional layer of 2x rough sawn running planks maybe added directly over the existing running planks. This will increase the bridge's inventory rating to an H-11 (11 tons) and an operating rating H-15 (15 tons). For occasional deliveries the bridge will be able to support an 15 ton, 2 axle truck.

If there are any question concerning this report, please feel free to call write.

Sincerely,

Christopher J. Temple, P.E.





APPROXIMATE SCALE

400

0

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
CHELSEA,  
VERMONT  
ORANGE COUNTY

PANEL 11 OF 13

SEE MAP INDEX FOR PANEL LOCATION

COMMUNITY-PANEL NUMBER  
500070 0011 8

EFFECTIVE DATE:  
AUGUST 15, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



## Vermont Mandatory Flood Disclosure



Date Prepared: \_\_\_\_\_

Seller's Name(s): Julie A. Goraj Steven D. Levin

Sandra F. Shoshani \_\_\_\_\_

Property Address: Lot 6 - Meadowbrook Ln, Chelsea, VT 05038

Street

City/Town

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:		
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: Julie A. Goraj dotloop verified  
09/16/25 2:25 PM EDT  
362P-4WER-CJ12-SQW2  
(Signature) (Date)

Seller: Steven D. Levin dotloop verified  
09/17/25 8:43 AM EDT  
3EWM-HVTN-YRZK-XAAF  
(Signature) (Date)

Seller: Sandra F. Shoshani dotloop verified  
09/17/25 10:08 AM EDT  
925Z-QLDW-ITZT-UFT1  
(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)



Know all Persons by These Presents

That I, HERBERT LEVIN,

of ~~Newton Upper Falls~~ in the County of ~~Middlesex~~  
~~Commonwealth of Massachusetts~~ Grantor, in the consideration of  
one and more ----- Dollars  
paid to my full satisfaction by

JULIE A. GORAJ of East Wallingford, County of Rutland,  
and State of Vermont, STEVEN D. LEVIN of Nashua, County of Hillsboro,  
and State of New Hampshire, and SANDRA F. SHOSHANI

of Haifa ~~in the County of~~  
and ~~State of~~ Country of Israel Grantees, by these presents, do  
freely Give, Grant, Sell, Convey and Confirm unto the said Grantees,

JULIE A. GORAJ, STEVEN D. LEVIN and SANDRA F.  
SHOSHANI, all as joint tenants with the right of  
survivorship, and their heirs and assigns forever, a  
certain piece of land in Chelsea in the  
County of Warren and State of Vermont, described as  
follows, viz:

Being all my right, title and interest in and to the  
same lands and premises conveyed to me by Warranty Deed of Vermont  
National Land Corp. dated May 2, 1985 and recorded in Book 41 at  
Page 55-56 of the Town of Chelsea Land Records and to which deed  
and the records thereof, reference is had for a further and more  
particular description.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees,

JULIE A. GORAJ, STEVEN D. LEVIN and SANDRA F. SHOSHANI, as joint tenants with the right of survivorship,

And I and their heirs and assigns, to their own use and behoof forever; the said Grantor,

HERBERT LEVIN,

for myself and my heirs, executors and administrators, do covenant with the said Grantees,

JULIE A. GORAJ, STEVEN D. LEVIN and SANDRA F. SHOSHANI, and their

heirs and assigns, that until the ensembling 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 aforesaid, and I, the said Grantor,

HERBERT LEVIN,

hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, I hereunto set my hand and seal this 8th day of June A. D. 1987

In Presence of

Julia A. Branch HERBERT LEVIN  
Witness  
Walter M. Baker  
Witness  
L-S  
L-S  
L-S  
L-S  
L-S

COMMONWEALTH OF MASSACHUSETTS

~~State of Massachusetts~~

MIDDLESEX

County

ss. At Wellesley, Massachusetts this  
8th day of June A. D. 1987,

HERBERT LEVIN

personally appeared, and he acknowledged this instrument, by  
him sealed and subscribed, to be his free act and deed.

Before me

Charles W. Carter  
NOTARY PUBLIC

(Title)

Chelsea Town Clerk's Office June 17, 1987 at 9:22am rec'd for record a Warranty Deed of which the foregoing is a true copy.

Attest: Barbara E. Chambers  
Assistant Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
ACKNOWLEDGMENT  
Return Rec'd - Tax Paid - Board of Health Cert. Rec'd  
Land Use & Development Plans Act Cert. Rec'd  
Return No. 485-9567  
Signed Barbara E. Chambers Clerk  
Date June 19, 1987



# Know all Men by these Presents

That It, VERMONT NATIONAL LAND CORP., a Vermont corporation  
with principal place of business in the Town

of Mendon in the County of Rutland  
and State of Vermont Grantor, in the consideration of  
ONE OR MORE -----Dollars  
paid to it's full satisfaction by

HERBERT L. LEVIN

of Woburn in the County of  
and State of Massachusetts Grantee, by these presents, does  
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

HERBERT L. LEVIN

certain piece of land in Chelsea and his heirs and assigns forever, a  
County of Orange in the  
follows, viz: and State of Vermont, described as

Being a portion of the lands and premises conveyed to  
the herein Grantor by the following deeds: Levi F. Barnaby and  
Edward H. Barnaby dated January 4, 1984 and recorded in Book 40 at  
Pages 230 of the Town of Chelsea Land Records; and Lee Tucker and  
Vivian Tucker dated January 4, 1984 and recorded in Book 40 at Page  
237 of the Town of Chelsea Land Records.

Meaning and intending to convey Lot No. 6, as shown on  
certain survey plats entitled "A. James Grace, Meadowbrook South and  
Meadowbrook North, Chelsea, Vermont", and prepared by Norman R. Smith,  
Inc. dated November 19, 1983 and December 22, 1983 respectively, and  
recorded in Map book 1 at Pages 47-48 of the Town of Chelsea Land  
Records.

LOT NO. 6: Beginning at an iron pin set in the fenceline, thence:

N 21° 54' W 1615.66' to an iron pin; thence;  
N 24° 30' W 252.5' to an iron pin on the East  
side of Route 110, thence:  
Southwesterly 265' along Route 110 to a small  
brook, thence;  
S 20° 15' E 137' down said brook to the center  
of the First Branch of the  
White River, thence;  
S 20° 15' E 203' to an iron pin, thence;  
S 21° 44' E 1758.53' to an iron pin in the fence-  
line, thence;  
N 30° 40' E 367.81' to the beginning,

Containing 13.08 acres,  
more or less.

Subject to and benefitted by a perpetual easement and  
right of way in favor of other grantees of Meadowbrook South and  
Meadowbrook North, over and upon the existing steel and cement bridge  
leading from Route No. 110 across the first branch of the White  
River to provide access to the Meadowbrook Road.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee,

HERBERT L. LEVIN,

And it and her heirs and assigns, to their own use and behoof forever; the said Grantor

VERMONT NATIONAL LAND CORP.,

for itself and it's heirs, executors and administrators, does covenant with the said Grantee

HERBERT L. LEVIN, and his

heirs and assigns, that until the ensembling of these presents it is 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 aforesaid, and

hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, it hereunto set it's hand and seal this 2<sup>nd</sup> day of MAY A. D. 19 85

In Presence of

VERMONT NATIONAL LAND CORP.,  
a Vermont Corporation

By: [Signature]  
Duly Authorized Agent

Witness

Witness

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. 4725328

Signed [Signature], Clerk

Date May 6, 1985

State of Vermont,

RUTLAND

County

ss.

At

Town of Mendon

2 day of May

this

A. D. 1985

A. JAMES GRACE, President

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of VERMONT NATIONAL LAND CORP.

Before me [Signature]

Notary Public

(Title)

Chelsea Town Clerk's Office May 6, 1985 at 9:48 A.M. Rec'd for record a Deed of which the foregoing is a true copy.

Attest: [Signature]

Town Clerk