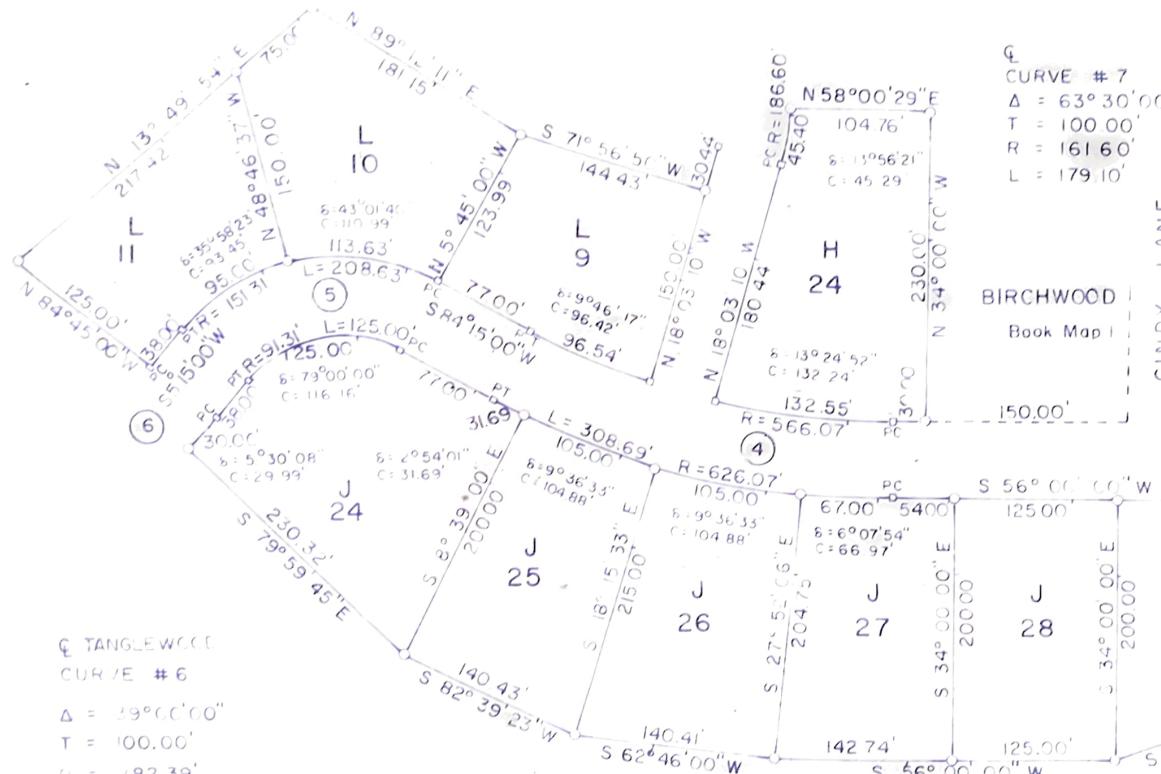


PLAT of SUBDIVISION
Town of Essex
Chittenden County, Vermont



Curve #7
 $\Delta = 63^{\circ}30'00"$
 $T = 100.00'$
 $R = 161.60'$
 $L = 179.10'$

SCALE: 1" =

CINDY LANE
BIRCHWOOD
Book Map I
MANOR VII
Page 38

60' TANGLEWOOD DRIVE
BIRCHWOOD
Book Map I
MANOR V
Page 11

ROSEWOOD TRAIL
BIRCHWOOD MANOR
Book Map I
VIII
Page 39

BIRCHWOOD MANOR IX
BIRCHWOOD MANOR CORP.

EE
EMERSON ENGINEERING INC
51 PARK STREET ESSEX JUNCTION
VERMONT 802-878-4105

DES. R.Y.E.	CHK R.Y.E.
SURV	27 JUNE 1982
DRN. D.R.D.	69/20



November 24, 2025

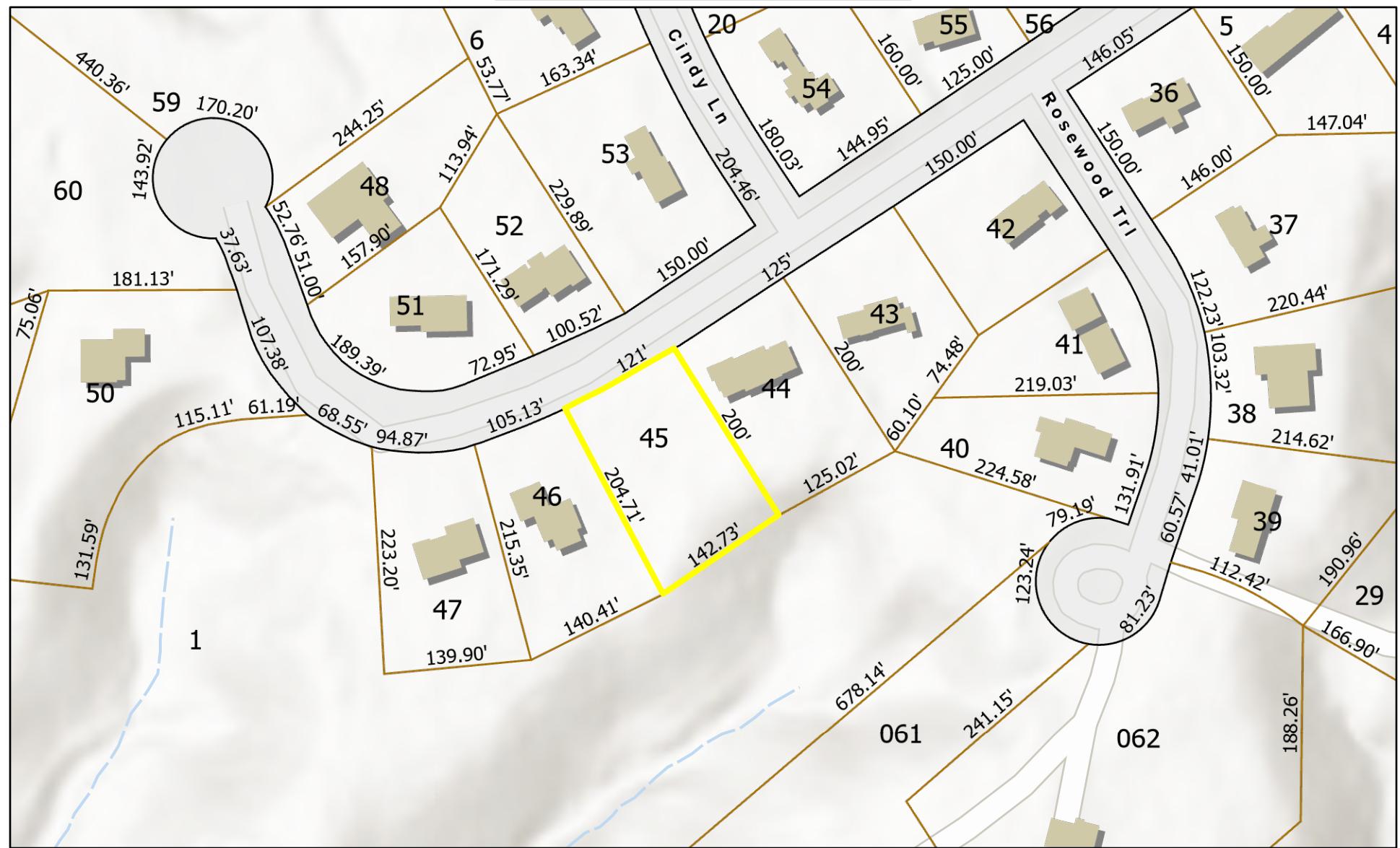
Town of Essex, VT

1 inch = 135 Feet

0 135 270 405



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.

Know all Men by these Presents

That

THE TOWN OF ESSEX, a municipal corporation

of Essex in the County of Chittenden
and State of Vermont Grantor, in the consideration of
TEN AND MORE Dollars
paid to its full satisfaction by
JUDITH KRIZAN

of Essex in the County of Chittenden
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey And Confirm unto the said Grant

JUDITH KRIZAN

certain piece of land in Essex and her heirs and assigns forever, a
County of Chittenden in the
follows, viz: and State of Vermont, described as

A lot of land situated on the southerly side of Tanglewood Drive,
being Lot J-27 as shown on the plan of Birchwood Manor IX, dated
June 27, 1969 and recorded in the Map Volume 1 at Page 69 of the
Town of Essex Land Records.

Being Parcel E as described in a tax collector's deed dated
August 24, 1978 and recorded in Volume 141 at Page 355 of said
Land Records, and being a portion of the land and premises
conveyed to Richard S. Pope by Quit Claim Deeds of Birchwood
Manor Corporation.

Reference is hereby made to the above-mentioned deeds, maps and
records and the deeds and records contained therein in further
aid of this description.

Vermont Property Transfer Tax

32 V.S.A. Chap. 231

-ACKNOWLEDGMENT-
Return Rec'd.-Fox Land Board of R. with Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return' No. 11593523
Signed Judith Krizan Clerk
Date 7-29-1982

For Notice of Reservation of Royalty See V. 947 P. 405 for Deed Attachment, See V. 981 P. 594, 08/14/2017

purtenances thereof, to the said Grantee

JUDITH KRIZAN

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

TOWN OF ESSEX

successors and assigns for itself and its heirs,
~~successors and assigns~~, do covenant with the said Grantee

JUDITH KRIZAN

heirs and assigns, that until the ensealing 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

I
hereby engage to Warrant And Defend the same against all lawful claims
arising subsequent to the date of acquisition by the Town
of Essex

In Witness Whereof, I day of June hereunto set my hand and seal
this 28th day of June A. D. 19 82

In Presence of

TOWN OF ESSEX

BY:

Kevin D. Ryan
KEVIN D. RYAN, Duly
Authorized Town Agent

Rosa Lee Cleveland
Robert J. Rong

State Of Vermont, }
County of Chittenden }ss. At Essex this
28th day of June A. D. 19 82

KEVIN D. RYAN, Duly Authorized Agent for
the Town of Essex

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 the Town of Essex.

Before me Rosa Lee Cleveland

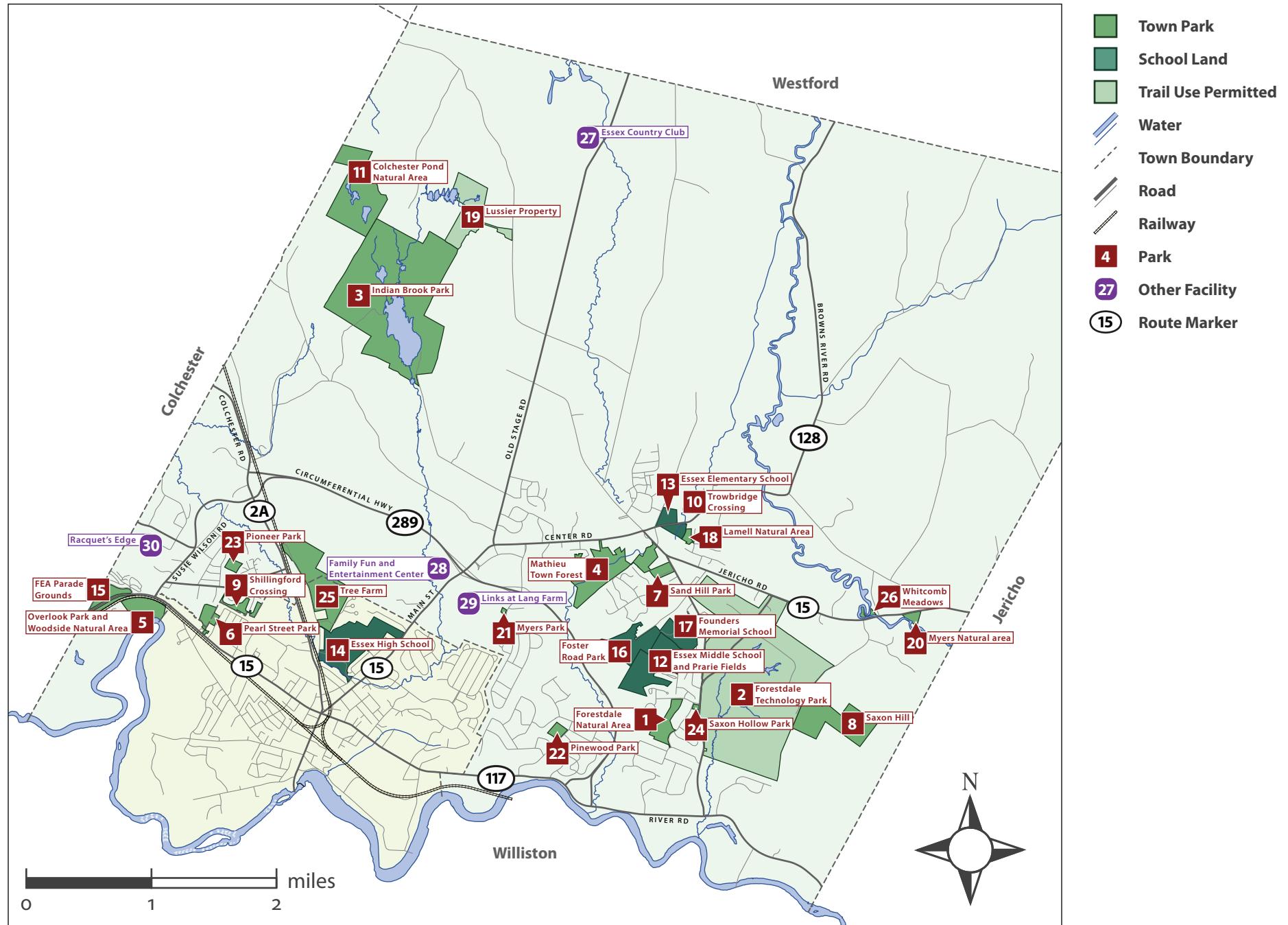
Notary Public

(Title)

Essex, Vermont Town Clerk's Office, June 29, 1982 at 12 o'clock and 45 minutes p.m.,
received for record the instrument of which the foregoing is a true record.

Attest, Jane M. Yandow
Town Clerk

Essex Parks and Recreation



TOWN OF ESSEX, VERMONT
APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / _____
Date _____

Property Address: _____

Owner Address: _____

Owner Name: _____

Phone Number: (home) _____ (work) _____ (cell) _____

Tax Map # _____ Tax Parcel _____ Tax Lot _____

Application is for: (check one)

A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

Culvert : Yes No Water Bar(s) : Yes No

Culvert Diameter: (18 inch minimum) _____ Total length of Culvert: (30 foot minimum) _____

*** FOR OFFICE USE ONLY ***

Signature of Owner:

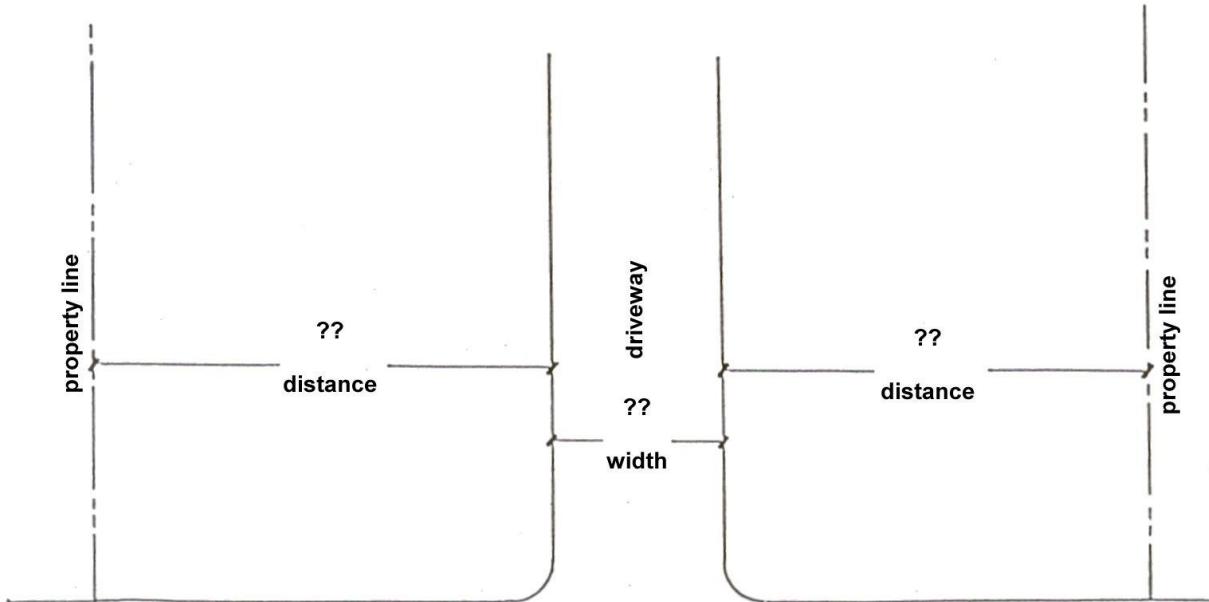
Fee Paid \$ _____

Approved Rejected

Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
3. of Public Works will inspect.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



STREET NAME

Comments and / or special instructions from Director of Public Works / Town Engineer :

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.

TOWN OF ESSEX

Application Date ____ / ____ / ____

81 Main Street, Essex Junction, VT 05452 (802) 878-1344 www.essexvt.org

WASTEWATER ALLOCATION PERMIT APPLICATION

Applicant Name _____ Property Street Address for Allocation _____

Project Name/Description _____

Parcel Account Number from tax maps (map- parcel-lot) ____ - ____ - ____

Mailing Address of Applicant _____

Applicant Contacts: Work Phone _____ Cell Phone _____ e-mail _____

REQUIRED INFORMATION FOR ALL WASTEWATER ALLOCATION APPLICATIONS:

- 1) Requested volume of wastewater (in gallons per day and equivalent user units) _____ gpd _____ EU
(Note: 1 EU equals 200gpd)
- 2) Documentation/calculations on the basis of the wastewater flow estimate, including information on the characteristics of the wastewater in cases other than normal domestic wastewater.
- 3) Certification by a Vermont licensed civil or environmental PE for developments generating more than 1000 gpd of estimated wastewater flow.
- 4) Documentation on the number of EU's for the requested parcel as identified on the current Wastewater Allocation Map
- 5) Supporting documentation on Town or State project approval and date of approval _____

ADDITIONAL REQUIRED INFORMATION

Check One of the following:

- The permit application is for development on land area with designated allocation capacity equal to or less than 100% of the EU's identified for the parcel on the current Wastewater Allocation Map in categories C, D and E. *No additional information is required.*
- The permit application is for development on land area with designated capacity over 100% but less than 125% of the EU's identified for the parcel on the Feb 2011 allocation map in categories C, D and E. *Additional requirements must be met per Section 10.18.060 of the Wastewater Allocation Ordinance.*
- The permit application is for a) appeal of a Town Manager denial, b) the application is for more than 125% of the maximum number of EU's depicted on the current approved Wastewater Allocation Map, c) the application is for more than 125% of the previously approved sewer allocation for the property except in the case where the added E.U is less than 1 or d) the allocation is for category B. *Additional requirements must be met per Section 10.18.070 B of the Wastewater Allocation Ordinance.*

By signature, the Applicant(s) agrees that the information contained in this application and any related attachments is accurate to the best of his/her/their knowledge.

Applicant's Signature

Date
(continued on reverse)

Town Portion of Permit

Permit Number _____

Applicant _____

Project Description _____

Status of Project Approval:

- Sketch Plan approved by the Planning Commission
- Preliminary or Final Approval by the Planning Commission
- Act 250 or ANR Protection Division Approval with Town certification of capacity to serve
- Zoning Administrator approval for minor projects using municipal sewer
- Manager approval (if required)
- Selectboard approval (if required)
- Other (document)

Basis of Renewal Fee: see attached

Renewal Fee Schedule:

Allocated Capacity

Year 1: Date of Wastewater Allocation Approval _____ gpd

Year 2: Renewal Date _____

Year 3: Renewal Date _____

<u>Renewal fee must be paid before the start of year 4:</u>	<u>Fee Paid</u>	<u>Purchased Capacity</u>	<u>Total Purchased Capacity</u>
---	-----------------	-------------------------------	-------------------------------------

Year 4: Renewal Date _____ \$ _____ gpd _____ gpd

Year 5: Renewal Date _____ \$ _____ gpd _____ gpd

Year 6: Renewal Date _____ \$ _____ gpd _____ gpd

Year 7: Renewal Date _____ \$ _____ gpd _____ gpd

Year 8: Renewal Date _____ \$ _____ gpd _____ gpd

Year 9: Renewal Date _____ \$ _____ gpd _____ gpd

Year 10: Renewal Date _____ \$ _____ gpd _____ gpd

_____ Conditions of Approval (see attached documentation if relevant)

_____ Approved

_____ Denied

_____ Town Manager or Designated Representative

_____ Date

Town of Essex
Application for Sewer Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

Street Address: _____ Development: _____

Tax Map # _____ Tax Parcel _____ Tax Lot _____

Does hereby request a permit to install and connect a building sewer to
serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: _____

Address: _____

Email: _____

Phone: _____

Property Owner:

Name: _____

Address: _____

Email: _____

Phone: _____

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed : _____

Date: _____

(Signature of Owner / Agent)

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND
RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE.
DO NOT COMBINE WITH ZONING PERMIT FEE.

For Office Use Only

_____ gallons / day x \$10.60 = \$ _____ + \$1,000 = \$ _____

Received by: _____ Date: _____

Approved by: _____ Date: _____ Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

Town of Essex

Application for Water Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

Street Address: _____ Development: _____

Tax Map # _____ Tax Parcel _____ Tax Lot _____

Does hereby request a permit to initiate water service as noted below to

serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: _____

Address: _____

Email: _____

Phone: _____

Property Owner:

Name: _____

Address: _____

Email: _____

Phone: _____

Firm Performing Main Line Tap:

Name: _____

Address: _____

Email: _____

Phone: _____

1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.

2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.

3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.

4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.

5.) The water service can be turned on only by an employee of the Town of Essex Water Department.

6.) Meter spacers must be obtained from the Town of Essex Water Department.

7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed : _____ Date: _____

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY:

_____ gallons/day x \$ 5.90 = \$ _____ + \$1,000 = \$ _____

Connection Fee: \$ _____ Rcvd by: _____ Date: _____ Finance Notified

Approved by: _____ Date: _____ Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered



Vermont Mandatory Flood Disclosure



Date Prepared: 11/20/2025

Seller's Name(s): Ingrid J. Krizan, Executor _____ Estate of Judith Krizan _____

Property Address: 43 Tanglewood Drive, Essex VT
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: <u>Ingrid J. Krizan, Executor</u> (Signature)	dotloop verified 11/24/25 9:06 AM CST YTDP-RDBM-YWLP-DHLP	Seller: _____ (Signature)
Seller: _____ (Signature)		Seller: _____ (Signature)

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

NOTES TO USERS

Map is for use in administering the National Flood Insurance Program. It does not delineate areas subject to flooding, particularly from local drainage of a small size. The **Special Flood Hazard Area** boundary should be consulted for updated or additional flood hazard information.

For more detailed information in areas where **Base Flood Elevations** (BFEs) have been determined, users are encouraged to consult the Flood and Floodway Data and/or Summary of Sillhouette Elevations tables contained in the Flood Insurance Study (FIS) Report. The user should also be aware that BFEs shown on the FIS Report represent rounded whole-foot values. These BFEs are intended for flood insurance rating purposes only and are not to be used for other purposes. For other purposes, such as hydrology, elevation data presented in the FIS Report should be utilized in conjunction with M for purposes of continuation and/or floodplain management.

Lines of the **Roadways** were computed at cross sections and interpolated in cross sections. The roadways were based on hydraulic considerations with the exception of the National Flood Insurance Program. Roadway width information roadway data are provided in the Flood Insurance Study Report jurisdiction.

Areas not in Special Flood Hazard Areas may be protected by **Flood control**.

Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Projection used in the preparation of this map was Vermont State Plane FIPS zone 44001. The horizontal datum was NAD 83 GRS 1980.

Local vertical datum differences may exist between the vertical projection of FIRM for adjacent jurisdictions, may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Vertical datum on this map is referenced to the North American Vertical Datum of 1988. These features must be compared to accurate and ground elevations cast to the same vertical datum. For information regarding conversion in the National Geodetic Vertical Datum of 1988 and the North American Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov, or contact the National Geodetic Survey at the following:

Information Services
NNGS12
x Geodetic Survey
200
at-West Highway
Spring Maryland 20910-3282
13-3424

In current elevation, description, and/or location information for **bench marks** on this map, contact the Information Services Branch of the National Geodetic Survey at (202) 717-3242 or visit its website at www.ngs.noaa.gov.

Map information shown on this FIRM was derived from digital orthophotography (DOP) by the Vermont Center for Geographic Information. This information was taken from photography dated 1999.

Ridge baselines depicted on this map represent the hydraulic modeling baselines for the flood profiles in the FIS report. As a result of improved topographic data, ridge baselines in some cases may deviate significantly from the channel centerline. These are shown as dashed lines.

An updated topographic information map reflects more detailed and accurate channel configurations and floodplain delineations than shown on the previous FIRM for this jurisdiction. As a result, the Flood and Floodway Data tables for multiple streams in the Flood and Floodway Report contain authoritative hydraulic data that may reflect distances that differ from what is shown on the map. Also, the floodplain relationships for unreviewed streams may differ from what is on previous maps.

Site limits shown on this map are based on the best data available at the time of issuance. Boundary changes due to annexations or de-annexations may have an effect on map boundaries. Users should contact appropriate city officials to verify current corporate limit boundaries.

Refer to the separately printed **Map Index** for an overview map of the showing the layout of map panels, community map repository addresses, Listing of Communities table containing National Flood Insurance Program by community as well as a listing of the panels on which each community is shown.

Information on available products associated with this FIRM is on the **Map Service** (MSC) website at <http://msc.fema.gov>. Available products may include city issued Letters of Map Change, a Flood Insurance Study Report, and/or versions of this map. Many of these products can be ordered or obtained from the MSC website.

For questions about this map, how to order products, refer to the National Flood Insurance Program, or to contact the FIRM, call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov/business/.

