

Utility & Property Information

- GPS Address:** 184 Schoolhouse Rd, Jamaica, VT 05343. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.
- Directions:** From VT-100 in Wardsboro, turn onto Main Street, head north, Main Street becomes S. Hill Road. Turn left onto Schoolhouse Rd. Property will be on the right, see real estate sign at trail entrance.
- Taxes:** Town of Jamaica — \$2,368 (2025 Non-Homestead). Property is currently a part of a larger parcel and taxes have been estimated town assessing data. 2025 Tax rate is \$2.4355 per \$100 in value.
- Zoning:** No zoning in Jamaica.
- Acreage:** The property was surveyed in January 2024 to subdivide the original parcel into a 10.2+/- acre lot and a 32.2 +/- acre lot. It was again surveyed in March of 2025 to correct the original location of Schoolhouse Rd, identify the location of a well on an adjoining property to confirm it did not go through this lot, and locate a 20' easement to a neighboring property.
- Power:** Green Mountain Power — utility pole #4 VZ is located across the street from woods road on Schoolhouse Rd. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact the GMP Distribution Designer (888) 835-4672.
- Septic/Water:** There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.
- Flagging:** Property appears to have survey pins, road frontage pins have been marked with pink flagging. Two of the boundaries are fully stone walled.
- Road:** Schoolhouse Rd is a gravel Class 4 road. It is privately plowed and maintained by the landowners on the road, primarily by the two full time residents. In speaking with them, if a home is built on the property, they would like to work

with the new owners to share in the road expenses. No amount was discussed because it depends on snow and rain amounts.

The current location of the Schoolhouse Road sign is correct. Someone moved it to a private road south of its original location. The owners of the private road do not mind it being used, but want it clarified.

ROW: An adjacent landowner to the northwest has been granted a 20' wide Right of Way along the westerly stonewall border for the purposes of access and general utilities. The ROW is only permitted to serve one single family residence. Currently the benefiting property is undeveloped except for a seasonal camp.

"This Easement and Right of Way Deed is intended for the purposes of ingress and egress and general utilities. The easement shall be twenty feet (20') in width and shall run along and adjacent to the Grantor's westerly boundary from the southwest corner of Grantor's lands on School House Road in a northerly direction along lands now or formerly of Manzke a distance of 790 feet. Said easement area is 0.4 acres in area. Said easement and right of way shall be limited to serving one single family residence."

Services: Consolidated Communications offers internet, TV & telephone services to homes located at the intersection of Mowrey Rd and S. Hill Rd. Buyers must confirm for themselves.

ROFR: The following is an excerpt from Vol. 137 Book 116 from the Jamaica town records:

Right of First Refusal to Remaining Lands:

Also conveying a right of first refusal to the Grantees for the 42 +/- acres retained by the Grantor (with the exception of 1.5 +/- acres being utilized by Warner Manzke).

In the event Grantor receives a bona fide written offer from a third party to purchase the Property, Grantor shall promptly send to Grantee written notice of such offer to purchase, including a copy of the written offer, by overnight national service (such as Federal Express or UPS), to the address provided below. Grantee shall have the exclusive, irrevocable right, within ten (10) days after receipt of such notice from Grantor (the "ROFR Period"), to elect to purchase the Property upon the same terms and conditions as

those set forth in such written offer with a closing to occur pursuant to the parties' agreement not later than 30 days after the notice of election to purchase.

If Grantee fails to send notice of election to purchase within the ROFR Period or if Grantee notifies Grantor that Grantee waives its rights hereunder during the ROFR Period, then Grantor may accept the written offer from the third party and proceed to close the sale of the Property to such third party strictly in accordance with the terms and conditions of the written offer within 30 days after the end of the stipulated period for Grantee's election (or receipt of Grantee's waiver). Upon such closing, pursuant to the terms hereof, Grantee's right of first refusal hereunder shall terminate. If Grantee's right of first refusal terminates or has been waived by Grantee, Grantee shall, upon the request of Grantor, execute and deliver a termination of this instrument to clear record title to the Property of this right of first refusal.

If Grantee sends notice of election to purchase within the ROFR Period, then Grantor shall sell and Grantee shall purchase, the Property upon the same terms of the original offer, and the closing shall be held at the offices of Grantee's counsel or lender, or at another location mutually agreed to by the parties, within 30 days after the date that Grantee sends such notice, or as the parties may otherwise mutually agree.

Grantor shall not sell, convey, transfer or otherwise dispose of the Property, or enter into a binding written agreement or commitment therefor, unless the Grantor shall first offer the Property to the Grantee as provided above, and Grantee shall fail to purchase the Property as provided above. The Grantee's right of first refusal shall run with and bind the Property, and any party having any right, title, or interest in the Property, until January 1, 2043, and shall be binding upon the Grantor and the Grantor's heirs, executors, administrators and assigns. On and after January 1, 2043, this right of first refusal shall terminate and be of no further force and effect.

All notices provided for hereunder shall be sent to the following addresses:

Grantor:	Mary F. Tarinelli	Grantee:	Tumu Rock & Kirsty Rock
	35 Fawn Ledge Road		4831 Vermont Route 100
	Jamaica, VT 05343		West Wardsboro, VT 05360

or to such other address as Grantee or Grantor shall designate by written notice to the other.

This right of first refusal shall be governed by and construed in accordance with the laws of the State of Vermont in effect at the time of the execution thereof.

This Right of First Refusal shall apply to the lands described below in Schedule A-1 except for a 1.5 acre portion of the property being utilized by Warner Manzke.

Disclaimer:

The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.