1108 Elmore Mountain Road

1108 Elmore Mountain Road | Morristown, Vermont







For more information, please contact:

Meg Kauffman
Luxury Real Estate Broker
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1940 Mountain Road, Stowe, VT 05672

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 393489

LandVest

STATEMENT OF LIMITATIONS

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This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Addendum
1108 Elmore Mountain Road
Morristown, Vermont

PROPERTY
34 +/- acres
Apple orchards
Large swimming pond
Gardens
Meadows
Large antique 4-story barn
Three-bay storage shed
Additional storage shed
Antique Farmhouse c.1825

RESIDENCE
Exterior
Front porch
Flagstone back patio with firepit
Attached two-car heated garage with bonus room above

INTERIOR
Side Entry
Pine flooring
Kitchen access
Office access
Mudroom access

Office (6'9" x 7'3")
Built-in shelving
Built-in drawers
Recessed lighting
Radiator for heat
Pine flooring

Mudroom (8'1" x 17'10")
Slate tiled flooring
Radiator for heat
Built-in cubbies and bench seating
Recessed lighting
Access to powder room
Access to garage
Entry exit to back deck to patio

Powder Room (3'4" x 6'9")
Single vanity
Slate tiled floor
Beadboard wainscoting
Slate tile counter
Entry from Mudroom

Kitchen (24'4" x 24'9")
Mountain views
Six burner wolf range with hood
GE double ovens (2001)
Bosch dishwashers 2 - one in kitchen island
Kenmore refrigerator (2017)
Pine flooring
Soapstone counters
kitchen island with soapstone top and built-in cabinetry
Pendant lighting over the island
Recessed lights
Custom built-in cabinetry throughout
Chandelier over kitchen table
Wood-burning stove brick fireplace
Wood tongue and groove wall detail
Radiator heating
Stair access to upstairs

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Description, images and design;
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Listing #VT1283

EXCLUSIVELY LISTED WITH LANDVEST
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Addendum
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Family Room (26'3" x 19'1)
Access to kitchen
Access to screened-in porch
Access to formal living room
Wood burning fireplace with brick hearth
Custom built-in shelving and cabinetry
Pine flooring
Mountain views
Vaulted ceiling
Ceiling fan
Door access to back porch/patio

Screened-in Porch (11'2" x 19'1")
French doors from living room
Mountain views
Vaulted ceiling
Wood flooring
Beadboard detail
Pendant lighting
Access to out door area with hot tub

Living Room (13'8" x 25'6")
Access from dining and formal entry
Additional entry exit to front porch
Pine flooring
Wood burning fireplace
Radiators for heat
Built in speakers
French doors to family room

Dining Room (15'4" x 17'3")
Petite French doors to/from kitchen
Wood burning fireplace
Built-in cabinet
Sconce lighting
Chair rail
Pine flooring
Radiators for heat

Formal Entrance
Staircase
Pine flooring

Hallway (7'9" x 17'3")
Access to 3/4 bathroom
Closet

3/4 Bathroom (6'8" x 7'5")
Mountain view
Shower
Slate tiled flooring
Access to bedroom on main floor

Bedroom (16'7 x 18'4")
Mountain View
Pine flooring
Propane fireplace for heat
Extensive custom built-in bookshelves and custom cabinetry

Hallway (13'5" x 16'11")
Pine flooring
Radiator
Access to formal entry
Access to game room

Game Room (23'7" x 21'6")
Step down
Oak flooring
Overhead pendant lighting

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Recessed lighting
Barn board around the fireplace with built-in bookshelves
Partial barn board walls
Bay window with mountain views
Radiators for heating
Closet with built-in shelves
Hand hewned beams on ceiling

Upper Level
Stairs
Pine flooring
Chandelier
Linen closet

Primary Bedroom Ensuite (13'5" x 24'8")
Ceiling fan
Propane stove for heat
Built-in cabinets
Hand hewned beam below window

Primary Bathroom (17'11" x 10'1")
Pine flooring
Soapstone double vanity
Recessed lighting
Sconce lighting
Clawfoot tub
Double shower heads with tile and glass door
Hand hewned beam below window
Radiator for heat
Beadboard wainscoting

Walk-in closet (7'11" x 10'2")
Access to/from the primary bathroom
Built-in cabinetry
Pine floors

Hallway (50'30" x 13'6")
Vaulted ceiling
Pine flooring
Access to bedrooms
Sconce lighting
Access to full bathroom
Built in closets

Bedroom (13'1" x 10'8")
Vaulted ceiling
Radiator
Closet with custom built-ins
Ceiling fan

Full Bathroom (8'7" x 10'2")
Tile counters and flooring
Double vanity
Shower/bathtub
Mountain views
Radiator for heat
Hand hewned beam below window
Built-in cabinets and linen closet
Sconce lighting

Office/Bedroom (11'5" x 9'8")
Mountain views
Pine flooring
Ceiling fan
Beam detail below window
Brick detail on one wall

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Radiator for heat

Bedroom (15'0" x 16'11)
Mountain views
Walk-in Closet
Pine flooring
Radiator for heat
Beam detail below window
Ceiling fan

Staircase access to small sitting room off kitchen
======
Apartment attached to barn
Entry from barn
Separate entry from exterior
Tile entry
Closet
Stairs to lower level

Kitchen
Four burner electric stovetop
Oven
Refrigerator
Propane stove (heat source)
Pine flooring
Hand hewn beam detail

Bedroom
Closet
Pine flooring
Mountain views

Full Bathroom
Hand hewn beam detail
Mountain views
Single vanity
Vinyl floor

Bedroom
Closet
Hand hewn beam detail
Pine flooring
Mountain views

Apartment Upper Level
Bedroom
Pine flooring
Opens to deck
Access to large storage room

Lower Level
Studio Space

=====
Room Above Garage (11'4" x 23'5")
Pine flooring
Vaulted ceilings
Radiator for heat
Two built-in closets

UTILITIES
Oil - 1520 gal / annually - Bourne's
Propane - 776 gal / annually - Bourne's
Electric - $3369 / annually - Morrisville
Water and Light

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Residential **Condo** | **29 Nosedive Drive** | **Listed: 7/6/2024** | **$3,275,000**
5003758 | **Stowe** | **VT 05672** | **Closed:**
Active | **Unit/Lot # 1** | **DOM: 121**



County	VT-Lamoille	**Rooms - Total**	6
VillDstLoc		**Bedrooms - Total**	4
Year Built	2013	**Baths - Total**	6
Architectural Style	Adirondack, Cabin, Duplex	**Baths - Full**	4
Color		**Baths - 3/4**	0
Total Stories	3	**Baths - 1/2**	2
Taxes TBD	No	**Baths - 1/4**	0
TaxAnnlAmt	$41,477.00	**SqFt-Apx Total Finished**	2,996
Tax Year	2024	**SqFt-Apx Total**	2,996
Tax Year Notes	2024-2025	**Lot Size Acres**	
		Lot - Sqft	
		Footprint	

Date Initial Showings Begin

Directions From I-89 - Exit 10. Rt 100 N. to Rt 108 (Mountain Rd) 7 miles. Take right at Spruce Peak at Stowe sign. Follow Big Spruce Rd take Left on Nosedive Drive. First driveway on left.

Unbranded Tour URL 1 Property Panorama VTour
Unbranded Tour URL 2

Remarks - Public In the heart of Stowe Mountain Resort, this exquisite four-bedroom mountain cabin at Spruce Peak offers unparalleled luxury and convenience. With direct ski-in/ski-out access, winter enthusiasts have the ultimate location for all that Stowe Mountain Resort has to offer. During the warmer months, the adjacent 18-hole mountain golf course provides a stunning backdrop, while hiking, mountain biking, and fly-fishing are a veritable "stones-throw" away. Beyond the outdoor amenities, the charming town of Stowe, Vermont, aptly coined as the "Aspen of the East", is just down the road, offering quaint shops, gourmet dining, and vibrant local culture. This property is the epitome of year-round mountain living, blending natural beauty with all the modern comforts you may desire.

STRUCTURE

Construction Status	Existing	**Estimated Completion**	
Rehab Needed			
Construction Materials	Steel Frame, Brick Exterior, Cedar Exterior, Granite Exterior, Stone Exterior		
Foundation	Concrete		
Roof	Shingle - Architectural		
Basement	No		
Basement Access Type			
Garage	Yes		
Garage Capacity	1		

SqFt-Apx Fin Above Grade	2,996
List $/SqFt Fin ABV Grade	$1,093.12
SqFt-Apx Fin AG Source	Estimated
SqFt-Apx Unfn Above Grade	0
SqFt-Apx Unfn AG Source	Estimated
SqFt-Apx Fin Below Grade	0
List $/SqFt Fin Below Grade	
SqFt-Apx Fin BG Source	Estimated
List $/SqFt Fin Total	$1,093.12
SqFt-Apx Unfn Below Grade	0
SqFt-Apx Unfn BG Source	Estimated
SqFt-Apx Tot Below Grade	
SqFt-Apx Tot BG Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL

PUBLIC RECORDS

Deed - Recorded Type	Warranty	**Map**	
Deeds - Total		**Block**	
Deed - Book	1073	**Lot**	
Deed - Page	174	**SPAN#**	621-195-14079
Deed 2 - Book		**Tax Class**	Non-Homestead
Deed 2 - Page		**Tax Rate**	
Plan Survey Number		**Current Use**	
Property ID		**Land Gains**	
Zoning	PUD	**Assessment Year**	
		Assessment Amount	

LOT & LOCATION

Development / Subdivision Spruce Peak Mountain Cabins
Owned Land
Common Land Acres 5.00

Roads Association, Cul-de-Sac, Dead End, Paved, Private
Road Frontage Yes
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Yes

School - District Stowe School District
School - Elementary Stowe Elementary School
School - Middle/Jr Stowe Middle/High School
School - High Stowe Middle/High School

Lot Features Condo Development, Conserved Land, Landscaped, Mountain View, PRD/PUD, Ski Area, Ski Trailside, Subdivision, Trail/Near Trail, View, Walking Trails

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Baseboard, Radiant
Heat Fuel Gas - LP/Bottle
Cooling Central AC
Water Source Public
Sewer Public
Electric Circuit Breaker(s)

Utilities Cable - Available, Underground Utilities
Internet Internet - Cable

Fuel Company
Electric Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Features - Exterior Balcony, Patio
Driveway Paved
Parking Heated Garage, Driveway, Parking Spaces 2, Attached
Flooring Carpet, Ceramic Tile, Hardwood, Slate/Stone
Features - Interior Cathedral Ceiling, Fireplaces - 3+, Kitchen Island, Kitchen/Dining, Vaulted Ceiling

Appliances Cooktop - Gas, Dishwasher, Disposal, Dryer, Range Hood, Microwave, Oven - Wall, Range - Gas, Refrigerator, Washer, Water Heater-Gas -LP/Bttle
Equipment Air Conditioner, CO Detector, Security System, Smoke Detectr -HrdWrdw/Bat, Sprinkler System

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building 2
Condo Limited Common Area
Condo Fees Yes

Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee $6,236.27 Quarterly **Fee Includes** Landscaping, Plowing, Condo Association Fee, HOA Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Flood Zone Unknown
Seasonal No
Easements
Covenants Yes
Resort Yes

Items Excluded

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

Meg Kauffman
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

My Office Info:

LandVest, Inc.
1940 Mountain Road

Stowe VT 05672
Off: 802-528-7606

Listed by: Meg Kauffman/ LandVest, Inc.

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Morristown, VT - Property Database - Detail Result

Last Updated: May 30, 2023 | Official copies of data must be obtained at the Morristown Town Office.
Note: This data is available for review as part of the 2023 town wide reappraisal process.

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Owner Information

Parcel	13081
Owner	ELMORE MOUNTAIN REALTY TRUST 1108 ELMORE MTN RD MORRISVILLE, VT 05661
Location	1108 ELMORE MTN ROAD
Sec/TWP/Range	
Descr	AC & DWL/APT

Parcel Information

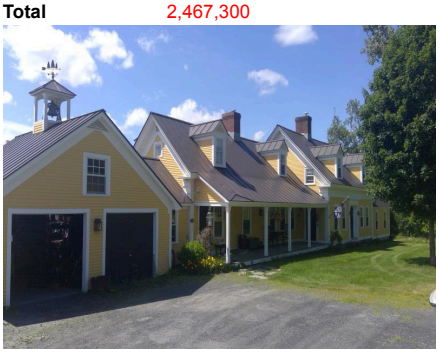
NBHD	6	**SPAN**	414-129-11809
Acres	111.9	**Status**	A - Active

Sales Information

Book	121	**Sale Date**	2001-07-02
Page	178-179	**Sale Price**	1,230,000

Pending Reappraisal Parcel Value Information

Land Value	1,219,800	**Homestead**	2,467,300
Dwelling Value	1,153,800	**Housesite**	1,582,500
Site Imprvmnt	56,000		
Outbuildings	37,700		
Total	2,467,300		



BUILDING	**Total Rooms**	10	**Year Built**	1850	**Building SF**	3864.00	**Energy Adj**	Good	**Roughins**	1
	Bedrooms	4	**Effect Age**	30	**Quality**	5.50	**Bsmt Wall**	Stone	**Plumb Fixt**	14
	Full Baths	3	**Condition**	Good	**Style**	1.5 Fin	**Bsmt SF**	1672	**Fireplaces**	3
	Half Baths	1	**Phys Depr**	14	**Design**	1.5 Sty	**Bsmt Fin**		**Porch**	805
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**		**Gar/Shed**	576
			Econ Depr							
	Notes									
BUILDING	**Total Rooms**	4	**Year Built**	1968	**Building SF**	1248.00	**Energy Adj**	Good	**Roughins**	1
	Bedrooms	1	**Effect Age**	55	**Quality**	3.00	**Bsmt Wall**	No Data	**Plumb Fixt**	5
	Full Baths	1	**Condition**	Avg/Good	**Style**	1.5 Fin	**Bsmt SF**		**Fireplaces**	
	Half Baths		**Phys Depr**	26	**Design**	Camp	**Bsmt Fin**		**Porch**	
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**		**Gar/Shed**	
			Econ Depr							
	Notes									

LAND	**Land**	1	**Area**	2.00	**Grade**	5.00	**Frontage**		**Depth**	
LAND	**Land**	7	**Area**	2.00	**Grade**	2.00	**Frontage**		**Depth**	
LAND	**Land**	5	**Area**	107.90	**Grade**	2.00	**Frontage**		**Depth**	

Sketch

Vermont Association of Realtors

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Elmore Mountain Realty Trust | Elmore Mountain Realty Trust

_____ | _____

Physical Property Address: 1108 Elmore Mountain Road (Street) | Morristown (City/Town)

Type of Property: ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.) ☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills thatwould provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

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

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☒ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☒ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☒ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials [ ] [ ] [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: PROPANE TANK	☒ YES	☐ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? ____ When? ____ By whom? ____	☐ YES	☐ NO	☒ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☐ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? FORRESTER FLAGGING, SOME PINS	☒ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 1973 By whom? JPR ASSOC.	☒ YES	☐ NO	☐ DON'T KNOW
(m)	Are copies of any of the following available? ☐ Site Plan ☒ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☒ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW

Further explanation of any of the above: FORRESTER FLAGGING GIVES GENERAL IDEA OF BOUNDARIES BUT NOT EXACT. ~~EASEMENT IS IN FAVOR OF STATE OF VERMONT TO ACCESS ADJOINING ELMORE STATE PARK LAND.~~

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS RADIATORS

(a) **Heating System (check all that apply):** ☒ Base Board ☐ Hot Air ☐ Radiant ☐ Heat Pump ☐ Direct ☐ Vent ☐ Steam
Other (explain): FORCED HOT H2O / PROPANE STOVES Age of Furnace/Boiler: ____ ☐ Don't Know
Primary Fuel Type: ☒ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal
☐ Other (explain) ____
Primary Annual Fuel Usage: 1520 Gallons (or other measure) Date Range ~~2022~~ 2023 Provider: BOURNE'S ENERGY
Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☒ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal
☐ Other (explain): ____
Secondary Annual Fuel Usage: 776.9 gallons Gallons (or other measure) Date Range ____ Provider: BOURNE'S ENERGY
If propane, who owns propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
Property used: ☒ Full Time ☐ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*

(b) **Air Conditioning:** ☐ YES ☒ NO If "Yes," describe type and number of units (central, heat pump, window, etc.)

(c) **Hot Water System (check all that apply):** ☐ Hot Water Tank ☒ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater
Age of Hot Water System: 2 TANKS → ☐ Don't Know TANK 1 INSTALLED 2003, TANK 2 - 2018
Fuel Type: ☒ Oil ☐ Electric ☐ Natural Gas ☐ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other ____
Hot Water Tank is: ☒ Owned ☐ Rented If rented, from whom: ____ Monthly rental fee: $ ____

(d) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid: ☐ YES ☐ NO Owned or Leased: ____

(e) **Electrical System:** Electrical service panel has: ☐ Fuses ☒ Circuit Breakers ☐ Other (explain) ____
Annual electricity usage: $ 3369 Date Range: 2023 Electric utility provider: MORRISVILLE WATER & LIGHT
Property used: ☒ Full ☐ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.*
Main Breaker Amperes: ____ Amps ☐ Don't Know

(f) Has a Vermont Home Energy Profile been created? ☐ YES ☒ NO ☐ DON'T KNOW
If yes, when? ____ By whom? ____

(g) Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☒ NO If "Yes," explain in detail:

Seller's Initials [ ] [ ] [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☒ YES ☐ NO If "Yes," current provider: Consolidated Comm
(i)	Is cellular telephone service available at the Property? ☒ YES ☐ NO If "Yes," list available providers: ATT, VERIZON
(j)	Is internet service available at the Property? ☒ YES ☐ NO If "Yes", current provider: Global net If "Yes," service is: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic
(k)	Is television service available at the Property? ☒ YES ☐ NO If "Yes", current provider: DISH NETWORK If "Yes," source is: ☐ Antenna ☐ Cable ☒ Satellite ☐ DSL ☐ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be ***included*** in the sale of the Property:

☒ Electric Garage Door Opener - Number of Transmitters ____ ☒ Security Alarm System ☒ Owned ☐ Leased
☐ Humidifier ☒ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☒ Smoke Detectors - How Many? 7 House 3 Barn
☐ Whirlpool Bath ☐ Swimming Pool ☐ Pool Heater ☒ Spa/Hot Tub
☐ Pool/Spa Equipment (list): ____ ☒ Refrigerator 2 ☒ Stove ☒ Hood/Fan ☐ Microwave Oven
☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☒ Washer 2 ☒ Dryer ☐ Central Vacuum ☐ Freezer
☐ Intercom ☒ Ceiling Fans ☒ Woodstove ☐ Sump Pump ☐ Well Pump ☒ Satellite Dish ☐ Indoor/Outdoor Grill
☐ Attic Fan(s) ☐ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe): 4 PROPANE STOVES
☐ OTHER: ____

List additional equipment and appliances, including any AC units, that will be ***excluded*** from the sale of the Property:
BARN WEATHERVANE, LAMPOST BY MAIN ENTRY, SMALL STOVE

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☒ NO
If "yes", explain in detail: ____

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☒ Wood Frame ☐ Other (describe): ____

Age of Building(s): Main Bldg. ≈ 200 YRS Additions to Main Bldg. VARIOUS Additional Building(s): (a) VARIOUS

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☒ Yes ☐ No
If "Yes," please explain: • EXPANDED KITCHEN, NEW GREAT ROOM, NEW BARN FOUNDATION AND FLOOR, NEW GROUND FLOOR LIVING SPACE IN BARN, NEW EQUIPMENT SITED * * PARTIAL LIST

If "yes," did you obtain all necessary permits and approvals for such work? ☐ Yes ☐ No ☒ Don't know 13 FOR 13 WE KNOW, YES

Check any of the following items that have significant defects or malfunctions or that need significant repair:
☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors
☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls
☐ Other Structures/Components: ____
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: ____

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

Seller's Initials [ ] [ ] [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

BASEMENT/CELLAR/CRAWL SPACE:

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☒ YES ☐ NO

If "Yes," explain in detail: MOLD IN BASEMENT 10+ YRS. AGO PROFESSIONALLY TREATED AND THIS NOT RE-OCCURRED

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space? ☒ YES ☐ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: DEHUMIDIFIER AND AIR EXCHANGER USED SEASONALLY IN BASEMENT.

Are any of the above recurring problems? ☐ YES ☒ NO If "Yes," what are the problems and how often have they recurred?

• SOME WATER SEEPAGE IN BASEMENT IN SPRING

ROOF: ☐ Shingle ☐ Slate ☒ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know

Approximate age of roof? 10 YEARS

Has the roof ever leaked since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," explain: MINOR LEAKING AROUND CHIMNEY/GAS STACK - FULLY CAULKED/SEALED

Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," when? NEW STANDING SEAM ROOF IN ± 2013. NEW BARN ROOF 2024

Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):

☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site

☒ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____

Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis

☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know

Water Pipes are: ☐ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☒ Combination ☐ Don't Know

Age of Water System: UNKNOWN

If Drilled Well: Drilled by: UNKNOWN Tag #: _____ Depth: _____

Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

What is the annual cost for municipal water $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? ☐ YES ☒ NO ☐ DON'T KNOW - NO KNOWN ISSUES

If "Yes," when? _____ By whom? _____ Results: _____

Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☒ DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Water softener ☐ YES ☐ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____

Are you aware of low pressure in your water system? ☐ YES ☒ NO

Has your water supply ever run out or run low? ☐ YES ☒ NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☒ NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:

Seller's Initials [ ] [ ] [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☒ Septic Tank ☐ New or Alternate Technology (explain technology) _____
☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: IN 2005-2010 Is the system entirely on your Property? ☒ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☒ YES ☐ NO If "Yes," when? 2006
What was done? NEW SEPTIC TANK AND LEACH FIELD By whom? _____

Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
Septic tank capacity (in gallons) _____ ☐ Don't Know
Date Septic Tank Last Inspected? _____ ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? _____ ☐ Don't Know By whom? _____
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail:

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☒ YES ☐ NO ☐ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☒ YES	☐ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☒ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☒ YES	☐ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☒ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: CURRENT USE	☒ YES	☐ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☒ NO	☐ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☒ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☐ NO	☒ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☐ NO	☒ DON'T KNOW

Seller's Initials _____ _____ Purchaser's Initials _____ _____ _____ _____

(j)	Has the Property been tested for Radon Gas? If "Yes," when? 2023 By whom? _____ Results: NO RADON	☒ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☒ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☒ NO	☐ DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☒ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☒ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☒ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☒ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☐ Yes ☐ No	☐ YES	☒ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☒ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☒ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☒ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? NA	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? _____	☐ YES	☒ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☒ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	☐ YES	☒ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/ condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☒ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☒ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail _____			
Further explanation of any of the above:				

Seller's Initials [ ] [ ] [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

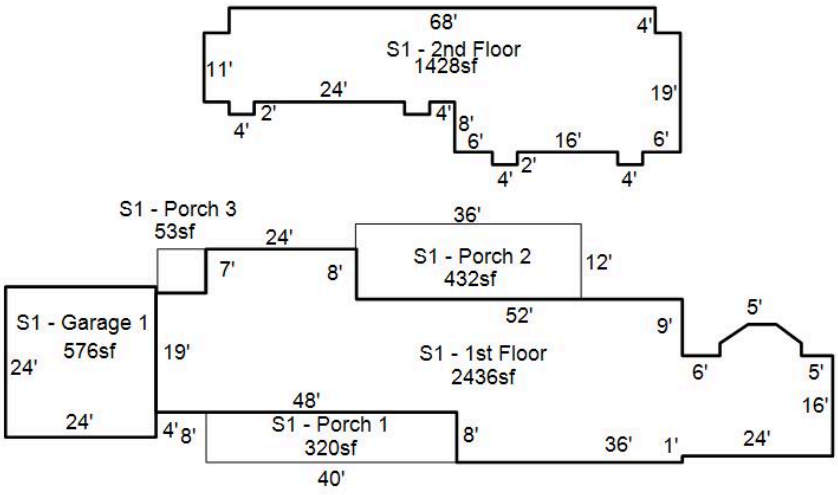
IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

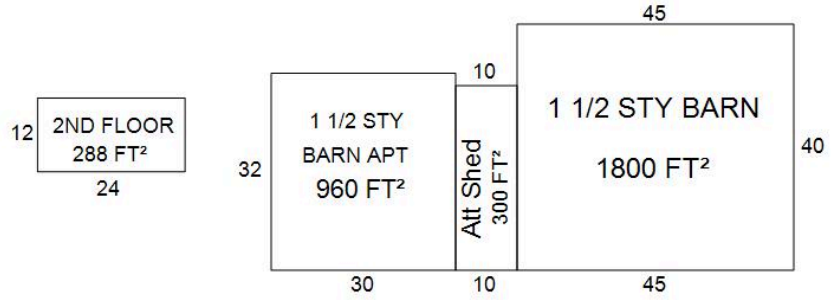
☐ **YES** ☐ **NO** ☒ **DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:**

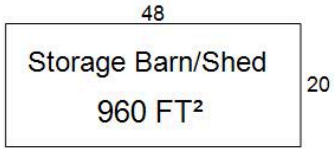
SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

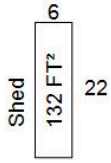
BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

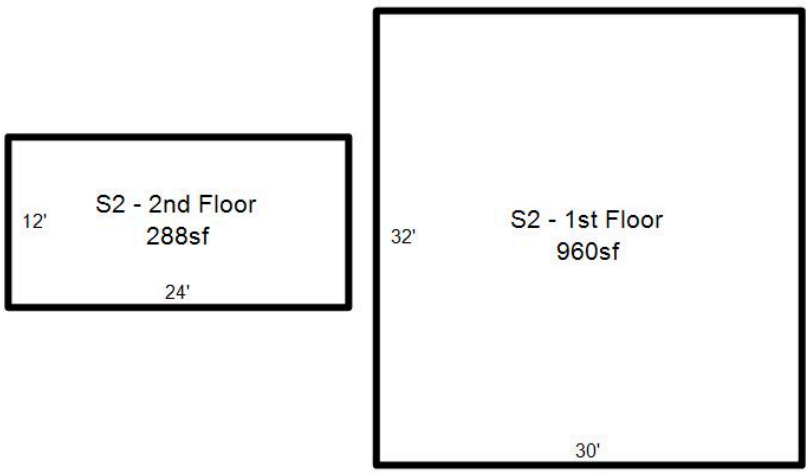
Seller:	6·21·24	Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:	6·21·24	Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)


68'
4'
S1 - 2nd Floor
1428sf
11'
24'
19'
2'
4'
4'
8'
6'
16'
6'
4'
2'
4'
S1 - Porch 3
53sf
24'
36'
S1 - Porch 2
432sf
12'
7'
8'
52'
S1 - Garage 1
576sf
24'
19'
S1 - 1st Floor
2436sf
9'
5'
6'
5'
16'
48'
24'
4'
8'
S1 - Porch 1
320sf
8'
36'
1'
24'
40'


45
10
12
2ND FLOOR
288 FT²
24
32
1 1/2 STY
BARN APT
960 FT²
Att Shed
300 FT²
1 1/2 STY BARN
1800 FT²
40
30
10
45


48
Storage Barn/Shed
960 FT²
20


6
Shed
132 FT²
22


S2 - 2nd Floor
288sf
12'
24'
S2 - 1st Floor
960sf
32'
30'

State of Vermont

AGENCY OF NATURAL RESOURCES
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED:

10 V.S.A., Chapter 64, Potable Water Supply and Wastewater System Permit and Environmental Protection Rules;
Chapter 1, Wastewater System and Potable Water Supply Rules:
Subchapter 4, Water Supply and Wastewater Permits
Subchapter 5, Technical Standards for Wastewater Systems and Potable Water Supplies
Appendix 1-A, Design Guidelines
Chapter 21, Water Supply

CASE No: **WW-5-3727** PIN No. BR06-0156
APPLICANT: Elmore Mountain Realty Trust
ADDRESS 1108 Elmore Mountain Road
Morrisville, VT 05661

This permit affects property referenced in the deed(s) recorded in Book 121 Pages 178-179 of the Morristown, Vermont land records.

This project, consisting of the replaeement of a failed wastewater disposal system serving an existing 6-bedroom single-family residence and a detached 3-bedroom apartment on a 30± acre lot, located on Upper Elmore Mountain Road, Morristown, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as described on the plans and/or documents listed as follows:
Sheet 1 of 1, Site Plan & Details, dated 4/24/06, prepared by Charles Grenier, Class B Designer,
and which have been stamped "APPROVED" by the Wastewater Management Division. No alteration of these plans and/or documents shall be allowed except where written application has been made to the Agency of Natural Resources and approval obtained.

1.2. Each prospective purchaser of any portion of the project shall be shown a copy of the approved plot plan, the engineer's site report and the Wastewater System and Potable Water Supply Permit prior to conveyance of any portion of the project.

1.3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit in the Morristown Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4. No alterations to the existing buildings, which would change or affect the water supply or wastewater disposal, shall be allowed without prior review and approval from the Wastewater Management Division.

1.5. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

1.6. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

2. WATER CONDITIONS

2.1. The existing single-family residence and the detached apartment are approved with an existing on-site water supply system provided that the well is located as shown on the plans and meets or exceeds the isolation distances required in the Environmental Protection Rules. This water system shall be operated at all times in a manner that keeps the water supply free from contamination. Should the system fail, the permittee must engage an Agency of Natural Resources Qualified Designer to evaluate the cause of the contamination and to submit information to this office for repair or replacement of the system.

(CONTINUED)

3. SEWAGE DISPOSAL CONDITIONS

3.1. The existing single-family residence and the detached apartment are approved for the on-site subsurface disposal of wastewater within the soil boring and percolation testing area indicated on the approved plans for a maximum of 1050 gallons of sewage per day. Should this system fail, the permittee must engage an Agency of Natural Resources Qualified Designer to evaluate the cause of failure and to submit information to this office for repair/replacement of the failing system. No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a certifieation from a designer or the installer, signed and dated prior to July 14, 2006, that states:

> "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in aecordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

3.2. The wastewater disposal system shall be constructed as shown on the approved plans and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surfaee of the ground or into the waters of the State.

Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By John Klimenok May 15, 2006
John Klimenok, Jr., Assistant Regional Engineer

CC: Charles Grenier
Morristown Planning Commission

PROJECT DOCKET SHEET

ID # WW-5-3727

PIN # _____

DATE	REVIEW ACTION
5/3/06	**INFO RECEIVED**
5/8/06	Logged in
5/5-06	Discussed project w/ Grenier. Project qualifies for 10 acre estoppel. He is showing primary and replacement leachfields for both residences because the soils were good and it was easy to do. We agreed that I would issue the permit prior to construction of the leachfield with a sewage condition requiring an inspection report by 7-14-06. No SPA's or Haz Waste Sites.
5-15-06	Permit
8-1-06	Inspection report from Charles Grenier
9-6-06	CONSAT letter (3.1) / all conditions met
10/19/10	file scanned

PROJECT DOCKET SHEET

Project: WW-5-3727

PIN: BR06-0156

LANDOWNER
Elmore Mountain Realty Trust
1108 Elmore Mountain Road
Morrisville VT 05661

APPLICANT/CROSS-REFERENCE

Towns: Morristown

Street/Road: Upper Elmore Mountain Road

Development Name:

Project Description: replace failed wastewater disposal system serving an existing 6 bdrm residence and detached 3 bdrm apt. on a 30 ac. lot

Fee Type	Gallon Lots	Fee
POW	1,050	$525.00

Deed Book	Deed Page
121	178-179

Received Date: 5/03/2006
Logged Date: 5/08/2006
Reviewed Date: 5-15-06
Response Date:
Final Action Date:
Final Action Type: VP

Consultant: Charles Grenier;PO Box 445; ;Waterbury VT 05676
;; ;

Reviewer: John Klimenok, Jr.

AFTER FINAL ACTION SHEET

Project ID: WW-5-3727

SAR NEEDED ☐ **TREATMENT PLANT** _____ **TOWN APPROVAL DATE** _____

Lots Approved 0 **Number of Water Systems** 1 **Water Volume** 1050

Number of Wastewater Systems 1 **Wastewater Volume** 1050 **Mounds Approved:** 0

	PRIMARY Waste Water Systems Number	PRIMARY Waste Water Systems Total GPD	REPLACEMENT WasteWater Systems Number	REPLACEMENT WasteWater Systems Total GPD
At Grade:				
Continuous Area:				
Indirect Discharge:				
In Ground	1	1050	1	1050
Innovative				
Mound				
Municipal				
No Change				
None				
Filtrate System At Grade				
Filtrate System In Ground				
Filtrate System Mound				
Holding Tank				
Variance				
Alternative Toilet				
Enhanced Prescriptive:				
Performance Based:				
Waste Water System Type:				

	Water System Type(s) Permitted Number	Water System Type(s) Permitted Total GPD
Permitted Bottled Water:		
Public Community:		
Transient Non-Community (TNC):		
TNC Connected to Municipality or Public		
Non-Transient Non-Community		
Variance		
NTNC Connected to Mun or PC		
Individual Commercial		
ICM Connect to Mun or PC		
Individual Private IM		
Individual Private IP		
Shared Private	1	1050
Shared Private To Municipality or PC		
No Water System		
No Change		
Water System Type:		

Be advised that the following referenced permit has been recorded as shown:

RECEIVED
AUG 21 2006
WASTEWATER MANAGEMENT DIVISION

Permit Number: WW-5-3727

Name: Elmore Mtn. Realty Trust

Recorded in Book No. 140 **Page No.** 173

of the MORRISTOWN **Land Records**
Town

May 23, 2007 Cassandra Killian
Date Recorded Asst Town Clerk

State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Reereation
Department of Environmental Conservation

AGENCY OF NATURAL RESOURCES
BARRE REGIONAL OFFICE
5 Perry Street Suite 80
Barre, Vermont 05641

September 6, 2006

Elmore Mountain Realty Trust
1108 Elmore Mountain Road
Morrisville, VT 05661

RE: WW-5-3727, Replacement of a failed wastewater disposal system serving an existing 6-bedroom single-family residence and a detached 3-bedroom apartment on a 30± acre lot, Upper Elmore Mountain Road, Morristown

Dear Sirs:

This letter is a follow up to the information submitted for the above- referenced permit.

Based upon the information received from Charles Grenier, condition 3.1 of the above-referenced permit has been satisfied. All conditions for this project have now been met.

If you have any questions, please contact me at this office at 802-476-0193.

Sincerely,

John Klimenok, Jr
Assistant Regional Engineer

CC: Charles Grenier

CHARLES GRENIER
CONSULTING ENGINEER PC
P.O. BOX 445 WATERBURY, VT 05676

July 28, 2006

John Klimenok, Assistant Regional Engineer
STATE OF VERMONT
District #5 Environmental Office
5 Perry Street, Suite 80
Barre, Vermont 05641

RE: Elmore Mountain Realty Trust, 1108 Elmore Mountain Road, Morrisville.
Permit #WW-5-3727

Dear John:

In accordance with Condition 3.1 of the above-mentioned Permit "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests." The septic system was built by Dale E. Percy, Inc. on July 14th and 17th. The septic system would have been built earlier, except that it rained incessantly and every site contractor in this area is significantly behind schedule. We inspected its installation and found that it was built in accordance with the plans. The 1000 gallon septic tank that serves the apartment was found to be in good condition and an effluent filter was added and a new sewer line connecting it to the new 2000 gallon septic tank was installed. A new service line was added from the main house to the septic tank and the 4" service line to the leachfield has cleanouts installed every 100'.

We trust that as a result of this report you can issue a return letter acknowledging conformance with Condition 3.1 of the permit. A copy of the above-referenced State Permit is attached for your convenience. If you have any questions regarding this, please do not hesitate to contact us.

Respectfully,

Charles J. Grenier
Consulting Engineer, PC

CJG/smw
Enclosure
cc: Elmore Mountain Realty Trust
Town of Morrisville

PHONE: 244-6413 FAX: 244-1572 EMAIL: CHARLES@GRENIERENGINEERING.COM

State of Vermont

AGENCY OF NATURAL RESOURCES
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED:
10 V.S.A., Chapter 64, Potable Water Supply and Wastewater System Permit and Environmental Protection Rules;
Chapter 1, Wastewater System and Potable Water Supply Rules:
Subchapter 4, Water Supply and Wastewater Permits
Subchapter 5, Technical Standards for Wastewater Systems and Potable Water Supplies
Appendix 1-A, Design Guidelines
Chapter 21, Water Supply

CASE No: **WW-5-3727** PIN No. BR06-0156
APPLICANT: Elmore Mountain Realty Trust
ADDRESS 1108 Elmore Mountain Road
Morrisville, VT 05661

This permit affects property referenced in the deed(s) recorded in Book 121 Pages 178-179 of the Morristown, Vermont land records.

This project, consisting of the replacement of a failed wastewater disposal system serving an existing 6-bedroom single-family residence and a detached 3-bedroom apartment on a 30± acre lot, located on Upper Elmore Mountain Road, Morristown, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as described on the plans and/or documents listed as follows:
Sheet 1 of 1, Site Plan & Details, dated 4/24/06, prepared by Charles Grenier, Class B Designer,
and which have been stamped "APPROVED" by the Wastewater Management Division. No alteration of these plans and/or documents shall be allowed except where written application has been made to the Agency of Natural Resources and approval obtained.

1.2. Each prospective purchaser of any portion of the project shall be shown a copy of the approved plot plan, the engineer's site report and the Wastewater System and Potable Water Supply Permit prior to conveyance of any portion of the project.

1.3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit in the Morristown Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4. No alterations to the existing buildings, which would change or affect the water supply or wastewater disposal, shall be allowed without prior review and approval from the Wastewater Management Division.

1.5. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

1.6. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

2. WATER CONDITIONS

2.1. The existing single-family residence and the detached apartment are approved with an existing on-site water supply system provided that the well is located as shown on the plans and meets or exceeds the isolation distances required in the Environmental Protection Rules. This water system shall be operated at all times in a manner that keeps the water supply free from contamination. Should the system fail, the permittee must engage an Agency of Natural Resources Qualified Designer to evaluate the cause of the contamination and to submit information to this office for repair or replacement of the system.

(CONTINUED)

3. SEWAGE DISPOSAL CONDITIONS

3.1. The existing single-family residence and the detached apartment are approved for the on-site subsurface disposal of wastewater within the soil boring and percolation testing area indicated on the approved plans for a maximum of 1050 gallons of sewage per day. Should this system fail, the permittee must engage an Agency of Natural Resources Qualified Designer to evaluate the cause of failure and to submit information to this office for repair/replacement of the failing system. No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated prior to July 14, 2006, that states:

> "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

3.2. The wastewater disposal system shall be constructed as shown on the approved plans and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State.

Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By John Klimenok May 15, 2006
John Klimenok, Jr., Assistant Regional Engineer

CC: Charles Grenier
Morristown Planning Commission

State of Vermont

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation

Department of Fish and Wildlife
Department of Forests, Parks, and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICES FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

Wastewater Management Division
Barre Regional Office
5 Perry Street Suite 80
Barre, VT 05641
Telephone: (802) 476-0190

May 15, 2006

Elmore Mountain Realty Trust
1108 Elmore Mountain Road
Morrisville VT 05661

RE: WW-5-3727
Town of Morristown

Enclosed are two copies of the above referenced permit. You must file this permit with the Morristown town clerk within 30 days of issuance.

Please take the items stamped "DOCUMENTS FOR RECORDING" (original permit and notification card) and the correct fee ($7.00 per page) to your town clerk. Please ask the town clerk to return the notification card to this office to verify recording.

A copy of the permit attached to this cover letter is for your records, as well as the approved plan(s).

Thank you for your cooperation. If you have any questions, please contact me at the above phone or address.

Sincerely,

Patricia D'Avignon

Patricia D'Avignon
Administrative Assistant

ENCLOSURES

State of Vermont AGENCY OF NATURAL RESOURCES

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conervation

Wastewater Management Division
Barre Regional Office
5 Perry Street Suite 80
Barre, VT 05641
Telephone: (802) 476-0190

May 8, 2006

Elmore Mountain Realty Trust
1108 Elmore Mountain Road
Morrisville VT 05661

RE: WW-5-3727, replace failed wastewater disposal system serving an existing 6 bdrm residence and detached 3 bdrm apt. on a 30 ac. lot, Upper Elmore Mountain Road, Morristown

Dear Applicant:

We received your completed application for the above referenced project on May 3, 2006, including a fee of $525 paid by check #2157. Under the performance standards for this program, we have a maximum of 45 days of "in-house" time to review your application. If we require further information from you to make a decision, the time until we receive it is not included in the in-house performance standards.

If you have any questions about the review process, or if you have not received a decision on your application within the 45 in-house days, please contact this office.

We have forwarded the information contained in your application to the Information Specialist for this region. A Project Review Sheet will be sent to you indicating other state agencies and departments you should contact regarding additional permits or approvals you may need under their programs. If you have not already done so, you should also check with town officials about any necessary town permits.

For the Division of Wastewater Management

Alida Van Den Berg

Alida J. Van Den Berg
Environmental Technician III

cc: Morristown Planning Commission
Charles Grenier

;

Agency of Natural Resources
Department of Environmental Conservation
Wastewater Management Division

WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT APPLICATION

(Under the authority of 10 V.S.A. Chapter 64, the Environmental Protection Rules, Chapter 1, Wastewater System & Potable Water Supply Rules, and Chapter 21, Water Supply Rules, Appendix A. Part 11 – Small Scale Water Systems)

Please print or type.

Note: There are line by line instructions available to help you complete this application form. In many cases a licensed designer will be required for your project, who will be able to help complete this application form.

Electronic versions of the form are available on the Wastewater Management Division website at *http://www.anr.state.vt.us/dec/ww/EngServ.htm*
The organization and/or content of this form may not be altered, however the form may be expanded to allow additional information to be entered. Changes in the organization and/or content of the form may result in an invalid application or permit.

For office use only
Application #
WW-5-3727
PIN BR06-0156

Complete application Received on
MAY 3 2006
Month Day Year

Fee $ _____

Check # _____

Fee Code _____

Program Code _____

1. Landowner(s) name (as shown on property deed) *If there are multiple landowners, please provide a separate sheet listing each landowner, their mailing address, signature, and date.*
Elmore Mountain Realty Trust

2. Mailing address for landowner(s).
Street: 1108 Elmore Mountain Road

Town, State, Zip Code: Morrisville, Vermont 05661

3. Telephone number(s).
802-888-8866

4. Co-applicant name.
Not Applicable

5. Mailing address for co-applicant.

6. Telephone number.

7. Name of licensed designer.
Charles J. Grenier, Consulting Engineer, PC

8. Mailing address for licensed designer.
Post Office Box 445, Waterbury, Vermont 05676

9. Telephone number.
802-244-6413

10. Does this project involve a failed water supply or wastewater disposal system?
☒ Yes ☐ No

11. Project location. Please include a location map.
Street or Road. (**911** Street or Road Address *if available*)
1108 Upper Elmore Mountain Road

12. City or Town.
Morrisville

13. Project name (if applicable)
Not Applicable

14. If an existing lot, what date was the lot created?
Not Applicable

15. Total acreage of property
30 + Acres on west side of Town Highway

16. Number of lots created, If subdividing property. Include any lots subject to deferral restrictions N/A

17. List each lot number and the acreage of the lot. If any lot is developed with a structure, describe the use and when it was constructed. All of the property must be described, including any remaining or retained land and any undeveloped land which will be subject to Notice of Permit Requirements /deferral restrictions.

Lot #	Acres	Bedrooms / Use	When constructed	Undeveloped

18. Deed reference
Book (s) 121
Pages (s) 178 - 179

19. Prior permits or exemptions issued by the Agency of Natural Resources for subdivision of land or construction of public buildings. The permits or exemptions would have prefixes of EC, PB, WW, DE, HE, HB, LUP, MH, TT, or CC followed by the number of the project. Not Applicable
Any Act 250 Permits (LUP) on this tract of land? ☐ Yes # ☒ No

20. Detailed project description.
The applicant is seeking approval for a primary and replacement septic system for an existing six (6) bedroom residence with a nearby three (3) bedroom barn apartment on 30 + acres of land. The existing leachfield serving both buildings has failed.

RECEIVED
MAY 3 2006
MENT DIVISION

21. Type of wastewater system design.
1) Prescriptive: ☒ 2) Enhanced prescriptive: ☐ 3) Performance-based: ☐
4) Municipal connection: ☐ 5) Private off-site ☐ Name of landowner:

22. Is the wastewater disposal system located in a municipality that does not have both a confirmed planning process and valid zoning bylaws? ☐ Yes ☒ No

23. Water Supply. (Also see #28 and #29 below.) GPD = gallons per day of design flow

	Lot #1	Lot #	Other lots or uses	Basis for design flow
Existing flows	1050			
Increase	0			
Total	1050			

Type: Individual well: ☒ Shared well: ☐ TNC: ☐* NTNC: ☐* Community: ☐ *
(*Systems serving 24+ people more than 60 days / year)

Owner of system if not applicant Not Applicable
(***Include letter from the system owner authorizing any increase in design flow***)

Is the water source located within a 100 year floodplain? ☐ Yes ☒ No

24. Wastewater Disposal System. (Also see #21 & #22 above and #29 & #30 below.)

	Lot #1	Lot #	Other lots or uses	Basis for design flow
Existing flows	1050			
Increase	0			
Total	1050			

If using a municipal wastewater treatment system, owner of system Not Applicable
(Include letter from the system owner authorizing any increase in design flow) Not Applicable

If using an **Indirect Discharge System, ID# and owner** Not Applicable

Are floor drains proposed? ☒ No ☐ Yes If "Yes," where will they discharge?

MAY 3 2005

GPD of infiltration for sewers over 500' Not Applicable GPD

25. Global Positioning System (GPS) Coordinates. (WGS 84 or NAD 83 Criteria) with accuracy of +/- 50' for water systems and wastewater systems serving the project.

Existing Water Sources (GPS Coordinates)	N	°	'	"	W	°	'	"	Accuracy in Ft
Proposed Water Sources (GPS Coordinates)	N	°	'	"	W	°	'	"	Accuracy in Ft
Existing Wastewater Systems (GPS Coordinates)	N	°	'	"	W	°	'	"	Accuracy in Ft
Proposed Wastewater Systems (GPS Coordinates)	N	°	'	"	W	°	'	"	Accuracy in Ft

***** See attached calculations *****

☐ WGS 84 ☐ NAD 83

26. List any easements required and enclose a copy of the signed easement agreements.
Not Applicable

Water Quality Division WEB SITE: http://www.anr.state.vt.us/dec/waterq/wqdhome.htm

27(A). Will there be any construction or land disturbance on the property in or near a wetland, a wetland buffer, or in or near a wet area on the property?
☐ Yes ☒ No Wetlands Section - Telephone (802) 241-3770.

27(B). Will more than one acre be disturbed during the entire course of construction, including all lots and phases?
☐ Yes ☒ No Construction Stormwater Permits – Telephone (802) 241-4320.

27(C). Will there be any stream crossings by roads, utilities, or other construction?
☐ Yes ☒ No River Corridor Management Section – Central & NW VT (802) 879-5631; SO.VT. (802) 786-5906; NE VT (802) 751-0129.

28. Is the proposed well located within 1 mile of a hazardous waste site as designated by the Waste Management Division?
☐ Yes ☒ No Telephone (802) 241-3888.

29. Is any portion of the proposed wastewater disposal system located in or near a water Source Protection Area as designated by the Water Supply Division?
☐ Yes ☒ No Telephone (802) 241-3400.
Is any portion of the proposed water supply located in or near a water Source Protection Area as designated by the Water Supply Division?
☐ Yes ☒ No Telephone (802) 241-3400.

30. Is the lot or project located in a flood prone area?
☐ Yes ☒ No

31. Act 250: Has the applicant/landowner subdivided **any other lots** of any size within a five mile radius of this subdivision, or within the environmental district within the last five years?
☐ Yes ☒ No. If yes: # of lots in town/s
Is there any prior Act 250 jurisdiction on the tract of land? ☐ Yes; Permit # ☒ No

32. Application Fee
$525.00 (1050 x $0.50 = $525.00)
Please refer to attached fee schedule for calculations or contact your regional office for assistance.

33. Has anyone from the regional office been to the site? ☐ Yes ☐ No

If so, please provide the name of the staff member and the date of the visit.

34. Signatures and Acknowledgements.
In order to insure compliance with the requirements of the regulations administered by the Department of Environmental Conservation, Wastewater Management Division, it may be necessary to visit the property. As this would involve a Department employee entering private property, we request your approval to do so. If we do visit your property, do you have any special instructions?

"As landowner of the property for which I am requesting a permit from the Department of Environmental Conservation, I understand that by signing this application I am granting permission for the Department employees to enter the property, during normal working hours, to insure compliance of the property with the applicable rules of the Department.

I also understand that I am not allowed to commence any site work or construction on this project without written approval from the Department of Environmental Conservation.

I also certify that to the best of my knowledge and belief the information submitted above is true, accurate and complete."

Peter Merrill Harriette Merrill -- Authorized Agents for Elmore Mountain Realty Trust

Landowner(s) name. (printed)

Peter Merrill Harriette A M Merrill MAY 3 2006

Landowner(s) signature. Date

PETER K MERRILL HARRIETTE A M MERRILL

If there are several landowners, and there is not room to fit the information on this form, please attach an additional sheet with the names, mailing addresses, signatures, and dates.
If an attorney signs for the landowner, please submit a copy of the authorization document that grants the power of attorney specific to land transactions.

35. Designer statement.
"I hereby certify that in the exercise of my reasonable professional judgment, the design-related information submitted with this application is true and correct, and the design included in this application for a permit complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules."

Designer name. (printed)
Charles J. Grenier, Consulting Engineer, PC

Designer signature. P.E Date 5/2/16

Form Revised July, 2004
e-form

MAY 3 2016
VISION

CHARLES GRENIER
CONSULTING ENGINEER PC
P.O. BOX 445 WATERBURY, VT 05676

G P S COORDINATES
Elmore Mountain Realty Trust
Peter and Harriette Merrill
1108 Upper Elmore Mountain Road
Morrisville, Vermont
April 21, 2006

Existing Well	N 44° 31' 57.7"
	W 72° 33' 52.3"
New Septic	N 44° 32' 00"
	W 72° 33' 59.6"

RECEIVED
MAY 3 2006

PHONE: 244-6413 FAX: 244-1572 EMAIL: CHARLES@GRENIERENGINEERING.COM

CHARLES GRENIER
CONSULTING ENGINEER PC
P.O. BOX 445 WATERBURY, VT 05676

Test Pit Logs
April 21, 2006
Peter and Harriette Merrill
1108 Upper Elmore Mountain Road
Morrisville, Vermont

Test Pit #1

0 – 9"	Brown sandy loam topsoil
9 – 15"	Light brown sandy loam
15 – 35"	Loose brown fine gravel, coarse sand
35 – 85"	Light brown fine to medium loose sand, no mottles, dry
	Perc Rate = 3 minutes/inch

Test Pit #2

0 – 7"	Brown sandy loam topsoil
7 – 17"	Light brown sandy loam
17 – 93"	Loose brown coarse gravel, no sand to depth, no mottles, dry
	Perc Rate = 2 minutes/inch

Test Pit #3

0 – 8"	Brown sandy loam topsoil
8 – 16"	Light brown sandy loam
16 – 100"	Loose brown coarse gravel, no sand to depth, no mottles, dry
	Perc Rate = 1.5 minutes/inch

Test Pit #4

0 – 8"	Brown sandy loam topsoil
8 – 14"	Light brown sandy loam
14 – 34"	Loose brown fine gravel, coarse sand
34 – 91"	Light brown medium loose sand, no mottles, dry
	Perc Rate = 2.5 minutes/inch

Test Pit #5

0 – 6"	Brown sandy loam topsoil
6 – 15"	Light brown sandy loam
15 – 37"	Loose brown fine gravel, coarse sand
37 – 93"	Light brown medium loose sand, no mottles, dry

Test Pit #6

0 – 6"	Brown sandy loam topsoil
6 – 14"	Light brown sandy loam
14 – 88"	Loose brown coarse gravel, no sand to depth, no mottles, dry

PHONE: 244-6413 FAX: 244-1572 EMAIL: CHARLES@GRENIERENGINEERING.COM

CHARLES GRENIER
CONSULTING ENGINEER PC
P.O. BOX 445 WATERBURY, VT 05676

May 2, 2006

RECEIVED
MAY 03 2006
WASTEWATER MANAGEMENT DIVISION

John Klimenok, Jr., Assistant Regional Engineer
STATE OF VERMONT
District #5 Environmental Office
5 Perry Street, Suite 80
Barre, Vermont 05641

RE: Elmore Mountain Realty Trust, 1108 Upper Elmore Mountain Road, Morrisville.

Dear John:

Please find enclosed in the above-captioned matter, State Wastewater & Potable Water Supply Application, location map, test pit logs, GPS Coordinates, a check for $525.00 to cover the fee, and two (2) engineering plans.

As noted, the Applicant is seeking approval for a primary and replacement septic system for an existing six (6) bedroom residence with a nearby three (3) bedroom barn apartment on 30+ acres of land. The existing leachfield serving both buildings has failed.

Your prompt attention in considering the above Application is greatly appreciated. If you have any further questions, please do not hesitate to contact my office.

Respectfully,

Charles J. Grenier
Consulting Engineer, PC

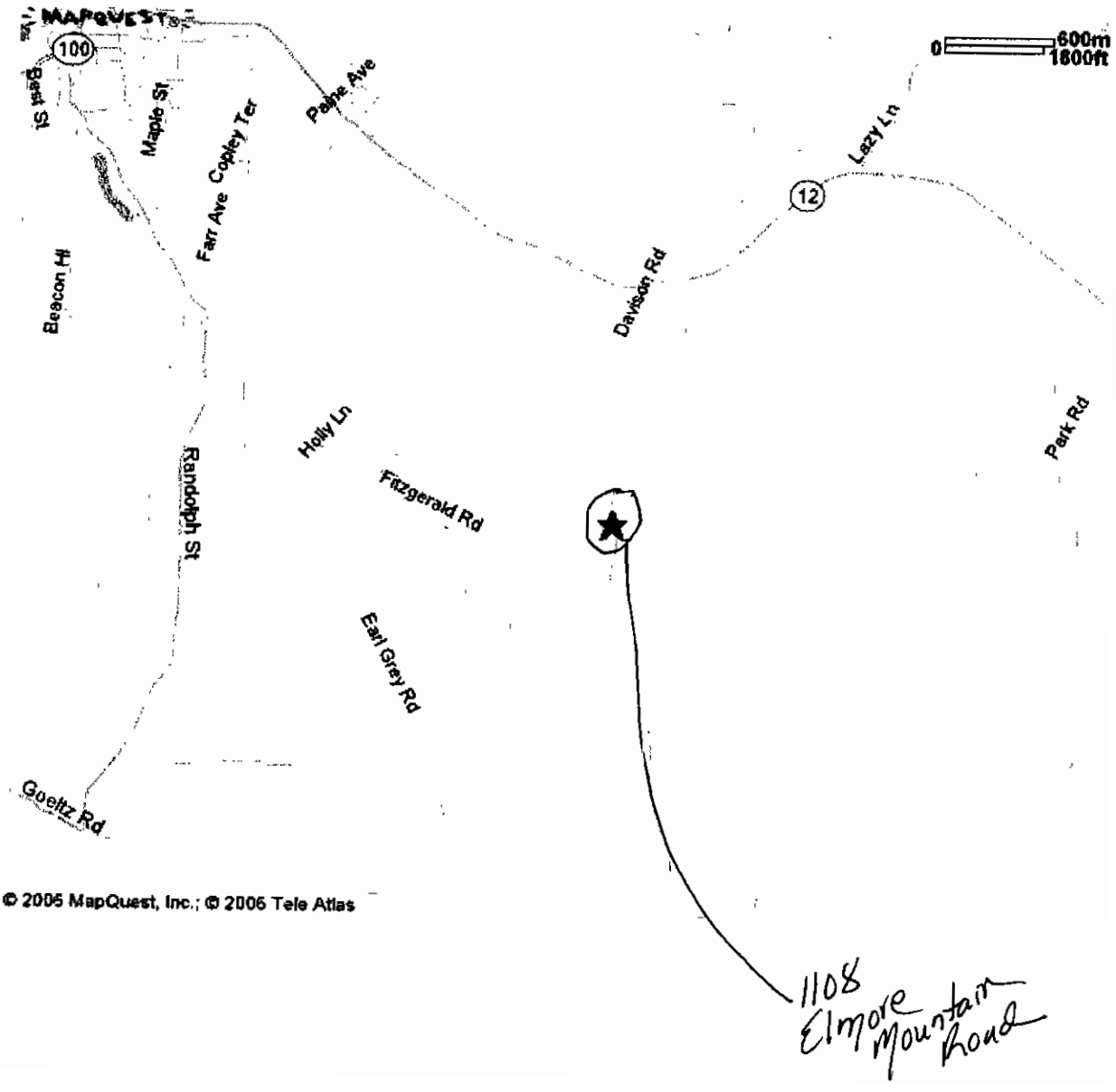
CJG/smw
Enclosures

cc: Peter and Harriette Merrill – Elmore Mountain Realty Trust.

PHONE: 244-6413 FAX: 244-1572 EMAIL: CHARLES@GRENIERENGINEERING.COM

LOCATION MAP

Elmore Mountain Realty Trust
Peter and Harriette Merrill
1108 Elmore Mountain Road
Morrisville, Vermont



AGENCY OF NATURAL RESOURCES (ANR) AND NATURAL RESOURCES BOARD
http://www.anr.state.vt.us/dec/ead/pa/index.htm / http://www.anr.state.vt.us/envboard/

PROJECT REVIEW SHEET
THIS IS NOT A PERMIT

TOTAL # OF DEC PERMITS:
RESPONSE DATE:
DISTRICT: **5** TOWN: **Morristown**

PRE-APPLICATION REVIEW: _____
PENDING APPLICATION # WW-5-3727
PIN **BR06 - 0156**

OWNER OF PROJECT SITE:	**APPLICANT** OR REPRESENTATIVE:
Elmore Mountain Realty Trust 1108 Elmore Mountain Road Morrisville, VT 05661 Telephone: 802-888-8866	Charles Grenier Consulting Engineer, PC P.O. Box 445 Waterbury, VT 05676 Telephone: (802) 244-6413
Project Name:	

Based on a written or oral request or information provided by Charles J. Grenier, PE received on May 3, 2006, a project was reviewed on a tract/tracts of land of 30 acres, located on 1108 Upper Elmore Mountain Road. The project is generally described as:

Replacement of a failed wastewater system for an existing 6-bedroom single family residence and a separate 3-bedroom barn apartment on a 30 acre lot.

Prior permits from this office: _____

PERMITS NEEDED FROM THE DISTRICT ENVIRONMENTAL OFFICE PRIOR TO COMMENCEMENT OF CONSTRUCTION

☒ I hereby request a jurisdictional opinion from the District Coordinator or Assistant District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described above. John Miller
☐ Landowner/Agent ☒ Permit Specialist ☐ Other Person

1. **ACT 250: THIS IS A JURISDICTIONAL OPINION BASED UPON AVAILABLE INFORMATION, AND A WRITTEN REQUEST FROM THE ANR PERMIT SPECIALIST, THE LANDOWNER/AGENT, OR OTHER PERSON. ANY NOTIFIED PARTY OR INTERESTED PERSON AFFECTED BY THE OUTCOME MAY APPEAL TO THE ENVIRONMENTAL COURT WITHIN 30 DAYS OF THE ISSUANCE OF THIS OPINION (10 V. S.A. Chapter 220). (#47) ****

Project: ☐ Commercial ☑ Residential ☐ Municipal
Has the landowner subdivided before? ☐ Yes ☐ No When/where: _____ # of lots: _____
AN ACT 250 PERMIT IS REQUIRED: ☐ Yes ☑ No Copies sent to Statutory Parties: ☐ Yes ☐ No
BASIS FOR DECISION:
Project does not constitute a development, pursuant to 10 V.S.A. Section 6001(3)(A)(i)

SIGNATURE: Susan Baird DATE: 5/4/06 ADDRESS: District # 5 Environmental Commission
(Assistant) District Coordinator Telephone: (802) 476-0185 5 Perry Street, Suite 80, Barre, VT 05641

2. **WASTEWATER MANAGEMENT DIVISION REGIONAL OFFICE:** PERMIT/APPROVAL REQUIRED? ☒ Yes ☐ No
☒ Wastewater System and Potable Water Supply Permit (#1 & #2)** ☐ Notice of Permit Requirements (deferral language) (#2)
☐ Floor Drains (#1.2) ☐ Campgrounds (#3) ☐ Extension of sewer lines (#5)

REGIONAL ENGINEER ASSIGNED: Don Wernecke 476-0192 **John Klimenok 476-0193** Robert Pelosi476-0191
Kate Peyerl 476-0130

SIGNATURE: John Kimenok DATE: 5/4/06 ADDRESS: Dept. of Environmental Conservation
☒ Environmental Assistance Division, Permit Specialist Telephone: 476-0195 McFarland State Office Building
☐ Wastewater Management Division, Telephone: (802) 476-0190 5 Perry Street, Suite 80, Barre, VT 05641

OVER >>>>>>>>>>>>>>

*****NOTE: NUMBERS IN PARENTHESES (#) REFER TO PERMIT INFORMATION SHEETS IN THE VERMONT PERMIT HANDBOOK http://www.anr.state.vt.us/dec/permit_hb/index.htm***

THIS IS A PRELIMINARY, NON-BINDI' DETERMINATION REGARDING OTHER PEF 'S WHICH YOU MAY NEED PRIOR TO COMMENCEMENT OF CON. . RUCTION. PLEASE CONTACT THE DEPAR..ENTS INDICATED BELOW.

3. WASTEWATER MANAGEMENT DIVISION, ANR (802-41-3822) Contact: _____
☐ Discharge Permits: pretreatment; industrial, municipal (#7.1, 7.2, & 8) ☐ Indirect Discharge Permits (#9 & 9.1) ☐ Residuals Management (#10)

4. AIR POLLUTION CONTROL DIVISION, ANR (888-520-4879) Contact: _____
☐ Construction/modification of source (#14) ☐ Open Burning (#18) ☐ Wood Chip Burners (>90 HP) (#14)
☐ Furnace Boiler Conversion/Installation (#14) ☐ Industrial Process Air Emissions (#14) ☐ Diesel Engines (>450 bHP) (#14)

5. WATER SUPPLY DIVISION, ANR (802-241-3400) (800-823-8500 in VT) Contact: _____
☐ New Hydrants (#22) ☐ >500' waterline construction (#22) ☐ Community Water System (CWS) ☐ Bottled Water (#20) ☐ Operating permit (#21)
☐ Transient Non-Community water system (TNC) (#21) ☐ Capacity Review for Non-transient non-community water systems (NTNC) (#21)

6. WATER QUALITY DIVISION, ANR
Contact: _____
☐ River Management (241-3770) ☐ Ponds (#32.1)
☐ Shoreland Encroachment (241-3777) Steve Hanna (#28)
☐ Wetlands (241-3770) (#29) _____
☐ Stream Alteration / Section 401 Water Quality Certification / Stream Crossing Structures (751-0129 / 879-5631 / 786-5906 (#27 & 32)

STORMWATER PERMITS (Hotline 802-241-4320) (#6 – 6.5)
Contact: Stephanie Lanphear 802-241-4320
☐ Construction General Permits >1AC of disturbance (#6.1)
☐ Stormwater from new development or redevelopment sites (#6.2 & 6.3)
☐ Multi-Sector General Permit (MSGP) industrial activities w/ SIC codes (#6.4)

7. WASTE MANAGEMENT DIVISION, ANR Contact: _____
☐ Hazardous Waste Handler site ID (241-3888) (#36) ☐ Underground Storage Tanks (241-3888) (#33)
☐ Lined landfills; transfer stations, recycling facilities drop off (241-3444) (#37,39,40) ☐ Asbestos Disposal (241-3444)
☐ Disposal of inert waste, untreated wood & stumps (241-3444) (#41 & 44) ☐ Composting Facilities (241-3444) (#43)
☐ Waste oil burning (241-3888) ☐ Waste transporter permit (#35) ☐ Demolition waste 241-3477 ☐ Used septic system components/stone (#41)

8. FACILITIES ENGINEERING DIVISION, ANR Contact: _____
☐ Dam operations (greater than 500,000 cu. ft.) (241-3451) (#45)
☐ State-funded municipal water/sewer extensions/upgrades and Pollution Control Systems (241-3750)

9. POLLUTION PREVENTION & MERCURY DISPOSAL HOTLINE (1-800-974-9559) (#46) Contact: _____
SMALL BUSINESS & MUNICIPAL COMPLIANCE ASSISTANCE (1-800-974-9559) Contact: **Judy Mirro/John Daly**
RECYCLING HOTLINE (1-800-932-7100) Contact:

10. FISH & WILDLIFE DEPARTMENT (802-241-3700) Contact : _____
☐ Nongame & Natural Heritage Program (Threatened & Endangered Species) (#47.4) ☐ Stream Obstruction Approval (#47.5)

11. DEPARTMENT OF PUBLIC SAFETY (802-479-7561) or District Office (479-4434) Contact: Mike Desrochers
☐ Construction Permit fire prevention, electrical, plumbing, accessibility (Americans with Disabilities Act) (#49, 50, 50.1, 50.2)
☐ Storage of flammable liquids, explosives ☐ LP Gas Storage
☐ Plumbing in residences served by public water/sewer with 10 or more customers (#50.2) ☐ Boilers and pressure vessels (#50.3)

12. DEPARTMENT OF HEALTH (800-439-8550 in VT) (802-863-7221) (Lab 800-660-9997) Contact: _____
☐ Food, lodging, bakeries, food processors (#51, 51.1, 52, 53, 53.1) ☐ Program for asbestos control & lead certification (#54, 55, 55.1)
☐ Children's camps ☐ Hot Tub Installation & Inspection – Commercial (#51.1)

13. AGENCY OF HUMAN SERVICES Contact: _____
☐ Child care facilities (1-800-649-2642 or 802-241-2159) (#57) ☐ Residential care homes (241-2345) (Dept. of Aging & Disabilities) (#59)
☐ Nursing Homes (241-2345) (#59) ☐ Assisted Living and Therapeutic Community Residences (241-2345) (#59)

14. AGENCY OF TRANSPORTATION Contact: _____
☐ Access to state highways (residential, commercial) (828-2653) (#66) ☐ Junkyards (828-2053) (#62)
☐ Signs (Travel Information Council) (828-2651) (#63) ☐ Railroad crossings (828-2710) (#64)
☐ Development within 500' of a limited access highway (828-2653) (#61) ☐ Airports and landing strips (828-2833) (#65)
☐ Construction within state highway right-of-way (Utilities, Grading, etc.) (828-2653) (#66) ☐ Motor vehicle dealer license (828-2067) (#68)

15. DEPARTMENT OF AGRICULTURE (800-675-9873) Contact: _____
☐ Use/sale of Pesticides (828-3478) (#72, 73, 74, 75, 76, 77, 78) ☐ Slaughter houses, poultry processing (828-2426) (#81)
☐ Milk Processing Facilities (828-3428) (#83, 83.1, 85, 87) ☐ Animal shelters/pet merchant/livestock dealers (828-2421) (#89, 89.1)
☐ Golf Courses (828-3478) (#71) ☐ Weights and measures, Gas Pumps, Scales (828-2436) (#88)
☐ Green Houses/Nurseries (828-3481) (#79) ☐ Retail Sales/Milk/Meat/Poultry/Frozen Dessert/Class "C" Pesticides (828-2436) (#75.1, 80,

16. VERMONT ENERGY CODE ASSSISTANCE CENTER TOLL FREE 888-373-2255 ☐ VT Building Energy Standards (#47.2)
17. DIVISION FOR HISTORIC PRESERVATION (802-828-3211) ☐ Historic Buildings (#47.1 & 101) ☐ Archeological Sites (#47.1 & 101)
18. DEPARTMENT OF LIQUOR CONTROL (1-800-832-2339) ☐ Liquor Licenses (#90) ☐ General Info (1-800-642-3134)
19. SECRETARY OF STATE (1-802-828-2386) ☐ Business Registration (#90.1) ☐ Professional Boards (1-800-439-8683) (#90.2)
20. DEPARTMENT OF TAXES (802-828-2551 & 828-5787) ☐ Income & business taxes (sales, meals/ rooms, etc) (#91, 92, 93, 94, 95, 96)
21. DEPARTMENT OF MOTOR VEHICLES (802-828-2070) ☐ Fuel Taxes; Commercial Vehicle (#69-70)
22. LOCAL PERMITS (SEE YOUR TOWN CLERK, ZONING ADMINISTRATOR, PLANNING COMMISSION, OR PUBLIC WORKS)
23. U.S. ARMY CORPS OF ENGINEERS, 8 Carmichael St., Ste. 205, Essex Jct., VT 05452 (802) 872-2893 (#97, 98, & 99)
24. OTHER: _____

Sections #3-#24 above have been completed by Permit Specialist John Miller Date: 5/4/06 I may be reached at 802-476-0195
Copies have been mailed to: _____ (TUES) St Johnsbury 751-0127

NOTE: NUMBERS IN PARENTHESES (#) REFER TO PERMIT INFORMATION SHEETS IN THE VERMONT PERMIT HANDBOOK
http://www.anr.state.vt.us/dec/permit_hb/index.htm
Revised 02/05

dotloop signature verification:

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 1108 Elmore Mountain Road, Morristown, VT 05661

Seller's Disclosure
(initial applicable sections)

[ ] 1. Presence of lead-based paint and/or lead based paint hazards:

[ ] a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

GIVEN THE AGE OF THE HOUSE, IT IS POSSIBLE LEAD PAINT IS PRESENT, HOWEVER SELLER HAS NO SPECIFIC KNOWLEDGE OF THIS.

[ ] b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

[ ] a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

[ ] b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement
(initial applicable sections)

[ ] 3. Purchaser has received copies of all information listed above.

[ ] 4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home.*

Seller's Initials [ ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification:

Purchaser has:

☐ a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

MK 06/05/24 7:02 PM EDT dotloop verified

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller:	6.21.24	Purchaser:	
(Signature)	Date	(Signature)	Date
Seller:	6.21.24	Purchaser:	
(Signature)	Date	(Signature)	Date
Seller:		Purchaser:	
(Signature)	Date	(Signature)	Date
Seller:		Purchaser:	
(Signature)	Date	(Signature)	Date

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FLEET NATIONAL BANK, CO-TRUSTEE
CLEARY, WARD F., CO-TRUSTEE
NISBET, LUCY DOWNING, TRUST

TO

AMES, OLIVER F., JR., TRUSTEE
ELMORE MOUNTAIN REALTY TRUST

TRUSTEES' DEED

KNOW ALL MEN BY THESE PRESENTS That FLEET NATIONAL BANK, a banking corporation duly chartered, organized and existing under the laws of the United States of America with an office at Hartford, in the County of Hartford and State of Connecticut; and WARD F. CLEARY, (successor to T. Ward Cleary) of the City of Darien, in the County of Fairfield, and State of Connecticut, CO-TRUSTEES, of the LUCY DOWNING NISBET TRUST executed by said LUCY DOWNING NISBET as DONOR, dated July 29, 1983, as amended, in accordance with the terms of said Trust Agreement, GRANTOR, in the consideration of one dollar and other valuable consideration paid by OLIVER F. AMES, JR., TRUSTEE OF THE ELMORE MOUNTAIN REALTY TRUST, of Boston, in the County of Suffolk and Commonwealth of Massachusetts, GRANTEE, by these presents do freely, GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Oliver F. Ames, Jr., Trustee of the Elmore Mountain Realty Trust, and his heirs and assigns forever, a certain piece of land in Morristown, in the County of Lamoille and State of Vermont, described as follows, viz:

The premises herein conveyed consist of the former homeplace of the late Lucy Downing Nisbet located adjacent to the Elmore Mountain Road and consisting of 113.5 acres of land, be the same more or less, located in the Town of Morristown.

Being a portion of the land and premises conveyed to the Fidelity Trust Company and T. Ward Cleary, as Trustees under an Intervivos Trust created by Lucy Downing Nisbet dated July 29, 1983 and amended September 16, 1983 by Quitclaim Deed of Lucy D. Nisbet dated September 10, 1985 and recorded in Book 82, Page 364 of the Morristown Land Records. The premises are described therein as being "Fourth parcel" and "Fifth parcel".

There is also included in this conveyance and this deed shall operate as a Bill of Sale for the transfer of a Cub Low Boy Tractor, garden rototiller, workbench in the basement of apartment, corner cupboard in the apartment, the stored shutters and doors in the barn, all kitchen appliances in apartment and house, washer and dryer in the garage, and fireplace screens. All items of personal property are conveyed "AS IS" with no warranties of title or otherwise, express or implied.

These premises are conveyed subject to all easements, rights and restrictions of record.

Reference is hereby made to a certain survey map prepared by J.P.R. Associates, Inc. dated March, 1973 and recorded in the Morristown Land Records on May 29, 1973 entitled "Plan of Land in Morristown and Elmore, Vermont property of Edward B. and Lucy D. Nisbet" for a more particular description of the land and premises herein conveyed.

Reference is hereby made to the above mentioned deeds and to deeds referred to therein for a more particular description of the premises herein conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Oliver F. Ames, Jr., as Trustee of the Elmore Mountain Realty Trust, and his heirs and assigns, to him and his own use;

AND the said Fleet National Bank, and Ward F. Cleary, Co-Trustees of the Lucy Downing Nisbet Trust, do covenant with the said Grantee, Oliver F. Ames, Jr., as Trustee of the Elmore Mountain Realty Trust, and his heirs and assigns, that the said Trustees are duly authorized under the terms of said Trust Agreement to convey the aforementioned lands to the said Oliver F. Ames, Jr., as Trustee of the Elmore Mountain Realty Trust in manner and form aforesaid, that they have in all things observed the direction of the law in the sale aforesaid; that they will, in their capacity as Trustees of the Lucy Downing Nisbet Trust, under said Trust Agreement but not otherwise, WARRANT AND DEFEND said premises against all persons claiming under said Lucy Downing Nisbet or said Trustees in their capacity as Trustees but against no other person.

IN WITNESS WHEREOF, Ward F. Cleary has caused his name and seal to be hereunto affixed in his capacity as Co-Trustee of the Lucy Downing Nisbet Trust this 26th day of June, A.D. 2001.

IN PRESENCE OF:

Stephen W. Cox
Kimberly Sligerski

Ward F. Cleary
WARD F. CLEARY, CO-TRUSTEE

STATE OF CONNECTICUT
Fairfield COUNTY, SS } Stamford

At Stamford, Conn. this 26th day of June, A.D. 2001, personally appeared Ward F. Cleary and he acknowledged this instrument by him sealed and subscribed to be his free act and deed.

Before me Kimberly Sligerski
Notary Public
My commission expires 11/30/02

LAW OFFICES OF TTERMAN & ALLEN, P.C.

IN WITNESS WHEREOF, Fleet National Bank has caused its name and seal to be hereunto affixed in its capacity as Co-Trustee of the Lucy Downing Nisbet Trust this 26th day of June, A.D. 2001

IN PRESENCE OF:

FLEET NATIONAL BANK, CO-TRUSTEE

By: Wallace
Its Duly Authorized Agent

STATE OF CONNECTICUT)
Fairfield COUNTY, SS)

At Stamford this 26th day of June, A.D. 2001, personally appeared Doyle Wallace and he/she acknowledged this instrument by him/her sealed and subscribed to be his/her free act and deed and the free act and deed of said Bank.

Before me Victoria Cynatis
Notary Public
My commission expires

My Commission Exp. July 31, 2005

LAW OFFICES OF OTTERMAN & ALLEN, P.C.

jb/real/deed/warranty/nisbettrusteenam.ll

Morristown, Vermont, Town Clerk's Office, July 2 A.D. 20 01 at 8 o'clock 50 minutes, A.M. Received for record a Deed, of which the foregoing is a true copy.

ATTEST: Mary Ann Wilson Town Clerk

~ACKNOWLEDGMENT~

VT Property Transfer Tax Return Received, (including Certificates and, if required, ACT 250 Disclosure Statement) and tax paid.

Return No. 01-07-01
Signed Mary Ann Wilson
Date July 2, 2001

CORRECTIVE ASSIGNMENT of MORTGAGE

STATE OF VERMONT
COUNTY OF LAMOILLE

KNOW ALL MEN BY THESE PRESENTS:

That FIRST MASSACHUSETTS BANK, N.A. AS SUCCESSOR IN INTEREST TO BANKNORTH MORTGAGE COMPANY, INC. (Assignor), acting herein by and through a duly authorized officer, the owner and holder of one certain promissory note executed by WINSTON JULIUS SMALL AND CLARA CALISTA SMALL ('Borrower(s)') secured by a Mortgage of even date therewith executed by Borrower(s) for the benefit of the holder of the said note, which was recorded on the lot(s), or parcel(s) of land described therein situated in the County of Lamoille, State of Vermont:

Recording Ref: Book103, Page No. 402, Date of Mortgage 7/16/93
Town: MORRISTOWN
Property Address: RANDOLPH ROAD
MORRISTOWN VT 05661

For and in consideration of the sum of Ten and No/100 dollars ($10.00), and other good valuable and sufficient consideration paid, the receipt of which is hereby acknowledged, does hereby transfer and assign, set over and deliver unto GMAC MORTGAGE CORPORATION, all beneficial interest in and to title to said Mortgage, together with the note and all other liens against said property securing the payment thereof, and all title held by the undersigned in and to said land.

TO HAVE AND TO HOLD unto said Assignee said above described Mortgage and note, together with all and singular the liens, rights, equities, title and estate in said real estate therein described securing the payment thereof, or otherwise.

Effective the 1st day of March A.D. 2001 and executed this the 26th day of June A.D. 2001.

FIRST MASSACHUSETTS BANK, N.A. AS SUCCESSOR IN INTEREST TO BANKNORTH MORTGAGE COMPANY, INC.

Witness:
SANDY TOOSEY

By:
SHERRY DOZA
AUTHORIZED AGENT

Witness:
BILL CARRINGTON

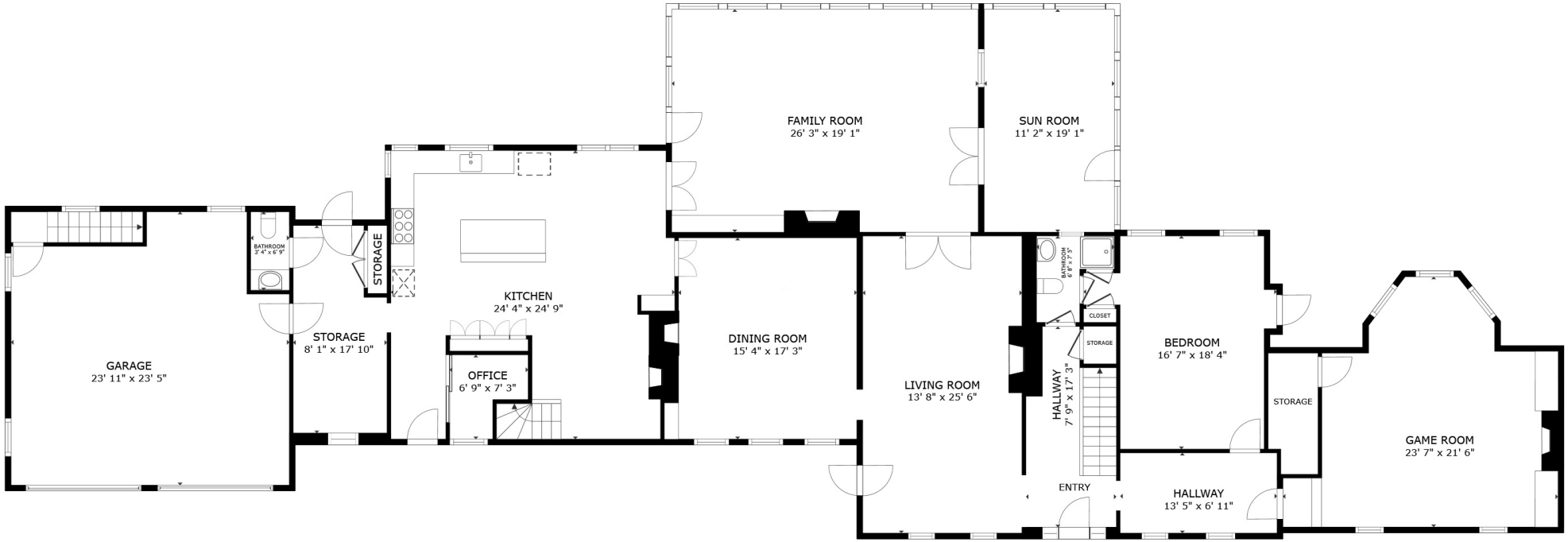
THE STATE OF TEXAS
COUNTY OF HARRIS

On this the 26th day of June A.D. 2001, before me, a Notary Public, appeared SHERRY DOZA, to me personally known, who being by me duly sworn, did say that (s)he is the AUTHORIZED AGENT of FIRST MASSACHUSETTS BANK, N.A. AS SUCCESSOR IN INTEREST TO BANKNORTH MORTGAGE COMPANY, INC., a corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said SHERRY DOZA acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Morristown, Vermont, Town Clerk's Office, July 2 A.D. 2001 at 10 o'clock 45 minutes, A.M. Received the instrument, of which the foregoing is a true record.

ATTEST: Mary Ann Wilson Town Clerk

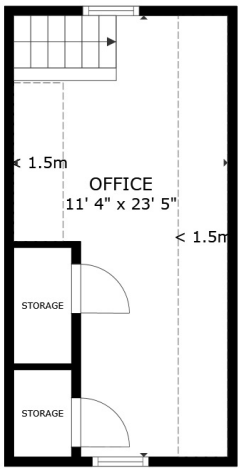


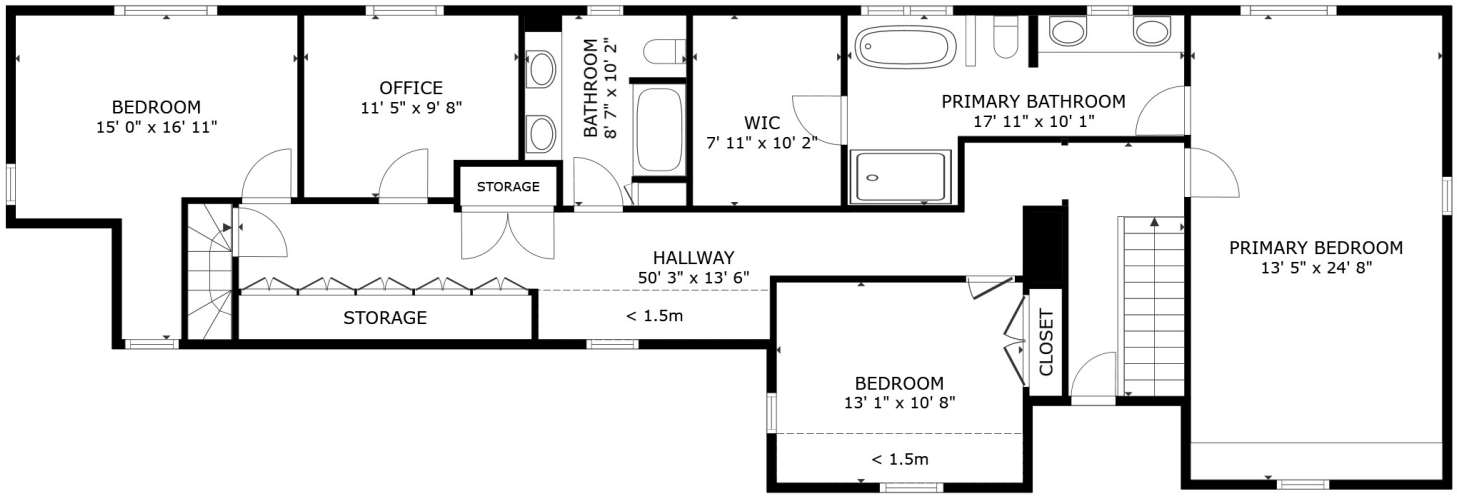
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 3,147 sq.ft. FLOOR 2 1,613 sq.ft.
EXCLUDED AREAS : GARAGE 500 sq.ft. REDUCED HEADROOM 150 sq.ft.
TOTAL : 4,760 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 3,147 sq.ft. FLOOR 2 1,613 sq.ft.
EXCLUDED AREAS : GARAGE 500 sq.ft. REDUCED HEADROOM 150 sq.ft.
TOTAL : 4,760 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

PAYABLE TO:
MAIL TO:

TOWN OF MORRISTOWN, VERMONT
Town Clerk - Treasurer's Office
P.O. Box 748, 43 Portland St., Morrisville VT 05661
802-888-6370

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE FORWARD TO NEW OWNER IF PROPERTY HAS BEEN SOLD.

PROPERTY TAX BILL FY2025

PARCEL ID	BILL DATE	TAX YEAR
13081.	10/02/2024	24/25

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Description: AC & DWL/APT
Location: 1108 ELMORE MTN ROAD

OWNER
ELMORE MOUNTAIN REALTY TRUST
HARRIETTE A M MERRILL - TRUSTEE
1108 ELMORE MTN RD
MORRISVILLE VT 05661

HOUSESITE TAX INFORMATION	
SPAN # 414-129-11809	SCL CODE: 129
TOTAL PARCEL ACRES	111.90
HOUSESITE VALUE	1,582,500
HOUSESITE EDUCATION TAX	17,431.24
HOUSESITE MUNICIPAL TAX	11,139.22
HOUSESITE TOTAL TAX	28,570.46

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON HOMESTEAD
REAL	2,467,300	2,467,300	
EXEMPTION			
LAND USE	- 462,000	- 462,000	
TOTAL TAXABLE VALUE	**2,005,300**	2,005,300	
GRAND LIST VALUES	**20,053.00**	20,053.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.4488	x20,053.00=	8,999.78
HIGHWAY	0.2542	x20,053.00=	5,097.47
LOCAL AGREEMENT	0.0009	x20,053.00=	18.05

Revised Bill

PENALTY FOR LATE FILED HOMESTEAD DECLARATION. 662.65 Waived

TOTAL MUNICIPAL TAX	14,115.30
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	14,115.30

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.1015	x20,053.00=	22,088.38

1.1325 (district rate) / 102.81% (CLA) = 1.1015

Payments	
1	11/15/2024 18,101.84
2	05/15/2025 18,101.84

TOTAL EDUCATION TAX	22,088.38
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	22,088.38

TAX SUMMARY
Municipal + Education

TOTAL TAX	36,203.68
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	36,203.68

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF MORRISTOWN
TAX YEAR 24/25

1ST PAYMENT DUE
11/15/2024
OWNER NAME
ELMORE MOUNTAIN REALTY TRUST
PARCEL ID
13081-
AMOUNT DUE 18101.84
AMOUNT

* Only official USPS cancellation marks will be considered timely
* Postdated checks will be returned.
*Include a self-addressed stamped envelope for return receipt.
* Thank you

TOWN OF MORRISTOWN
TAX YEAR 24/25

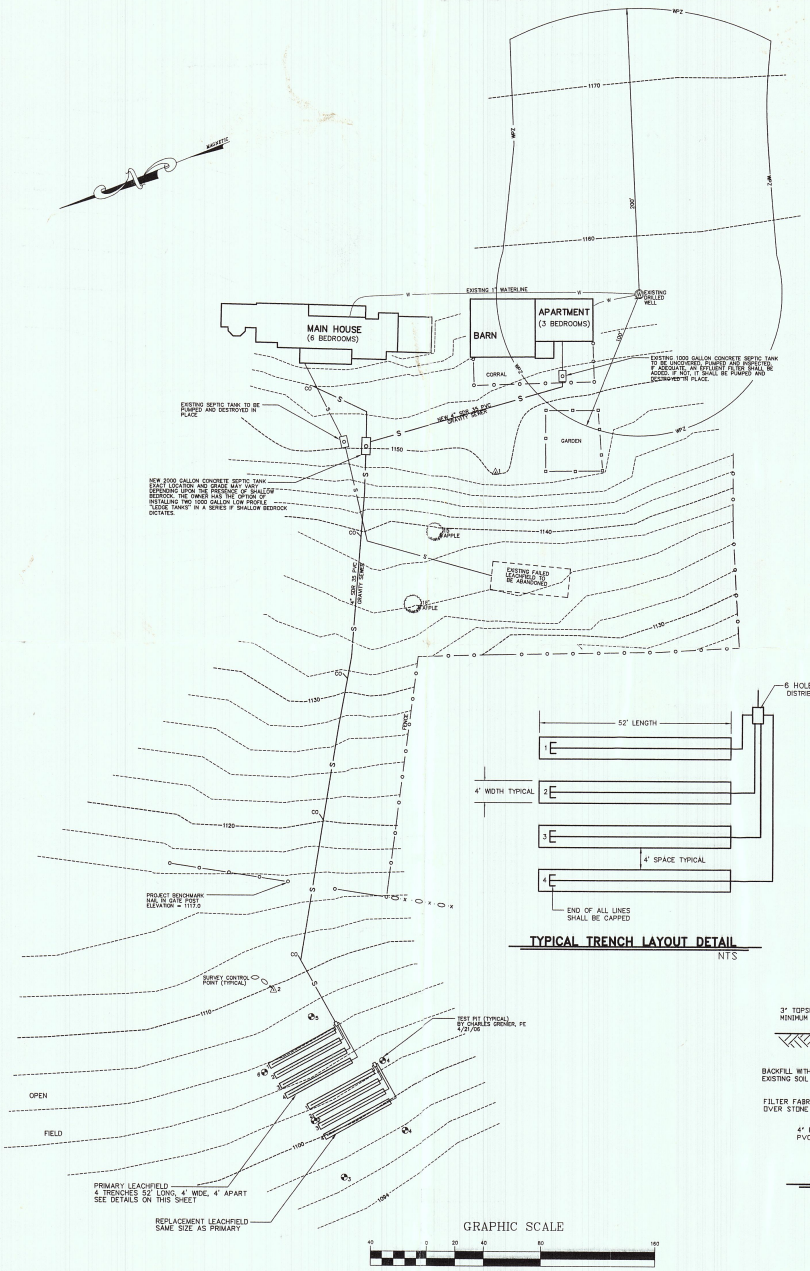
2ND PAYMENT DUE
05/15/2025
OWNER NAME
ELMORE MOUNTAIN REALTY TRUST
PARCEL ID
13081-
AMOUNT DUE 18101.84
AMOUNT PAID

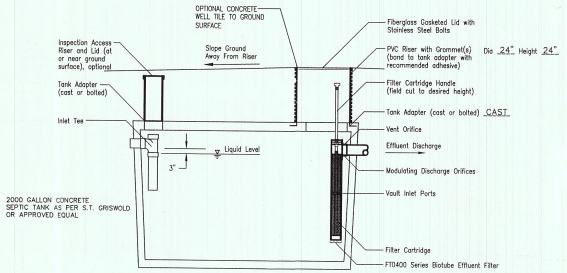
* Only official USPS cancellation marks will be considered timely
* Postdated checks will be returned.
*Include a self-addressed stamped envelope for return receipt.
* Thank you

Revised Bill

Revised Bill


MARIO GARONE
M BOOK 59 PAGE 630
BLAZED & PAINTED ORANGE; FEBRUARY, 1973
ROY & MAUD GALLUP
M BOOK 59 PAGE 63
WALTER M. & DOROTHY SARGENT
M BOOK 58 PAGE 612
WALTER M. & DOROTHY D. SARGENT
M BOOK 58 PAGE 612
IRON ROD SET IN STONE CORNER
ELMORE STATE PARK
FOUND BLAZED & PAINTED RED
(RECORDED 950' E 825')
FRANK O. FREDERICKS
M BOOK 60 PAGE 87
FOUND BLAZED & PAINTED ORANGE
PROPOSED ADDITION (SEE)
DRIVEWAY
ELEVATION 1140 ±
CENTERLINE OF TOWN ROAD NO 39
OLD SUGAR ROAD
NISBET PARCEL II
BOOK 63 PAGE 177
CLARENCE R. & VERNA E. WHITTIER
BOOK 60 PAGE 382
LUCIE B. WHEELER
BOOK 60 PAGE 456
LENA FITZGERALD, LIZZIE BOYCE, HAROLD CROSS, & BARBARA CROSS
M BOOK 59 PAGES 46-47
GEORGE E. HOLMAN
M BOOK 59 PAGE 140
MEADOW
MEADOW ELEVATION 1150 ±
#16
FALLEN SUGAR HOUSE
MT. MANSFIELD
MT. MANSFIELD MOUNTAIN
MORRISTOWN ELMORE TOWN LINE
POSSIBLE SPRINGS
ROBERT ALDEN ELLSWORTH
M BOOK 59 PAGE 129
ELIZABETH F. RUSSELL (BOOK 21 PAGE 369
BLAZED & PAINTED ORANGE; FEBRUARY, 1973
BLAZED & PAINTED ORANGE; APRIL, 1973
APPROXIMATE TOWN LINE
MATCH LINE
N.A. LINE
Elmore State Land
PLAN OF LAND IN MORRISTOWN & ELMORE, VERMONT
PROPERTY OF
EDWARD B. & LUCY D. NISBET
SCALE: 1 INCH = 100 FEET
DATE: MARCH, 1973
J.P.R. ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
STOWE, VERMONT
THIS SURVEY WAS BASED ON THE PHYSICAL EVIDENCE FOUND, INFORMATION ABSTRACTED FROM THE LAND RECORDS AND THE AFFIDAVITS OF: ROBERT ELLSWORTH, LUCIE WHEELER AND CLARENCE WHITTIER.
CERTIFICATE
NOTES
BEARINGS AND DISTANCES WERE COMPUTED FROM A CLOSED TRANSIT, ELECTRONIC AND STEEL SURVEY.
BEARINGS ARE BASED ON MAGNETIC NORTH.
LEGEND
1. WIRE FENCE; BOUNDARY:
2. WIRE FENCE; NON-BOUNDARY:
3. BLAZED & PAINTED LINE:
4. STONE WALL:
5. CENTERLINE OF ROAD:
6. HUBBLE ROW:
7. IRON ROD SET:
8. IRON ROD SET IN STONES:
9. IRON PIPE FOUND:
10. BOS "BOS FOUND"
113.5 ACRES; MORRISTOWN
42.2 ACRES; ELMORE
155.7 TOTAL ACREAGE





2000 GALLON SEPTIC TANK WITH 4" DIA. BIOTUBE EFFLUENT FILTER ®

NTS

SEPTIC SYSTEM SPECIFICATIONS

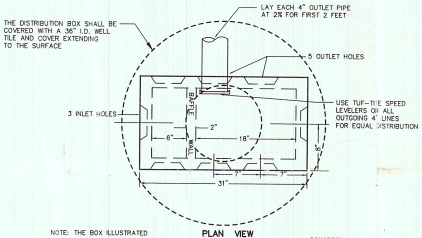
1. SEPTIC TANKS: ALL TANKS SHALL BE OF WATER TIGHT CONSTRUCTION AND MADE OF REINFORCED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL TANKS SHALL BE REINFORCED USING WIRE MESH OR REINFORCING STEEL AS NECESSARY TO ENSURE STRUCTURAL INTEGRITY. ALL SHIPLAP JOINTS SHALL BE SEALED WITH ASPHALT CEMENT OR EQUIVALENT. THE SEPTIC TANKS SHALL BE AS BUILT BY CAMP PRECAST OF MILTON, OR S.T. GRISWOLD OF WILLISTON, OR APPROVED EQUAL. INCOMING AND EXITING PIPE HOLES SHALL BE SEALED.

2. LEACHFIELD: DISTRIBUTION PIPING FOR LEACHFIELD SHALL BE 4" DIAMETER PERFORATED 40 PVC PIPE LAID LEVEL. A LAYER OF FILTER FABRIC SHALL BE PLACED OVER THE CRUSHED STONE BEFORE PLACEMENT OF ANY FILL. THE TRENCHES SHALL BE DUG TO THE PROPER GRADE SHOWN ON THE PLANS USING A BACKHOE. THE BOTTOM AND SIDE WALLS SHALL BE RAKED TO ENSURE ELIMINATION OF ANY BUCKET SMEARS. USING THE BUCKET ON THE BACKHOE OR FRONT END LOADER, DUMP THE STONE IN THE TRENCHES TO AN ELEVATION APPROXIMATELY 4" ABOVE THE FLOWLINE OF THE DISTRIBUTION PIPES. AT THE LOCATION ON THE DISTRIBUTION PIPE, MAKE CHANNELS ABOUT 4" DEEP BY USING A SHOVEL. LAY THE DISTRIBUTION PIPE IN THE TROUGH TAKING CARE TO LEVEL IT WITH HOLES UPWARD. REMOVE DIPS AND RISES WHICH OCCUR IN THE PIPE. FINISH PLACING THE CRUSHED STONE 2" DEEP OVER THE DISTRIBUTION PIPES. AFTER THE DISTRIBUTION SYSTEM HAS BEEN INSPECTED BY THE ENGINEER, PLACE 12" OF SOIL OVER THE TRENCHES FOLLOWED BY AT LEAST 3" OF TOPSOIL OVER THE ENTIRE FIELD AREA. SHAPE THE LEACHFIELD SO THAT THERE WILL BE NO STANDING SURFACE WATER.

3. FINAL GRADING: ALL DISTURBED AREA AROUND THE LEACHFIELD SHALL BE FINE GRADED TO ENSURE CONTOURS. THIS AREA SHALL THEN BE SEEDED WITH A GRASS MIXTURE AND A LIGHT COVERING OF MULCH PLACED TO ENSURE GERMINATION OF SEEDS.

4. IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF ALL STATE AND LOCAL PERMITS AND INSURE THAT THE PROJECT IS BUILT IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS. THE LOT OWNER SHALL SUBMIT PLANS TO THE TOWN HEALTH OFFICER FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. A LICENSED SURVEYOR OR ENGINEER SHALL STAKEOUT THE SEPTIC SYSTEM AT THE LOCATION AND ELEVATION SHOWN ON THE PLAN VIEW PRIOR TO CONSTRUCTION. THE ENGINEER SHALL RECEIVE 24 HOURS NOTICE PRIOR TO CONSTRUCTION OF KEY ELEMENTS OF THIS SEPTIC SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR ARRANGING INSPECTION SERVICES WITH THE ENGINEER, TO SUPPLY AS BUILT CERTIFICATION AS REQUIRED BY BOTH THE STATE AND LOCAL PERMITS.

5. BASIS OF DESIGN SEPTIC SYSTEM:
   - A. DESIGN FLOW = 1050 GPD (6 BEDROOMS IN MAIN HOUSE WITH 3 BEDROOMS IN THE BARN APARTMENT)
   - B. PERCOLATION TEST: 3 MINUTES/INCH
   - C. SEWAGE APPLICATION RATE = 1.5 GAL/SF/DAY
   - D. LEACH AREA REQUIRED = 700 SF
   - E. LEACH AREA PROVIDED = 832 SF (4 TRENCHES 52' LONG, 4' WIDE, 4' APART)
   - F. SEPTIC TANK SIZE = 2000 GALLON CONCRETE
   - G. WASTEWATER PUMPING STATION = NOT REQUIRED



DISTRIBUTION BOX DETAIL

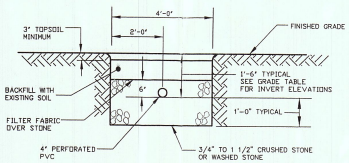
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TYPICAL TRENCH LAYOUT DETAIL

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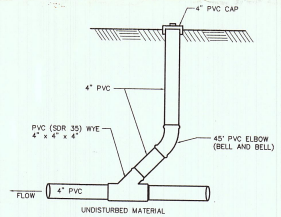
GRADE TABLE

SYSTEM	COMPONENT		FLOWLINE GRADE
PRIMARY	D. BOX	=	1104.6
	LINE 1	=	1104.5
	LINE 2	=	1103.6
	LINE 3	=	1102.8
	LINE 4	=	1102.0
REPLACEMENT	D. BOX	=	1100.6
	LINE 1	=	1100.5
	LINE 2	=	1100.0
	LINE 3	=	1099.5
	LINE 4	=	1099.0



TYPICAL ABSORPTION TRENCH DETAIL

NTS



SEWER SERVICELINE CLEANOUT DETAIL

NTS

DEPT. OF ENVIRONMENTAL CONSERVATION
APPROVED: John Kleinschuh
PERMIT #: WW-5-3727
DATE: 5-15-06

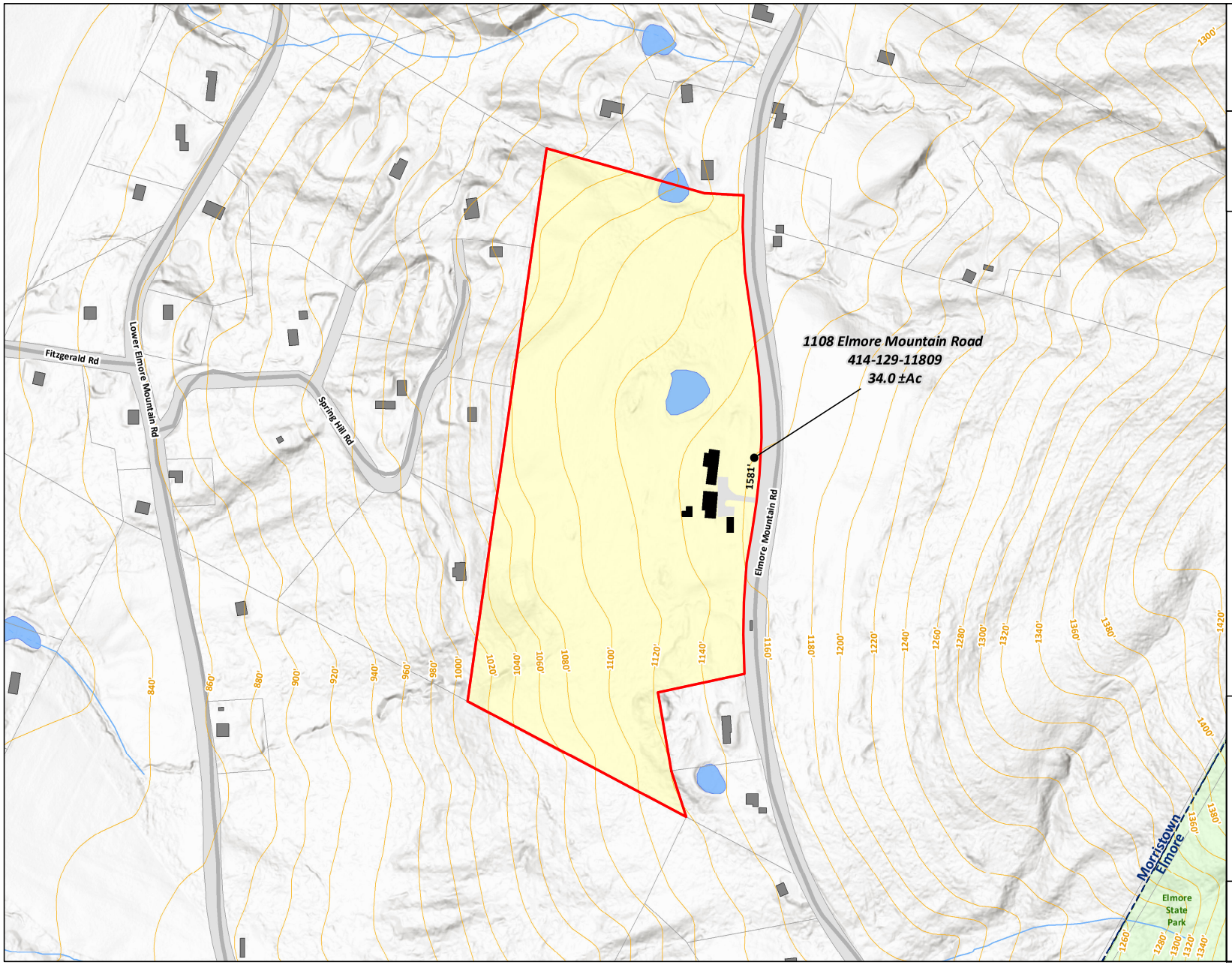
RECEIVED MAY 9 2006 WASTEWATER MANAGEMENT DIVISION

ELMORE MOUNTAIN REALTY TRUST
REPLACEMENT SEPTIC SYSTEM DESIGN & DETAILS
1108 UPPER ELMORE MOUNTAIN ROAD
MORRISVILLE VERMONT

STATE OF VERMONT CHARLES J. GRENIER NO. 3242 REGISTERED PROFESSIONAL ENGINEER

CHARLES GRENIER
CONSULTING ENGINEER, P.C.
P.O. BOX 445, WATERBURY, VERMONT
(802)244-6413(Phone) (802)244-1572(Fax)

DATE = 4 24 06
DRN BY = T.J.M
SCALE = 1"=40'
SHEET = 1 of 1
DWG NAME: MERRILL'SSEPTIC
FILE NO: MORRIS. 807-102



1108 Elmore Mountain Road

Morrisville, VT

Base Plan

LEGEND

- Subject Property - 34.0 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/03/24

Project Number: VT1283

0 150 300 600 Feet

Scale: 1 " = 300 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1283 base



1108 Elmore Mountain Road

Morrisville, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 34.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (20 ft)



Notes:
Credits: 2021 imagery from ESRI 'World Imagery' map service.

Date: 07/03/24

Project Number: VT1283

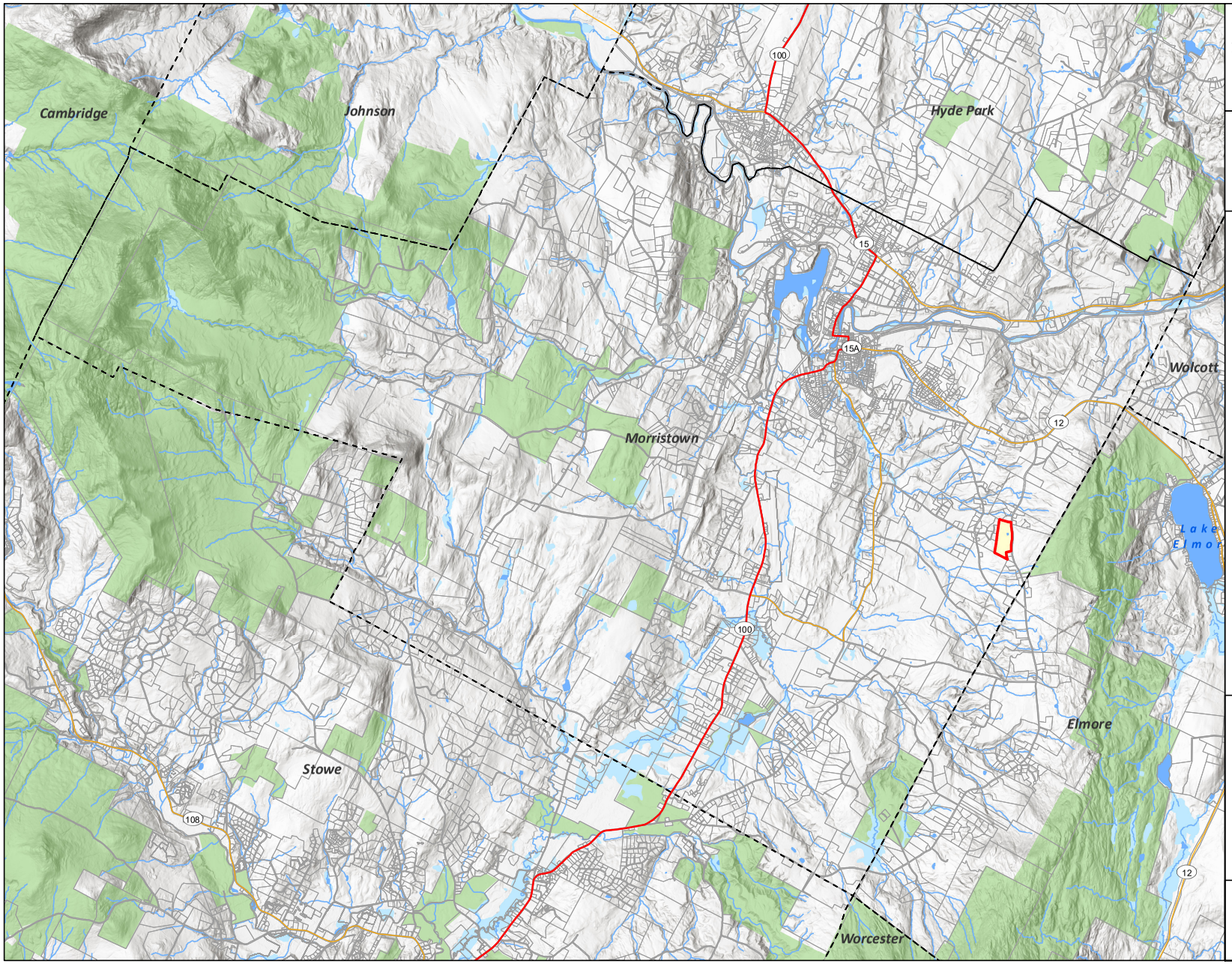
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Scale: 1 " = 300 '

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LandVest

Document Name: VT1283 ortho



1108 Elmore Mountain Road

Morrisville, VT

Town Locus

LEGEND

- Subject Property - 34.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/03/24

Project Number: VT1283

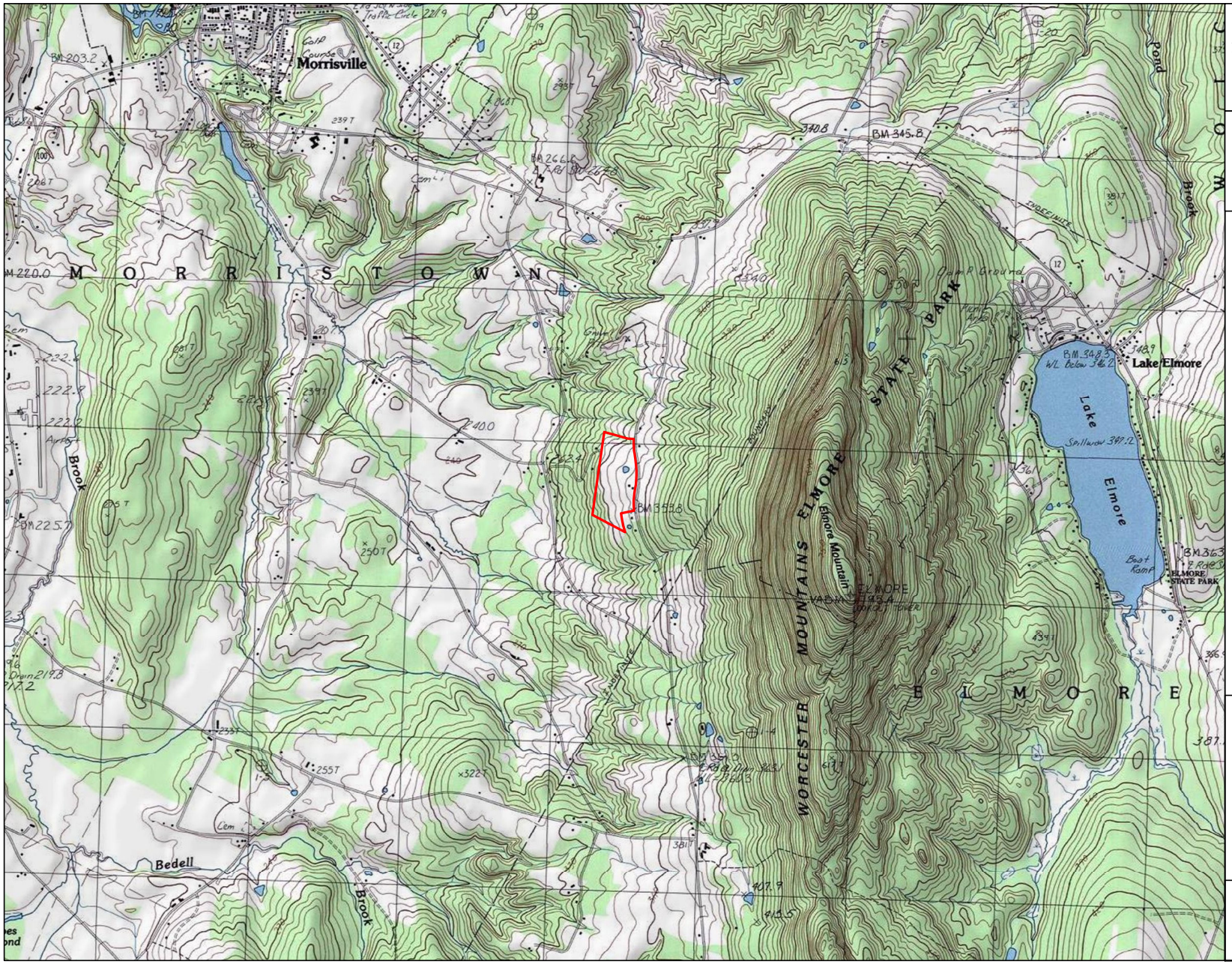
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Scale: 1 " = 5,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1283 town locus



Document Name: VT1283 usgs topo plan

1108 Elmore Mountain Road

Morrisville, VT

USGS Topographic Map

LEGEND

Subject Property - 34.0 ±Ac



Notes:

Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Date: 07/03/24

Project Number: VT1283

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

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LandVest