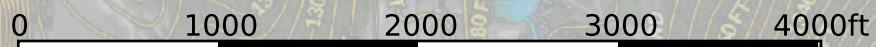
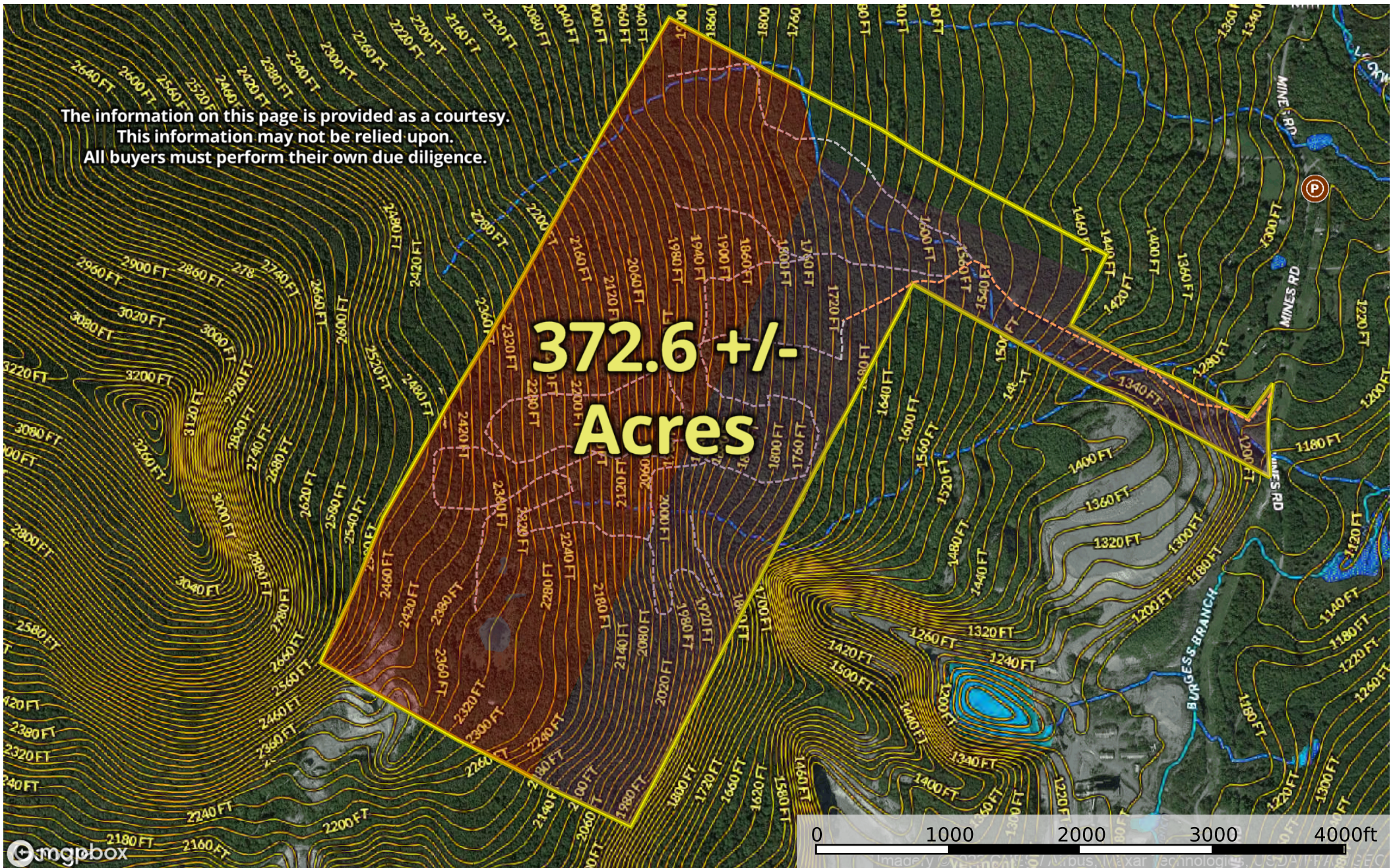


# Lowell 372.6 Acres - Mines Road

Vermont, 372.6 AC +/-

The information on this page is provided as a courtesy.  
This information may not be relied upon.  
All buyers must perform their own due diligence.

# 372.6 +/- Acres



mgpbox

- Res Utility Pole
- Trail
- Access Road
- Utility Easement
- Conservation - Mtn
- Industrial Zoning
- Wetlands
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

NOV. 16, 2018

GRAPHIC SCALE

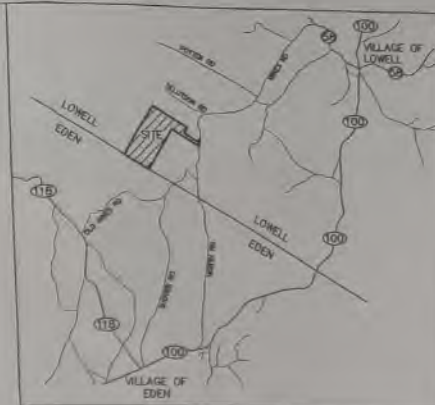


( IN FEET )  
1 inch = 500 ft.



LEGEND

- IPPF IRON PIPE FOUND
- IRON REBAR TO BE SET
- △ CALCULATED POINT
- ⋈ EXISTING UTILITY POLE
- N/F NOW OR FORMERLY
- L1 R14 LOT AND RANGE
- PROPERTY LINES
- - - RIGHT-OF-WAY
- · - · - EDGE OF GRAVEL
- (C) CHAFFEE
- (D) DIBERNARDO
- (R) RUDERMAN



GENERAL NOTES:

1. PROPERTY IS OWNED BY DOUGLAS & TERRI LEE HILL, P.O. BOX 474, MONTPELIER, VT 05601. DEED IS RECORDED IN VOL. 50 PG. 197 OF THE LOWELL TOWN LAND RECORDS, DATED SEPTEMBER 17, 2008. TAX MAP #10-25.01. TOTAL ACRES OF PROPERTY = 372.6 Ac.±

2. THIS IS A COMPOSITE SURVEY OF THE SUBJECT PROPERTY, COMPILED FROM MAPS REFERENCED BELOW AND CLOSED VIA TOTAL STATION TRAVERSE. THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES OF THE BOARD OF LAND SURVEYORS' STANDARDS FOR THE PRACTICE OF LAND SURVEYING. BEARINGS SHOWN REFER TO OBSERVED MAGNETIC NORTH AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN. REFERENCE IS MADE TO THE FOLLOWING:

A. SURVEY ENTITLED "PLAN SHOWING SUBDIVISION OF PROPERTY OF VERMONT ASBESTOS GROUP", BY DIBERNARDO ASSOCIATES, LLC, DATED JANUARY 18, 2016. MAP WAS PROVIDED BY JOE DIBERNARDO AND IS RECORDED IN SLIDE #156 OF THE LOWELL TOWN LAND RECORDS.

B. SURVEY ENTITLED "PLAN PREPARED FOR MICHAEL V. WARNER", BY HARVEY W. CHAFFEE, L.S., DATED JANUARY 3, 1996. MAP IS RECORDED IN SLIDE #93 OF THE LOWELL TOWN LAND RECORDS.

C. SURVEY ENTITLED "PLAN PREPARED FOR WINSTON W. WARNER & MICHAEL V. WARNER", BY HARVEY W. CHAFFEE, L.S., DATED MAY 11, 1994. MAP IS RECORDED IN SLIDE #78 OF THE LOWELL TOWN LAND RECORDS.

D. LOWELL TAX MAPS

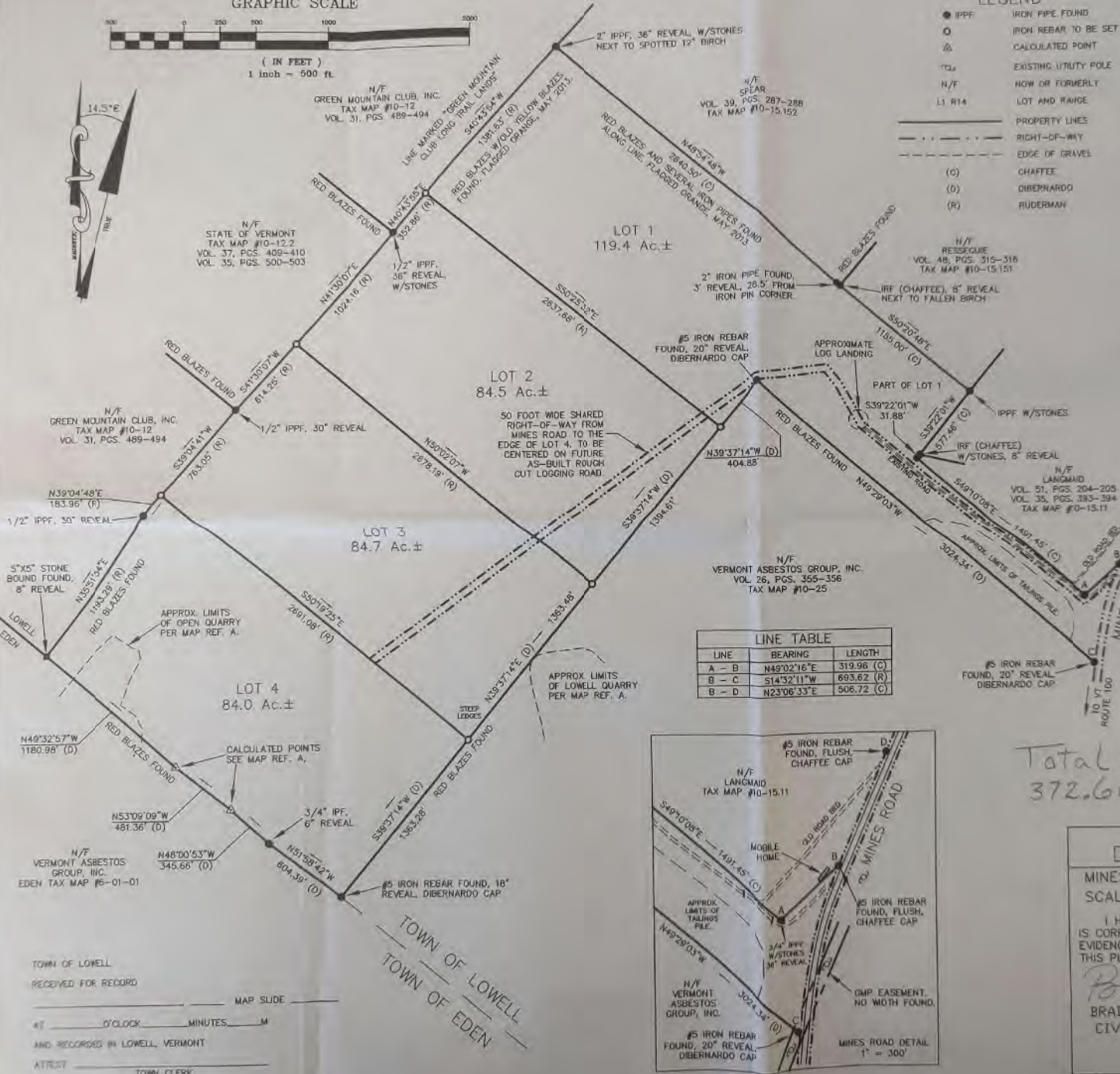
3. BOUNDARIES ON THIS PLAT REPRESENT THE RETRACEMENT OF THOSE PREVIOUSLY DESCRIBED BY DEED AND/OR SURVEY. INCONSISTENCIES MAY BE DUE IN PART TO DIFFERENT SURVEY ACCURACIES AND/OR ENVIRONMENTAL IMPACTS AND HUMAN ACTIVITIES AFFECTING PHYSICAL EVIDENCE RELIED UPON.

4. PROPERTY SUBJECT TO AND/OR BENEFITTED BY ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD, BURIED STRUCTURES AND/OR UTILITY LINES MAY NOT BE SHOWN.

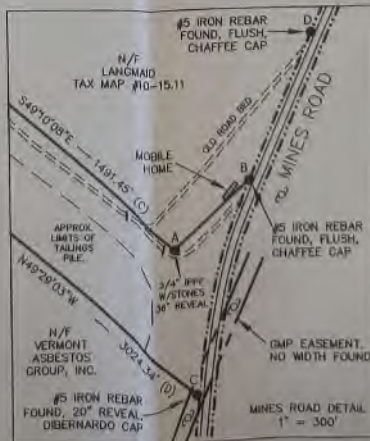
5. THE BLAZED LINES SHOWN ON THIS PLAT MAY HAVE MINOR IRREGULARITIES BETWEEN THE PRINCIPLE COURSES SHOWN.

6. ACREAGE HAS BEEN CALCULATED TO THE EDGE OF THE TOWN HIGHWAY RIGHT-OF-WAY.

7. THIS IS NOT A TOWN LINE SURVEY.



LINE	BEARING	LENGTH
A - B	N49°02'16"E	319.96 (C)
B - C	S14°32'11"W	693.62 (R)
B - D	N23°06'33"E	506.72 (C)



Total of 372.6 acres

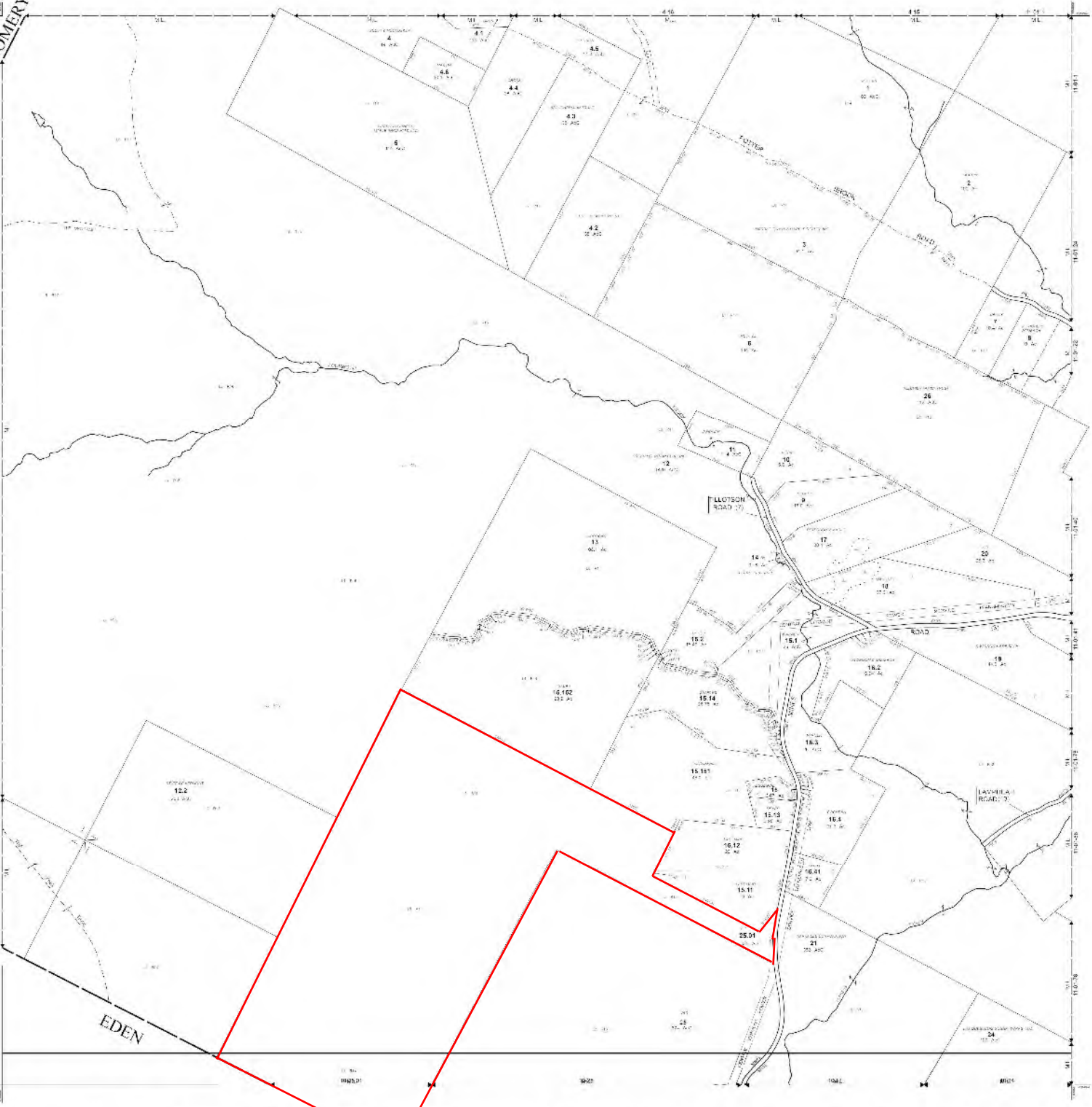
COMPOSITE SUBDIVISION SURVEY - LANDS OF  
**DOUGLAS J. & TERRI LEE HILL**  
MINES ROAD (T.H. #3) LOWELL, VT  
SCALE: 1 INCH = 500 FT. SHEET 1 OF 1

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED UPON DEED RESEARCH, MAPS NOTED, PHYSICAL EVIDENCE FOUND AND SUBDIVIDED AS DIRECTED BY DOUGLAS J. & TERRI LEE HILL. THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.

*Brad M. Ruderman*  
**BRAD M. RUDERMAN & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
HARTLAND, VERMONT  
NOVEMBER 16, 2018

TOWN OF LOWELL  
RECEIVED FOR RECORD \_\_\_\_\_ MAP SLIDE \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ AM  
AND RECORDED IN LOWELL, VERMONT  
ATTEST \_\_\_\_\_ TOWN CLERK

MONTGOMERY

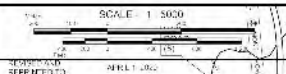


THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

PROCESSED BY  
**CAI Technologies**  
 11 MOUNTAIN VIEW DRIVE  
 WINDYBUSH QLD 4118  
 TEL: 07 555 4141 FAX: 07 555 4142

**LEGEND**

Lot Boundary	-----
Water	~~~~~
Other	.....
...	.....



TOOK OF  
**LOWELL**  
 VERMONT

MAP NO. X  
 10

MAP NO. 10

EDEN

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, That We Bernard A. Riendeau and Paulette C. Riendeau, of Albany, in the County of Orleans and State of Vermont, Grantors, in the consideration of One Dollar and Other Valuable Consideration paid to our full satisfaction by Terri Lee Hill, of Cabot, in the County of Washington, and State of Vermont Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Terri Lee Hill, and her heirs and assigns forever, a certain piece of land in the Town of Lowell, County of Orleans, and State of Vermont, described as follows, viz:

Being a portion of the same land and premises conveyed to Bernard A. Riendeau and Paulette Riendeau, by Limited Warranty Deed of the Town of Lowell, dated July 21, 1995 and recorded in Book 36, Pages 221-222 of the Lowell Land Records and consisting of:

- The North half of Lot 3 Range 13, lying West of the Town Highway;
- All that portion of Lot 1 Range 14 lying West of the Town Highway;
- All that portion of Lot 2 Range 14 lying West of the Town Highway;
- All that portion of Lot 3 Range 14 lying West of the Town Highway;

The aforesaid lands and premises in total are supposed to contain 350 acres be it the same more or less.

Being all of the land conveyed by the Town of Lowell to the grantors herein that is situated westerly of the Town Highway.

Reference is hereby made to the above-mentioned deeds, to the references and descriptions contained therein, and to the Lowell Land Records for a more complete description of the within conveyed premises.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Terri Lee Hill, and her heirs and assigns, to his own use and behoof forever; And We, Bernard A. Riendeau and Paulette C. Riendeau the said Grantors for ourselves and our heirs, executors and administrators, do covenant with the said Grantee Terri Lee Hill and her heirs and assigns, that until the ensailing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, and they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

**IN WITNESS WHEREOF**, we hereunto set our hands and seals this 22<sup>d</sup> day of Dec, 2006.

**IN PRESENCE OF:**

J. Amatt  
Witness

Bernard A. Riendeau S.  
Bernard A. Riendeau

Paulette C. Riendeau L.S.  
Paulette C. Riendeau

STATE OF VERMONT  
ORLEANS COUNTY, SS.

At Albany in said county and state,  
this 22 day of December 2006,  
personally appeared Bernard A. Riendeau  
and Paulette C. Riendeau and acknowledged this instrument, by them  
sealed and subscribed, to be their free act and deed.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
**-ACKNOWLEDGMENT-**  
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd. -  
VL Land Use & Development Plans Act Cert. Rec'd.  
Return No. A-2007-04  
Signed Paulette Riendeau, Clerk  
Date January 8, 2007

Before me J. Amatt  
Notary Public  
My commission expires: 2/10/2007

Lowell, VT Town Clerk's Office  
Received for record Jan. 8<sup>th</sup> A.D. 2007  
at 9:00 o'clock 2 minutes A:M, and  
recorded in Book 50 Page - 86 -  
Attest: Paulette Riendeau Town Clerk

1907

Lowell, VT Town Clerk's Office  
Received for record Sept. 23<sup>rd</sup> A.D. 2009  
at 9:00 o'clock     minutes A M, and  
recorded in Book 55 Page 197  
Attest: Yvette Bonneau Town Clerk

**QUITCLAIM DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that we, Terri Lee Hill and Douglas J. Hill of Cabot, in the County of Washington, and State of Vermont, in consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by Douglas J. Hill and Terri Lee Hill, of Cabot, in the County of Washington, and State of Vermont, Grantees, have remised, released and forever quitclaimed unto the said Douglas J. Hill and Terri Lee Hill, husband and wife, as tenants by the entirety, all right and title which we or our heirs have in and to a certain piece of land in Lowell, in the County of Orleans, and State of Vermont, described as follows, viz:

A parcel of 350 acres, be the same more or less, on the westerly side of the Mines Road and being all and the same land and premises conveyed to Terri Lee Hill by warranty deed of Bernard A. Riendeau and Paulette C. Riendeau dated December 22, 2006 and recorded in Book 50, Page 86 of the Lowell Land Records.

**TO HAVE AND TO HOLD** all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Douglas J. Hill and Terri Lee Hill, husband and wife, as tenants by the entirety, and their heirs and assigns forever.

**AND FURTHERMORE**, we, the said Terri Lee Hill and Douglas J. Hill, do for ourselves and our heirs, executors and administrators, covenant with the said Douglas J. Hill and Terri Lee Hill, husband and wife, as tenants by the entirety and their heirs and assigns, that from and after the signing of these presents, we will have and claim no right in or to the said quitclaimed premises.

**IN WITNESS WHEREOF**, we hereunto set our hands this 17th day of September, 2009.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
**ACKNOWLEDGMENT-**  
Miri Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-  
Land Use & Development Plans Act Cert. Rec'd.  
Return No. A-2009-42  
Signed Yvette Bonneau Clerk  
Date Sept 23, 2009

Terri Lee Hill  
Terri Lee Hill  
Douglas J. Hill  
Douglas J. Hill

**STATE OF VERMONT**  
**COUNTY OF WASHINGTON, ss.**

At Barre, this 17th day of September, 2009, Terri Lee Hill and Douglas J. Hill personally appeared, and they acknowledged this instrument, by them subscribed, to be their free act and deed,

before me [Signature]  
Notary Public.

My commission expires: 02/10/2011

ALSANGIACOMO,  
NOTARY & McQUESTEN P.C.  
P.O. BOX 625  
BARRE, VERMONT 05641  
802-476-4181