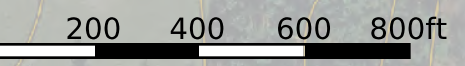
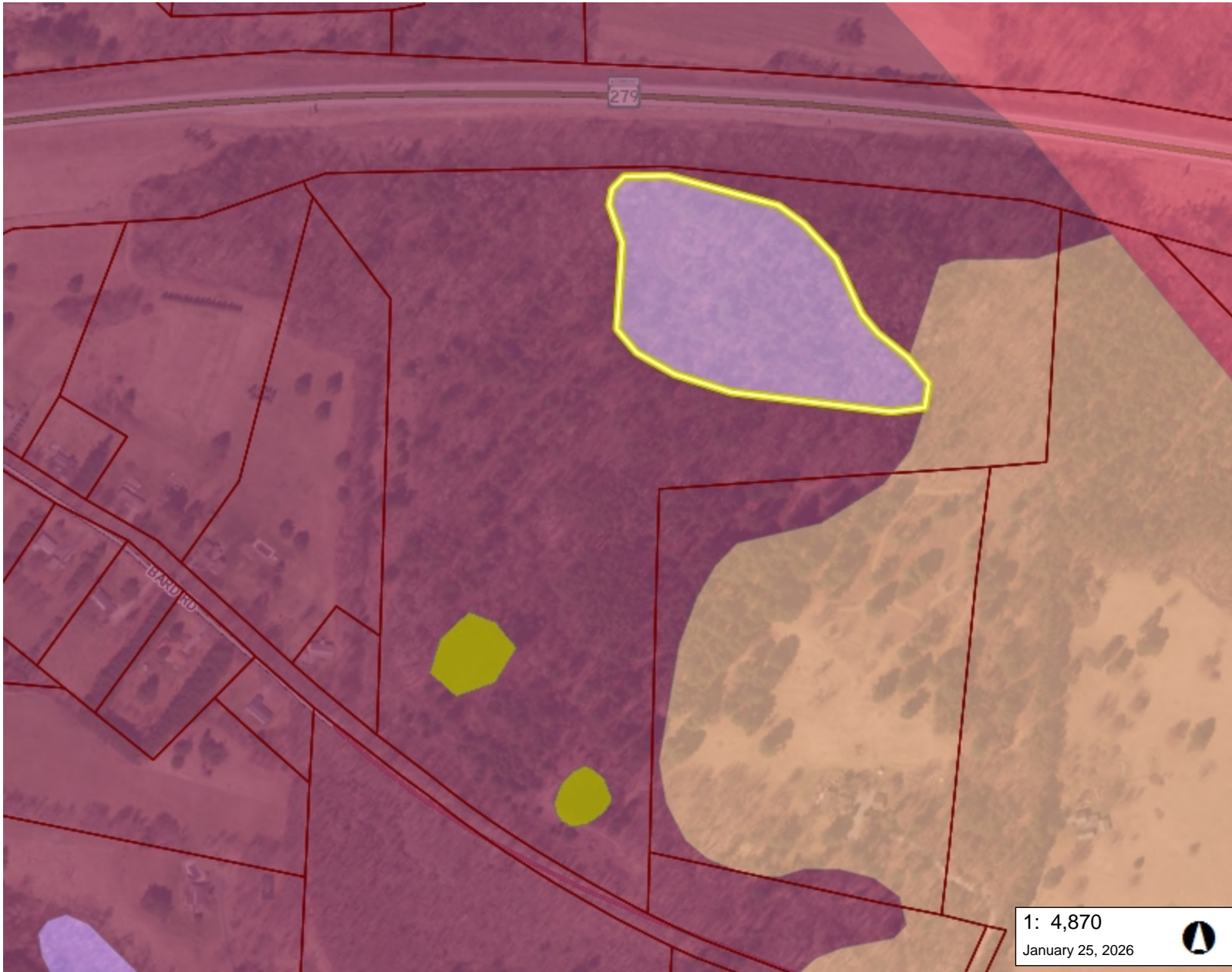


mapbox


- Gate
- Utility Pole
- Road
- ▭ Property Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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



1: 4,870
January 25, 2026



LEGEND

- ★ Wetland Projects
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
- Soils - DEC On Site Sewage D
 - IIIa
 - IIIb
 - IIIc
 - IIId
 - IIIe
 - IIIf
 - IIa
 - IIb
 - IIc
 - IIId
 - IIe
 - IIIf
 - IIg
 - IIh
 - IVa
 - IVb
 - IVc
 - IVd
 - Ia
 - Ib
 - Ic
 - Id

NOTES

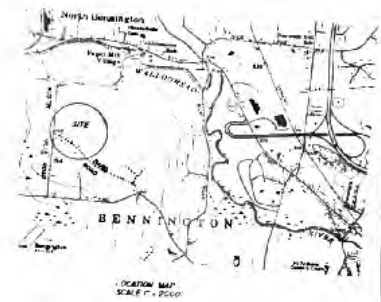
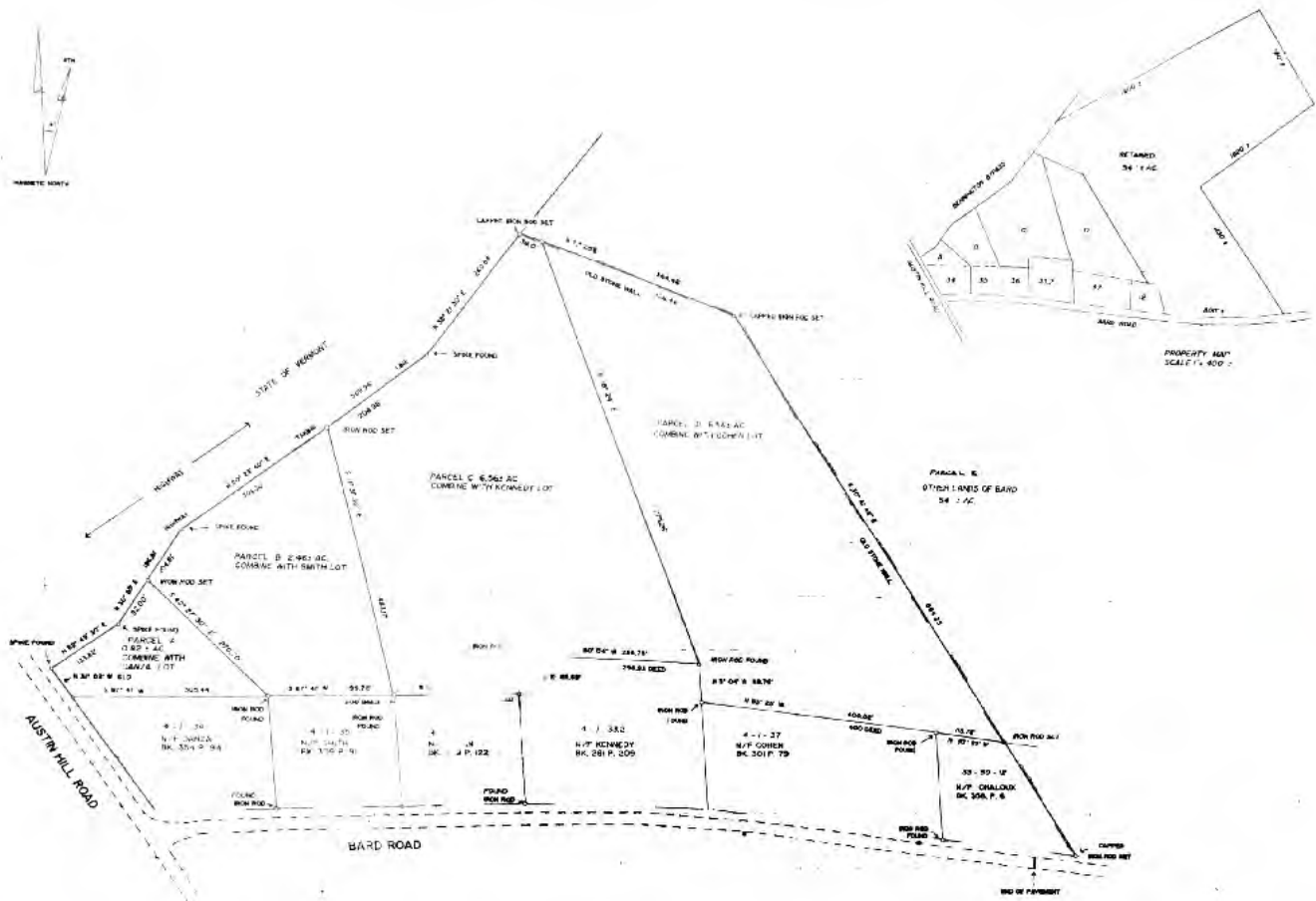
Map created using ANR's Natural Resources Atlas



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 406 Ft. 1cm = 49 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey and plat on file in my office.
 Dated: August 13, 2002
 David Mance, Professional Engineer

- NOTES**
1. BEING TAX PARCELS 4-1-133 BK 282, P.102
 2. ALL IRON NAILS FOUND WERE 1/2" IN DIAMETER UNLESS OTHERWISE NOTED
 3. IN F.W. ZONING DISTRICT.

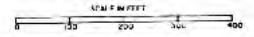


THE SUBDIVISION REGULATIONS OF THE TOWN OF BENNINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLIANCE WITH ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE ZONING REVIEW BOARD AND ATTACHED HERETO.

IN ORDER TO COMPLY WITH THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES RELATING TO SUBDIVISION OF LAND AND DISPOSAL OF WASTE INCLUDING BARRIERS, THE OWNER OR HIS SUCCESSOR SHALL NOT CONSTRUCT OR BUILT A BARRIERS OR BARRIERS ON THESE LOTS AND C.E. AS SHOWN ON THIS PLAT, THE USUAL OCCUPANCY OF THESE LOTS SHALL BE THE INSTALLATION OF PLUMBING AND SEWER TREATMENT FACILITIES, WITHOUT PART THEREOF, WITH SAID BARRIERS/REGULATIONS. THE OWNER ACKNOWLEDGES THAT THIS LOT MAY NOT QUALIFY FOR APPROVAL OF DEVELOPMENT UNDER THE APPROPRIATE ENVIRONMENTAL PROTECTION OR HEALTH REGULATIONS, AND THAT THE STATE MAY DENY AN APPLICATION TO DEVELOP SAID LOTS. A/E: D. T. MANCE, INC.

SURVEY OF LANDS OF DAVID BARD
 SHOWING LOTS TO BE CONVEYED TO ADJOINING PARCELS

TOWN OF BENNINGTON
 BENNINGTON COUNTY
 STATE OF VERMONT
 28 MAY 2002 SCALE 1" = 100'
D. T. MANCE & ASSOCIATES, INC.
 100 E. MAIN ST. SUITE 100
 BENNINGTON, VT 05201
 VERMONT 05201
 DRAFTED BY: DAVID MANCE MAP NO. B02-1
 60 E. MAIN ST. SUITE 100



Recorded August 13 2002 at 2:50 pm by Cassandra Barber, Assistant Town Clerk

245.42

1049.8

32.2
10.98 A

32.3
10.33 A

339.24

Lot 3 (Proposed)

33.1
68.84 A(C)

1

Lot 4 (Proposed)

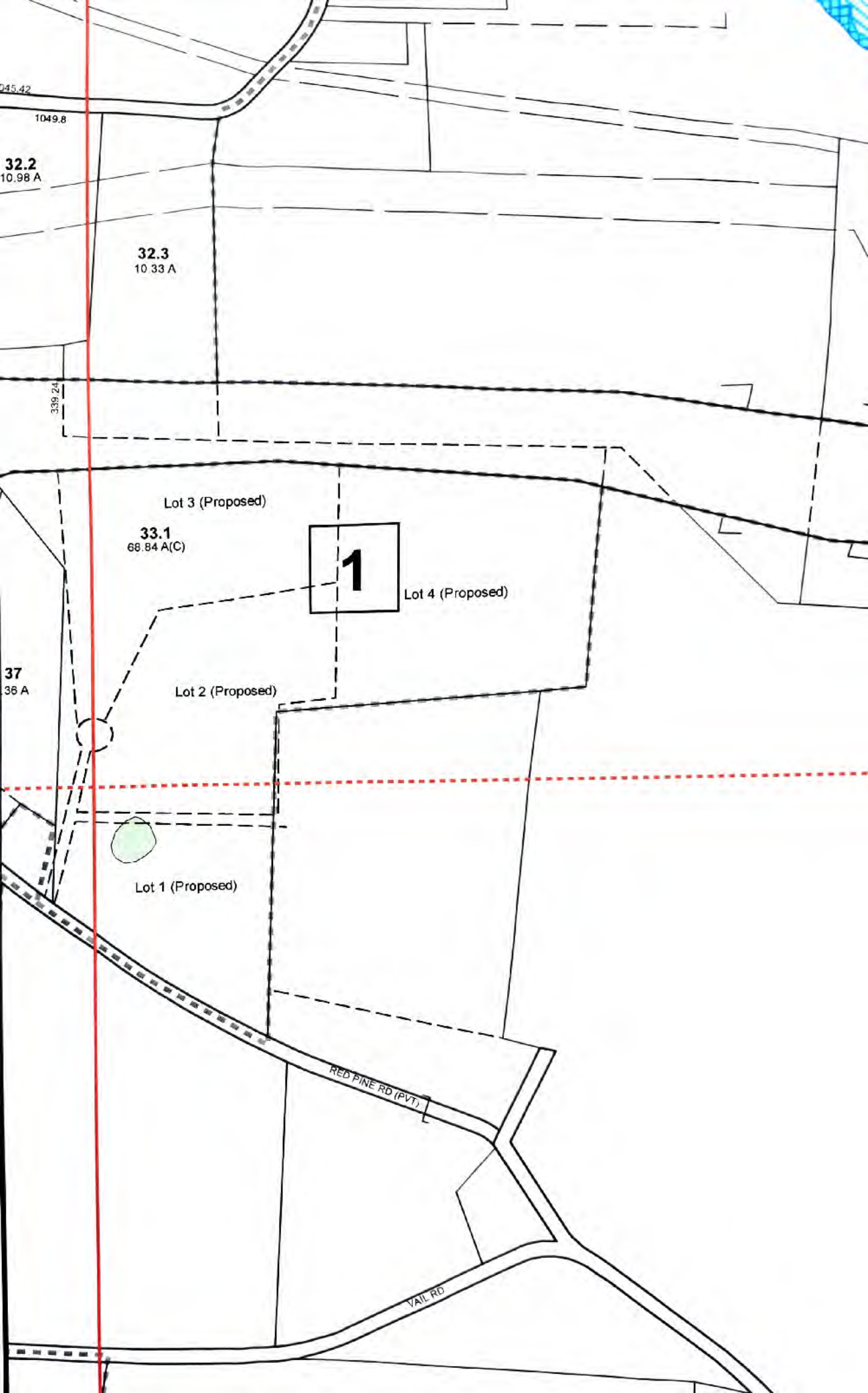
Lot 2 (Proposed)

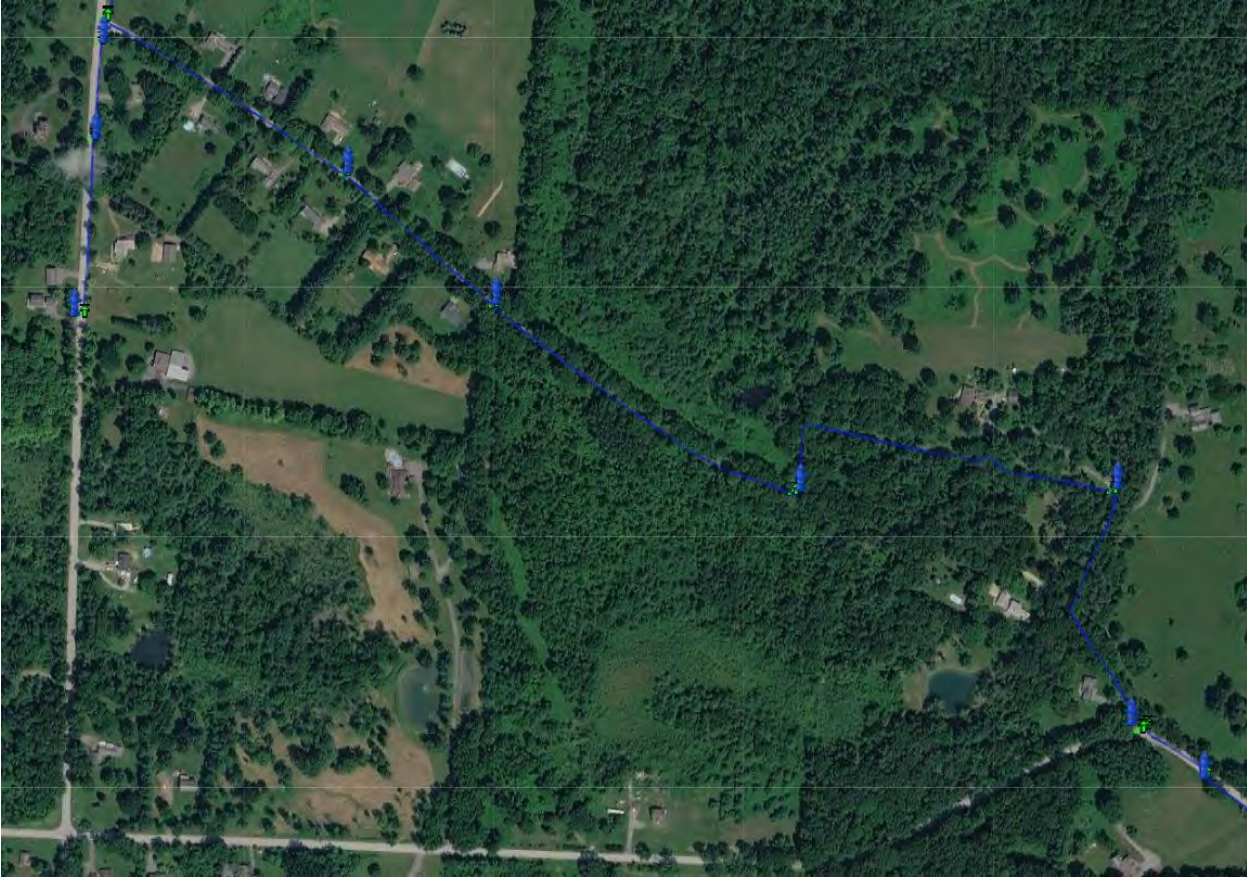
37
36 A

Lot 1 (Proposed)

RED PINE RD (PVT)

VAIL RD





Bard, David T. & Wife Doris F.

to

Bard, David T. Family Trust & Bard, Doris F.

Taken from the office

Oct 1, 2018

By:

Gravel & Shea
P.O. Box 369 Burlington VT 05402
Family Trust

Document recorded in Book

531

Page

117

September 24, 2018

at

11

o'clock

45

minutes

A M

By

Cassandra Busan

, Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that DAVID T. BARD and DORIS F. BARD, of Shelburne, County of Chittenden and State of Vermont ("Grantors"), in consideration of the sum of Ten and More Dollars, paid to their full satisfaction by DAVID T. BARD and DORIS F. BARD, Trustees of the David T. Bard Family Trust u/t/a dated October 12, 1989, as amended and restated and DORIS F. BARD and DAVID T. BARD, Trustees of the Doris F. Bard Family Trust u/t/a dated October 12, 1989, as amended and restated, of Shelburne, County of Chittenden and State of Vermont ("Grantees"), by these presents, do hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, DAVID T. BARD and DORIS F. BARD, Trustees of the David T. Bard Family Trust u/t/a dated October 12, 1989, as amended and restated, and their successors and assigns an undivided one-half interest and DORIS F. BARD and DAVID T. BARD, Trustees of the Doris F. Bard Family Trust u/t/a dated October 12, 1989, as amended and restated, and their successors and assigns an undivided one-half interest, with each one-half interest being held as tenants in common forever, land with all improvements thereon and appurtenances thereto in the Town of Bennington, County of Bennington and State of Vermont (the "Premises"), described as follows, viz:

Being all and the same land and premises conveyed to David T. Bard and Doris F. Bard by Warranty Deed from David T. Bard dated November 21, 1989 and recorded in Volume 0-282 at Page 180 of the Town of Bennington Land Records, and being more particularly described therein as follows:

Being all and the same premises conveyed to the within Grantor by Decree of Distribution from the estate of Edwina L. Bard dated June 1, 1988 and recorded in Book 0-272 at page 149 of the Town of Bennington Land Records.

Excepting and excluding from the Premises are the land and premises described in the following instruments:

1. Condemnation Order of the State Transportation Board dated November 10, 1999 and recorded in Volume 0-357 at Page 93 of the Town of Bennington Land Records.
2. Warranty Deed from David T. Bard and Doris F. Bard to Ralph M. Coyne, Timothy J. Burdo and Michele L. Burdo dated June 7, 2002 and recorded in Volume 383 at Page 98 of the Town of Bennington Land Records.
3. Warranty Deed from David T. Bard and Doris F. Bard to Cynthia J. Danza dated August 13, 2002 and recorded in Volume 385 at Page 33 of the Town of Bennington Land Records.
4. Warranty Deed from David T. Bard and Doris F. Bard to Jonathan M. Cohen and Laurie T. Cohen dated August 13, 2002 and recorded in Volume 385 at Page 34 of the Town of Bennington Land Records.
5. Warranty Deed from David T. Bard and Doris F. Bard to Penny Smith and Sandra Smith dated August 13, 2002 and recorded in Volume 385 at Page 35 of the Town of Bennington Land Records.
6. Warranty Deed from David T. Bard and Doris F. Bard to Edward Kennedy and Jane Kennedy dated August 13, 2002 and Recorded in Volume 385 at Page 36 of the Town of Bennington Land Records.

Meaning and intending to convey all of the Grantors' land in the Town of Bennington, including, without limitation, the parcel depicted as a "Retained 54+- Ac" on survey entitled: "Survey of Lands of David Bard Showing Lots To Be Conveyed to Adjoining Parcels" prepared by D. T. Mance & Associates, Inc. dated May 29, 2002 and recorded in Map Slide 130 of the Town of Bennington Land Records.

The Premises are subject to: (a) taxes assessed on the Grand List not delinquent on the date of this Deed, which Grantees herein assume and agree to pay as part of the consideration for this Deed subject to such taxes being prorated between Grantors and Grantees on the date this Deed is delivered; (b) the provisions of municipal ordinances, public laws and special acts, and (c) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601, *et seq.*

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

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantees, **DAVID T. BARD and DORIS F. BARD, Trustees of the David T. Bard Family Trust u/t/a dated October 12, 1989, as amended and restated**, and their successors and assigns an undivided one-half interest and **DORIS F. BARD and DAVID T. BARD, Trustees of the Doris F. Bard Family Trust u/t/a dated October 12, 1989, as amended and restated**, and their successors and assigns an undivided one-half interest, with each one-half interest being held as tenants in common, to their own use and behoof forever; and the said Grantors, **DAVID T. BARD and DORIS F. BARD**, for themselves and their heirs and assigns, do covenant with the said Grantees, and their successors and assigns, that until the ensembling of these presents, Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and they hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

[Signature Page Follows]

IN WITNESS WHEREOF, **DAVID T. BARD** and **DORIS F. BARD** do hereby execute this Warranty Deed this 18th day of Sept, 2018.

David T. Bard
David T. Bard

Doris F. Bard
Doris F. Bard

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 18th day of Sept, 2018, personally appeared **DAVID T. BARD** and **DORIS F. BARD**, to me known to be the persons who executed the foregoing instrument, and they acknowledged this instrument, by them signed, to be their free act and deed.

Before me, Jeanne C. Blackburn
Notary Public
Printed Name: Jeanne C. Blackburn
Notary commission issued in Chittenden County
My commission expires: 2/10/19



Vermont Mandatory Flood Disclosure



Date Prepared: 03/26/2026

Seller's Name(s): David T. Bard - Trustee

Property Address: 51+/- Acres off Bard Road, Bennington, VT
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

A copy of the FEMA map for the Property is attached; or,

A link to the FEMA map for the Property is as follows:

_____ ; or,

A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

Seller: David T. Bard - Trustee
(Signature) (Date)

dotloop verified
03/23/26 1:20 PM
EDT
TEKZJKSH-YPVJ-ELYZ

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.

Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Vermont State Plane Zone (FIPS zone 4400). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from Vermont Mapping Program and Vermont Center for Geographic Information Imagery Program at a scale of 1:5,000 from photography dated 2000 or later.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

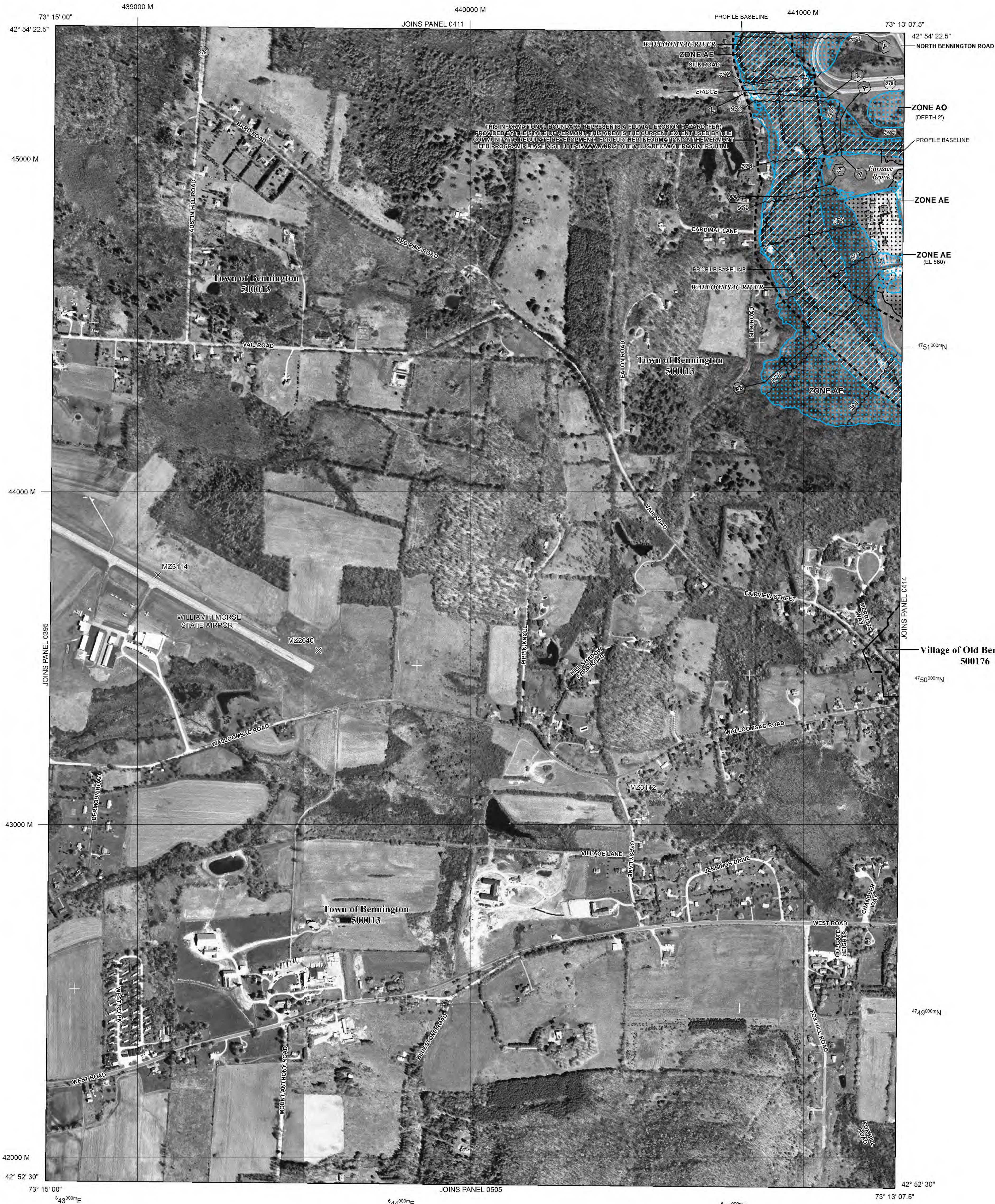
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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

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

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/info>.



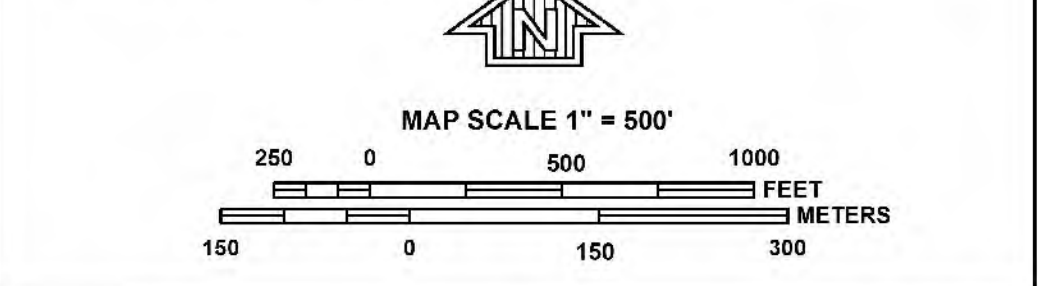
LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood. Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE A99** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE D** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

- *Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4989000 M 1000-meter ticks: Vermont State Plane Zone (FIPS Zone 4400), Transverse Mercator projection
- 4989000m N 1000-meter Universal Transverse Mercator grid values, zone 4400
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-353-6500.



PANEL 0413D

FIRM
FLOOD INSURANCE RATE MAP
BENNINGTON COUNTY,
VERMONT
(ALL JURISDICTIONS)

PANEL 413 OF 675
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BENNINGTON, TOWN OF	500013	0413	D
OLD BENNINGTON, VILLAGE OF	500176	0413	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
50003C0413D
EFFECTIVE DATE
DECEMBER 2, 2015

Federal Emergency Management Agency