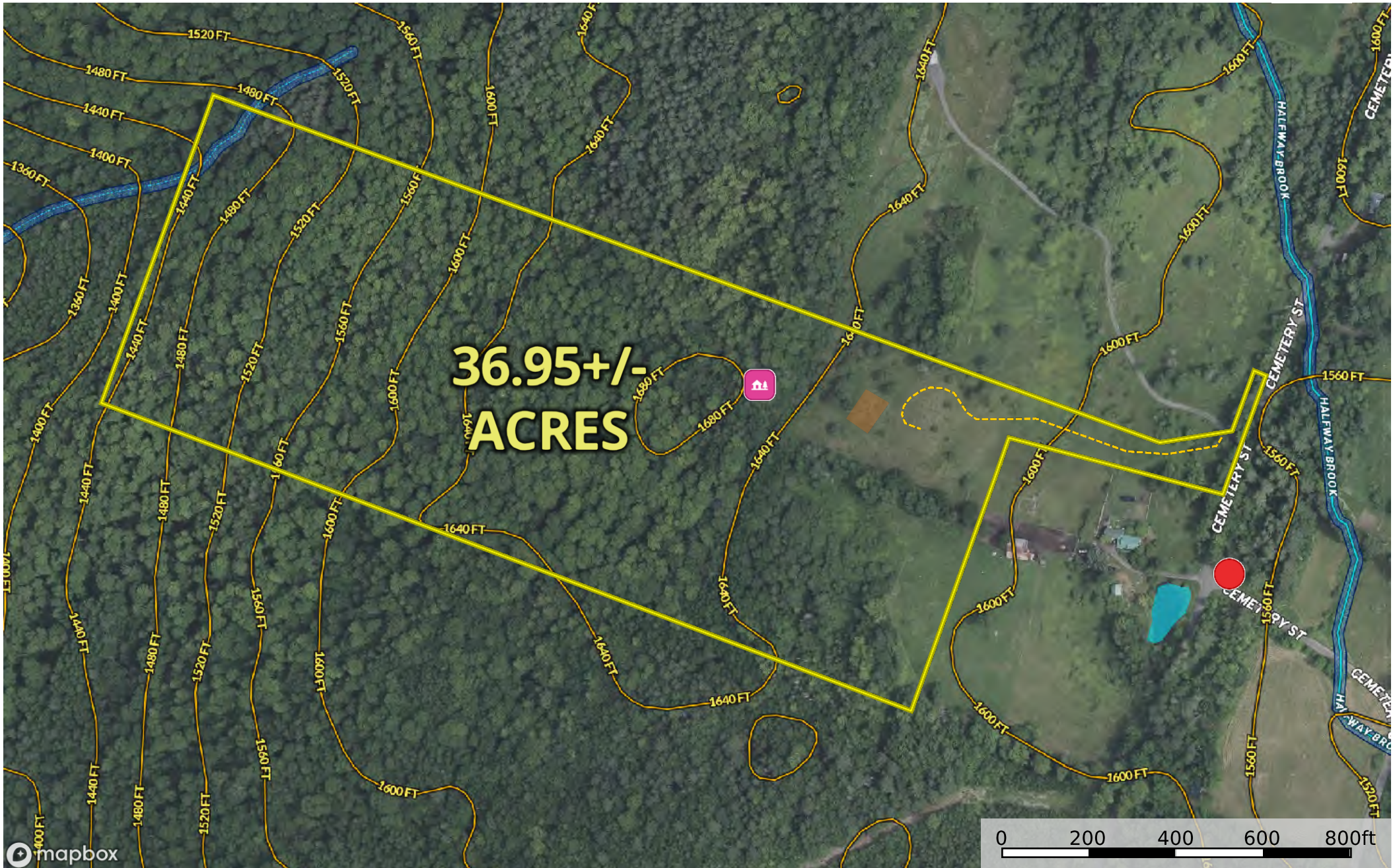


# Brookfield, VT - 667 Cemetery Street

Vermont, 36.95 AC +/-



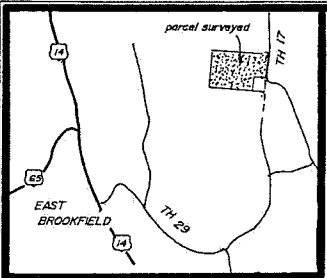
- Utility Pole
- Suggested Potential
- Road / Trail
- General area for septic
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

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.

BR 4 P 22

This survey was revised on June 9, 2005 for the purpose of subdivision. All revisions are shown in non-italic font.

- notes:
- 1) All bearings are based on magnetic north, 2001
  - 2) Acreages shown do not include the area within an assumed 3' road wide R.O.W. based on the location of the existing centerline. A comprehensive survey of town roads may alter the width and location.
  - 3) Due to inconsistencies in the deed to William and Charlotte Starr (bk 31, pg 395), now Hackett, locating these boundaries with certainty may require the agreement of abutting landowners.  
Parcel H - C-F-G represents the approximate lines based on distances cited in Starr deed for lines H-C and C-F.  
Parcel H-D-E-G represents the approximate lines as indicated by William Starr.  
Said Starr deed (bk 31, pg 395) calls for 5 acres ±.
  - 4) All lines in woods not marked by stone wall were blazed and painted red.
  - 5) This property is subject to all legal rights of others, if any, including ancient or old roads, recreational trails, aerial and sub-surface rights, whether shown hereon or not.



Donald M. Hooper  
book 48, page 86

Theresa F. Teilsch  
book 64, page 208

Robert and Evelyn Rowley  
book 55, page 445

Sherwood, Jon, James Farnsworth  
book 69, page 337

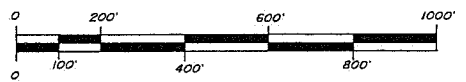
Neghobee and Cassandra Neill  
book 63, page 501

William and Wanda Sanborn  
book 59, page 374

Emily T. Hackett  
book 72, page 91  
(formerly William and Charlotte Starr)

Brookfield Town Clerk's Office  
Recorded for Starr  
July 27, 2005  
at 9:09 AM  
The instrument of which the foregoing is a true record. Recorded in Book 41, Page 22  
Janet Woodruff  
Town Clerk

ORIGINAL INK ON MYLAR DRAWING 37



Legend	
○ SBS	STEEL BAR SET 5/16" REBAR, CAP # 577
○ SBF	STEEL BAR FOUND
•	UNMARKED POINT
—	CENTERLINE
T.H.	TOWN HIGHWAY
R.O.W.	RIGHT OF WAY
-X-X-X-	WIRE FENCE
~~~~~	STONE WALL
	TREE LINE

I certify that this plot is based on, and is consistent with, a theodolite - edmi survey of physical evidence, and information of record or otherwise as indicated.

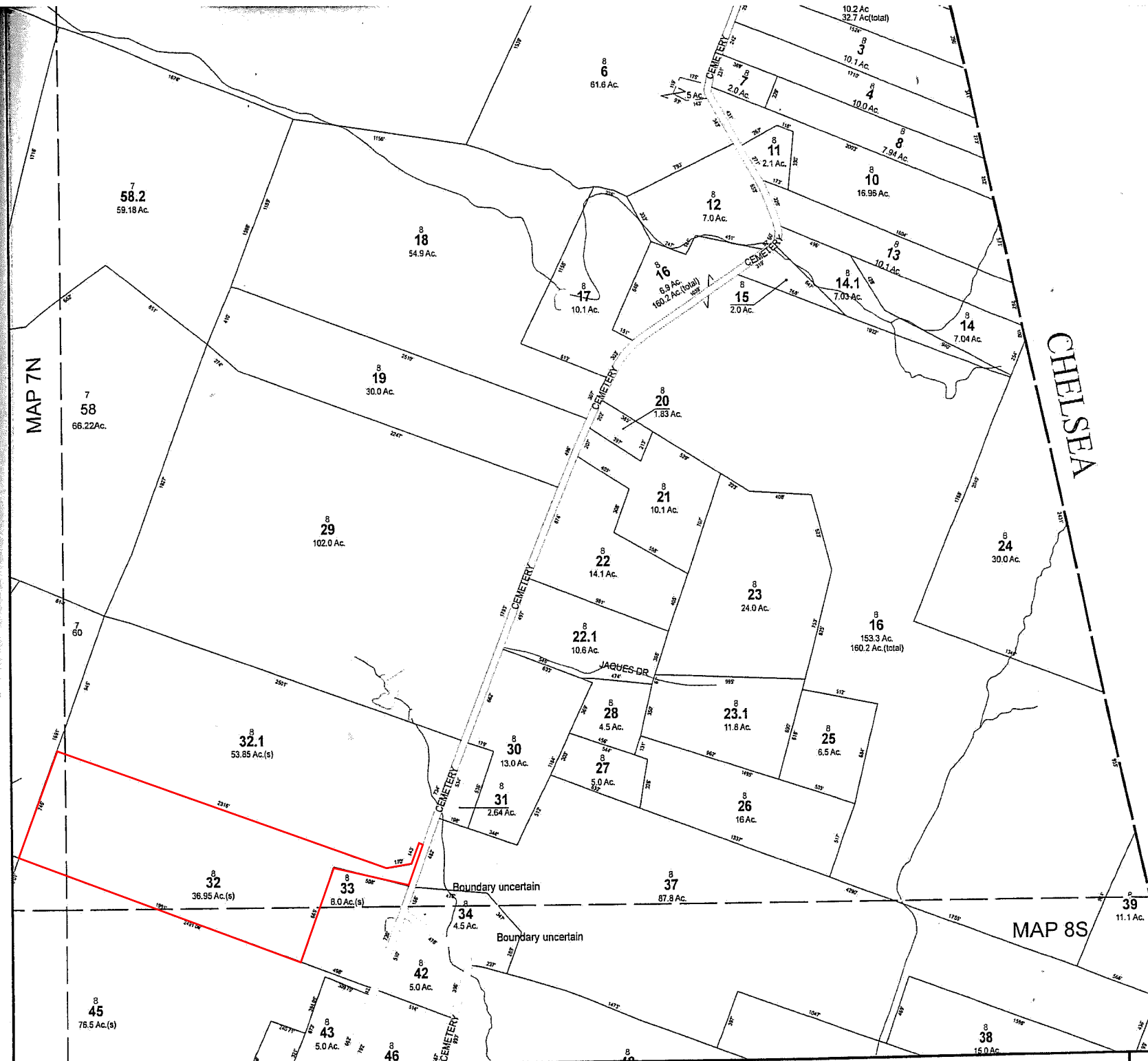
This plot conforms with Title 27, Section 1403.



Blake Thomsen

Lands of  
**ECG Enterprises Inc.**  
book 69, page 595  
Town of Brookfield  
Orange County, Vermont  
scale: 1" = 200'      date: May, 2001  
Surveyed by: Blake Thomsen, L.S., Chelsea, Vermont  
revised: June 9, 2005

BOOK 4 PAGE 22



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

REVISED & REPRINTED BY

LEGEND	
.....	Ac
.....	Ac(s)
.....	& c/s
-----	CLASS IV ROAD
-----	RIGHT OF WAY/ACCESS



**AMERICAN  
CONSULTING  
ENGINEERS &  
SURVEYORS, INC.**

CIVIL &  
ENVIRONMENTAL  
ENGINEERS

LAND SURVEYORS

3480 VT Route 64  
Williamstown, VT 05679

P/F (802) 433-5569  
[aces\\_vt@yahoo.com](mailto:aces_vt@yahoo.com)

May 6, 2026

**Re: Site Visit & Soil Tests**

Dear Greg Isenberg

As you are aware, I performed soil tests on your property located on Cemetery Road in Brookfield Vermont on April 22, 2026.

The test results indicated that a suitable location for a mound system meeting current state water/wastewater standards are available at this site.

There could be other permits needed that could impact the property development potential including the ability to obtain a WW permit. Some of these potential permits (not limited to) are wetlands or requirements related to a Land Use Permit (250-if required), etc. These were not investigated during the soil testing process. The purpose of this testing was to determine wastewater system availability and type of system.

I have enclosed an invoice for my time. If you have any questions please do not hesitate to contact me.

Sincerely,  
**American Consulting Engineers & Surveyors, Inc.**

A handwritten signature in black ink, appearing to read "Robert Townsend".

Robert Townsend, P.E., L.S.

76/142

**QUITCLAIM DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that we, William H. Isenberg, of East Northport, in the County of Suffolk and State of New York, and Henry J. Isenberg of Sacramento, in the County of Sacramento, and State of California, in consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by ECG Enterprises Inc., a New York Corporation with a principal place of business in Northport, in the County of Suffolk, and State of New York, Grantee, have remised, released and forever quitclaimed unto the said ECG Enterprises Inc., all right and title which we or our heirs have in and to a certain piece of land in Brookfield, in the County of Orange, and State of Vermont, described as follows, viz:

All of the grantor's right, title and interest in a parcel of 36.95 acres being the same, more or less, situated on East Hill North, Brookfield, Vermont and being Parcel 2 as shown on a plan entitled "Lands of ECG Enterprises Inc. Book 69, Page 595 Town of Brookfield, Orange County, Vermont" by Blake Thomsen dated May 2001, revised June 9, 2005; being part of the lands and premises conveyed to Erwin C. Isenberg, William H. Isenberg and Henry J. Isenberg by a warranty deed of Frederick E. Barton and Nina L. Barton dated May 26, 1969 and recorded in Book 34, Page 39 of the Brookfield Land Records.

The interest of Erwin C. Isenberg in said lands and premises was previously conveyed to ECG Enterprises, Inc. by quitclaim deed dated March 3, 2003 and recorded in Book 69, Page 595 of the Brookfield Land Records.

Reserved to the grantors, their heirs and assigns is a right of way 50 feet in width leading from the westerly side of Town Highway 17 across Parcel 2 as shown on said plan to Parcel 1.

Notice of permit requirements: In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

**TO HAVE AND TO HOLD** all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said ECG Enterprises Inc., and its successors and assigns forever.

**AND FURTHERMORE**, we, the said William H. Isenberg and Henry J. Isenberg, do for ourselves and our heirs, executors and administrators, covenant with the said ECG Enterprises Inc. and its successors 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 17 day of July, 2005.

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

76 143

IN PRESENCE OF

Jon Beyer

William H. Isenberg  
William H. Isenberg

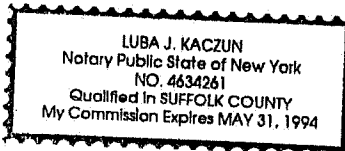
Henry J. Isenberg  
Henry J. Isenberg

STATE OF NEW YORK  
COUNTY OF SUFFOLK, ss.

At 3 Sparkill Dr. this 17<sup>th</sup> day of July, 2005, William H. Isenberg personally appeared, and he acknowledged this instrument, by him subscribed, to be his free act and deed,

before me Luba J. Kaczun  
Notary Public.

My commission expires: May 31, 2006



STATE OF ~~CALIFORNIA~~ OREGON  
COUNTY OF ~~SACRAMENTO~~, ss. WASHINGTON

At UPS Store this 14 day of July, 2005, Henry J. Isenberg personally appeared, and he acknowledged this instrument, by him subscribed, to be his free act and deed,

before me Karl Mc...  
Notary Public.

My commission expires: Feb 12, 2008



Town Brookfield  
Received for Record

at July 27, 2005 p.d.  
at 11 O'clock 00 Minutes P.M.  
The instrument of which the foregoing is a true copy. Recorded in Book 76 Page 142-143  
Attest: Jane B. Woodruff  
Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap 231

**ACKNOWLEDGEMENT**

Return Rec'd.—Tax Pmts.—Board of Health Cert. Rec'd.—  
VL Land Use & Development Plat. Act Cert. Rec'd.

Return No. 33-05  
Signed J. Woodruff Clerk  
Date July 27, 2005