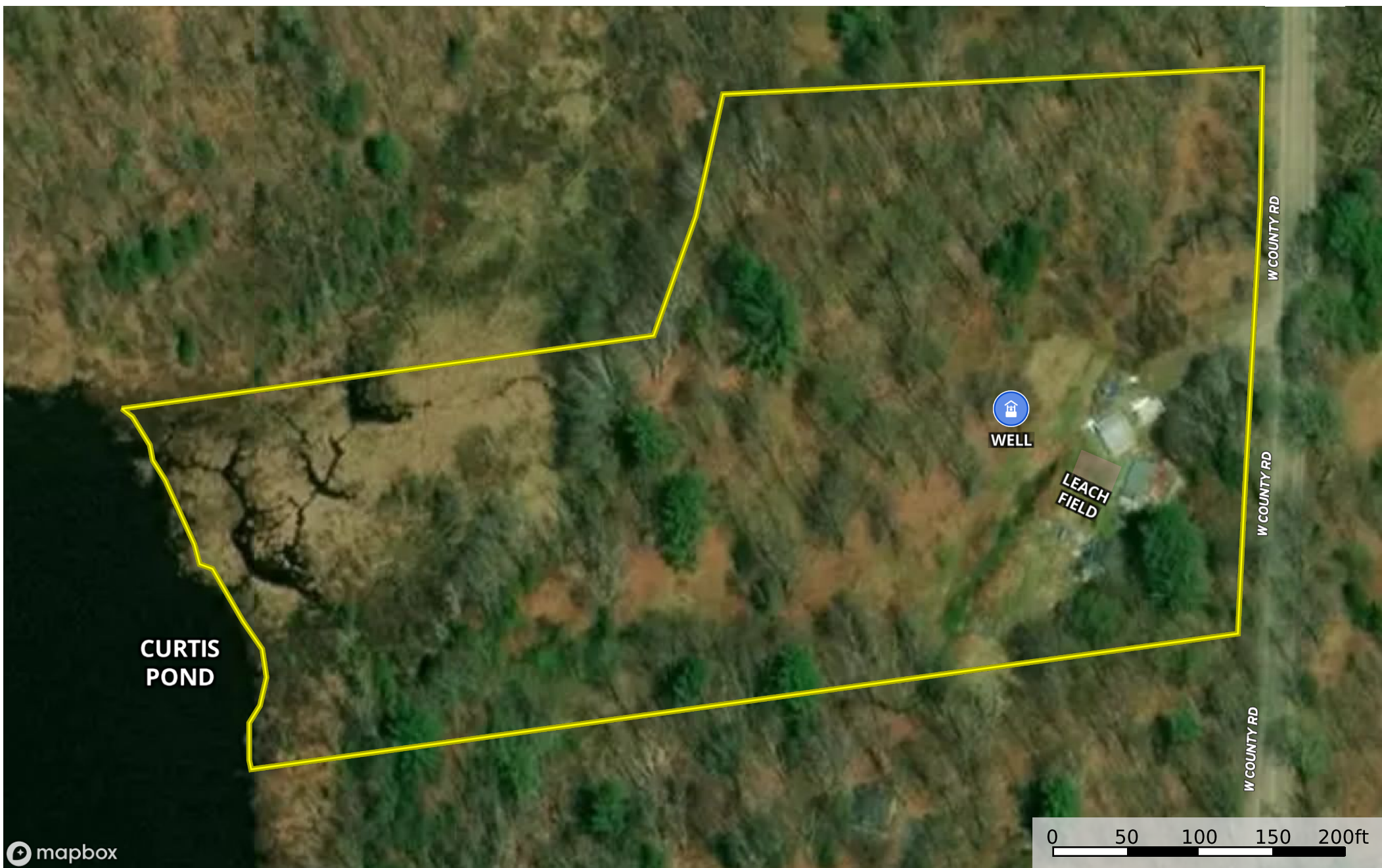
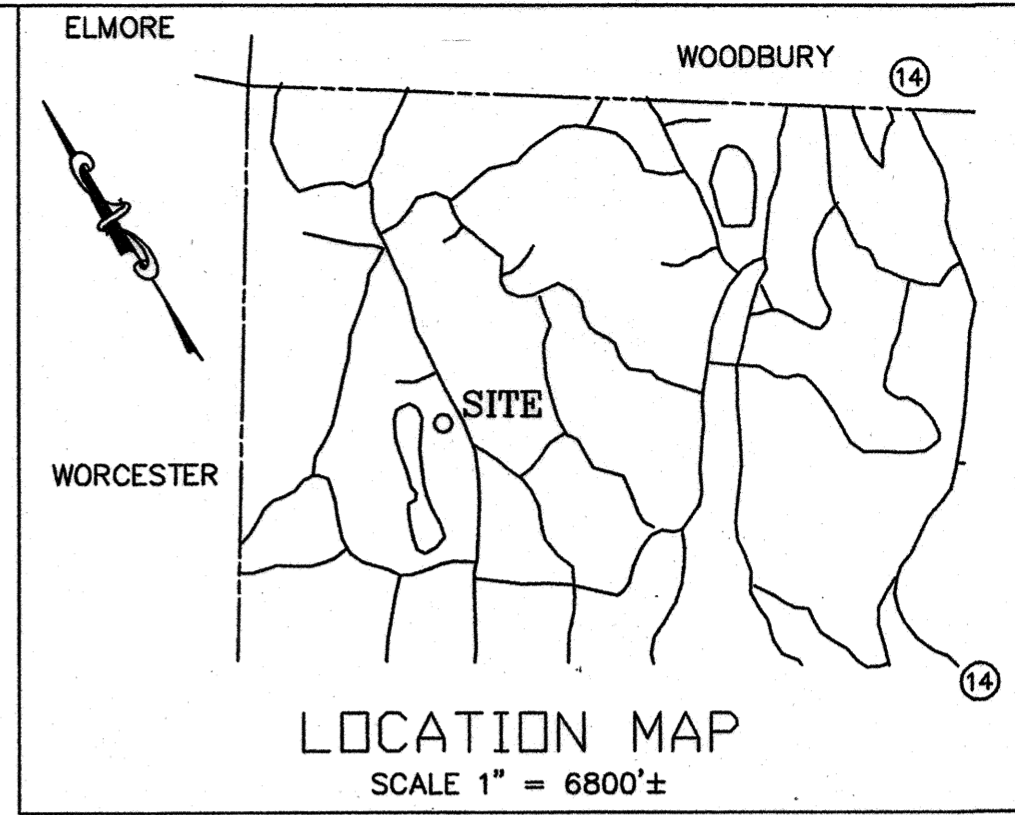
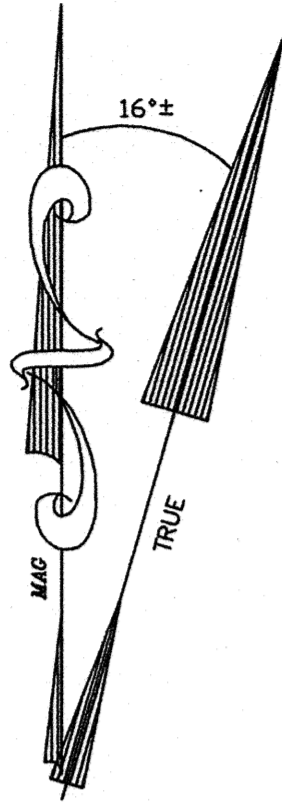


# Calais - 1165 West County Road

Vermont, 5.7 AC +/-



-  Approx. Well Location
-  Approximate Lead Field
-  Property Boundary

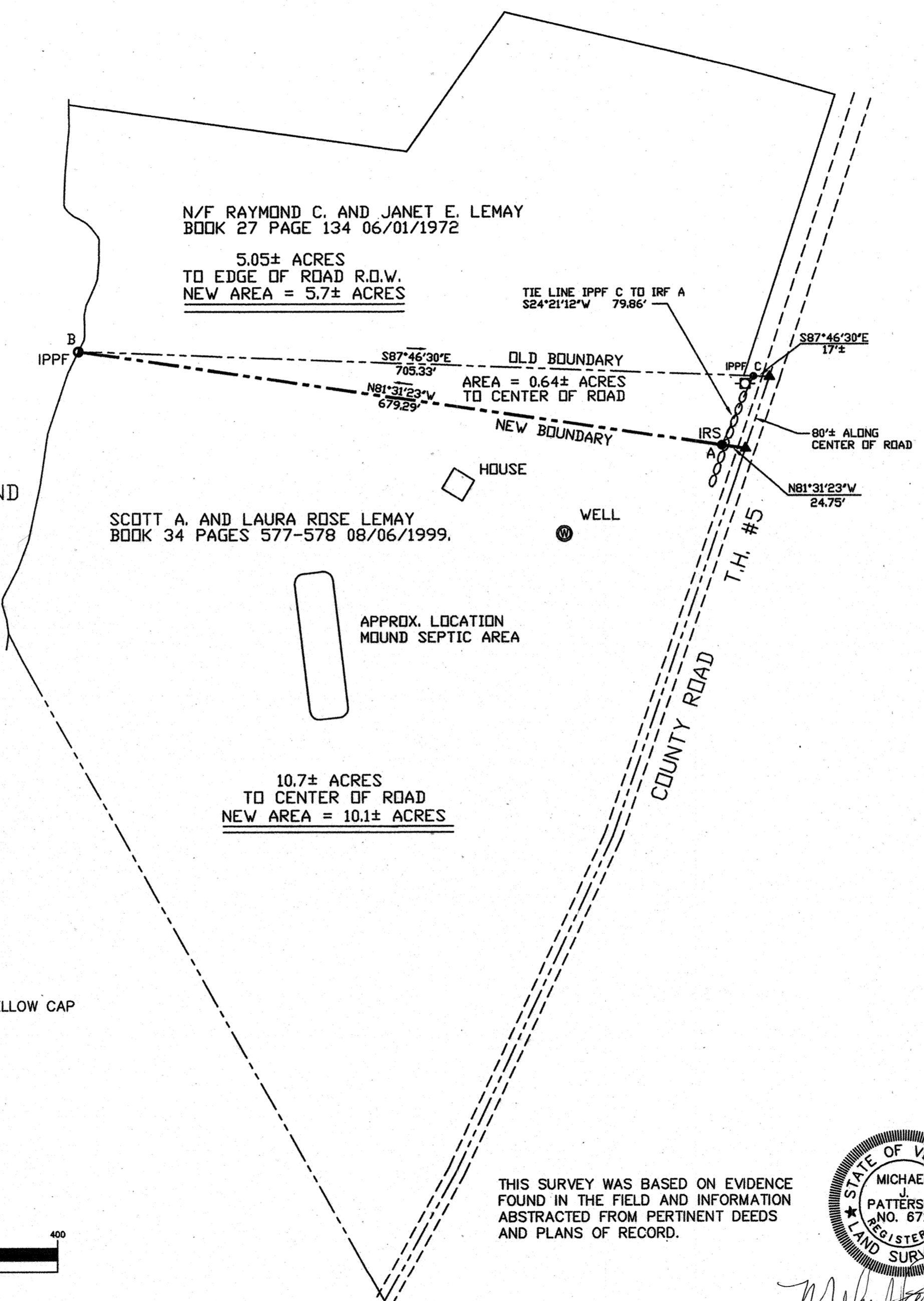
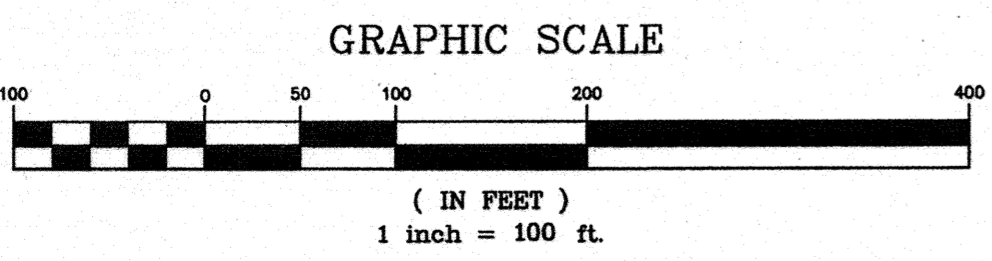


Filed December 15, 2014  
at 12:30 pm  
Attest: gubitz Robert

**MONUMENT DESCRIPTIONS**  
 A - 5/8" DIA. IRON REBAR SET, UP 10"  
 B - 1/2" DIA. IRON PIPE FOUND UNSTABLE AND RESET ON BOUNDARY LINE, UP 27"  
 C - 1/2" IRON PIPE FOUND, UP 8"

**LEGEND:**

- PROPERTY LINE
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF POND 1989
- IPPF IRON PIPE FOUND
- IRS 5/8" DIA. IRON REBAR SET W/YELLOW CAP
- ▲ CALCULATED POINT
- UTILITY POLE



THIS SURVEY WAS BASED ON EVIDENCE FOUND IN THE FIELD AND INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND PLANS OF RECORD.



**GENERAL NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN SCOTT A. AND LAURA ROSE LEMAY AND RAYMOND C. AND JANET E. LEMAY.
2. REFERENCE A SURVEY BY GREGORY F. DUBOIS ENTITLED "PLAN OF PROPERTY OWNED BY DAVID B. AND CONNI P. EASTMAN CALAIS, VT." DATED MAY 1989.
3. REFERENCE A SURVEY BY NORMAN C. RICE ENTITLED "PLAN OF LAND OF RAYMOND C. AND JANET E. LEMAY CALAIS, VT." DATED MAY 1991.
4. RIGHT-OF-WAY WIDTH FOR TOWN HIGHWAY 5 ASSUMED TO BE 3 RODS (49.5') WIDE.
5. THIS BOUNDARY ADJUSTMENT MAY REQUIRE STATE AND LOCAL PERMITS.

BEARINGS REFERENCED TO MAGNETIC NORTH 1989.

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 1403 OF TITLE 27 V.S.A.

BOUNDARY ADJUSTMENT BETWEEN  
SCOTT A. & LAURA ROSE LEMAY  
AND RAYMOND C. & JANET E. LEMAY  
CALAIS, VERMONT

MICHAEL J. PATTERSON L.S.  
MIDDLESEX, VERMONT

PROJECT #	SCALE	DATE
2014-12-05	1" = 100'	DEC. 2014

THIS IS AN ORIGINAL INK ON MYLAR BY MICHAEL J. PATTERSON L.S.



TAX  
MAP  
#4

SEE MAP 4A POND

RAY  
scott

N 208,000 m

NOTICE

# AI Internet Search of Curtis Pond – East Calais VT

Curtis Pond is a 72-acre freshwater body in East Calais, VT, known as a local recreation spot for swimming, boating, fishing, and birdwatching. It is managed by the town and the Curtis Pond Association, which recently led a large-scale project to rebuild its historic dam, ensuring the pond's future. The pond was created around 1900 when the dam merged two smaller ponds to power a grain mill, and is fed by local springs and precipitation.

## Recreation and usage

- **Activities:** Curtis Pond is used for swimming, boating (canoeing and kayaking), fishing, and ice skating. It also serves as a popular birding spot, as it is a site for the [Vermont LoonWatch annual survey](#).
- **Public access:** The [Town of Calais](#) manages a public recreation area with designated swimming zones and a dock.
- **Camping:** The town allows camping on Curtis Pond Island by Calais residents or with a resident's support by submitting an application to the [Town Clerk](#).

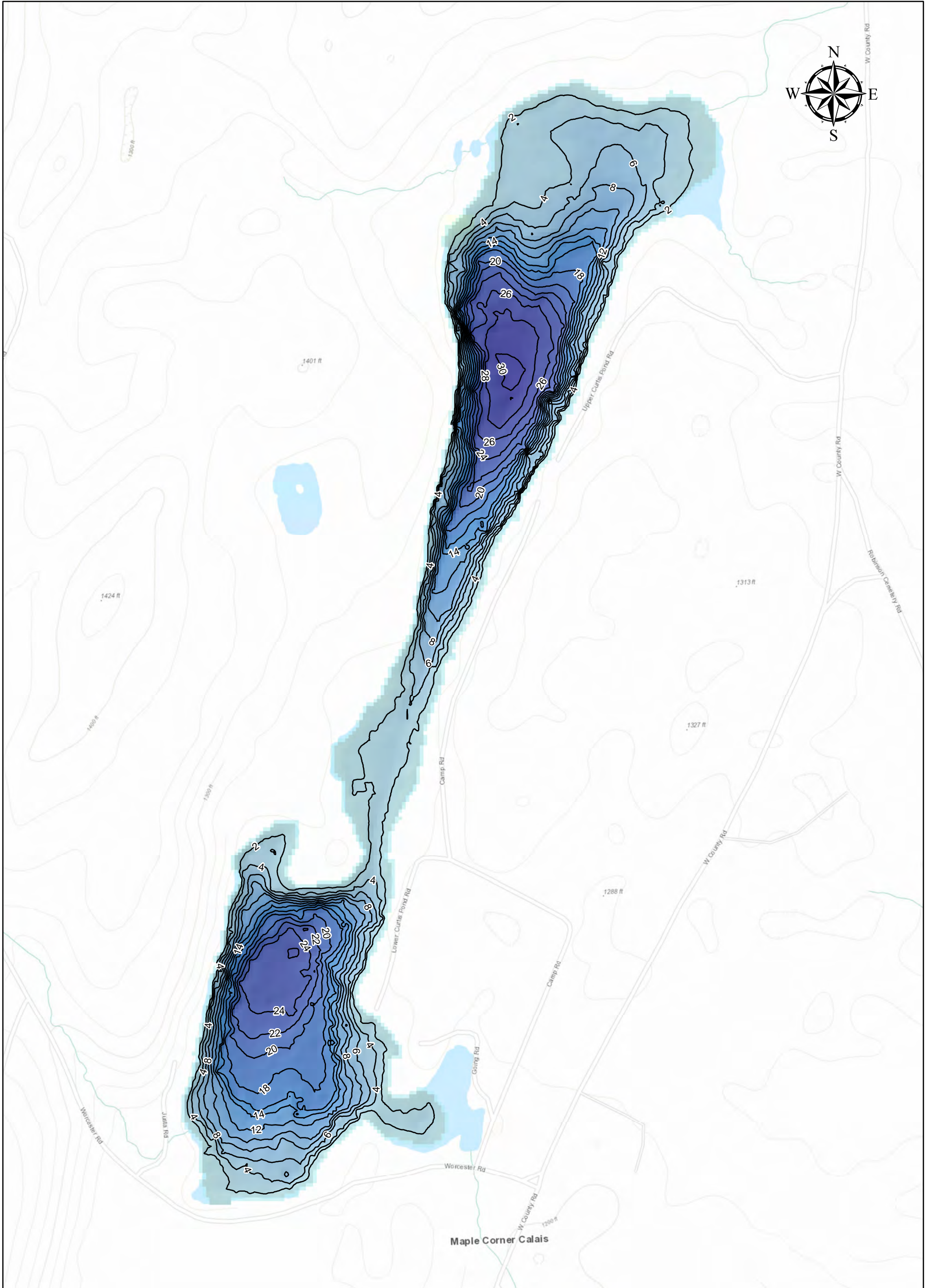
## History and dam project

- **Original dam:** A dam was first built around 1813 to power a grain mill. The current dam was built in 1900, combining two ponds into the one we see today.
- **Curtis Pond Association:** Local residents formed the association in 2017 to preserve the pond, which was facing potential loss due to the crumbling dam.
- **Dam replacement:** After years of work and fundraising, the association and town secured funding to replace the dam with a new concrete structure built into bedrock, using local stone to give it a similar appearance to the original. The project was completed around 2024-2025.

## Natural environment

- **Watershed:** The pond is a [headwater lake](#), meaning its water comes from local springs and precipitation, with a relatively small watershed of 917 acres.
- **Impact of the old dam:** The old dam created issues such as warmer water temperatures, less dissolved oxygen, and trapped nutrients, which led the [Vermont Natural Resources Council](#) to support the dam replacement project.

# Curtis Pond, Calais, VT



## Legend

Depth (ft.)

High : 0



Low : 31

— Depth Contour (2 ft.)

0 0.05 0.1 0.2 Miles



VERMONT DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
**WATERSHED  
MANAGEMENT DIVISION**  
LAKES & PONDS PROGRAM

Source Data Collected: 5/29/2018



# 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: 1165 W County Road, Calais, VT 05648

### Seller's Disclosure (initial applicable sections)

<i>SL</i> 11/11/25	

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).  
No, only used latex paint
  - 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):  
No known lead based paints.

<i>SL</i> 11/11/25	

- 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

<i>SL</i> 11/11/25			
-----------------------	--	--	--

Buyer's Initials

--	--	--	--

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)



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: *Scott Lemay* dotloop verified  
11/11/25 9:07 PM EST  
QFBY-PYU-SHFD-CIPU  
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date



# Vermont Mandatory Flood Disclosure



Date Prepared: 10/30/2025

Seller's Name(s): Estate of Raymond Charles Robert Lemay Scott Lemay

Property Address: 1165 W County Road, Calais, VT 05648  
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: Scott Lemay dotloop verified 11/11/25 9:07 PM EST WAR1-TNJ4-4TQF-HVJ6  
(Signature) (Date)

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 Elevation Tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that elevations 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.

**Coastal Base Flood Elevations** shown on this map apply only to landward of 0.7 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevation Tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevation Tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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, FIPS/DOCS 4803. The horizontal datum was NAD 83 (GRS80) ellipsoid. Differences in datum, spheroid, projection or State Plane 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 the 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 1989 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  
 SMCX2, #0202  
 1315 East-West Highway  
 Silver Spring, Maryland 20910-3282  
 (301) 713-3342

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) 713-3342 or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was derived from Vermont digital orthophotography, provided by the Vermont Mapping Program, Department of Taxes. These data were produced at a scale of 1:5000 from photography dated 1995-1999.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**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 the 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.

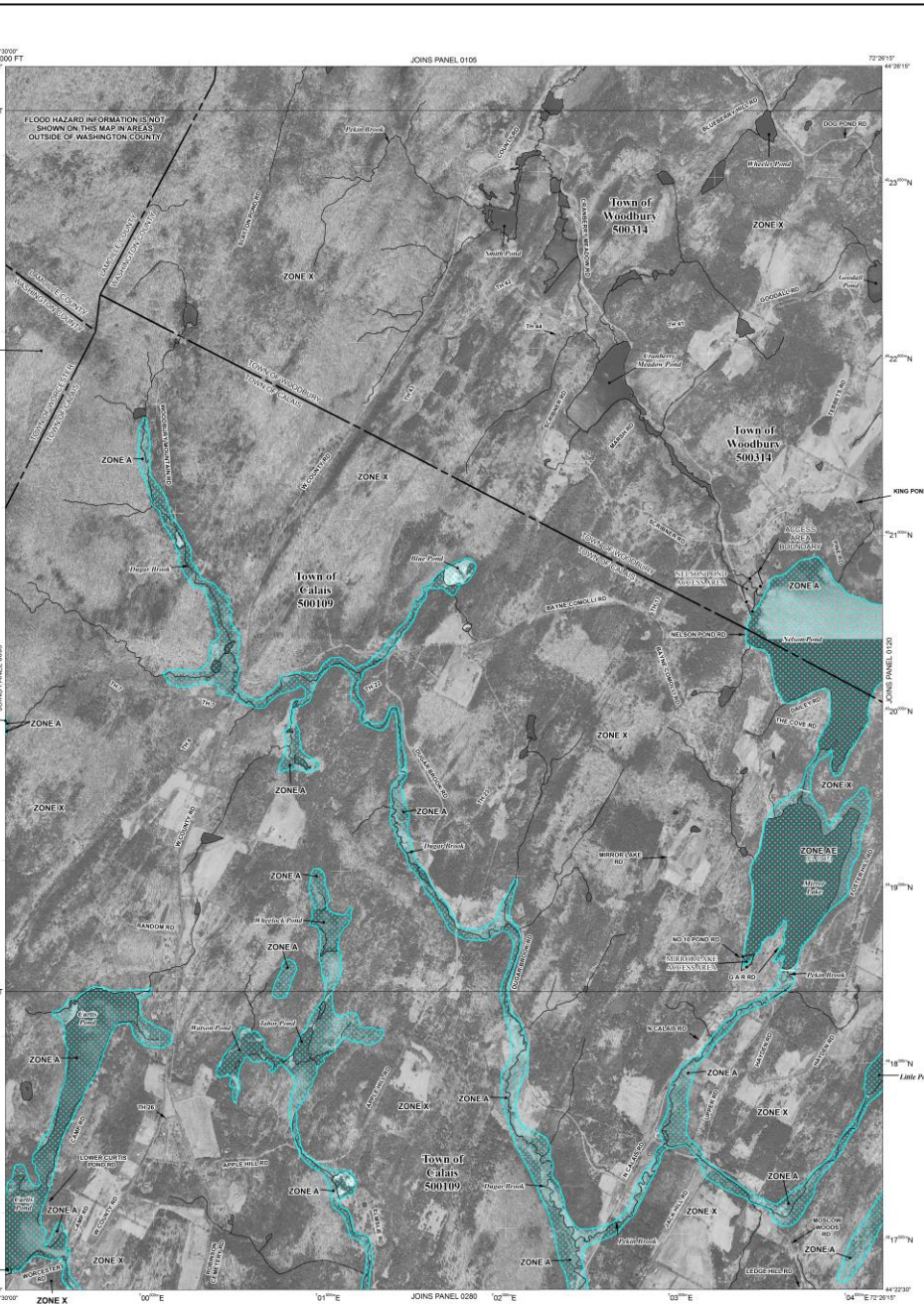
If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (PMIS) at 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov/business>.

Town of Worcester 500278

Markville Pond

21000 FT

CURTIS POND ACCESS AREA



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual 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 Zone A, AE, AH, AO, AR, AP, AV, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevation determined.
- ZONE AE** Base Flood Elevation determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on driving terrain); average depth determined.
- ZONE AR** Special flood hazard area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE AP** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevation determined.
- ZONE AV** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevation 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** 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
- Geographic coordinates: referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 100-meter Universal Transverse Mercator grid values, zone 18
- 5000-foot grid values: Vermont State Plane coordinate system (VPSZONE 4803), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM)
- M1.5 River Mile

Refer to **MAP REPOSITORY**  
 Refer to **Listing of Map Repositories on Map Index**  
 EFFECTIVE DATE OF COUNTYWIDE FLOOD HAZARD DATE MAP  
 March 19, 2013  
 EFFECTIVE DATES OF REVISIONS TO THIS PANEL

For community map-revision history prior to countywide mapping, refer to the Community Map History table included 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 1-800-638-6625.

**MAP SCALE 1" = 1000'**

0 500 1000 2000 FEET  
 0 150 300 METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0115E

**FIRM**  
**FLOOD INSURANCE RATE MAP**

WASHINGTON COUNTY,  
 VERMONT  
 (ALL JURISDICTIONS)

PANEL 115 OF 580  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
GALOIS TOWN OF	00010	0115	E
WOODBURY TOWN OF	00014	0115	E
WORCESTER TOWN OF	00018	0115	E

Notice to User: The Map Number shown below should be used when referring to map sheets. Community Numbers shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
 50023C0115E

**EFFECTIVE DATE**  
 MARCH 19, 2013

Federal Emergency Management Agency



WARRANTY DEED FORM

Know all Men by These Presents:

That we, Henry S. Bissex and Glenda L. Bissex of Plainfield in the County of Washington and State of Vermont Grantor, in the consideration of One Dollar and other good and valuable considerations - - - - - Dollars paid to our full satisfaction by Raymond C. Lemay and Janet E. Lemay, husband and wife, of Calais in the County of Washington and State of Vermont Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Raymond C. Lemay and Janet E. Lemay, husband and wife, and their heirs and assigns forever, a certain piece of land in Calais in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to the herein grantors by warranty deed of Walter H. Dukette and Betty Q. Dukette dated September 10, 1968 and recorded in Book 26, Page 315 of the Calais Town Land Records, and described therein as follows:

"Being a part of the same land and premises conveyed to the herein grantors by warranty deed of Christina J. Pedrozo dated June 1, 1964 and recorded in Book 25, Page 401 of the Calais Town Land Records."

"The parcel herein conveyed is more particularly described as beginning at an iron pin on the westerly side of the County Road, so-called, which said iron pin is located in the most south-easterly corner of lands now or formerly of one Gallagher and the most northeasterly corner of the lands herein conveyed; thence running 283 feet southerly along the westerly side of said County Road to an iron pin; thence turning an included angle to the right and running along the northerly side of a blazed trail an undetermined distance to an iron pin on the shore of Curtis Pond, so-called; thence turning and running along the shore of said pond in a generally westerly direction to an iron pin and the point along a barbed wire fence which intersects the shore line of said pond an undetermined distance; thence turning an included angle to the right and running along said barbed wire fence in a generally easterly direction to an iron pin; thence turning and running along an adjunct of said barbed wire fence in a northerly direction to an iron pin; thence turning and running generally easterly to the northwesterly corner of the aforesaid Gallagher House Lot and the end of a stone wall; thence turning along said stone wall to its terminal point, which said stone wall marks the most westerly boundary of the Gallagher House Lot; thence turning and running along the southerly line of said Gallagher House Lot in an easterly direction back to the point of beginning."

Vermont Property Transfer Tax 32 V.S.A. Chap. 231 Meaning and intending hereby to convey five (5) acres of land more or less.

ACKNOWLEDGMENT The piece herein conveyed has eight sides and is shaped approximately like a boot with the top of the boot being the shore or Curtis Pond.

Return No. A87818 Signed Eva M. Morse, Clerk Date June 1, 1972

Reference may be had to the aforementioned deeds and to the records thereof for a more full and complete description of the lands herein conveyed.

Excepting, however, a certain parcel of land that is described as three-quarters of an acre, more or less, that was conveyed by the said Henry S. Bissex and Glenda L. Bissex, husband and wife, to William F. Gallagher and Dorothy H. Gallagher, husband and wife, by their warranty deed dated November 7, 1969 and recorded in Book 26 on page 423 of the Calais Land Records, and reference may be had to said deed for a more particular description of the boundaries.

Raymond C. Lemay and Janet E. Lemay, husband and wife, their heirs and assigns, that until the ensembling of these presents were the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, and we do

hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,

In Witness Whereof we hereunto set our hand and seals this 1 day of June A.D. 1972

IN PRESENCE OF

Eva M. Morse, Notary Public, signed for Henry Bissex and Glenda L. Bissex. Witnesses: Joal R. Cherington, L.S.

State of Vermont, At Calais this 1 day of June A.D. 1972. Washington County ss. Henry S. Bissex and Glenda L. Bissex

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

ACKNOWLEDGEMENT VERMONT PROPERTY TRANSFER TAX 32, V. S. A. CHAP. 111 Return No. Date Signed Clerk Return Received Tax Paid

BEFORE ME Eva M. Morse Notary Public. Calais Town Clerk's Office June 1 A.D. 1972, at 1:00 o'clock 20 minutes P.M. Received for record a Deed, of which the foregoing is a true copy. A True Record, Attest, Eva M. Morse Clerk.