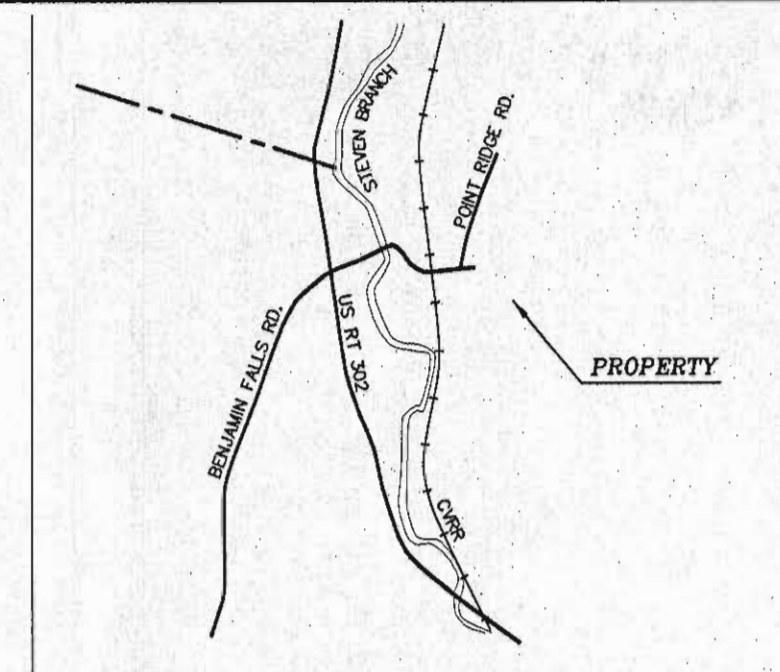


**LEGEND**

- PARCEL BOUNDARY
- PREVIOUSLY APPROVED LOT LINE
- LOT XX DEVELOPED LOT (NOT LANDS OF RAN-MAR, INC.)
- XX APPROVED LOT (EC-5-1460-2)

**REFERENCES**

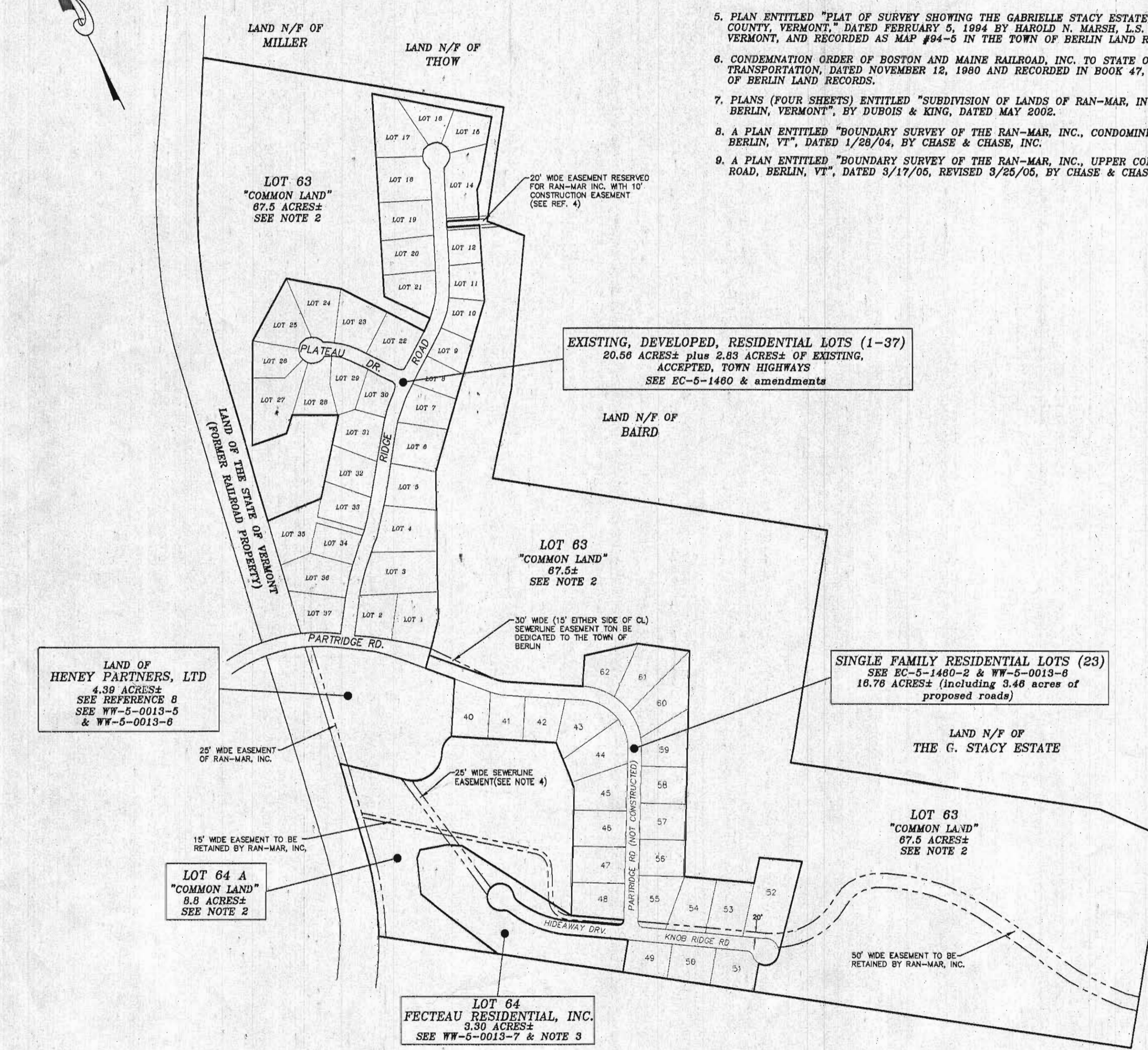
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7. PLANS (FOUR SHEETS) ENTITLED "SUBDIVISION OF LANDS OF RAN-MAR, INC., PARTRIDGE ROAD, BERLIN, VERMONT", BY DUBOIS & KING, DATED MAY 2002.
8. A PLAN ENTITLED "BOUNDARY SURVEY OF THE RAN-MAR, INC., CONDOMINIUM AREA, PARTRIDGE ROAD, BERLIN, VT", DATED 1/28/04, BY CHASE & CHASE, INC.
9. A PLAN ENTITLED "BOUNDARY SURVEY OF THE RAN-MAR, INC., UPPER CONDOMINIUM AREA, PARTRIDGE ROAD, BERLIN, VT", DATED 3/17/05, REVISED 3/25/05, BY CHASE & CHASE, INC.



LOCATION MAP NOT TO SCALE

**NOTES:**

1. THIS PLAN DOES NOT CONSTITUTE A SURVEY UNDER THE LAWS OF THE STATE OF VERMONT. IT IS A COMPOSITE OF THE PLANS NOTED IN "REFERENCES" HEREOF FOR THE SOLE PURPOSE OF IDENTIFYING THE PARCELS INVOLVED IN THE VARIOUS SUBDIVISION, WASTEWATER AND WATER SUPPLY PERMITS ISSUED TO RAN-MAR, INC ON THIS PROPERTY. NO FIELD VERIFICATION OF ANY OF THE INFORMATION SHOWN HEREOF HAS BEEN PERFORMED BY THIS FIRM AND NO CERTIFICATION IS MADE AS TO THE ACCURACY OF SAID INFORMATION.
2. LOTS 63 & 64A IDENTIFIED AS "COMMON LANDS" ARE THOSE LANDS TO BECOME COMMON LANDS OF THE PARTRIDGE FARMS DEVELOPMENT.
3. LOT 64, AS DELINEATED IN THE SURVEY NOTED AS REFERENCE 9, REPRESENTS THE CONDOMINIUM AREA SHOWN ON PREVIOUS PROJECT PLANS AS APPROVED AS PART OF EC-5-1460 AND AMENDMENTS AND COMPRISES THE REMAINING 20 CONDOMINIUM UNITS REFERENCED IN WW-5-0013-6 & SUBDIVIDED PER WW-5-0013-7.
4. A 25' SEWERLINE EASEMENT SHALL BE RESERVED ACROSS LOT 64 AND LOT 64 A TO SERVE THE PROPOSED DEVELOPMENT ALONG KNOB RIDGE ROAD. THE EASEMENT SHALL BE CENTERED ON THE SEWERLINE AS CONSTRUCTED.
5. THE REVISION OF SEPTEMBER 12, 2006 INVOLVES MINOR ADJUSTMENTS TO THE BOUNDARIES OF LOTS 43, 44, 45 & 55 AS WELL AS THE RECONFIGURATION OF LOTS 49-54. THESE REVISIONS HAVE THE NET EFFECT OF ADDING 1.16 ACRES TO THE AREA DEDICATED TO THE 23 RESIDENTIAL LOTS, AND THEREBY REDUCE THE AREA OF LOT 63 BY THE SAME AMOUNT. REFER TO PLANS ENTITLED "REVISED PARTIAL SUBDIVISION PLAT, RAN-MAR, INC., PARTRIDGE FARMS DEVELOPMENT" (SHEETS 1-3) OF EVEN DATE HEREWITH FOR SPECIFIC INFORMATION REGARDING THE BOUNDARY ADJUSTMENTS.



EXISTING, DEVELOPED, RESIDENTIAL LOTS (1-37)  
20.56 ACRES± plus 2.83 ACRES± OF EXISTING,  
ACCEPTED, TOWN HIGHWAYS  
SEE EC-5-1460 & amendments

SINGLE FAMILY RESIDENTIAL LOTS (23)  
SEE EC-5-1460-2 & WW-5-0013-6  
16.76 ACRES± (including 3.46 acres of  
proposed roads)

**PROJECT AREA SUMMARY**

The breakdown of the specific areas of existing and proposed development is as follows:

Original parcel	124.14 acres
Developed Lots 1-37 (including duplex lots)	20.56 acres
Existing Roads (previously dedicated to the Town of Berlin)	2.83 acres
Heny Partners, LTD-Mansfield Lane Condominiums	4.39 acres
Fecteau Residential-The Hideaway Condominiums	3.30 acres
Proposed Roads (Knob Ridge and balance of Partridge)	3.46 acres
Revised Lots 40-62	13.30 acres
<b>Remaining Land</b>	<b>76.30 acres</b>

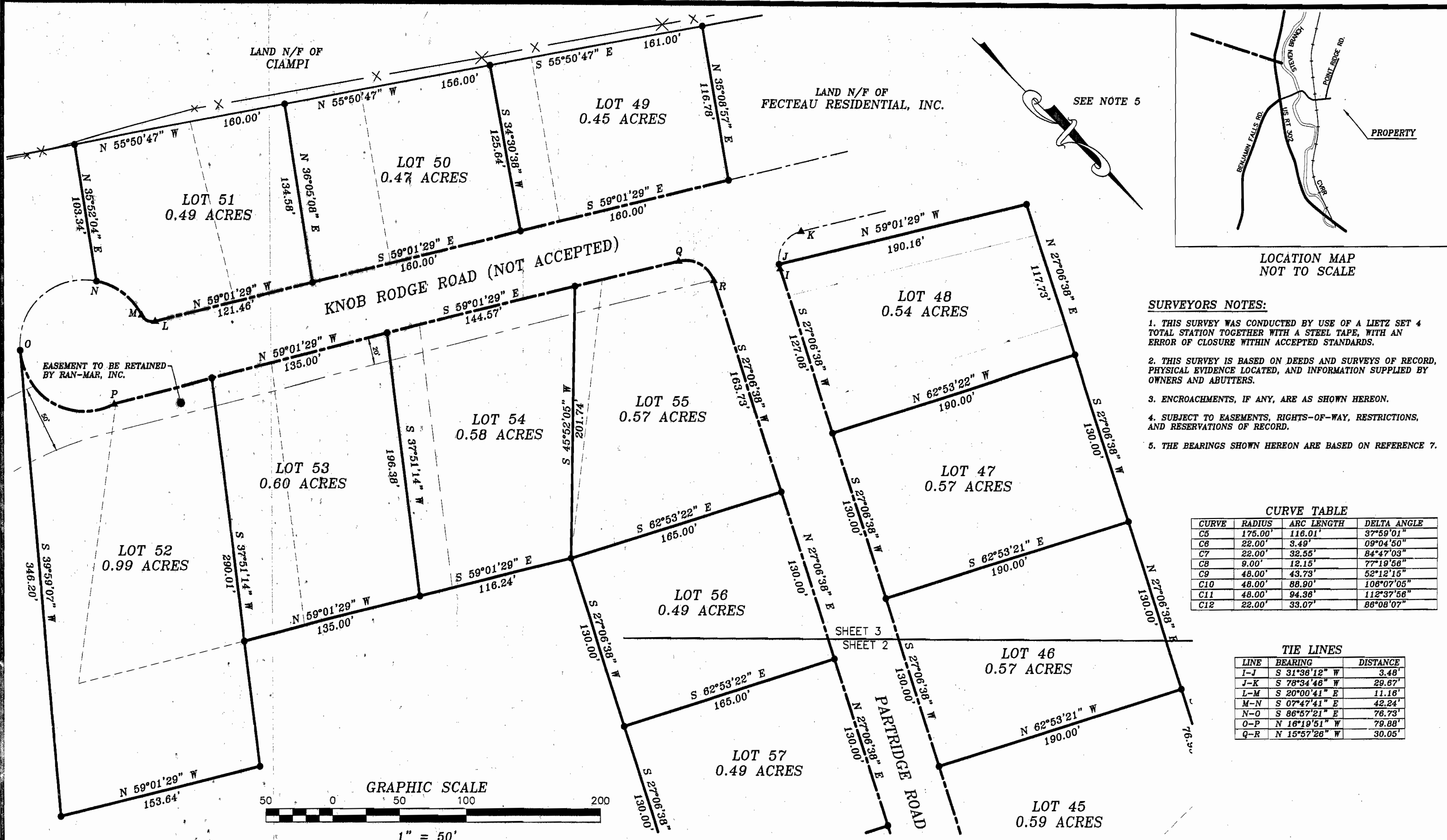
REVISED: 3/28/07 - SEWERLINE EASEMENT ALONG PARTRIDGE R. ADDED-KKJ  
 REVISED: 3/22/07 - PORTION OF KNOB RIDGE RD. RENAMED-KKJ  
 REVISED: 3/20/07 - EASEMENTS ADDED PER P.L.R.-KKJ  
 REVISED: 3/14/07 - AREAS OF COMMON LAND CORRECTED, INFO RE: LOTS 1-37 ADDED-KKJ  
 REVISED: 9/12/06 - SEE NOTE 5-KKJ  
 REVISED: 3/25/05 - RE-LABELLED LOT 63, CHANGED VARIOUS NOTES ACCORDINGLY - RMG

**KEY PLAN**  
**RAN-MAR, INC.**  
**PARTRIDGE FARMS DEVELOPMENT**  
 PARTRIDGE ROAD  
 BERLIN, VERMONT

SCALE: 1" = 300'	DATE: 3/18/05	PROJ.# 2005-24	DWG.# 24-02
DRAWN BY: RMG	CHECKED BY: WRC	FB/PG. N/A	SHEET 1 OF 1

**CHASE & CHASE**  
 SURVEYORS & SEPTIC DESIGNERS INC.  
 301 N. MAIN ST. - BARRE, VT. 05641  
 (802)-479-9636

SCALE: 1" = 300'



**REFERENCES**

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7. PLANS (FOUR SHEETS) ENTITLED "SUBDIVISION OF LANDS OF RAN-MAR, INC., PARTRIDGE ROAD, BERLIN, VERMONT", BY DUBOIS & KING, DATED MAY 2002.

- LEGEND:**
- ROAD RIGHT OF WAY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - STONE WALL
  - WIRE FENCE
  - #5 REBAR TO BE SET W/ I.D. CAP
  - ▲ UNMONUMENTED POINT
  - UTILITY POLE
  - PROPERTY LINE
  - TIE LINE
  - PREVIOUS LOT BOUNDARY

**NOTE: THIS PLAN IS A REVISION OF THE PLAN(S) NOTED AS REFERENCE 7. INDIVIDUAL LOT BOUNDARIES HAVE BEEN ADJUSTED AS DIRECTED BY THE OWNER.**

REVISED: 3/28/07--RAN-MAR RETAINED EASEMENT ADDED--KKJ

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY METHODS ALSO NOTED ELSEWHERE HEREON, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.

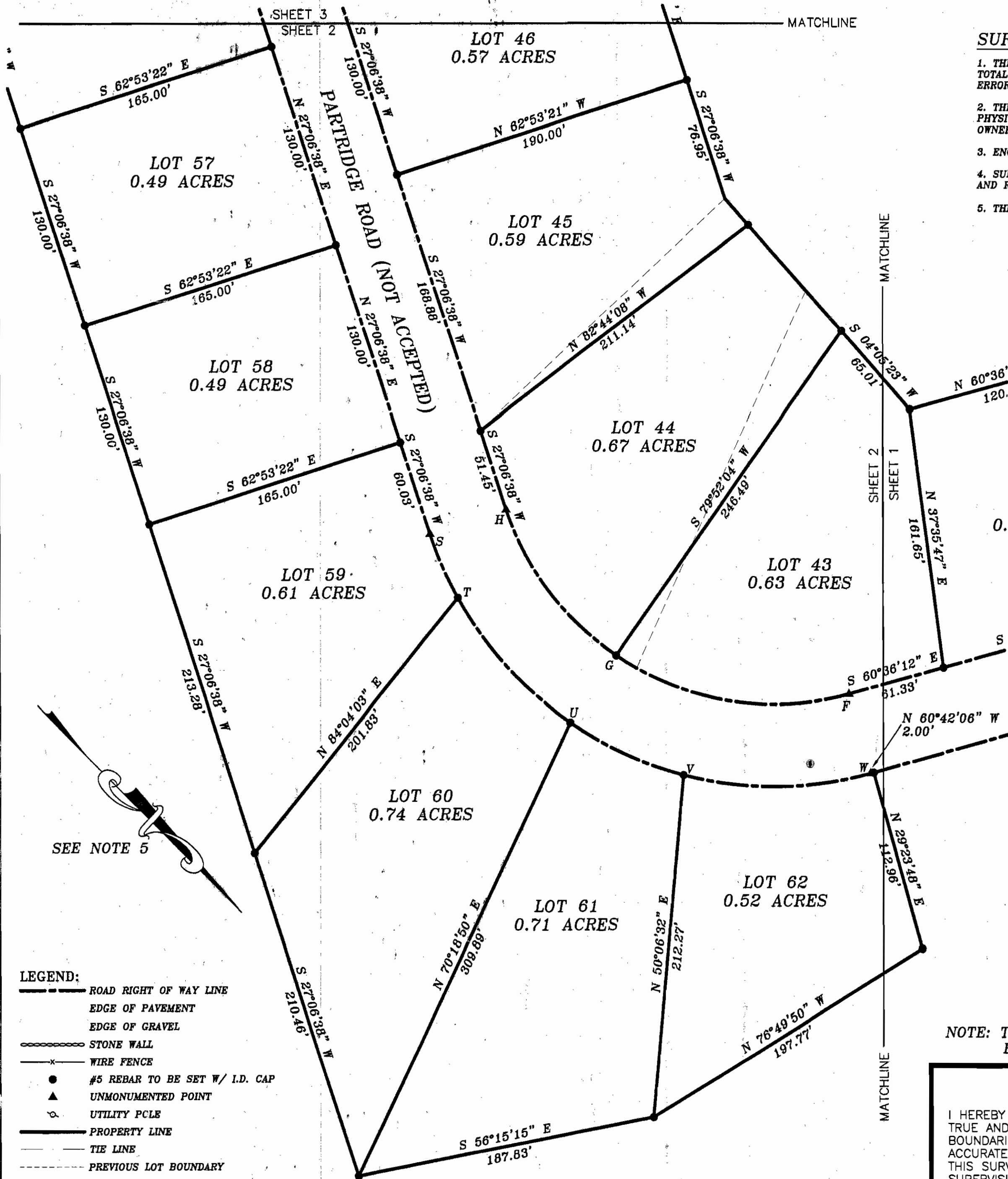
3/28/07 *William R. Chase*  
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**REVISED PARTIAL SUBDIVISION PLAT**  
**RAN-MAR, INC.**  
**PARTRIDGE FARMS DEVELOPMENT**  
**PARTRIDGE ROAD**  
**BERLIN, VERMONT**

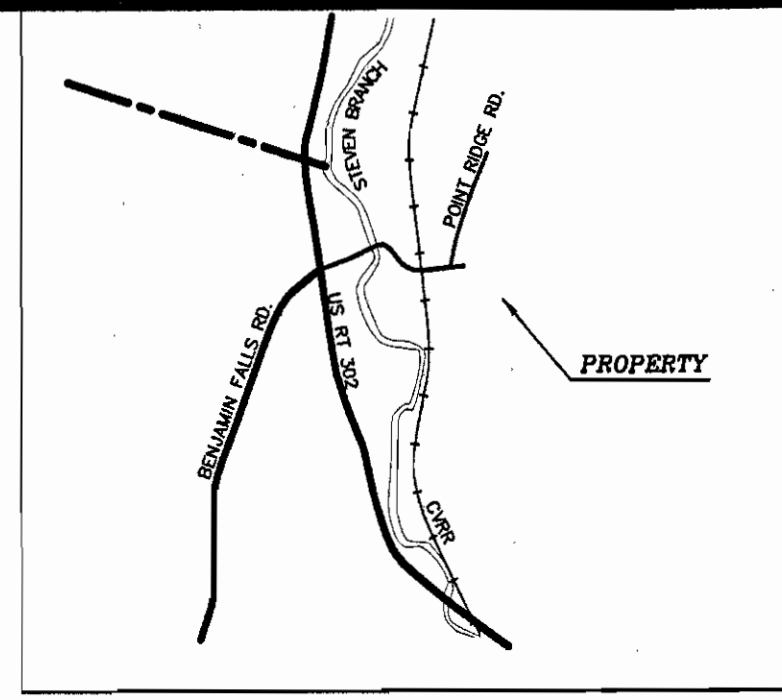
SCALE: 1" = 50'    DATE: 9/12/06    PROJ.# 2005-24    DWG.# 24-07  
 DRAWN BY: KKKJ    CHECKED BY: WRC    FB/PG. N/A    SHEET 3 OF 3

**CHASE & CHASE**  
**SURVEYORS & SEPTIC DESIGNERS INC.**  
 301 N. MAIN ST. - BARRE, VT. 05641  
 (802)-479-9636



**SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. THE BEARINGS SHOWN HEREON ARE BASED ON REFERENCE 7.



LOCATION MAP NOT TO SCALE

**TIE LINES**

LINE	BEARING	DISTANCE
A-B	S 47°13'22" E	95.37'
C-D	S 44°22'45" E	4.89'
D-E	S 52°48'00" E	81.31'
F-G	S 35°44'18" E	147.17'
G-H	S 08°07'07" W	113.90'
I-J	S 31°36'12" W	3.48'
J-K	S 78°34'46" W	29.87'
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O-P	N 16°19'51" W	79.88'
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S-T	N 21°34'32" E	45.40'
T-U	N 02°41'29" E	103.92'
U-V	N 20°35'22" W	77.55'
V-W	N 45°33'24" W	116.82'
X-Y	N 52°08'57" W	51.46'
Z-AA	N 53°23'03" W	225.11'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	775.00'	95.43'	07°03'19"
C2	225.00'	4.89'	01°14'46"
C3	225.00'	81.50'	15°39'43"
C4	175.00'	151.89'	49°43'49"
C5	175.00'	116.01'	37°59'01"
C6	22.00'	3.49'	09°04'50"
C7	22.00'	32.55'	84°47'03"
C8	9.00'	12.15'	77°19'56"
C9	48.00'	43.73'	52°12'15"
C10	48.00'	86.90'	106°07'05"
C11	48.00'	94.36'	112°37'56"
C12	22.00'	33.07'	86°08'07"
C13	225.00'	43.47'	11°04'09"
C14	225.00'	104.87'	26°42'14"
C15	225.00'	77.94'	19°50'49"
C16	225.00'	118.18'	30°05'37"
C17	175.00'	51.64'	16°54'30"
C18	1457.39'	225.33'	08°51'31"

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**CERTIFICATION**

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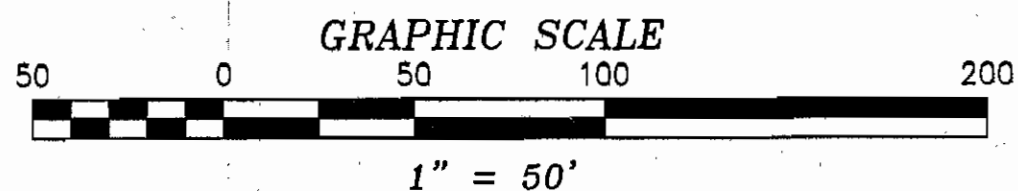
3/28/07 *William R. Chase*  
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT  
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REVISED PARTIAL SUBDIVISION PLAT  
 RAN-MAR, INC.  
 PARTRIDGE FARMS DEVELOPMENT  
 PARTRIDGE ROAD  
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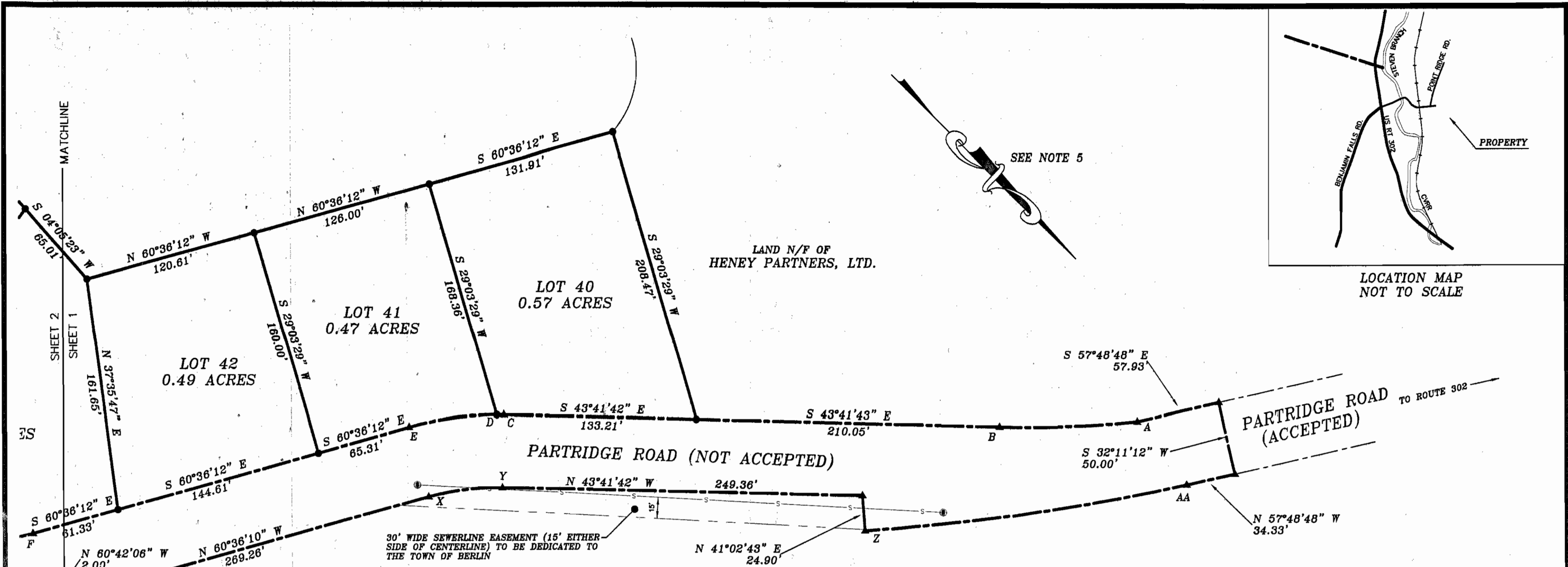
SCALE: 1" = 50' | DATE: 9/12/06 | PROJ. # 2005-24 | DWG. # 24-06  
 DRAWN BY: KJK | CHECKED BY: WRC | FB/P.G. N/A | SHEET 2 OF 3

**CHASE & CHASE**  
 SURVEYORS & SEPTIC DESIGNERS INC.  
 301 N. MAIN ST. - BARRE, VT. 05641  
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SEE NOTE 5



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**SURVEYORS NOTES:**

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NOTE: THIS PLAN IS A REVISION OF THE PLAN(S) NOTED AS REFERENCE 7. INDIVIDUAL LOT BOUNDARIES HAVE BEEN ADJUSTED AS DIRECTED BY THE OWNER.

REVISED: 3/28/07-SEWERLINE EASEMENT ADDED-KKJ

**CERTIFICATION**

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3/28/07 *William R. Chase*  
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

REVISED PARTIAL SUBDIVISION PLAT  
 RAN-MAR, INC.  
 PARTRIDGE FARMS DEVELOPMENT  
 PARTRIDGE ROAD  
 BERLIN, VERMONT

SCALE: 1" = 50' | DATE: 9/12/06 | PROJ.# 2005-24 | DWG.#24-05  
 DRAWN BY: KKJ | CHECKED BY: WRC | FB/PG. N/A | SHEET 1 OF 3

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