

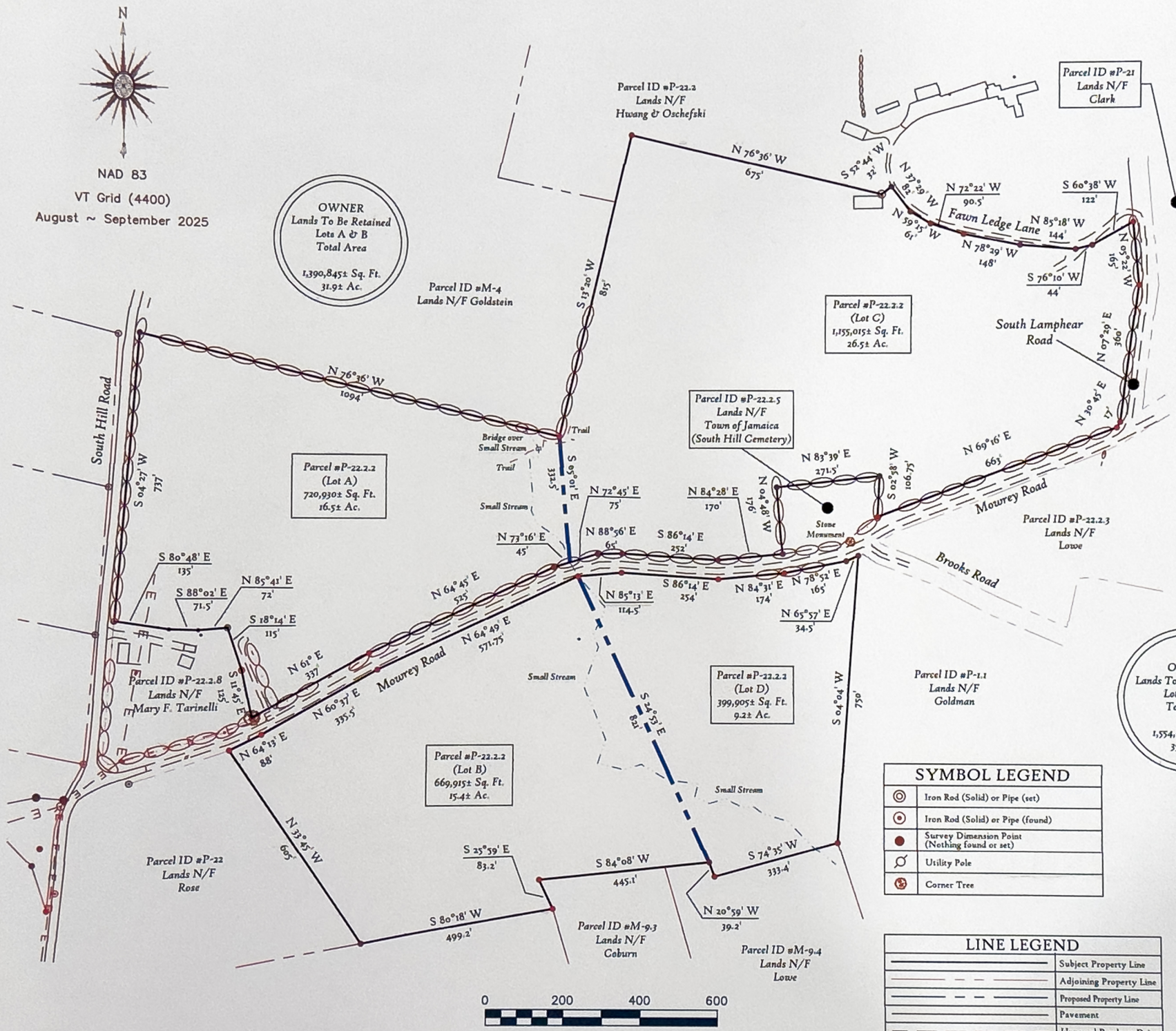
PLAN NOTES

The intent of this drawing is to subdivide 26.5± acres north of Mowrey Road and 9.2± acres south of Mowrey Road from Parcel ID #P-22.2 located in Jamaica, Vermont.

1. Parcel ID #P-22.2 was conveyed to Our Lady of Ephesus House of Prayer Inc. from Mary Fraser Tarinelli by Book 94 Page 367 found in the Town of Jamaica Land Records.
2. This survey is compiled from the following recorded deeds, maps and drawings as noted below, or shown elsewhere on this drawing, found monumentation, and an on-ground survey conducted with a TRIMBLE S6 Robotic Instrument and/or TRIMBLE R780 GNSS GPS Receiver with or without TRIMBLE Rio GNSS GPS Base. This survey conforms to the minimum accuracy standards as set by 26 V.S.A. § 2544.
- Drawings or maps entitled:
 - "A Map of Fawn Ledge Morgan Horse Farm, Property of Dorothy M. Nessel", by Dauchy Associates, Inc., dated 1/11/77 with revisions, drawing #76-865 and found in the Town of Jamaica Land Records. Latest revision stored at Dauchy Associates, Inc.
3. The bearings shown on this drawing refer to Vermont State Grid north (4400). The bearings shown are primarily used for comparison of the property lines shown.
4. The stonewall and wire fences and topographic features that are shown on this drawing may have minor irregularities between the principal courses shown.
5. The exact limits of the town roads were not researched.
6. With the exception of what is specifically shown or stated on this drawing, the survey does not intend to reflect easements, zoning or subdivision restrictions and/or setbacks, floodplain limits, wetlands, land use covenants, or other information that a thorough and accurate title search may disclose.
7. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies. Subsurface and environmental conditions were not examined or considered as part of this survey, except as noted otherwise.
8. This drawing reflects conditions at the time of the survey (August-September 2025).
9. A copy of this drawing is valid only if it is complete and intact, has an original signature and date with an original embossed or color stamped surveyor's seal. The original size of this drawing is 18" x 24". This drawing conforms to 27 V.S.A. §1403.
10. Certification is valid only to those named on this drawing in the title block.



LOCATION MAP
NOT TO SCALE



OWNER
Lands To Be Retained
Lots A & B
Total Area
1,390,845± Sq. Ft.
31.9± Ac.

OWNER
Lands To Be Transferred
Lots C & D
Total Area
1,554,920± Sq. Ft.
35.7± Ac.

SYMBOL LEGEND

	Iron Rod (Solid) or Pipe (set)
	Iron Rod (Solid) or Pipe (found)
	Survey Dimension Point (Nothing found or set)
	Utility Pole
	Corner Tree

LINE LEGEND

	Subject Property Line
	Adjoining Property Line
	Proposed Property Line
	Pavement
	Unpaved Roads or Drive
	Overhead Wires
	Treeline
	Fenceline (Remains)
	Stonewall (Remains)



Subdivision Drawing
SCALE 1" = 200'

NAD 83
VT Grid (4400)
August ~ September 2025

NOTE: ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER RELATED DOCUMENTS AND INSTRUMENTS PREPARED BY BLAZE DESIGN INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BLAZE DESIGN INC. BLAZE DESIGN INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE BOUNDARIES SHOWN ON THIS PLAN ARE CONSISTENT WITH THE PHYSICAL EVIDENCE AS FOUND IN THE FIELD, DEEDS AND PLATS AND PLANS OF RECORD AND OTHER SOURCES AS SHOWN ON THIS PLAN.

DAVID EDWARD SPURR VT. RLS. #972 NY. RLS. #9978



BLAZE DESIGN INC

PO BOX 499
SHAFTSBURY, VT 05262
802.442.2892

david@blazedesigninc.com - www.blazedesigninc.com

4 Lot Subdivision Drawing for:
Mary F. Tarinelli
South Hill & Mowrey Roads
Jamaica, VT 05343

DRAWN BY: DES
FIELD CREW: DES
SCALE: As Noted

SU-1

PROJECT DATE
September 2025
PROJECT #:
J-1011-25



NAD 83
VT Grid (4400)
August ~ September 2025

OWNER
Lands To Be Retained
Lots A & B
Total Area
1,390,845± Sq. Ft.
31.9± Ac.

Parcel ID #M-4
Lands N/F Goldstein

Parcel ID #P-22.2
Lands N/F
Hwang & Oscheffski

Parcel ID #P-21
Lands N/F
Clark

Parcel #P-22.2.2
(Lot C)
1,135,015± Sq. Ft.
26.5± Ac.

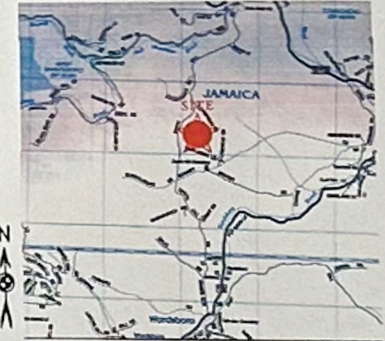
Parcel ID #P-22.2.5
Lands N/F
Town of Jamaica
(South Hill Cemetery)

Parcel #P-22.2.2
(Lot A)
720,930± Sq. Ft.
16.5± Ac.

Parcel #P-22.2.2
(Lot D)
399,905± Sq. Ft.
9.2± Ac.

Parcel ID #P-1.1
Lands N/F
Goldman

OWNER
Lands To Be Transferred
Lots C & D
Total Area
1,554,920± Sq. Ft.
35.7± Ac.



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND	
	Iron Rod (Solid) or Pipe (set)
	Iron Rod (Solid) or Pipe (found)
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	Overhead Wires
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	Stonewall (Remains)



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SCALE 1" = 200'

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DAVID EDWARD SPURR VT RLS. #772 NY RLS. #9779



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4 Lot Subdivision Drawing for:
Mary F. Tarinelli
South Hill & Mowrey Roads
Jamaica, VT 05343

DRAWN BY: DES
FIELD CREW: DES
SCALE: As Noted

SU-1

PROJECT DATE
September 2025
PROJECT #:
J-1011-25

SCHEDULE -A-

Parcel ID #P-22.2.2
LOT A

Being a parcel of land shown as LOT A on the survey plan entitled: "4 Lot Subdivision Drawing for: Mary F. Tarinelli, South Hill & Mowrey Roads, Jamaica, VT 05343" by BLAZE Design Inc., dated September 2025, with Project #J-1011-25 to which reference may be made for a further description.

Parcel ID #P-22.2.2
LOT B

Being a parcel of land shown as LOT B on the survey plan entitled: "4 Lot Subdivision Drawing for: Mary F. Tarinelli, South Hill & Mowrey Roads, Jamaica, VT 05343" by BLAZE Design Inc., dated September 2025, with Project #J-1011-25 to which reference may be made for a further description.

Parcel ID #P-22.2.2
LOT C

Being a parcel of land shown as LOT C on the survey plan entitled: "4 Lot Subdivision Drawing for: Mary F. Tarinelli, South Hill & Mowrey Roads, Jamaica, VT 05343" by BLAZE Design Inc., dated September 2025, with Project #J-1011-25 to which reference may be made for a further description.

Parcel ID #P-22.2.2
LOT D

Being a parcel of land shown as LOT D on the survey plan entitled: "4 Lot Subdivision Drawing for: Mary F. Tarinelli, South Hill & Mowrey Roads, Jamaica, VT 05343" by BLAZE Design Inc., dated September 2025, with Project #J-1011-25 to which reference may be made for a further description.