

Utility & Property Information

Address: 6 White Tail Lane, Dover, VT 05356. *For GPS purposes only. 911 address to be assigned.

Follow VT-100 south through Dover village center, then turn right onto Burchard Rd, then right onto Whitetail Ln, see real estate sign on right. Boundaries are marked with orange tape.

Taxes: Town of Dover — \$507.65 (2019 Non-Homestead Value).

Zoning: Productive Residential.
Access the [Dover Zoning Bylaws](#) for further information. The Dover Zoning Administrator, Dave, may also be contacted at 802-464-8720 x 7 with any additional questions.

Power: Green Mountain Power — underground transformer box appears to be located on the property at the northwest corner. One is also located southwest of the property, just south of the intersection of White Tail Lane and Shannon Ridge Road. Per GMP, the customer is responsible for the cost of all trenching, conduit, wire, and meter socket. No formal estimate can be given until power service application is made and a site visit has been conducted. For more information, please contact Nikki, the GMP distribution designer for this area, at 802-464-1651.

Septic/Water: EC-2-1844-1 — The Deer Meadows development's septic information is filed under this state subdivision permit. Each lot has been approved for one single family residence with up to 4-bedrooms and a connection to municipal sewer. A drilled well is approved as a part of the subdivision permit and design. There is no formal drinking water at this time.

The town indicates the connection fee is \$4,800 per bedroom (with each bedroom sleeping two). For further information and cost based on your specific home design, please contact Linda Holland at the North Branch Fire District at 802-464-8415.

Association: Deer Meadows Association — Burchard Road is a part of the Deer Meadows Association. It has been indicated by the President of the Agency that yearly

dues are \$1,300, which includes the plowing of the main roads within the development and some common land upkeep. This does not include the plowing of individual driveways. Please see *Supporting Documents & Maps* for a copy of the Deer Meadows covenants.

Road: White Tail Lane — Gravel, year-round, privately plowed and maintained road.

Boundaries: The property has been formally surveyed. Some corner pins have been found. Both parcels have been marked with orange flagging; these markings are to be considered reliable but not guaranteed.

Protected: According to the survey, much of the northern and southeastern portion of the property lies within a Restricted Natural Area Easement, which is a function of Vermont's environmental protective Act 250 during the development of this major subdivision. The seller indicates that he believes the area can be converted into lawn space.

Services: Duncan Cable offers cable TV and high-speed cable internet to other homes in the subdivision. Consolidated Communications offers phone, high-speed DSL internet, and satellite TV through their affiliate DirecTV.

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.*