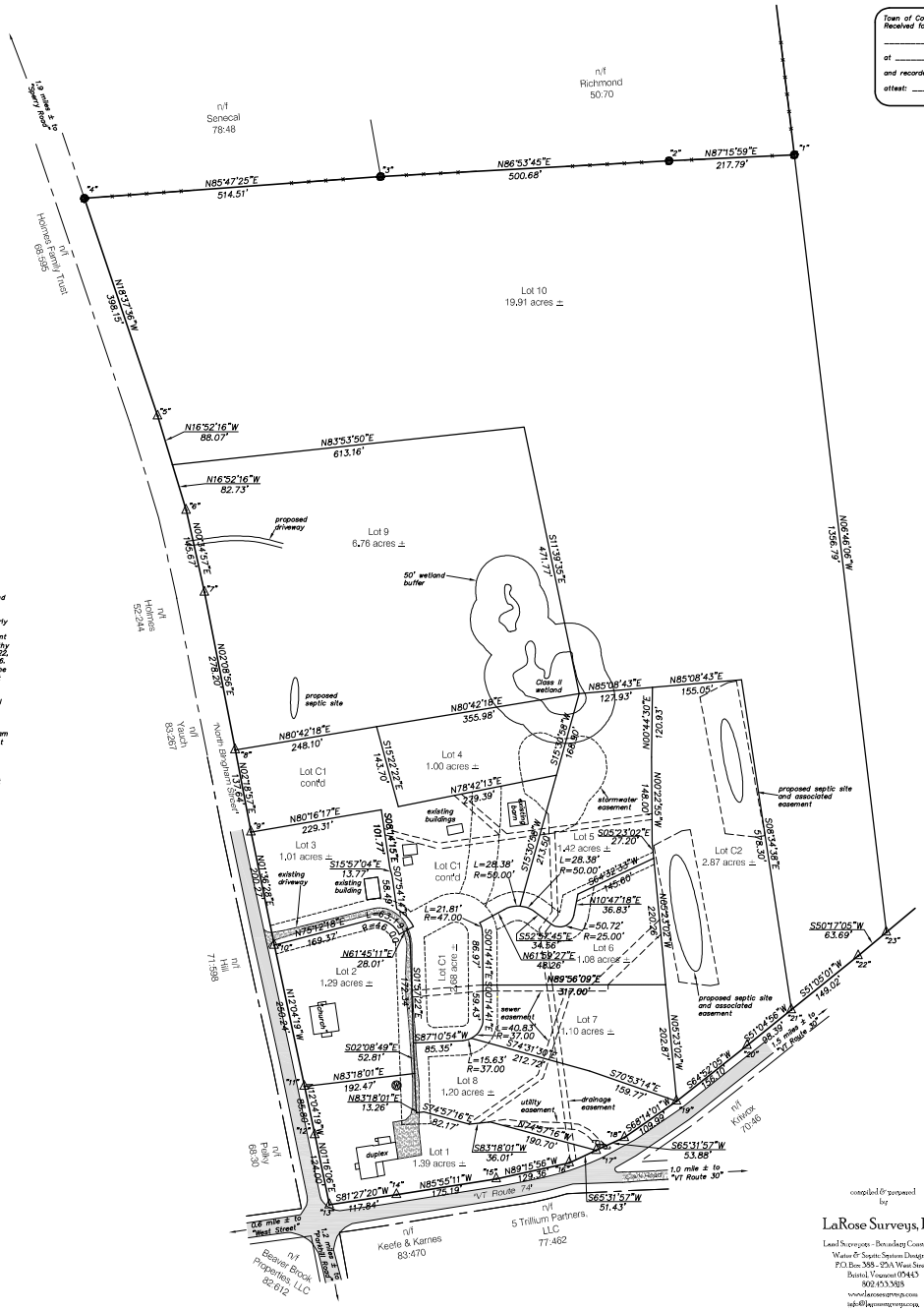


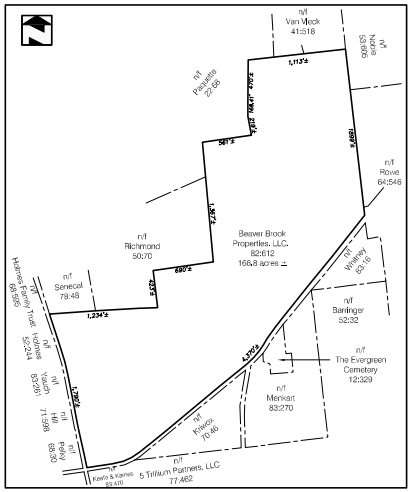
Town of Cornwall
Received for Record
_____ A.D. _____
at _____ o'clock _____ minutes _____M
and recorded in _____
attest: _____
Town Clerk

Note: Easements for stormwater control, utilities, and septic shall exist over Lots 1–9. See Engineering plans for more detail.

This Preliminary Plat received approval by the Cornwall Development Review Board on February ___, 2020, subject to all terms and conditions as stated in its decision of February 19, 2020, a copy which is attached and incorporated by reference. This does not constitute final subdivision approval.

_____ Date: _____
(Signature, DRB Chair)

Note: Wetlands and their associated 50' buffer were delineated by the State of Vermont. No liability is assumed by the undersigned as to the location of said wetlands and buffer.



Survey Notes:

1. This survey has been compiled from field surveys and record evidence including the following plats:
a. "Survey Plat, Lands of Arthur W. Bingham, III, 209.19 Acres ± Total, Easterly of North Bingham Street, Northerly & Southerly of Vermont Route No. 74, Easterly & Westerly of Evergreen Road, Northerly of Clark Road, Cornwall, Addison County, Vermont", prepared by Timothy L. Short, LS 651, dated October 10, 2008, and recorded in the Town of Cornwall Land Records, Map 230.
b. "Survey Plat, Proposed 3 Lot Subdivision, Lands of Arthur W. Bingham, III, and Lot Line Realignment with Marjorie Drexler, Westerly of North Bingham Street, Northerly of Vermont Rt. No. 74, and Existing Lot Westerly of South Bingham Street, Southerly of Vermont Rt. No. 74, Cornwall, Addison County, Vermont", prepared by Timothy L. Short, LS 651, dated October 10, 2008, last revised December 22, 2008 and recorded in the Town of Cornwall Land Records, Map 226.
c. "Survey Plat, Proposed 2 Lot Subdivision, Portion of Lands of The Estate of Arthur W. Bingham, III, 22/311, Southeasterly of Vermont Route No. 74, Easterly of Evergreen Road, Northerly of Clark Road, Cornwall, Addison County, Vermont", prepared by Timothy L. Short, LS 651, dated July 12, 2017, and recorded in the Town of Cornwall Land Records, Map 283.
2. Bearings are based on static GPS observations and have been oriented to State Plane Coordinates (SPC 4400 VT).
3. The public right-of-way of Vermont Route 74 and North Bingham Street are assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The right-of-way limits shown hereon were determined by the traveled portion of the road.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Cornwall Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Arthur W. Bingham, III and abutting owners based on records as of October 17, 2017.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

Corner Table:

The symbol "●" denotes outside diameter of applicable monumentation.

Corner 1: XX"● iron pipe found XX" above ground.
Corner 2: XX"● iron pipe found XX" above ground.
Corner 3: XX"● iron pipe found XX" above ground.
Corner 4: XX"● iron pipe found XX" above ground.
Corners 5–23: Calculated point.

Legend

- Project Boundary Line
- Adjoiner Boundary Line
- Iron Pipe Found
- Rebar Set
- Calculated Point
- ± More or Less
- "1" Corner Number
- Utility Pole
- Well
- Building Envelope
- Barbed Wire Fence

Deed Reference: 82:612
Total Area = 166.8 acres ±
Parcel ID# 080240
SPAN # 162-051-10046

0 100 200 300 400 500
GRAPHIC SCALE 1 inch = 100 feet

compiled & prepared by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 92A West Street
Bristol, Vermont 05443
802.453.3303
www.larosesurveys.com
info@larosesurveys.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES, PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.

Ronald L. LaRose, L.S.

STATE OF VERMONT
RONALD L. LAROSE
No. 372
REGISTERED
LAND SURVEYOR

Revised 3/02/2020

plat showing a subdivision survey of lands of

BEAVER BROOK PROPERTIES, LLC

North Bingham Street & VT Route 74
Cornwall, Addison County, Vermont

October 22, 2018

PROJECT #17062