



Land Surveyors – Boundary Consultants
Water & Wastewater System Designers
P.O. Box 388 – 25A West Street
Bristol, Vermont 05443

Ronald L. LaRose, L.S.

Kevin R. LaRose, L.S.

April 4, 2022

Cornwall DRB

RE: Proposed subdivision of property of Hartley M. MacFadden at 625 VT Route 30, Cornwall

ARTICLE III: SECTION 310

1. All pertinent information is on map.
2. Except for a Boundary Line Adjustment with the easterly abutter (Demong), there has been no other development on this property within the last five (5) years.
3. The map scale is 1" = 100', and contours are depicted on the map.
4. The proposed subdivision consists of four (4) lots with one of these lots containing the existing home of MacFadden. The total area of this subdivision is 17.33 acres. Each of the four (4) lots is numbered with its acreage on the map. Once the proposed subdivision is approved, the undeveloped lots will be put up for sale and the construction time table is dependent on the new owners. Each lot will be a single family residence with on-site septic and individual drilled wells.

If additional information is needed, please contact our firm.

RONALD L. LAROSE, LS

Land Surveying ♦ Topographical Surveys ♦ State & Local Permitting ♦ Septic Design ♦ Land Use Planning

p.802.453.3818
f.802.329.2138

www.larosesurveys.com
info@larosesurveys.com

Form of Cornwell
Received for Record
at _____ o'clock _____ minutes _____ A.M. _____
and recorded in _____ of _____
at _____
Witness: _____ Tom Clark

Approved by Resolution of the Cornwell Development Review
Board on _____ of _____ 20____. Subject to all
requirements and conditions of said Resolution.
Signed this _____ day of _____ 20____.
By: _____

Corner Table:

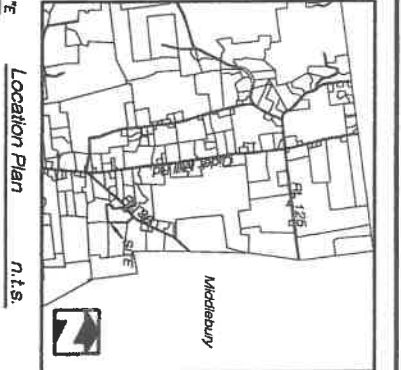
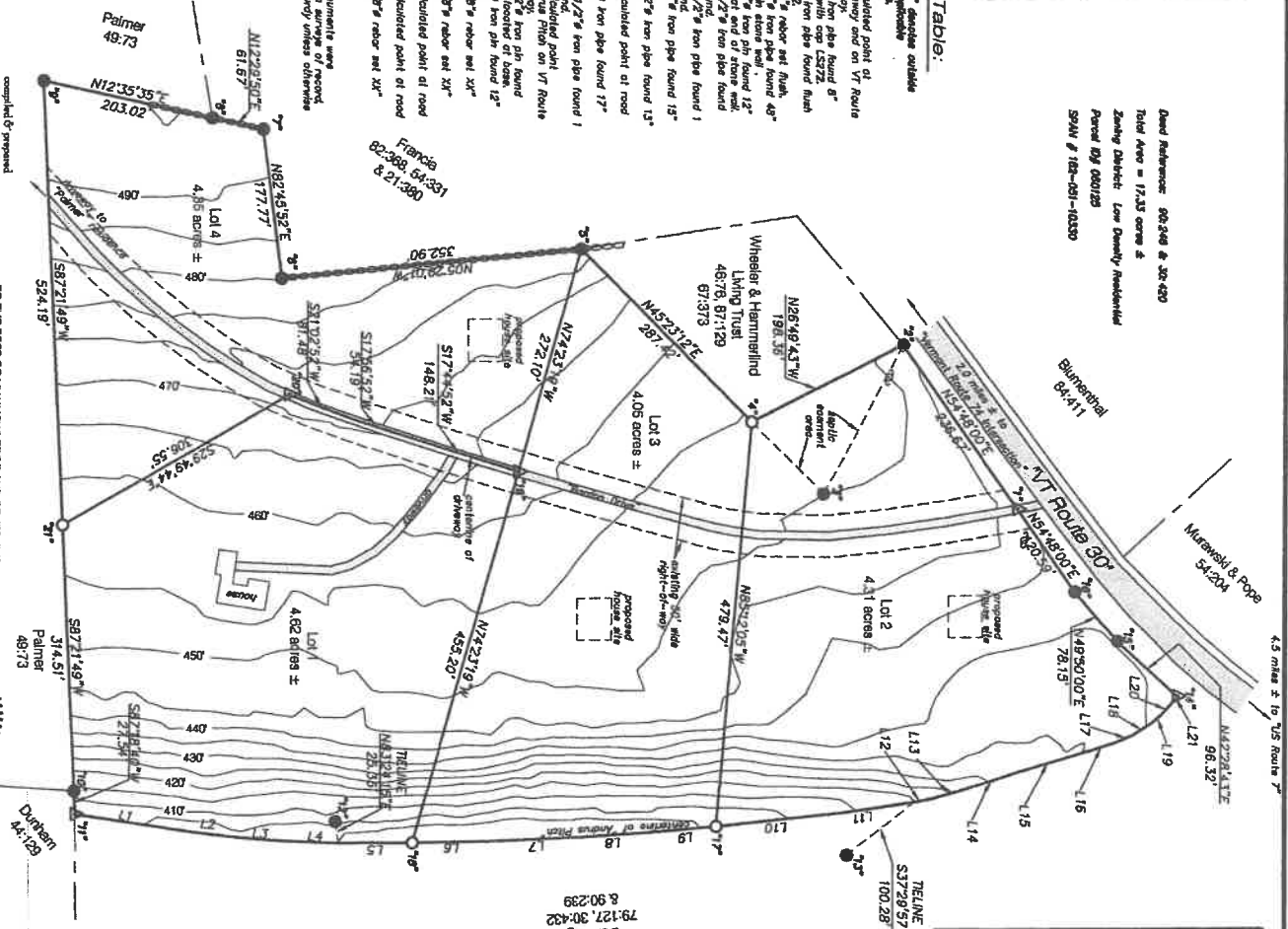
The symbol "C" denotes outside
monumentation.

- Legend**
- Project Boundary Line
 - Adjacent Boundary Line
 - Iron Pipe Found
 - Rebar Set
 - △ Calculated Point
 - * Iron or Lead
 - U# Corner Number
 - Utility Pole & Number
 - Stopped
 - Wire Fence

Survey Notes:

1. This survey has been completed from field surveys and record evidence including the following plates:
 - a. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - b. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - c. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - d. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - e. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
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 - q. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - r. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - s. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - t. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - u. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - v. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - w. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - x. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - y. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
 - z. That Showing a Boundary Line Adjustment Of Lands Of F. Peter Deming & Son, Deming, State Of Vermont, MacFadden, Vermont
2. Bearings are oriented to State Plane Coordinate (NAD83) SPC 4400 VT PROCR 2010 (0000) as determined by state GPS observations made on site on 07/25/2022.
3. Contour Interval is 3 feet and is based on a combination of Laser and 3" spot level.
4. The property may be subject to legal rights of others including easements, reservations, or ancient roads, if any additional easements, reservations, and/or encumbrances are shown hereon that may or may not be found in the records of the State of Vermont.
5. There may be weak utility poles or other items that could affect this project.
6. This survey depicts the boundary lines of Hartley MacFadden and showing the proposed subdivision.
7. This plat is prepared for the use of Hartley MacFadden and no representation is made by the undersigned for any other individual or entity.
8. The plat is prepared for the use of Hartley MacFadden and no representation is made by the undersigned for any other individual or entity.
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Deed Reference: 80-286 & 28-430
Total Area = 12.35 acres ±
Zoning District: Low Density Residential
Parcel ID# 000125
SPW # 128-051-0230



HARTLEY M. MACFADDEN

625 VT Route 30
Cornwall, Addison County, Vermont
March 1, 2022
PROJECT #21096

LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Walter G. Spang, Susan Duggan
P.O. Box 396 - 20A West Street
Rutland, Vermont 05445
802-453-3365
www.larosurvey.com
info@larosurvey.com



Adjacent Landowners

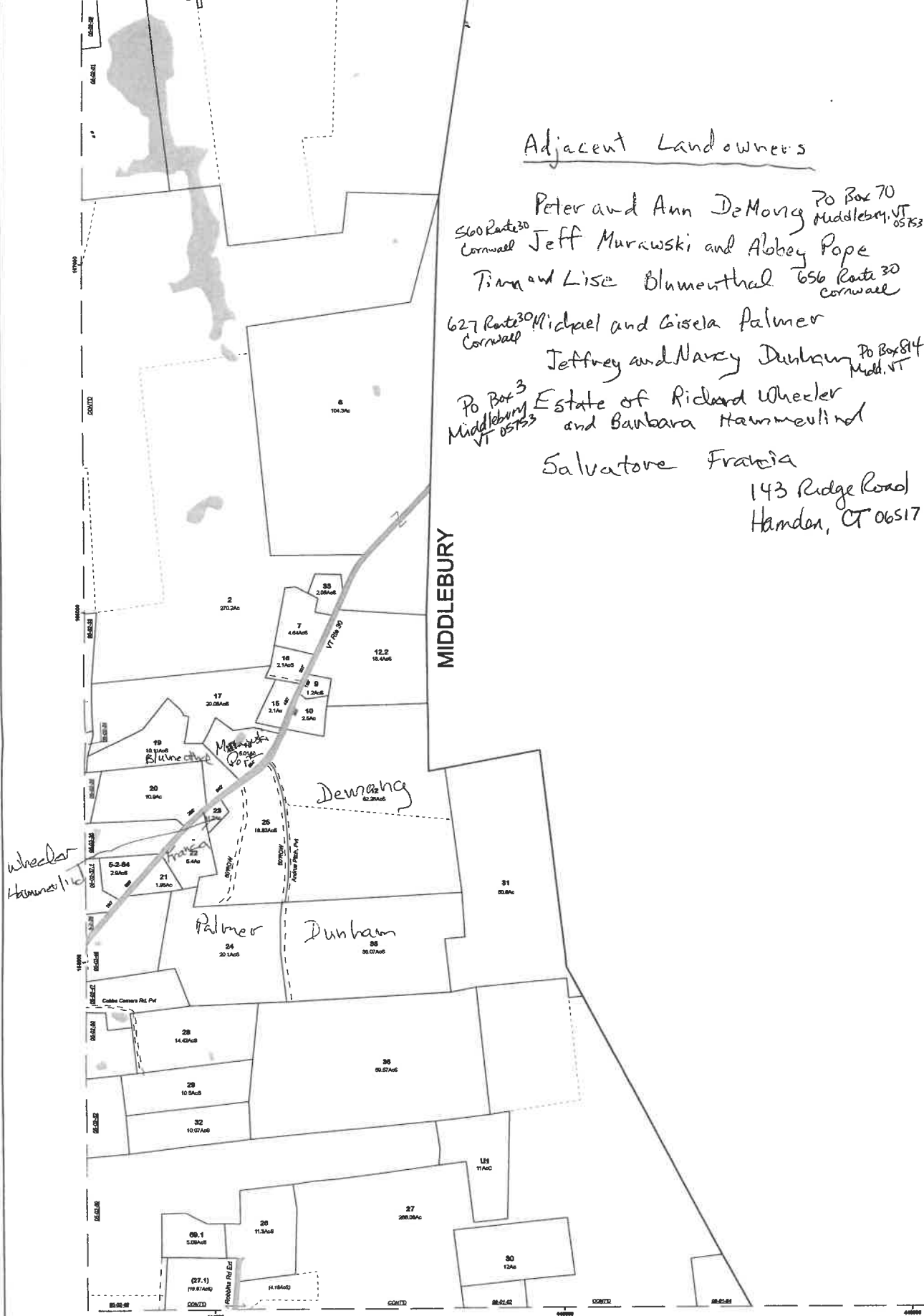
Peter and Ann DeMong 70 Box 70 Middlebury, VT 05753
 500 Route 30 Cornwall
 Jeff Murawski and Abbey Pope

Tina and Lisa Blumenthal 656 Route 30 Cornwall

627 Route 30 Michael and Gisela Palmer
 Cornwall

Jeffrey and Nancy Dunham Po Box 814 Midd. VT
 Estate of Richard Wheeler
 and Barbara Hammoullot
 Po Box 3 Middlebury VT 05753

Salvatore Francia
 143 Ridge Road
 Hamden, CT 06517



THESE MAPS ARE FOR PLANNING PURPOSES ONLY. THEY ARE NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE. ALL INFORMATION IS SUBJECT TO CHANGE.

UPDATED THROUGH APRIL 1, 2021

UPDATED BY
CHRISTINE CHAMBERLAIN MAPPING
 105 Court St #313
 Middlebury VT 05753
 chris@cmmb.com

LEGEND

| | | | | | |
|----------------------|--------------|----|--------------------|-------|----------------------------------|
| Thin boundary | Right-of-way | 11 | Point number | (12) | Marked parcel number |
| Parcel boundary road | Black box | 10 | Area changed | 10 | Lot number |
| Parcel boundary | Point box | 10 | Area added | A.34 | Registered owner |
| Parcel boundary note | Before note | 10 | Area subtracted | BE.25 | Parcel owner from adjacent sheet |
| Subsequent | Mark box | 10 | Black number | 11 | Parcel number not to print |
| | | A | Unlocated property | 4000 | Area parcel coordinates (4) |



Let us Sell or Find your Roost!

Roxanna R. Emilo
Realtor / Broker

802-349-9837 (C) • 802-388-4440 (O)