

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

Approved by Resolution of the Cornwall Development Review Board on \_\_\_\_\_, 20\_\_\_\_. Subject to all requirements and conditions of said Resolution.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By: \_\_\_\_\_

Deed Reference: 90-246 & 30-420  
Total Area = 17.33 acres ±  
Zoning District: Low Density Residential/Medium Density Residential  
Parcel ID# 060125  
SPAN # 162-051-10330

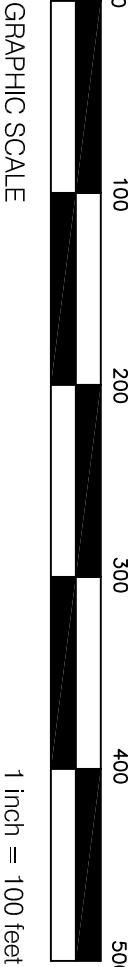
**Corner Table:**

The symbol "ø" denotes outside diameter of applicable monument.

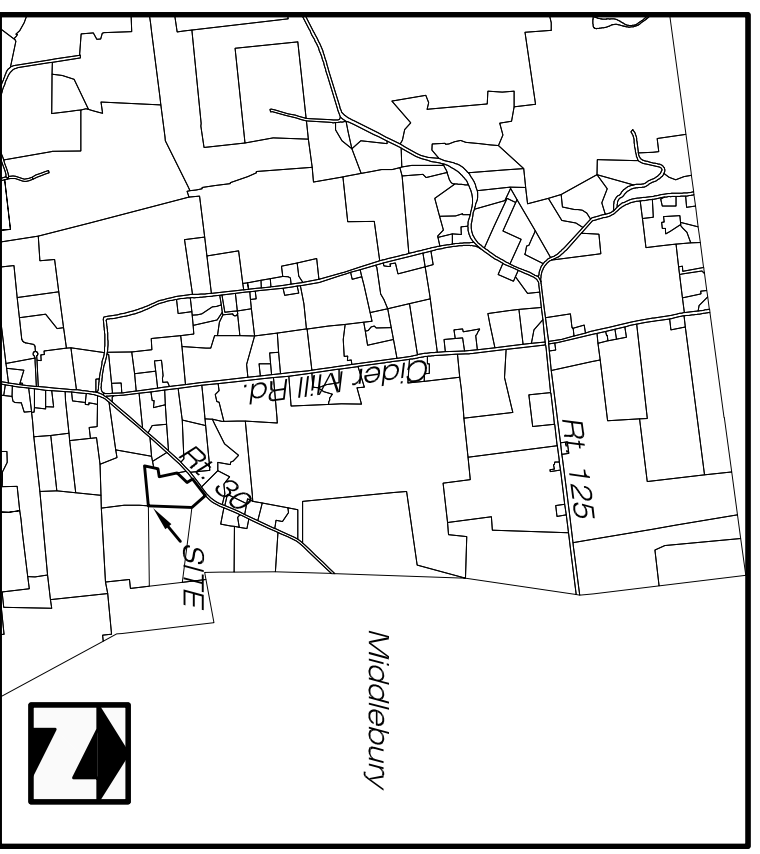
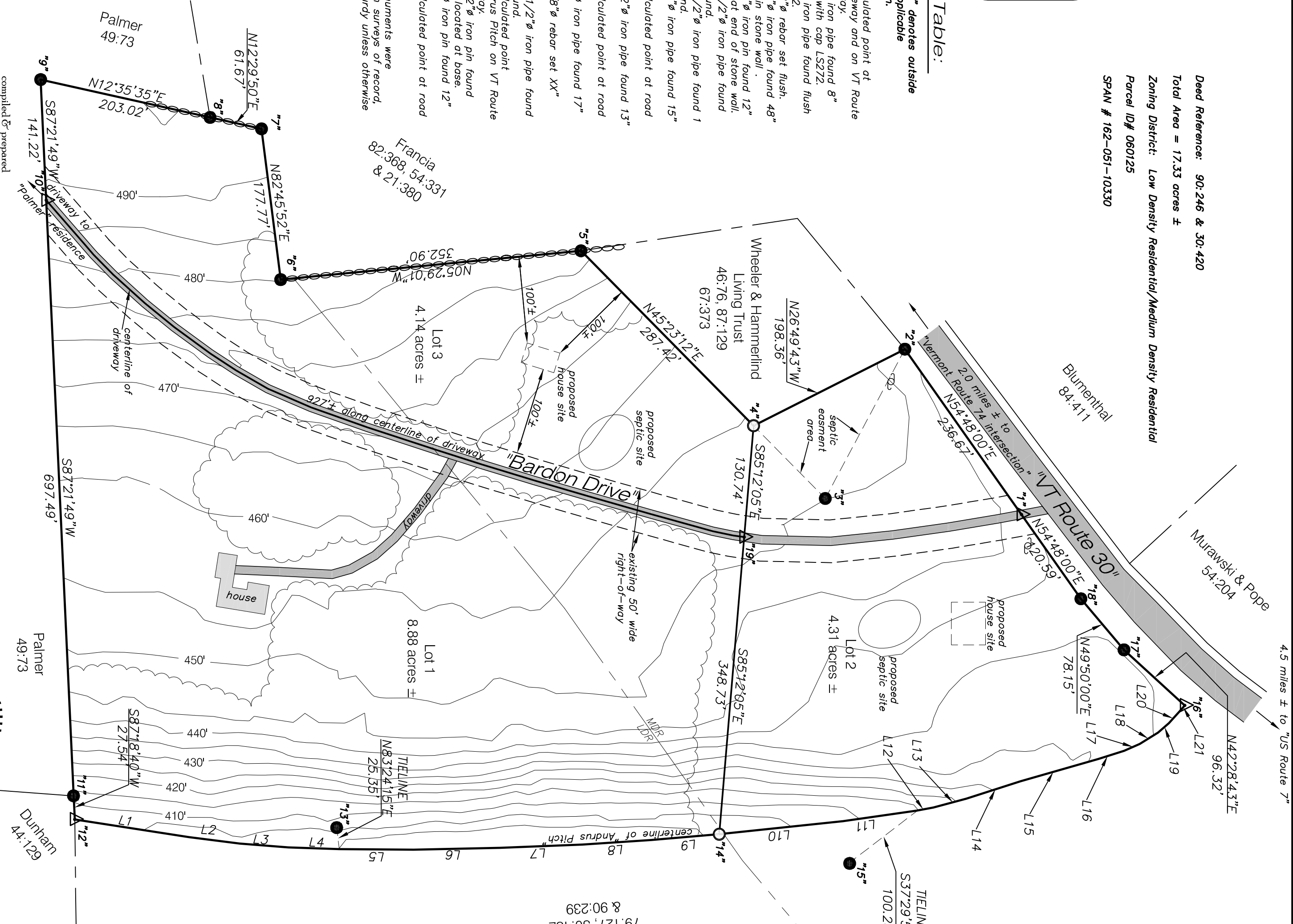
- Legend**
- Project Boundary Line
  - - - Adjoiner Boundary Line
  - Iron Pipe Found
  - Rebar Set
  - △ Calculated Point
  - + More or Less
  - \* Corner Number
  - Utility Pole & Number
  - Stone wall
  - x-x-x-x Wire Fence
  - ~ Treeline
- NOTE: Contour interval is 2 feet and is based on a combination of Lidar and topographic survey.

**Survey Notes:**

1. This survey has been compiled from field surveys and record evidence including the following plats:
  - a. "Plat Showing A Boundary Line Adjustment Of Lands Of F. Peter Demong & Mary Ann P. Demong, Trustees Of Lands Of M. Hartley MacFadden, Vermont Route 30, Cornwall, Addison County, Vermont.", prepared by Ronald L. LaRose, LS 272, dated September 18, 2020, and recorded in the Town of Cornwall Land Records.
  - b. "Plat Showing The Lands Of Richard H. Wheeler & Barbara H. Hommerling, Vermont Route 30, Cornwall, Addison County, Vermont.", prepared by Ronald L. LaRose, LS 272, dated June 16, 2008, and recorded in the Town of Cornwall Land Records.
  - c. "Plan Of Land To Be Conveyed To Hartley M. MacFadden Located In Cornwall, Vermont", prepared by Donald B. Burchard, LS 173, dated May 7, 1982, and recorded in the Town of Cornwall Land Records, Map 15.
  2. Bearings are oriented to State Plane Coordinates (NAD83, SPC 4400 VT, EPOCH: 2010.0000) as determined by static GPS observations made on site February 10, 2022 and post-processed using National Geodetic Survey OPUS-RS software.
  - a. Contour interval is 5 feet and is based on a combination of Lidar and topographic survey.
  3. The public right-of-way of State Route 30 is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The right-of-way limits shown herein 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 herein 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 Hartley MacFadden and abutting owners based on records as of February 18, 2022.
  7. This plat is prepared for the use of Hartley MacFadden and no representations are assumed by the undersigned for any other individual or entity.
  8. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.



GRAPHIC SCALE



**Location Plan**  
n.t.s.

NOTE: Zoning District line is 500' from and parallel to Vermont Route 30 right-of-way.

Line	Bearing	Distance
L1	S08°50'07"W	135.32'
L2	S07°14'42"W	59.64'
L3	S04°22'32"W	57.14'
L4	S02°02'38"W	59.55'
L5	S00°23'21"W	87.06'
L6	S01°11'32"E	101.04'
L7	S02°19'03"E	96.77'
L8	S03°46'58"E	80.46'
L9	S04°51'25"E	79.76'
L10	S06°02'26"E	145.51'
L11	S08°06'43"E	87.07'
L12	S10°34'48"E	39.99'
L13	S14°52'00"E	19.88'
L14	S17°57'00"E	66.45'
L15	S15°56'26"E	95.03'
L16	S17°24'16"E	31.49'
L17	S23°53'14"E	19.81'
L18	S31°38'57"E	25.35'
L19	S41°18'47"E	16.76'
L20	S47°50'18"E	18.95'
L21	S49°06'35"E	8.83'

plat showing a proposed subdivision of lands of

**M. HARTLEY  
MACFADDEN**

625 VT Route 30  
Cornwall, Addison County, Vermont

March 1, 2022

PROJECT #21096

LaRose Surveys, P.C.

Land Surveys - Boundary Consultants  
Water & Septic System Designers  
P.O. Box 388 - 29A West Street  
Bristol, Vermont 05443  
802.453.5818  
www.larosurvey.com  
info@larosurvey.com

Ronald L. LaRose, L.S.

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.



Revised 5/11/2022