

Location Plan n.t.s.

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

Dead Reference: 93:103
 Total Area = 17.33 acres ±
 Zoning District: Low Density Residential/Medium Density Residential
 Parcel ID# 060125
 SPAN # 162-051-10330

NOTE: Per Jonathan Diradi, GMP Distribution Designer, utility line would run underground from pole #9 along easterly side of Bardon Drive within the 50' right-of-way with its own 25' easement to support Lots 2 and 3.

Corner Table:

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

- Corner 1: Calculated point at centerline driveway and on VT Route 30 right-of-way.
- Corner 2: 1" iron pipe found 8" above ground with cap LS272.
- Corner 3: 1" iron pipe found flush with cap LS272.
- Corner 4: 5/8" rebar set flush.
- Corner 5: 1/2" iron pipe found above ground in stone wall.
- Corner 6: 1/2" iron pin found above ground at end of stone wall.
- Corner 7: 1-1/2" iron pipe found 12" above ground.
- Corner 8: 1-1/2" iron pipe found 10" above ground.
- Corner 9: 1/2" iron pipe found 15" above ground.
- Corner 10: Calculated point at road centerline.
- Corner 11: 1/2" iron pipe found 13" above ground.
- Corner 12: Calculated point at road centerline.
- Corner 13: 1" iron pipe found 17" above ground.
- Corner 14: 5/8" rebar set XX" above ground.
- Corner 15: 1-1/2" iron pipe found 19" above ground.
- Corner 16: Calculated point centerline Andrus Pitch on VT Route 30 right-of-way.
- Corner 17: 1/2" iron pin found disturbed and located at base.
- Corner 18: 1" iron pin found 12" above ground.
- Corner 19: Calculated point at road centerline.

NOTE: All monuments were consistent with surveys of record, plumb and sturdy unless otherwise noted.

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. Hammelind, 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. Plat Of Land To Be Conveyed To Hartley M. MacFadden Located In Cornwall, Vermont, prepared by Donald B. Burdick, LS 173, dated May 7, 1982, and recorded in the Town of Cornwall Land Records, Map 13.
 2. Bearings are oriented to State Plane Coordinates (NAD83, SFC, 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.
 3. Contour interval is 5 feet and is based on a combination of Lidar and topographic survey.
 4. 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.
 5. This property may be subject to legal rights of others including easement, 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.
 6. There may be wells, drilled, shallow or otherwise, that could affect this property.
 7. This survey depicts the boundary lines of M. Hartley MacFadden Trust and adjoining owners based on records as of February 18, 2022.
 8. This plat is prepared for the use of M. Hartley MacFadden Trust and no representations are assumed by the undersigned for any other individual or entity.
 9. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

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	19.88'
L13	S14°52.00"E	39.99'
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'

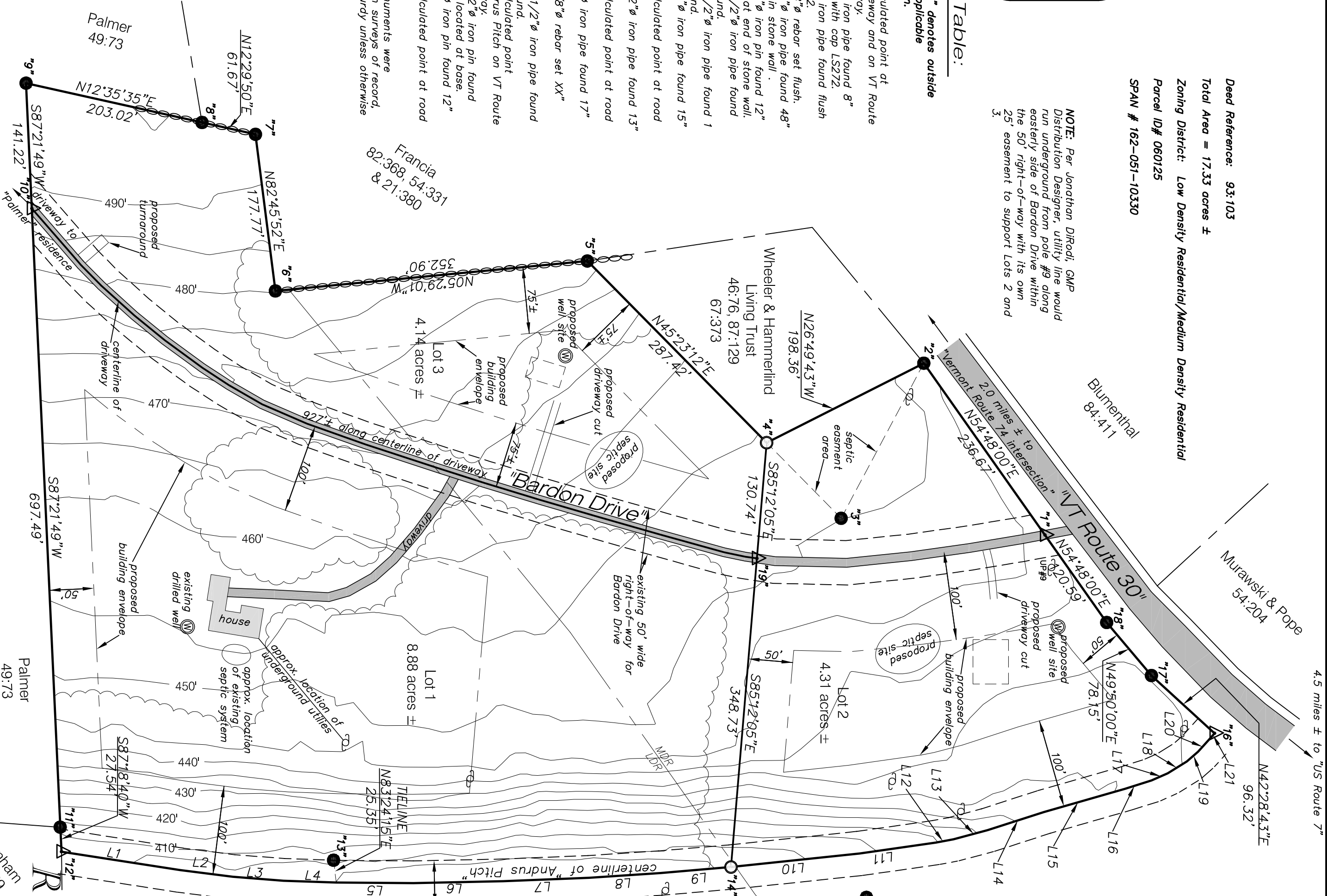
plat showing a proposed subdivision of lands of

**ROSE TORREY, TRUSTEE
 OF THE M. HARTLEY
 MACFADDEN TRUST**

625 VT Route 30
 Cornwall, Addison County, Vermont

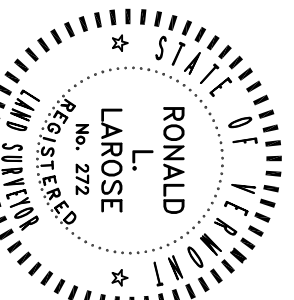
March 1, 2022

PROJECT #21096



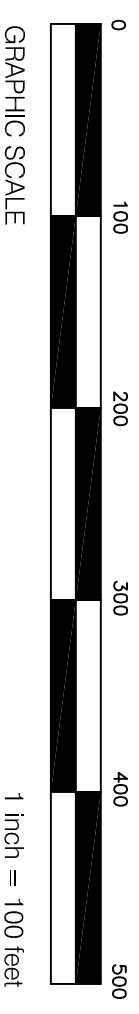
LaRose Surveys, P.C.
 Land Surveyors - Boundary Consultants
 Water & Septic System Designers
 P.O. Box 388 - 29A West Street
 Bristol, Vermont 05443
 802.453.3818
 www.larosesurveys.com
 info@larosesurveys.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAIT 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.

Revised 11/21/2022



GRAPHIC SCALE