

TOWN OF CORNWALL
DEVELOPMENT REVIEW BOARD
APPLICATION FOR SUBDIVISION OF LAND
(Please type or print legibly)

1. Applicant JONATHAN & KIM HESCOCK

Address 2217 RT 74 CORNWALL, VT

Phone No. 802-462-3737 Email Address VERMONTVICTORYGREENHOUSES@gmail.com

If Corporation, name of Representative -

Is this a Corporation registered in Vermont? -

2. Name of Record Owner JONATHAN & KIM HESCOCK

Address SAME

Phone No. SAME Email Address SAME

If Corporation, name of Representative -

Is this Corporation registered in Vermont? -

3. Names of Advisors and their professional area:

JUDSON HESLOCK - LANDSCAPE

LAROSE SURVEYS - SURVEY + SEPTIC DESIGN

4. Name of Subdivision LOT 2

5. Location of Subdivision 2217 RT 74 CORNWALL, VT

6. Acreage of Subdivision 1

Acreage of Owner's adjoining property 1.7[±] (shown as lot 1 on draft survey)

Acreage of Owner's Cornwall property not adjoining -

Acreage of property under option -

**TOWN OF CORNWALL
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7. Property deeds recorded in Town of Cornwall records. (May be found at Town Clerk's office. Contact Clerk for assistance.)

Date March 7, 2006 Book 63 Page 226

Date _____ Book _____ Page _____

Date _____ Book _____ Page _____

8. Brief description of size and type of Subdivision:

1 ACRE NEARLY SQUARE AND THE OLD
FARMHOUSE SITE BETWEEN PAUL ZENO AND JONATHAN L
The 1 acre +/- lot depicted as "Lot 2" on draft Survey. KIM HESLOCK

9. What other local, state, or regional approvals are being applied for?

WASTEWATER PERMIT

10. Signature of Applicant

9/1/24 Kim Heslock

Date

5/9/24

Please attach:

- Deed.
- A copy of any survey of the property.
- A copy of the Tax Map marking the subject parcel and the parcels of adjacent owners.
- A complete list of the names and addresses of adjacent landowners.
- Any and all additional materials and information required by the applicable regulations.

Reminder – Only complete applications will be forwarded to the DRB for scheduling.

Please note: The DRB may ask for additional information.

Form updated November 2022

Tax #

LIST OF ADJACENT LAND OWNERS

HIBERNIA FARM LLC
DOYLE, JOHN + SHEILA
PO BOX 388
MIDDLEBURY, VT 05753
229.68 AC

45

ZENO, PAUL + DEBORAH
2141 ROUTE 74
CORNWALL, VT 05753
1.65 AC

37

SETH + PEARL RINEY
2100 RT 24
CORNWALL, VT
05753

37.2

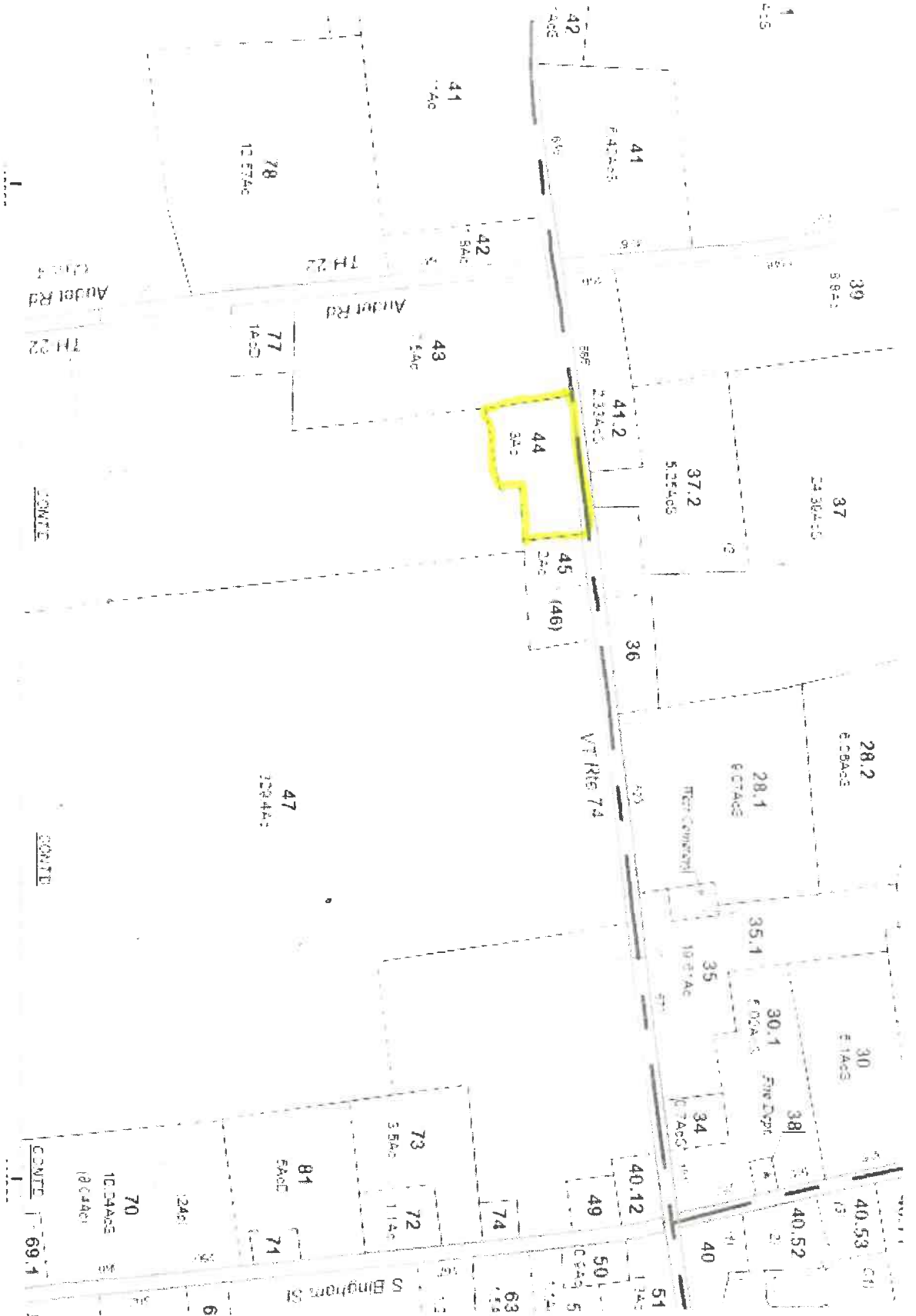
PETER + TRACY LOWENHOMP
2174 RT 24
CORNWALL, VT 05753

43

JEAN QUENNEC
3557 WEST SALISBURY RD
SALISBURY, VT 05769

41.2

DAVID MUNSON
110 WEST ST
CORNWALL, VT 05753





Location Plan n.t.s.

Approved by Resolution of the Cornwall Development Review Board on the _____ day of _____, 20____. Subject to all conditions of said resolution. Signed this _____ day of _____, 20____.

Corner Table:

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

Corner 1: 1-3/4" iron pipe found 22" above ground and located at its base.

Corner 2: 1-1/4" iron pipe found 11" above ground.

Corner 3: 5/8" rebar set 3" above ground.

Corner 4: 1-1/4" iron pipe found 24" above ground and located at its base.

Corner 5: 1-1/4" iron pipe found 22" above ground and located at its base.

Corner 6: 1-1/2" iron pipe found 26" above ground and located at its base.

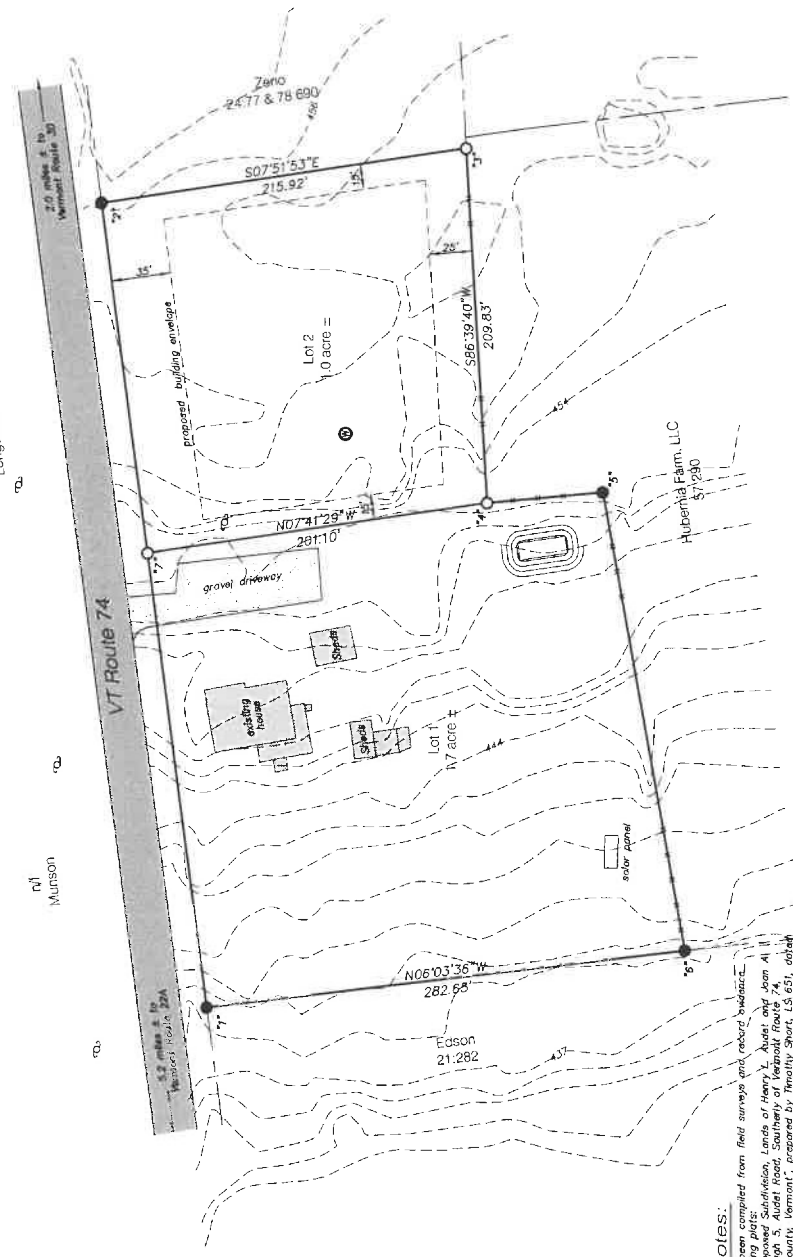
Corner 7: 5/8" rebar set 3" above ground.

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

- Legend**
- Project Boundary Line
 - Adj. Boundary Line
 - Iron Pipe Found
 - Rebar Set
 - Calculated Point
 - More or Less
 - Corner Number
 - Utility Pole & Number
 - Drilled Well
 - Misc. Fence

Deed Reference: 63-226
 Total Area = 2.7 acres ±
 Zoning District: West Cornwall Village
 Parcel ID# 080344
 SPAN # 162-051-10105

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



Survey Notes:

- This survey has been compiled from field surveys and records, including:
- Survey Plat, Proposed Subdivision, Lands of Henry L. Audet and Jean Al. II Audet, Lots 1 through 5, Audet Road, Southerly of Westport Route 74, Cornwall, Addison County, Vermont, prepared by Healy, Spurr, L.S. 651, dated November 25, 2002, and recorded in the Town of Cornwall Records, Map 177.
- Bearings are oriented to State Plane Coordinates (NAD83, SPC 1409 VT, UTM Zone 18Q) as determined by State Plane Coordinates (NAD83, SPC 1409 VT, UTM Zone 18Q) and Post-Processed Using National Geospatial Survey (GPS) software.
- The public right-of-way of Vermont Route 74 was based on existing surveys.
- This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or encumbrances, the existence of which may or may not be found in the Town of Cornwall Land Records.
- There may be wells, ditches, shallow or otherwise, that could affect this property. Any depths the boundary lines of Hescock and abutting owners based on records as of May 2021.
- This plat is prepared for the use of Hescock and no representations are made by the surveyor as to the accuracy of the data provided.
- Representations of this sketch are not valid unless signed with a blue inked surveyor's signature.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL REPRESENTATION OF THE REAL PROPERTY. A COLLABORATION OF FIELD, PAROLAND PERTINENT RECORD EVIDENCE WAS USED IN THE PREPARATION OF THIS PLAT. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 V.S.A. 1402.

compiled & prepared by
LaRose Surveys, P.C.
 Land Surveyor - Dominion Consultant
 Warren & Seale, Structural Designers
 P.O. Box 305, 27A West Street
 Bethel, Vermont 05601
 802.533.0816
 www.larosuresurveys.com
 info@larosuresurveys.com



JONATHAN E. & KIM E. HESCOCK
 2217 Route 74
 Cornwall, Addison County, Vermont
 May 30, 2024

Ronald L. LaRose, L.S.

PROJECT #2017

Form of Certificate
 Received for Record
 of _____ A.D. _____
 and returned in _____
 office: _____
 Town Clerk

Deed Reference: 83, 228
 Total Area = 2.7 acres ±
 Zoning District: West Cornwall Village
 Parcel ID: 000344
 SPAN # 102-001-10105

- Legend**
- Project Boundary Line
 - Adjacent Boundary Line
 - Iron Pipe Found
 - Rebar Set
 - Obscured Point
 - Mark or Line
 - Corner Number
 - Utility Pole or Number
 - Drilled Well
 - Wire Fence

Longchamp

Munson

2.0 miles S to Vermont Route 30

0.2 miles S to Vermont Route 22A

gravel driveway

existing house

proposed building envelope

Lot 1
1.7 acre ±

Lot 2
1.0 acre ±

Hubertis Farm, LLC
57,280

RANDY QUESNELL
21-282

Edson
21-282

Zeno
24:77 & 78:690

06:06:07" W
282.77

07:45:59" W
201.26

07:45:59" E
215.90

04:47:31" E
68.57

02:38:23" E
208.94

02:38:23" E
269.89

02:38:23" E
208.94

03:55:44" W
274.26

03:55:44" W
274.26

03:55:44" W
274.26

03:55:44" W
274.26

03:55:44" W
274.26

03:55:44" W
274.26

03:55:44" W
274.26

03:55:44" W
274.26

Survey Notes:

- The survey has been compiled from field surveys and record evidence including the following plat: Subdivisions, Lands of Henry L. Audet and Jean A. Audet, Lots 1 through 3, Audet Road, Southerly of Vermont Route 74, Cornwall, Addison County, Vermont, prepared by Timothy Short, LS 693, dated September 26, 2002, and recorded in the Town of Cornwall Land Records, Map 177.
- Bearings are oriented to State Plane Coordinate (NAD83, SPC 4400 VT, EPSG:2010-0000) as determined by static GPS observations made on site on 10/15/2021 and post-processed using National Geodetic Survey DPUS-RS software.
- The public right-of-way of Vermont Route 74 was based on existing data.
- This property may be subject to legal rights of others including easements, servitudes, or ancient roads. If any additional easements, restrictions, and/or other interests are shown on any records affecting this property, the surveyor is not responsible for their location or extent.
- There may be wells, ditches, shales, or other items that could affect this survey.
- This survey depicts the boundary lines of Heacock and adjoining owners based on records on file as of May 2021.
- This plat is prepared for the use of Heacock and no representations are made by the surveyor as to the accuracy of the survey data.
- Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.



completed & prepared
 by
LaRose Surveys, P.C.
 Lead Surveyors - Boundary Cornermen
 Wayne & Sybil-System Designers
 P.O. Box 301-25A York, Vermont
 802-433-3835
 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. THIS PLAT IS FOR RECORD ONLY AND PERMITS RECORD EVIDENCE TO BE USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH V.S.A. 1403.



Ronald L. LaRose, L.S.

**JONATHAN E. & KIN,
 HESCOCK**

2217 Route 74
 Cornwall, Addison County, Vermont

September 1, 2021

PRO-EC



Approved by Resolution of the Cornwall Development Review Committee on the 15th day of May 2021.
 Signed this _____ day of _____, 20____
 BY: _____

Corner Table:
 The symbol "r" denotes outside diameter of applicable instrumentation.
 Corner 1: 1-3/4" iron pipe found 21" above ground and located at the base.
 Corner 2: 1" iron pipe found 11" above ground.
 Corner 3: 5/8" rebar set 1" above ground.
 Corner 4: 1-1/4" iron pipe found 20" above ground and located at its base.
 Corner 5: 1-1/4" iron pipe found 14" above ground.
 Corner 6: 1" iron pipe found 18" above ground and located at its base.
 Corner 7: 5/8" rebar set 1" above ground.
 NOTE: All monuments were consistent with survey of record, unless otherwise noted.

TRUST DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that *F. Rendol Barlow, Trustee of the Edith J. Catchpaw 1998 Trust*, of Middlebury, in the County of Addison and State of Vermont, Grantor, in the consideration of ONE AND MORE DOLLARS paid to Grantor's full satisfaction by *Jonathan E. Hescock and Kim E. Hescock*, husband and wife, tenants by the entirety, both of Shoreham, in the County of Addison and State of Vermont, Grantees, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees *Jonathan E. Hescock and Kim E. Hescock*, husband and wife, tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Cornwall, in the County of Addison and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to F. Rendol Barlow, Trustee of the Edith J. Catchpaw 1998 Trust, by Quit Claim Deed from Edith Catchpaw dated February 12, 1999, recorded in the Cornwall Land Records in Book 47 at Page 220, and being more particularly described therein as follows:

"Being all of the remaining lands and premises conveyed to Ernest Catchpaw (deceased) and Edith Catchpaw by Warranty Deed from Horace M. Pratt and Maude W. Pratt dated May 10, 1952, and recorded in the Cornwall Land Records in Book 19 at Page 384.

Said lands and premises consist of a dwelling, outbuildings and 3 acres, more or less.

Subject to utility easements and rights of way as of the date hereof."

All lands lying within the right of way of Route No. 74 are conveyed herein by quitclaim only.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

The undersigned, being the sole Trustee of The Edith J. Catchpaw 1998 Trust, under oath, do hereby certify for purposes of 27 V.S.A., Section 352, as follows:

1. Name. The name of the trust is the Edith [J.] Catchpaw 1998 Trust.
2. Date. The date of the trust is Edith J. Catchpaw 1998 Trust.

3. The Donor. The name of the Donor of the trust instrument is Edith J. Catchpaw.
4. Original Trustee. The name of the original Trustee is F. Rendol Barlow.
5. Empowered Trustee. The name and address of each trustee empowered to act under the trust instrument at the time of execution of this certificate is:

F. Rendol Barlow
P.O. Drawer 351 - 111 South Pleasant Street
Middlebury, Vermont 05753

6. Trust Abstract. An abstract of the provisions of the trust authorizing the Trustee(s) to act in the manner contemplated by the instrument follows:

Paragraph X (2) of the trust grants the Trustee the authority: "to sell, lease, or give options to purchase any property of the trust, real or personal, at public or private sale, for such consideration and upon such terms (including credit) as the Trustees shall determine"

7. The trust has not been revoked or amended as to the foregoing authorizing provisions and the same remain in force and effect.
8. There are no provisions in the trust limiting the authority so granted; and
9. The trust is not under the supervision of any court.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, *Jonathan E. Hescock and Kim E. Hescock*, husband and wife, tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And, the said Grantor, *F. Rendol Barlow, Trustee of the Edith J. Catchpaw 1998 Trust* for himself and his successors and assigns, does covenant with the said Grantees, *Jonathan E. Hescock and Kim E. Hescock*, their heirs and assigns, that until the ensembling of these presents, that the said Trustees are duly authorized to convey the same in manner and form aforesaid, that they have in all things observed the direction of the law and the Trust documents in the transfer aforesaid, that it and its successors and assigns will **WARRANT AND DEFEND** said premises against all persons claiming the same, by from and under **The Edith J. Catchpaw 1998 Trust**, or its Trustees, but against no other persons

IN WITNESS WHEREOF, I hereunto set my hand this 6th day of March A.D. 2006.

IN PRESENCE OF:

F. Rendol Barlow
F. Rendol Barlow, Trustee of the Edith J. Catchpaw 1998 Trust

STATE OF VERMONT
ADDISON COUNTY, SS

At Middlebury this 6th day of March A.D. 2006, personally appeared *F. Rendol Barlow, Trustee of the Edith J. Catchpaw 1998 Trust* and he represented, under oath, that the statements contained in the within certificate of trust are true and correct, and also acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of the Edith Catchpaw 1998 Trust.

Before me Jane P. Shaw
Notary Public

My Commission Expires: 2/10/2007

LANGROCK SPERRY
& WOOL LLP

Cornwall Town Clerk's Office
received for record March 7, 2006
at 3:30 p.m.
Attest: Susan Johnson Clerk



Parcel Viewer

310 SAWYER RD, NEW HAVEN X

Show search results for 310...



310 Sawyer Rd, New Haven VT 05647

