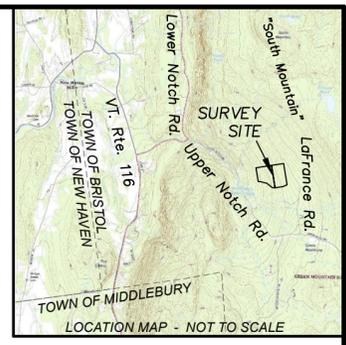


**TOWN OF BRISTOL ZONING REGULATIONS**

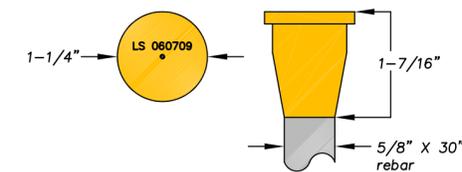
Lands depicted hereon are located within the Conservation (CON) District.

**Dimensional Standards**

	Minimum	Maximum
Residential density:	n/a	1 unit/25-acres
Commercial density:	n/a	1 unit/25-acres
Lot size:	25 acres	n/a
Lot frontage:	600'	n/a
Lot depth:	600'	n/a
Lot coverage:	n/a	15%
Front-yard setback:	80' (from C/L)	n/a
Property setback:	50'	n/a
Building height:	n/a	35'
Footprint/structure:	n/a	5,000 s.f. - principal 1,000 s.f. - accessory



**Typical Stamped Caps on Set Monumentation**  
(not to scale)



**CORNER LIST**

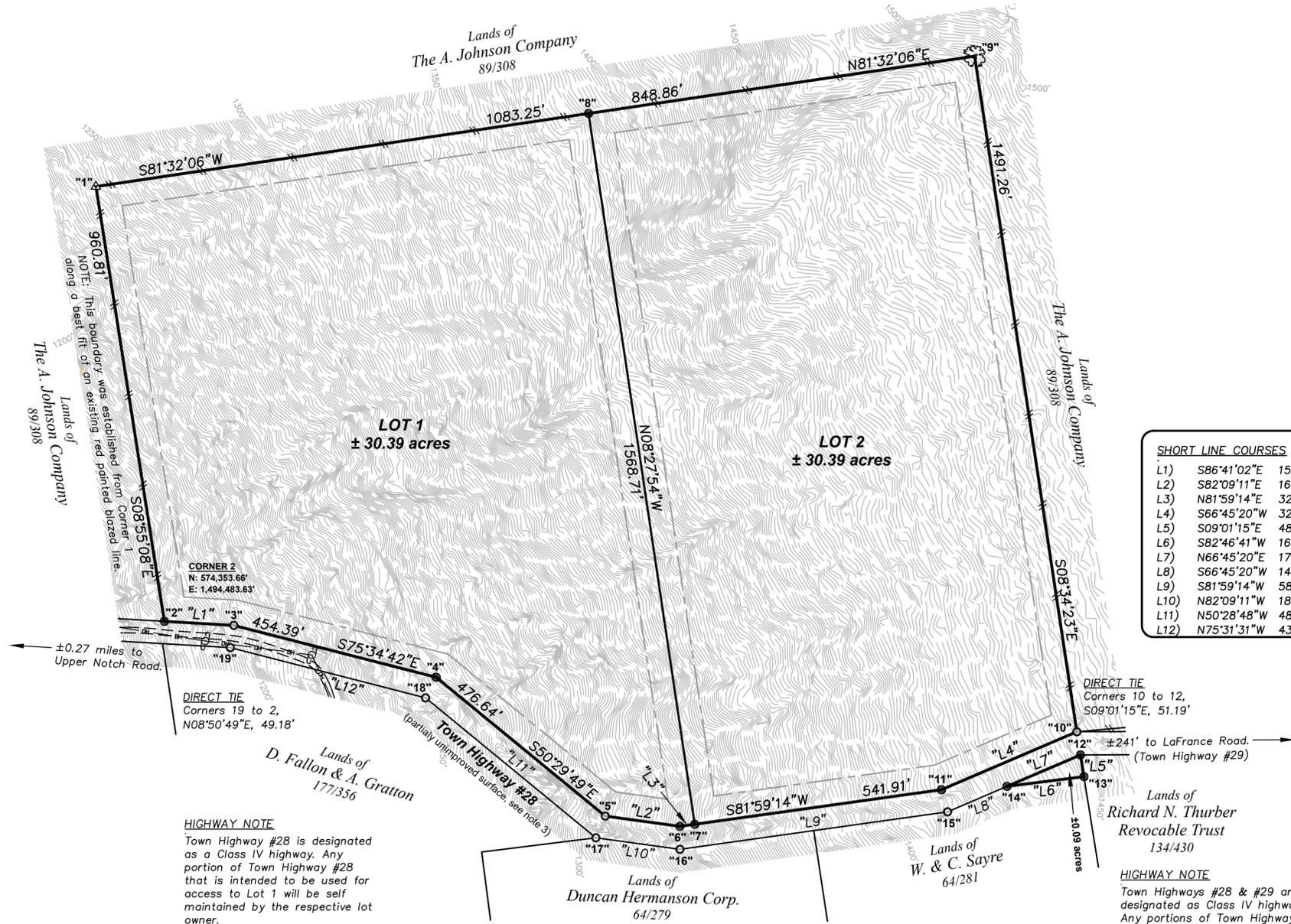
- NOTE: (O.D.) indicates outside diameter of applicable monument.
- CORNER 1:** Pointed stone recovered leaning in a ring of stones.
  - CORNER 2:** 5/8" rebar TO BE SET
  - CORNER 3:** 5/8" rebar recovered 4" above grade.
  - CORNER 4:** 5/8" rebar TO BE SET
  - CORNER 5:** 5/8" rebar recovered 2" above grade.
  - CORNER 6:** 5/8" rebar TO BE SET
  - CORNER 7:** 5/8" rebar TO BE SET
  - CORNER 8:** 5/8" rebar TO BE SET
  - CORNER 9:** 12" triple blazed maple tree recovered.
  - CORNER 10:** 1-3/4"(O.D.) metal pipe recovered leaning with an 18" reveal.
  - CORNER 11:** 5/8" rebar TO BE SET
  - CORNER 12:** 5/8" rebar TO BE SET
  - CORNER 13:** 5/8" rebar TO BE SET
  - CORNER 14:** 5/8" rebar TO BE SET
  - CORNER 15:** 5/8" rebar recovered 7" above grade.
  - CORNER 16:** 5/8" rebar recovered 5" above grade.
  - CORNER 17:** 5/8" rebar recovered 7" above grade.
  - CORNER 18:** 5/8" rebar recovered 9" above grade.
  - CORNER 19:** 5/8" rebar recovered 4" above grade.

**GENERAL SURVEY NOTES**

1. The purpose of this survey is to subdivide the remaining lands deemed to Michael D. Lyons in Volume 125, Page 256 of the Town of Bristol Land Records dated November 13, 2007.
2. The following plats recovered within the Town of Bristol Land Records and from other sources were used in aid of this survey:
  - a. Plat entitled; "Plan of Land Owned by Osborne Lafrance, et-al, Located in Bristol, Vermont", prepared by Donald B. Burchard, L.S. 173, dated May 11, 1970 and is recorded in Map Slide #61 of the Bristol Land Records.
  - b. Plat entitled; "Town of Middlebury, Bristol Notch Property, Addison County, Bristol, Vermont", prepared by Lee H. Lowell, L.S. 42, dated June, 1984 and is recorded in Map Slide #16 of the Bristol Land Records.
  - c. Plat entitled; "Boundary Survey, Cersosimo Lumber Co., Inc., Jerome Lot, Town of Bristol, Addison County, Vermont, Sheets 1 & 2", prepared by David A. Mann, L.S. 663, dated March 2, 1994.
  - d. Plat entitled; "Boundary Survey Plat, Michael D. Lyons (Bk. 125/Pg. 256)(Parcel #2)", prepared by John S. Wright, L.S. 109148, dated December 27, 2022.
3. This survey established the locations of the sidelines of Town Highway #28 from existing monumentation recovered on site and information taken from the survey noted in 2c. The width of said highway was found to be generally 3 rods (49.5') wide at the project area. This survey made no attempt to establish the record width or location of said highway. The official town highway map of the Town of Bristol identifies Town Highway #28 as a Class IV highway that is soil or graded and drained earth.
4. Lands of Lyons may be subject to additional easements or right of ways of record not already depicted hereon.
5. The locations of proposed wastewater disposal systems, drilled well sites, house and driveway sites are shown as approximate and were provided by others.
6. Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
7. The information on this plat reflect conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Bristol as of August, September and October, 2023.
8. All distances depicted on this plat are at ground level. A combined factor of 0.99993074 should be used to convert to Vermont State Plane Coordinate Grid values.
9. Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400, EPOCH:2010.0000). Coordinates were determined by Network RTK-GPS observations made on site August 23, 2023 using the Vermont CORS Network (VRS\_RTCM3).
10. The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400, EPOCH:2010.0000) as determined from Network RTK-GPS observations made of site August 23, 2023 using the Vermont CORS Network (VRS\_RTCM3).

**SHORT LINE COURSES**

L1)	S86°41'02"E	151.19'
L2)	S82°09'11"E	163.99'
L3)	N81°59'14"E	32.50'
L4)	S66°45'20"W	320.38'
L5)	S09°01'15"E	48.04'
L6)	S82°46'41"W	168.71'
L7)	N66°45'20"E	173.96'
L8)	S66°45'20"W	140.69'
L9)	S81°59'14"W	587.77'
L10)	N82°09'11"W	184.68'
L11)	N50°28'48"W	480.05'
L12)	N75°31'31"W	438.60'

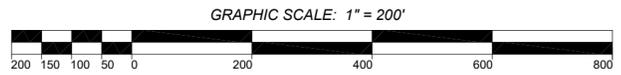


**HIGHWAY NOTE**  
Town Highway #28 is designated as a Class IV highway. Any portion of Town Highway #28 that is intended to be used for access to Lot 1 will be self maintained by the respective lot owner.

**HIGHWAY NOTE**  
Town Highways #28 & #29 are designated as Class IV highways. Any portions of Town Highways #28 & #29 that are intended to be used for access to Lot 2 will be self maintained by the respective lot owner.

**LEGEND**

- Found Corner Monument (See Corner List)
- Set Corner Monument (See Corner List)
- Unmonumented Point
- Corner Number (See Corner List) "2"
- Utility Pole
- Subject Boundary Line
- Zoning Setback Line
- Meandering Tree Blazes
- Witnessing Boundary Line
- Overhead Utility Lines
- Elevation Contour Line
- Edge of Gravel Road



PRELIMINARY PLAT  
NOT FOR RECORDING

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS AND OTHER STATE AND LOCAL DOCUMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT MEETS REQUIREMENTS DEFINED BY 27 V.S.A. 1403 AND IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

SUBDIVISION PLAT			
Of Lands Owned by			
<b>MICHAEL D. LYONS</b>			
Northerly Side of Town Highway #28 Town of Bristol, County of Addison, State of Vermont			
DATE: DD MM 2023	PROJECT: 2022-22.0	SCALE: 1" = 200'	SHEET 1 of 1
Kittredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, Vt. 05491 Phone: 802-870-7028 - email: info@kittredgelandsurveying.com			