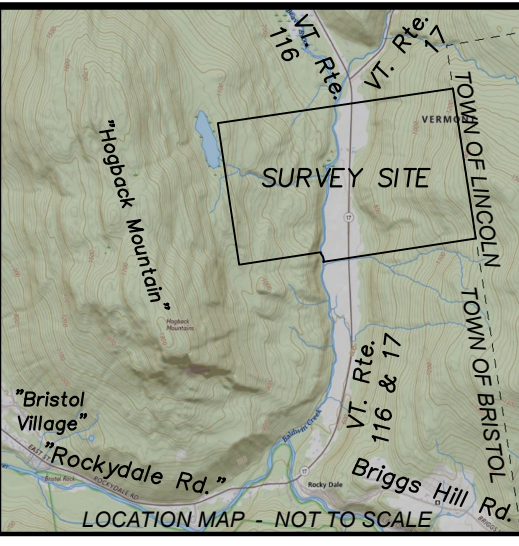


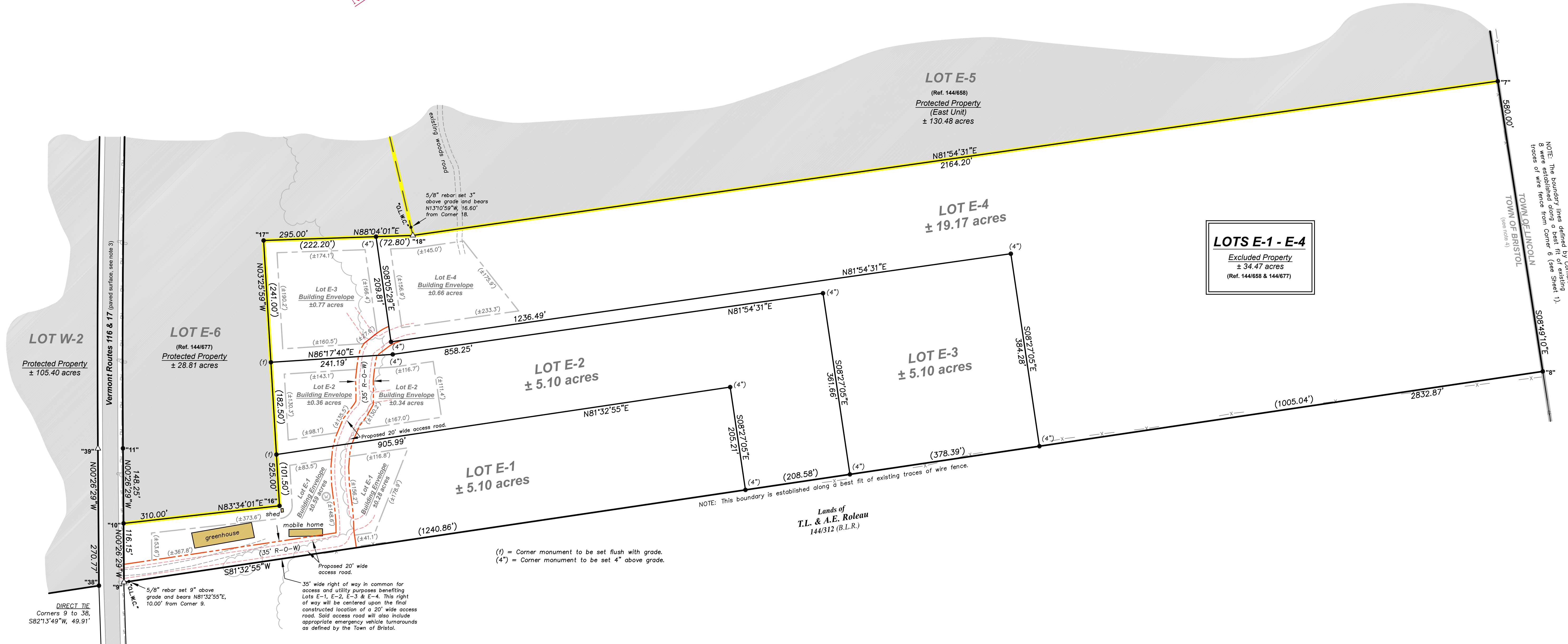
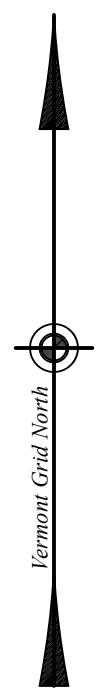
TOWN OF BRISTOL ZONING INFORMATION
 Zoning District: Rural Agricultural 5 (RA5) District.
 Dimensional Standards

	Min./Max.
Residential Density:	n/a - 1 Unit/5-acres
Commercial Density/Lot Size:	n/a - 1 Unit/5-acres
Residential Lot Size:	2 acres - n/a
Lot Frontage:	200' - n/a
Lot Depth:	125' - n/a
Lot Coverage:	n/a - 15%
Setback/Front (from C/L):	80' - n/a
Setback/Side & Rear-Yard:	25' - n/a
Building Height:	n/a - 35'
Footprint/Structure:	5,000 s.f. (principal) 2,000 s.f. (accessory)

- CORNER LIST**
- CORNER 7: 5/8" rebar TO BE SET.
 - CORNER 8: 5/8" rebar TO BE SET.
 - CORNER 9: Unmonumented point
 - CORNER 10: 5/8" rebar set flush with grade.
 - CORNER 11: 5/8" rebar set flush with grade.
 - CORNER 16: 5/8" rebar set 4" above grade.
 - CORNER 17: 5/8" rebar set flush with grade.
 - CORNER 18: Unmonumented point at northerly base of large flat boulder.
 - CORNER 38: 5/8" rebar set flush with grade.
 - CORNER 39: Unmonumented point



**PRELIMINARY PLAT
NOT FOR RECORDING**



LOTS E-1 - E-4
 Excluded Property
 ± 34.47 acres
 (Ref. 144/658 & 144/677)

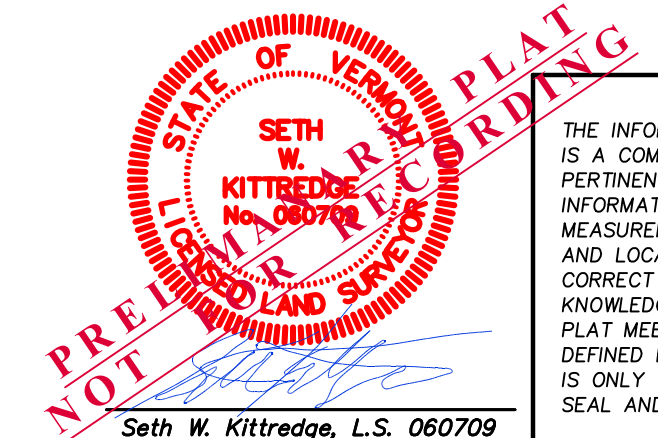
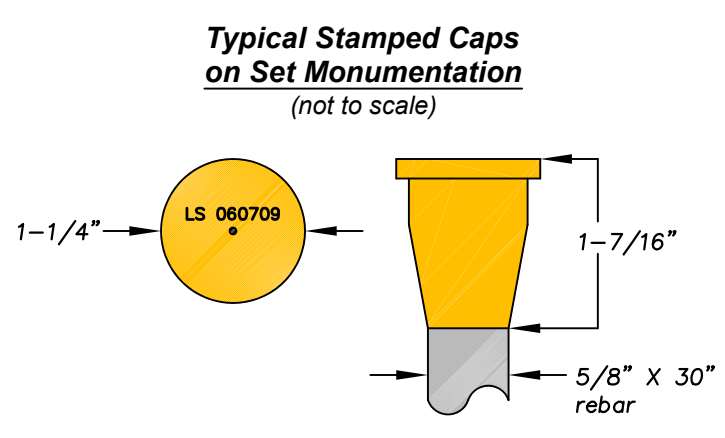
NOTE: The boundary lines defined by Corners 7 & 8 were established along best fit of existing 1/2" traces of wire fence from Corner 6 (see sheet 1).

LEGEND

- | | | | | | |
|--|-----------------------|--|-----------|------------------------------|---------------|
| Found Corner Monument (See Corner List) | ○ □ | Subject Boundary Line | ————— | Overhead Utility Lines | — OH — OH — |
| Set Corner Monument (See Corner List) | ● | Easement Boundary Line | - - - - - | Stone Wall | — X — X — X — |
| Set Witness/On Line Witness Corner | • *W.C.* • *O.L.W.C.* | Vermont Land Trust/ Subdivision Boundary | ————— | Wire Fence or Traces Thereof | — X — X — X — |
| Unmonumented Point | △ | Approximate Town Line | ————— | Edge of Gravel Road | — X — X — X — |
| Corner Number (See Corner List) | "2" | Tree Blazes Witnessing Line | ————— | Approximate Tree Line | — X — X — X — |
| Bristol/Lincoln Land Records (B.L.R.) (L.L.R.) | (B.L.R.) (L.L.R.) | | | | |
| Utility Pole | ○ | | | | |
| Drilled Well | ⊕ | | | | |

TOWN CLERK'S OFFICE
 TOWN OF BRISTOL, VT
 day of _____ 20____
 o'clock _____ minutes M.
 Rec'd and recorded as Map # _____
 Attest: _____
 Town Clerk

GRAPHIC SCALE: 1" = 100'



APPROVED BY THE RESOLUTION OF THE TOWN OF BRISTOL DEVELOPMENT REVIEW BOARD, VERMONT, ON THE _____ DAY OF _____ 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
 SIGNED THIS _____ DAY OF _____ 20____
 BY _____ CHAIRMAN
 _____ SECRETARY

SUBDIVISION PLAT
 Of Lands Owned by
RANDY L. RUSSELL
 Easterly & Westerly Sides of Vermont Routes 116 & 17
 Town of Bristol, County of Addison, State of Vermont

DATE: 30 MAY 2025	PROJECT: 2025-05.0	SCALE: 1" = 100'	SHEET 2 of 2
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Kittredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, Vt. 05491
 Phone: 802-870-7028 - email: info@kittredgelandsurveying.com

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.