Survey Notes:

1. This survey has been compiled from a field survey and record evidence including the following plats:
   a. "Property of Robert C. and Marilyn F. Stetson, Addison County, Bristol, Vermont", prepared by Ronald L. LaRose LS 272, dated September 29, 1990, and recorded in the Town of Bristol Land Records.
   b. "plat showing a survey of lands of, William Dean & Gertrude Marie Saunders and Daniel David & Cheryl Ann Heath, South 116 Road, Bristol & New Haven, Addison County, Vermont", prepared by Ronald L. LaRose LS 272, dated April 7, 2016, and recorded in the Town of Bristol Land Records.
   c. "plat showing a survey of lands of Ricki J. & Laura Marcelle and Larry R. & Judith D. Marcelle, 1512 South 116 Road, Bristol, Addison County, Vermont", prepared by Kevin R. LaRose LS 707, dated July 1, 2013, last revised August 24, 2016, and provide by this office.
2. Bearings are oriented to State Plane Coordinates (NAD83, SPC 4400 VT, EPOCH: 2010.0000, GEOID12B) as determined by RTK GPS observations made on site May, 2026 with a Hemisphere S631 unit with differential Corrections from CORS VRS station.
3. The public right-of-way of Route 116 is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1, §32. The right-of-way limits shown hereon 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 hereon that may or may not be found in the Town of Bristol Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Marcelle and abutting owners based on records as of June 2026. This plat relies on the information filed by and found in the Town Clerk's Office.
7. This plat is prepared for the use of Marcelle and no representations are assumed by the undersigned for any other individual or entity.
8. This plat does not certify to marketable title.
9. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

N

GRID

Legend

- Project Boundary Line
- Adjoiner Boundary Line
- IPF/IRF — Iron Pipe/Rod Found
- CMF — Concrete Monument Found
- SFPF — Steel Fence Post Found
- Calculated Point
- ø — Diameter (inside)
- ± — More or Less
- AG — Above Ground
- w/SFP — With Steel Fence Post
- Utility Pole
- Drilled Well
- Stonewall
- Hedgerow
- Wire Fence
- Treeline
- Pine Tree

Note: The exact location of the Bristol–New Haven Town Line is subject to a more extensive survey of said town line as the depicted physical evidence is not a straight line.

Note: All waterline and force main easements are to be 20' wide and centered on the constructed lines

Approved by Resolution of the Bristol Development Review Board on _____, 20__. Subject to all requirements and conditions of said Resolution.
Signed this __ day of _____, 20__.

BY: _____

_____

_____

Town of Bristol
Received for Record

_____ A.D. _____

at _____o'clock _____minutes___M

and recorded in _____

attest: _____
Town Clerk

Location Plan n.t.s.

Deed Reference: 173:389 & 173:392

Total Area = 22.2 acres ±

Zoning District: RA-5

Parcel ID# 090137

SPAN # 093-029-10278

shallow well has been abandoned per Brown as he indicated that he obtains water from the drilled well on the Bedell property

approximate town line of Bristol / approximate town line of New Haven

Myers 183:176

Bedell 105:527

Farr & Cota 132:311

Brown 76:80

Leighton 176:490 (Lot 4)

Hubbard & Burntt 137:452

Barrows 184:139 (Lot 2)

Shaw 60:355

Saunders 38:326 parcel ID: 0353-100

Lot 6 14.8 acres ±

Lot 5 5.0 acres ±

Lot 3 1.7 acres ±

Lot 1 0.7 acres ±

Heath 150:361

Grant 46:526 & 65:225

IPF 1"ø 6"AG

N84°09'34"E 12.20'

N84°09'34"E 1031.01'

building envelope

N08°48'14"W 539.48'

IPF 1"ø 6"AG

S84°24'14"W 900.00'

IPF 3/4"ø 10"AG

S84°24'14"W 314.95'

S84°24'14"W 119.00'

S05°25'19"E 279.85'

S05°25'19"E 265.09'

N83°35'45"E 84.59'

N83°35'45"E 227.97'

N83°35'45"E 458.71'

brook

2 acre set a side land

466'±

TIELINE S45°17'08"E 364.49'

proposed septic mound site

foundation hole

proposed driveway location

existing gravel drive

gravel

box culvert

36" culvert 369.68

272'±

TIELINE S11°13'25"E 268.30'

IPF 1"ø 30"AG

N84°57'08"E 210.11'

abandoned shallow well

S02°57'19"E 208.67'

N84°59'43"E 48.06'

N84°59'43"E 160.39'

CMF 13"ø flush

CMF 12"ø flush

IPF flush

S01°29'58"E 189.03'

IPF 1"ø 5"AG

S02°57'19"E 88.38'

S87°02'41"W 212.43'

S02°57'19"E 94.14'

septic easement

N87°18'27"E 155.49'

N87°18'27"E SFPF 199.47'

4'±

barn

barn

S01°29'58"E 155.69'

S02°38'45"E 145.39'

shallow well

IPF 3/4"ø flush w/SFP

IRF 1 1/4"ø flush

SEE NOTE A

50' right of way

driveway

S84°24'14"W 325.73'

S84°24'14"W 202.86'

Road"

NOTE A: 50' right of way centered on constructed road but not overlapping south boundary line to benefit Lots 1–6.

0 100 200 300 400 500

GRAPHIC SCALE 1 inch = 100 feet

compiled & prepared by

LaRose Surveys, P.C.

Land Surveyors – Boundary Consultants
Water & Septic System Designers
P.O. Box 388 – 25A 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 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.

_____
Ronald L. LaRose, L.S.

STATE OF VERMONT — RONALD L. LAROSE — No. 272 — REGISTERED — LAND SURVEYOR

plat showing a subdivision survey of lands of

RICKI J. MARCELLE

1512 South 116 Road
Bristol, Addison County, Vermont

June 9, 2026

PROJECT #13002