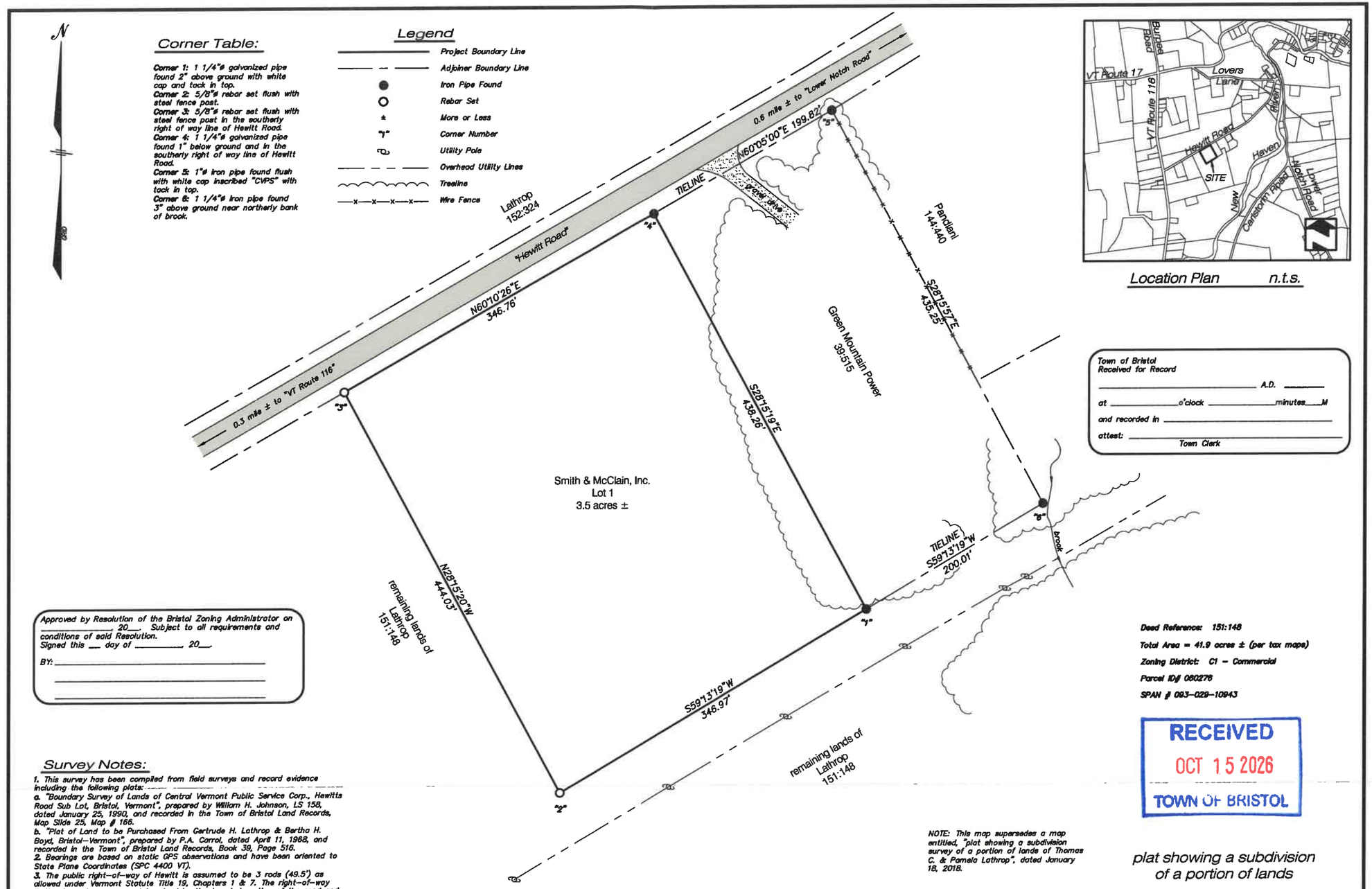

N
Corner Table:
Corner 1: 1 1/4"ø galvanized pipe found 2" above ground with white cap and tack in top.
Corner 2: 5/8"ø rebar set flush with steel fence post.
Corner 3: 5/8"ø rebar set flush with steel fence post in the southerly right of way line of Hewitt Road.
Corner 4: 1 1/4"ø galvanized pipe found 1" below ground and in the southerly right of way line of Hewitt Road.
Corner 5: 1"ø iron pipe found flush with white cap inscribed "CVPS" with tack in top.
Corner 6: 1 1/4"ø iron pipe found 3" above ground near northerly bank of brook.
Legend
Project Boundary Line
Adjoiner Boundary Line
Iron Pipe Found
Rebar Set
± More or Less
"1" Corner Number
Utility Pole
Overhead Utility Lines
Treeline
Wire Fence
Lathrop 152:324
"Hewitt Road"
0.3 mile ± to "VT Route 116"
0.6 mile ± to "Lower Notch Road"
N60°10'26"E 346.76'
N60°05'00"E 199.82'
TIELINE
"4"
"3"
"5"
"6"
"2"
"1"
Pendleni 144:440
S28°15'57"E 435.25'
Green Mountain Power 39:515
S28°15'19"E 438.26'
Smith & McClain, Inc.
Lot 1
3.5 acres ±
N28°15'20"W 444.03'
remaining lands of Lathrop 151:148
TIELINE S59°13'19"W 200.01'
S59°13'19"W 346.97'
remaining lands of Lathrop 151:148
brook
VT Route 17
Burnett Road
Lovers Lane
VT Route 116
Hewitt Road
SITE
Haven
New Chamberlin Road
Lower Notch Road
Location Plan n.t.s.
Town of Bristol
Received for Record
_____ A.D. _____
at _____ o'clock _____ minutes ___M
and recorded in _____
attest: _____
Town Clerk
Approved by Resolution of the Bristol Zoning Administrator on _____, 20___. Subject to all requirements and conditions of said Resolution.
Signed this ___ day of _____, 20___.
BY: _____
Survey Notes:
1. This survey has been compiled from field surveys and record evidence including the following plats:
a. "Boundary Survey of Lands of Central Vermont Public Service Corp., Hewitts Road Sub Lot, Bristol, Vermont", prepared by William H. Johnson, LS 158, dated January 25, 1990, and recorded in the Town of Bristol Land Records, Map Slide 25, Map # 166.
b. "Plat of Land to be Purchased From Gertrude H. Lathrop & Bertha H. Boyd, Bristol–Vermont", prepared by P.A. Carrol, dated April 11, 1968, and recorded in the Town of Bristol Land Records, Book 39, Page 516.
2. Bearings are based on static GPS observations and have been oriented to State Plane Coordinates (SPC 4400 VT).
3. The public right–of–way of Hewitt is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The right–of–way limits shown hereon were determined by the traveled portion of the rood and existing monumentation.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roods, 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 Lathrop and abutting owners based on records as of January 2018.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.
0 60 120 180 240 300
GRAPHIC SCALE 1 inch = 60 feet
Deed Reference: 151:148
Total Area = 41.9 acres ± (per tax maps)
Zoning District: C1 – Commercial
Parcel ID# 060276
SPAN # 093–029–10943
RECEIVED
OCT 15 2026
TOWN OF BRISTOL
NOTE: This map supersedes a map entitled, "plat showing a subdivision survey of a portion of lands of Thomas C. & Pamela Lathrop", dated January 18, 2018.
plat showing a subdivision of a portion of lands
SMITH & MCCLAIN, INC.
Hewitt Road
Bristol, Addison County, Vermont
January 18, 2018
PROJECT #00558
compiled & prepared by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 20A 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
Revised 10/14/2026