

To:
Aaron Brown
New haven Zoning Administrator

Hi Aaron

Per our conversation. My wife Jodie and I would like to subdivide the 10 acres we own into two 5 acre parcels, to allow for future build of a single family home. The property is located at 307 Otter Creek Highway. The property is 10.01 acres and our primary residence. It is located on the south side of route 17 just west of New Haven Junction. We are zoned RA-5.

We have 964 feet of road frontage on route 17. Zoning requires 400 feet minimum. Two lots can be created, each having the necessary road frontage. There is also adequate depth to meet the zoning requirements. Please see attached sketch for more detail. An adequate septic site has been located to support the subdivision.

While driveway access can be obtained on the proposed lot, we are also proposing an easement on the existing parcel to allow a more level driveway access. The attached sketch shows the proposed building envelope and driveway location.

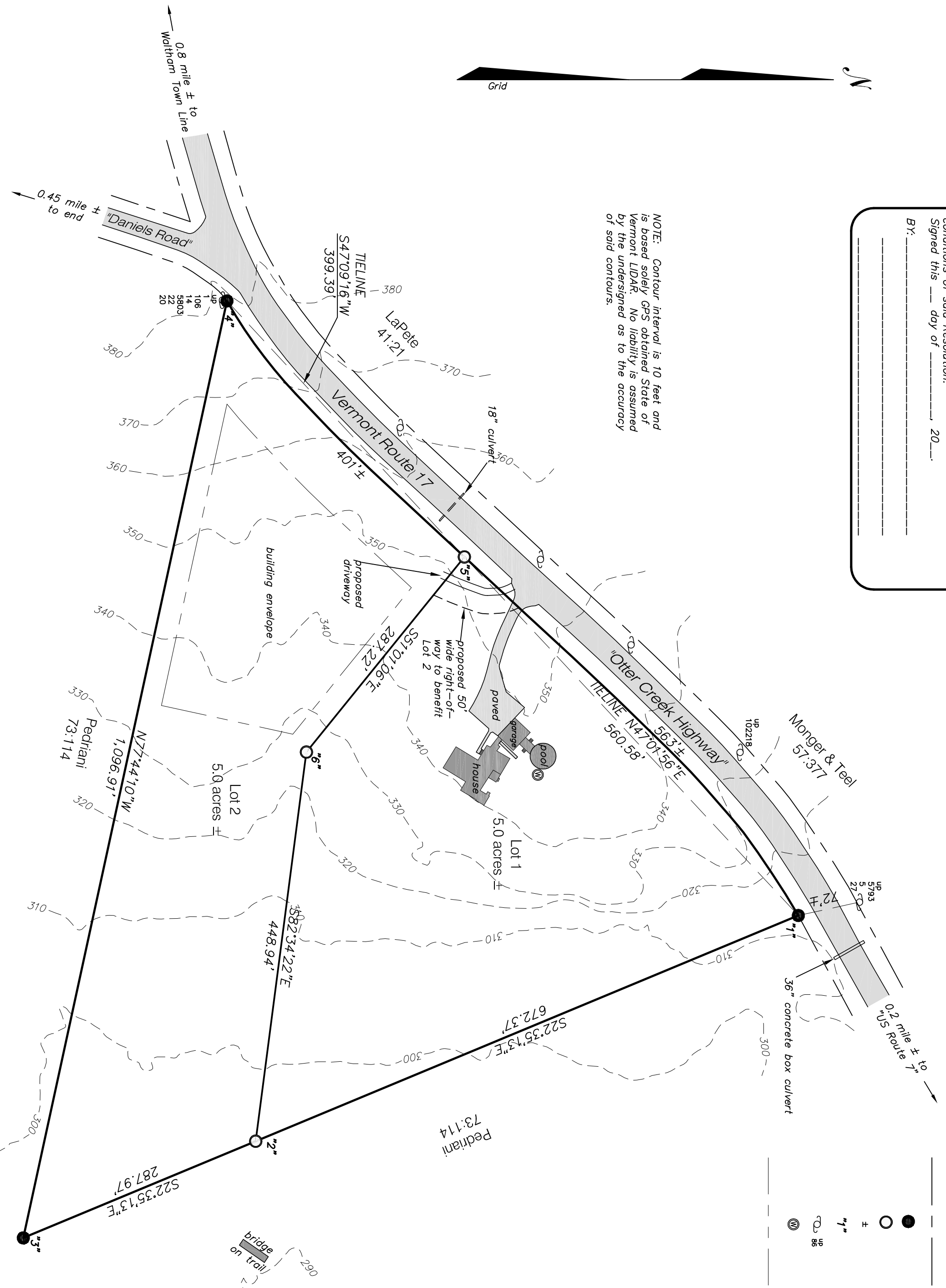
Thank you for your consideration.

Sincerely
Donald Paul
307 Otter Creek Hwy
New haven, VT

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

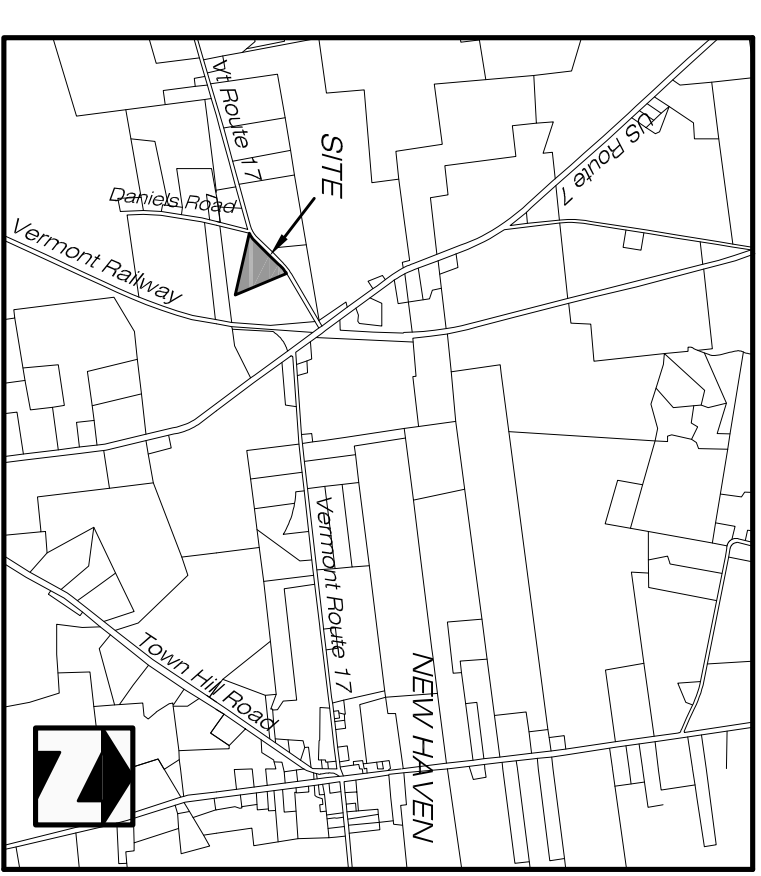
By: _____

NOTE: Contour interval is 10 feet and is based solely on GRS obtained from State of Vermont LIDAR. No liability is assumed by the undersigned as to the accuracy of said contours.



Legend

- Project Boundary Line
- Adjacent Boundary Line
- Iron Pipe Found
- Rebar Set
- ± More or Less
- * Corner Number
- ☼ Utility Pole & Number
- ☼ Wall
- Building Setback Line



Location Plan n.t.s.

Corner Table:

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

- Corner 1: 1-1/2" iron pipe found 8" above ground located at it's westerly base with steel fence post as witness.
- Corner 2: 5/8" rebar set XX" above ground with steel fence post as witness.
- Corner 3: 1-1/2" iron pipe found 14" above ground with steel fence post as witness.
- Corner 4: 1" iron pipe found 12" above ground, red cap, LS 272', with steel fence post as witness, located 5±' northerly of utility pole.
- Corner 5: 5/8" rebar set XX" above ground with steel fence post as witness.
- Corner 6: 5/8" rebar set XX" above ground with steel fence post as witness.

Survey Notes:

1. This survey has been compiled from field surveys and record evidence including the following plats:
 - a. "Portion of Property of Orison W. & Jeanne D. Stone, Addison County, New Haven, VT", prepared by Rodney R. Orvis, LS 539, dated February 2, 1984 and recorded in the Town of New Haven Land Records, Map #53, Slide #10.
 - b. "Plat showing a subdivision of lands of Patrick J. Whitley & William Heffernan, Route 17 & Daniels Road, Addison County, New Haven, Vermont", prepared by Ronald L. LaRose, LS 272, dated June 2, 2004 and recorded in the Town of New Haven Land Records, Map #121, Slide #56.
 - c. "Property of J. Anne Bourdon, 572, Addison County, New Haven, VT", prepared by Ronald L. LaRose, LS 252, dated February 11, 1992.
 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 VT Route 17 is assumed to be 4 rods (66') per survey in 1a. 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 New Haven Land Records.
 5. There may be wells, drilled, shallow or otherwise, that could affect this property.
 6. This survey depicts the boundary lines of Paul and abutting owners based on records as of September 2018.
 7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

compiled & prepared by

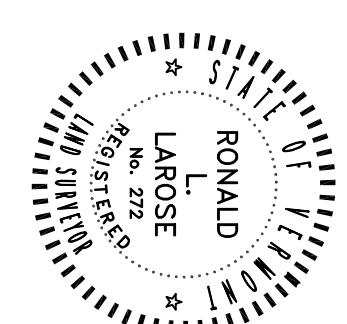
LaRose Surveys, P.C.

Land Surveys - Boundary Consultants
Water & Septic System Designers
P.O. Box 385 - 25A West Street
Bristol, Vermont 05443
802.453.3818
www.larosuresurveys.com
info@larosuresurveys.com

Town of New Haven
Received for Record _____ A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Town Clerk

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.



DONALD W. & JODIE L. PAUL

307 Other Creek Highway (VT Route 17)
New Haven, Addison County, Vermont

October 16, 2018

PROJECT #18037

GRAPHIC SCALE



1 inch = 100 feet