

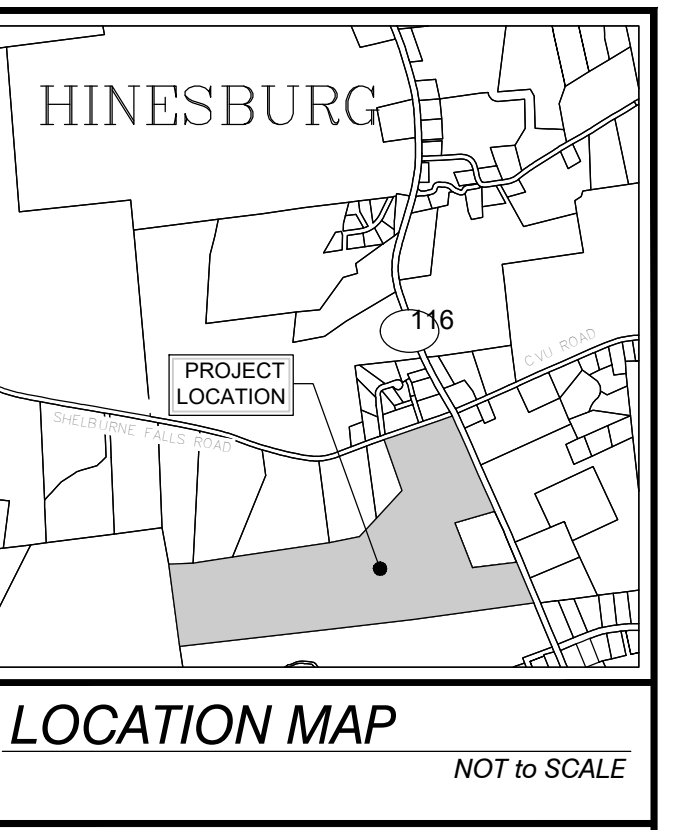
- Existing Easement Notes -

- (E1) Reference Plat A depicts drainage easements at the locations shown.
- (E2) Reference Plat A depicts a utility easement at location shown.
- (E3) Property is subject to a 150 foot wide easement to Central Vermont Power Service Company as depicted on plat. Vol 29. Pg. 357.
- (E4) Property is subject to a 350 foot wide easement to Vermont Electric Power Company as depicted on plat. Vol. 32 Pg. 67/169.
- (E5) Property is subject to a guy easement to GMP near location shown. Vol. 57 Pg. 431.
- (E6) Property is subject to a guy easement to GMP near location shown. Vol. 93 Pg. 526.
- (E7) 20' wide easement for well and water main to serve the Town of Hinesburg.
- (E8) 20' wide easement for water main to serve the Town of Hinesburg.
- (E9) 50' Easement for ingress and egress to be centered on the access road as constructed.

LEGEND

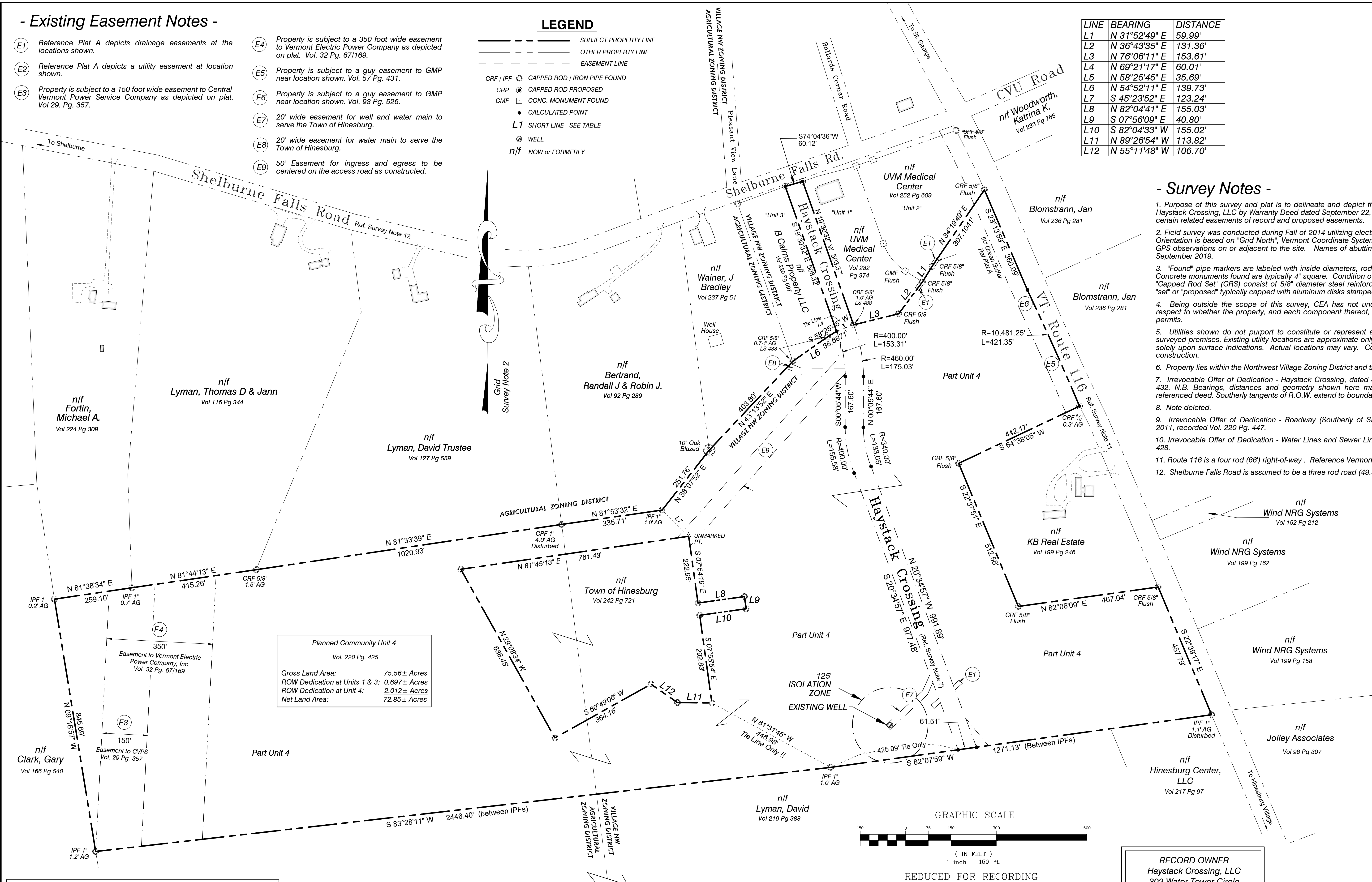
- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- EASEMENT LINE
- CRF | IPF ○ CAPPED ROD | IRON PIPE FOUND
- CRP ● CAPPED ROD PROPOSED
- CMF □ CONC. MONUMENT FOUND
- CALCULATED POINT
- L1 SHORT LINE - SEE TABLE
- ⊙ WELL
- n/f NOW or FORMERLY

LINE	BEARING	DISTANCE
L1	N 31°52'49" E	59.99'
L2	N 36°43'35" E	131.36'
L3	N 76°06'11" E	153.61'
L4	N 69°21'17" E	60.01'
L5	N 58°25'45" E	35.69'
L6	N 54°52'11" E	139.73'
L7	S 45°23'52" E	123.24'
L8	N 82°04'41" E	155.03'
L9	S 07°56'09" E	40.80'
L10	S 02°04'33" W	155.02'
L11	N 89°26'54" W	113.82'
L12	N 55°11'48" W	106.70'

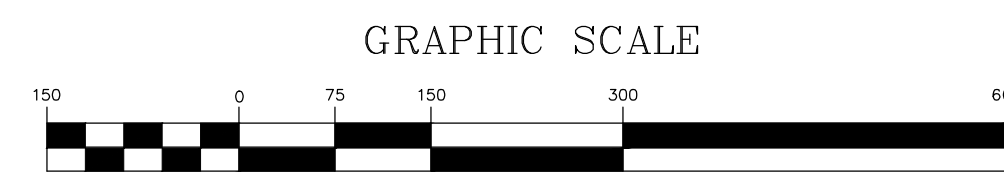


- Survey Notes -

- Purpose of this survey and plat is to delineate and depict the subdivision of certain lands conveyed to Haystack Crossing, LLC by Warranty Deed dated September 22, 2011, recorded Vol. 220 Pg. 425, along with certain related easements of record and proposed easements.
- Field survey was conducted during Fall of 2014 utilizing electronic total station instruments and RTK GPS. Orientation is based on "Grid North", Vermont Coordinate System of 1983 (CORS 1996) calculated from our GPS observations on or adjacent to the site. Names of abutting properties are from land/tax records circa September 2019.
- "Found" pipe markers are labeled with inside diameters, rods found are labeled with outside diameters. Concrete monuments found are typically 4" square. Condition of markers is "good" unless otherwise shown. "Capped Rod Set" (CRS) consist of 5/8" diameter steel reinforcing rods. Rods and monuments shown as "set" or "proposed" typically capped with aluminum disks stamped "Civil Engineering Assoc. - VT LS 597".
- Being outside the scope of this survey, CEA has not undertaken any investigation whatsoever with respect to whether the property, and each component thereof, is in compliance with local, state or federal permits.
- Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely upon surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
- Property lies within the Northwest Village Zoning District and the Agricultural Zoning District.
- Irrevocable Offer of Dedication - Haystack Crossing, dated September 22, 2011, recorded Vol. 220 Pg. 432. N.B. Bearings, distances and geometry shown here may vary from those on reference plat and referenced deed. Southerly tangents of R.O.W. extend to boundaries as found.
- Note deleted.
- Irrevocable Offer of Dedication - Roadway (Southerly of Shelburne Falls Road), dated September 22, 2011, recorded Vol. 220 Pg. 447.
- Irrevocable Offer of Dedication - Water Lines and Sewer Lines, dated 9/22/2011, recorded Vol. 220 Pg. 428.
- Route 116 is a four rod (66') right-of-way. Reference Vermont AOT Project No. ST 140 N & M.
- Shelburne Falls Road is assumed to be a three rod road (49.5'). Reference Plats B and C.



Planned Community Unit 4	
Vol. 220 Pg. 425	
Gross Land Area:	75.56± Acres
ROW Dedication at Units 1 & 3:	0.697± Acres
ROW Dedication at Unit 4:	2.012± Acres
Net Land Area:	72.85± Acres



RECORD OWNER
 Haystack Crossing, LLC
 302 Water Tower Circle
 Colchester, Vermont 05446

To the best of my knowledge and belief this plat, consisting of 5 sheets, depicts the results of a survey conducted under our direct supervision as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

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

BY _____, CHAIRPERSON

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF HINESBURG, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

- Referenced Plats -

- A. "Subdivision Plat; Bissonette Revocable Trust; Shelburne Falls Road, Hinesburg, VT" by Trudell Consulting Engineers, dated August 18, 2010 revised April 5, 2011. Map Slides 191A and 191B.
- B. "Property of Howard and Norma Riggs" by Civil Engineering Associates, dated April 26, 1989. Map Slide 18C.
- C. "Subdivision of David F. Lyman Property; Shelburne Falls Road Parcel; Hinesburg VT" by G.E. Bedard, Inc., dated July 2, 1998, Last revised November 2, 1998. Map Slide 28A.
- D. "Subdivision Plat; Lands of Hinesburg Center, Route 116, Hinesburg, VT" by Button Professional Land Surveyors, PC, dated July 2010. Map Slide 187A.
- E. "Subdivision Plat; Haystack Crossing, LLC" by Trudell Consulting Engineers, dated February 2010, Revised December 2014. Map Slide 208C.
- F. "A Planned Community Plat; Bissonette Revocable Trust" by Trudell Consulting Engineers, dated January 2017. Map Slides 224C & 224D.
- G. "Subdivision Plat Revision; Bissonette Revocable Trust" by Trudell Consulting Engineers, dated November 2016. Map Slides 225B & 225C.
- H. "Subdivision Plat Revision; Bissonette Revocable Trust" by Trudell Consulting Engineers, dated November 2016, Revised April 2018. Map Slide 229B.

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DATE	CHECKED	REVISION
03/24/22	TRC	RECORDABLE
10/12/21	TRC	R.O.W. GEOMETRY, TITLE
11/22/19	DSM	TOWN RESUBMITTAL

Unit 4 of Bissonette Revocable Trust Planned Community for:

HAYSTACK CROSSING, LLC

Route 116 & Shelburne Falls Road
 Hinesburg, VT

DATE: OCT. 4, 2019
 ORIGINAL SCALE: 1" = 150'
 PROJ. NO: 13127

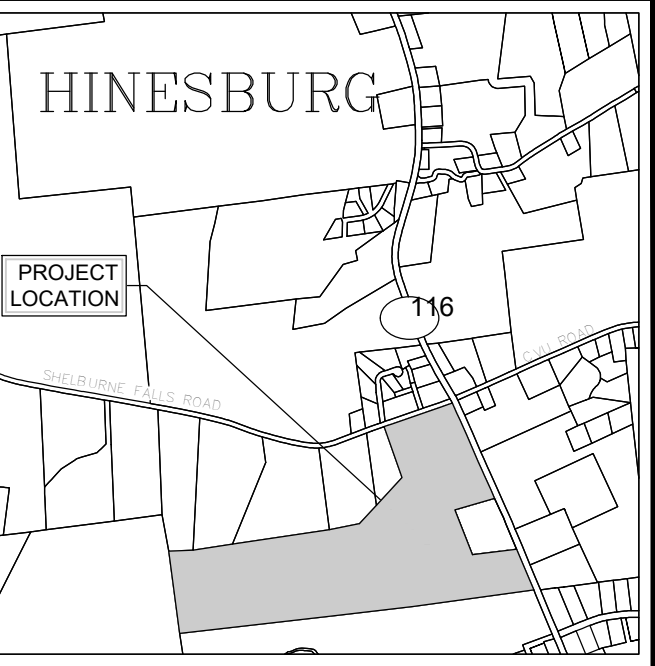
DRAWING NUMBER: **P1**
 SHEET 1 of 5

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

BY _____, CHAIRPERSON

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF HINESBURG, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK



LOCATION MAP
NOT TO SCALE

- Proposed Easement Notes -

- E10 Proposed 20' wide "floating" recreation path easement to be centered on path as constructed. To serve Town of Hinesburg.
- E11 Proposed 25' x 40' Pump Station Easement. To serve Town of Hinesburg.
- E12 Proposed 20' wide water main easement to serve Town of Hinesburg.
- E13 Proposed 10' wide utility easement to serve Green Mountain Power Corporation (GMP).
- E14 Proposed 20' wide "floating" recreation path easement to be centered on path to be determined, to serve Town of Hinesburg.
- E15 Proposed 10' wide overland drainage easement to serve Town of Hinesburg, centered on swale.
- E16 Proposed drainage easement around gravel wetlands.



RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

SURVEYORS:

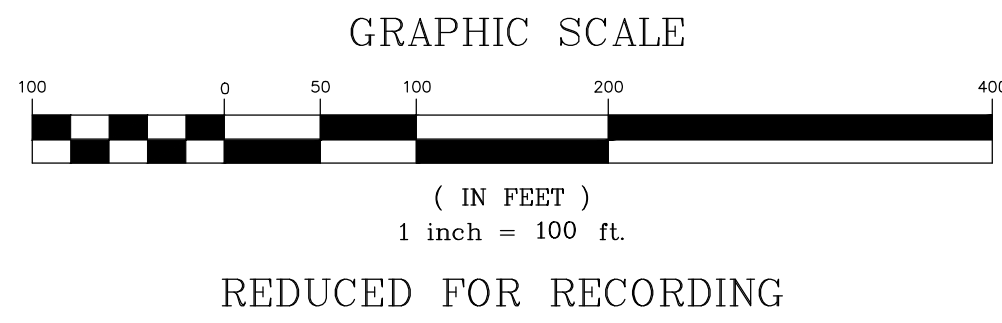
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DRAWN	RG	
CHECKED	TRC	
APPROVED	TRC	
DATE	CHECKED	REVISION
06/07/22	TRC	REV. PER TOWN COMMENTS
03/24/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

OVERALL LOTTING PLAT
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

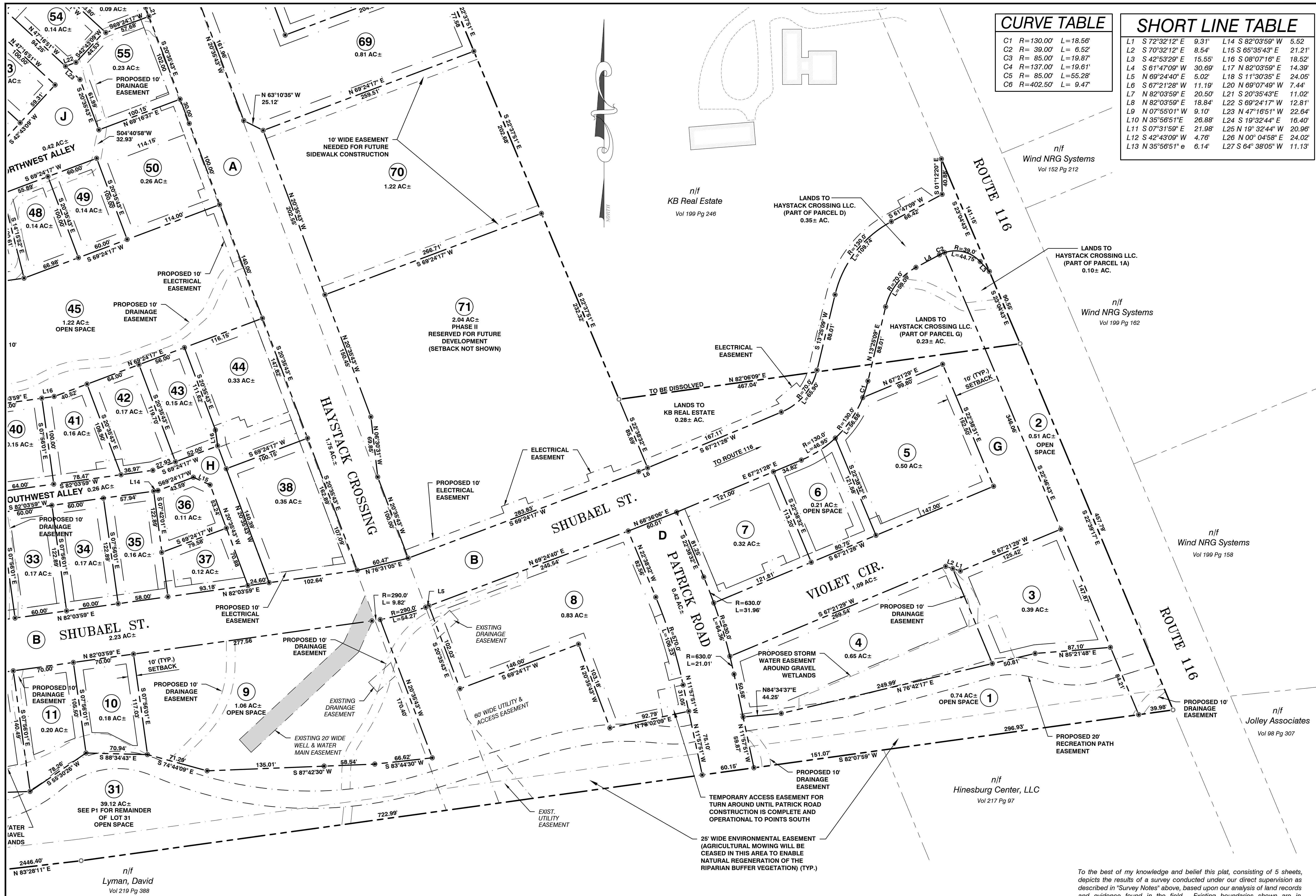
DATE	OCT. 4, 2019	DRAWING NUMBER	P2
ORIGINAL SCALE	1" = 100'		
PROJ. NO.	13127	SHEET 2 of 5	



To the best of my knowledge and belief this plat, consisting of 5 sheets, depicts the results of a survey conducted under our direct supervision as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan VT LS 597

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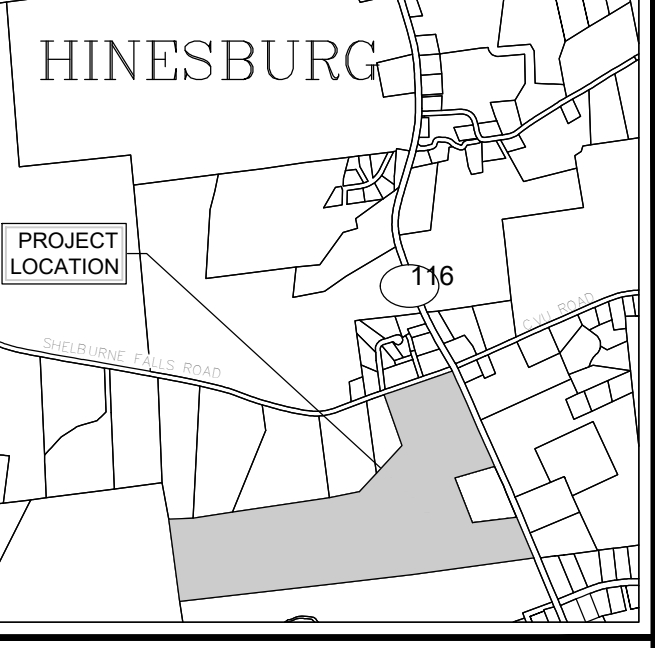


CURVE TABLE

C1	R=130.00'	L=18.56'
C2	R=39.00'	L=6.52'
C3	R=85.00'	L=19.87'
C4	R=137.00'	L=19.61'
C5	R=85.00'	L=55.28'
C6	R=402.50'	L=9.47'

SHORT LINE TABLE

L1	S 72°32'12" E	9.31'	L14	S 82°03'59" W	5.52'
L2	S 70°32'12" E	8.54'	L15	S 65°35'43" E	21.21'
L3	S 42°53'29" E	15.55'	L16	S 08°07'16" E	18.52'
L4	S 61°47'09" W	30.69'	L17	N 82°03'59" E	14.39'
L5	N 69°24'40" E	5.02'	L18	S 11°30'35" E	24.05'
L6	S 67°21'28" W	11.19'	L20	N 69°07'49" W	7.44'
L7	N 82°03'50" E	20.50'	L21	S 20°35'43" E	11.02'
L8	N 82°03'50" E	18.84'	L22	S 69°24'17" W	12.81'
L9	N 07°55'01" W	9.10'	L23	N 47°16'51" W	22.64'
L10	N 35°56'51" E	26.88'	L24	S 19°32'44" E	16.40'
L11	S 07°31'59" E	21.98'	L25	N 19°32'44" E	20.96'
L12	S 42°43'09" W	4.76'	L26	N 00°04'58" E	24.02'
L13	N 35°56'51" E	6.14'	L27	S 64°38'05" W	11.13'



LOCATION MAP
NOT TO SCALE

RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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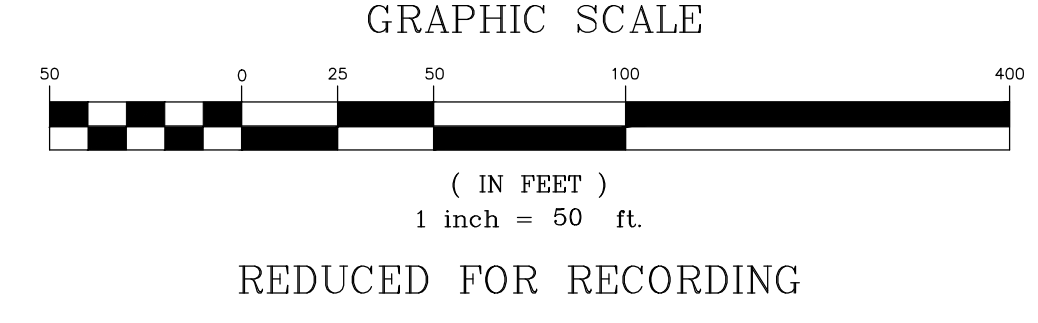
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CHECKED	TRC	
APPROVED	TRC	
DATE	CHECKED	REVISION
06/07/22	TRC	REV. PER TOWN COMMENTS
03/24/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

LOTTING PLAT (SOUTHEAST)
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

DATE
OCT. 4, 2019
DRAWING NUMBER
P3
ORIGINAL SCALE
1" = 50'
PROJ. NO.
13127
SHEET 3 of 5

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

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF HINESBURG, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.
ATTENT: _____, TOWN CLERK



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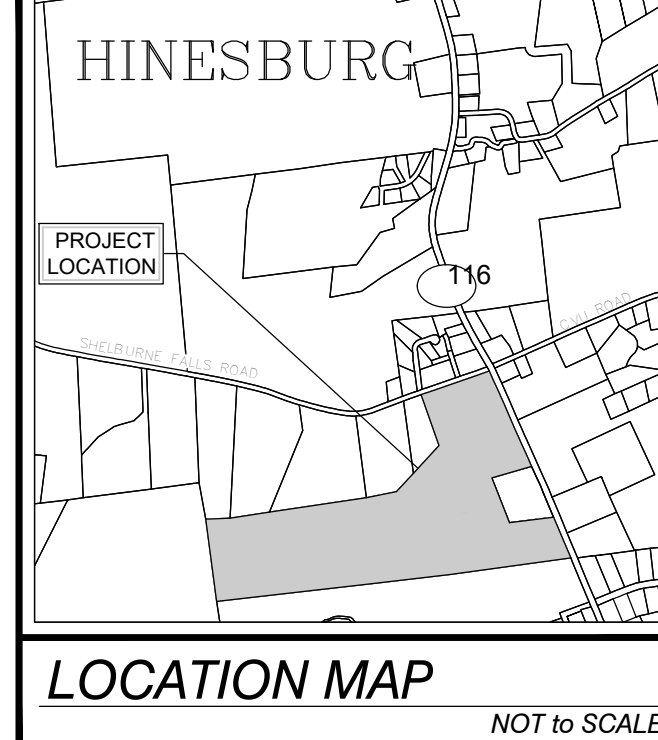
Timothy R. Cowan VT LS 597

SHORT LINE TABLE

L1 S 72°32'12" E 9.31'	L14 S 82°03'59" W 5.52'
L2 S 70°32'12" E 8.54'	L15 S 65°35'43" E 21.21'
L3 S 42°53'29" E 15.55'	L16 S 08°07'16" E 18.52'
L4 S 61°47'09" W 30.69'	L17 N 82°03'59" E 14.39'
L5 N 69°24'40" E 5.02'	L18 S 11°30'35" E 24.05'
L6 S 67°21'28" W 11.19'	L20 N 69°07'49" W 7.44'
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L8 N 82°03'59" E 18.84'	L22 S 69°24'17" W 12.81'
L9 N 07°55'01" W 9.10'	L23 N 47°16'51" W 22.64'
L10 N 35°56'51" E 26.88'	L24 S 19°32'44" E 16.40'
L11 S 07°31'59" E 21.98'	L25 N 19°32'44" E 20.96'
L12 S 42°43'09" W 4.76'	L26 N 00°04'58" E 24.02'
L13 N 35°56'51" E 6.14'	L27 S 64°38'05" W 11.13'

CURVE TABLE

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C2 R=39.00' L=6.52'
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C5 R=85.00' L=55.28'
C6 R=402.50' L=9.47'



n/f
Town of Hinesburg
Vol 242 Pg 721

RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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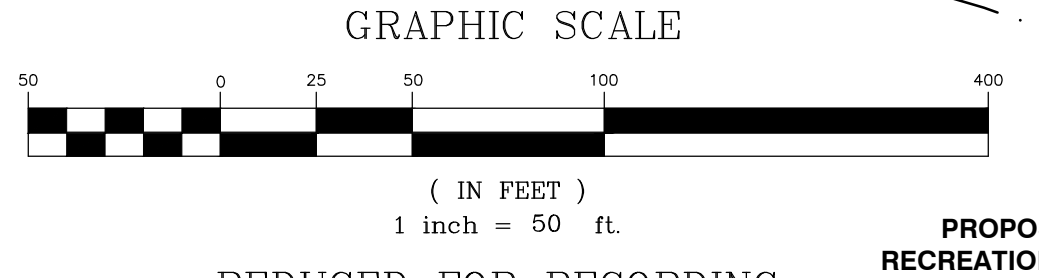
DRAWN	RG	
CHECKED	TRC	
APPROVED	TRC	
DATE	CHECKED	REVISION
06/07/22	TRC	REV. PER TOWN COMMENTS
03/24/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

LOTTING PLAT (WEST)
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

DATE	OCT. 4, 2019	DRAWING NUMBER	P4
ORIGINAL SCALE	1" = 50'	PROJ. NO.	13127
		SHEET 4 of 5	

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

BY _____, CHAIRPERSON



RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF HINESBURG, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

n/f
Lyman, David
Vol 219 Pg 388

To the best of my knowledge and belief this plat, consisting of 5 sheets, depicts the results of a survey conducted under our direct supervision as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403. This statement valid only when accompanied by my original signature and seal.

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SHORT LINE TABLE

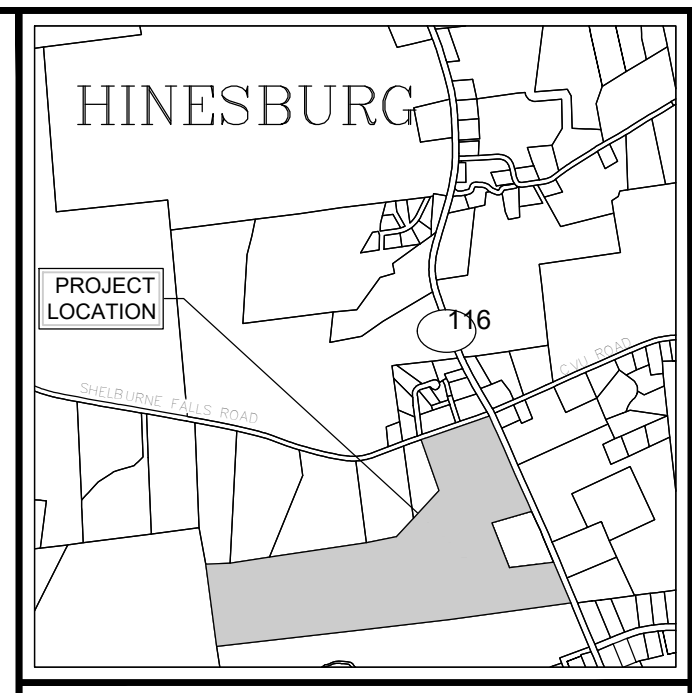
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L3	S 42°53'29" E	15.55'	L16	S 08°07'16" E	18.52'
L4	S 61°47'09" W	30.69'	L17	N 82°03'59" E	14.39'
L5	N 69°24'40" E	5.02'	L18	S 11°30'35" E	24.05'
L6	S 67°21'28" W	11.19'	L20	N 69°07'49" W	7.44'
L7	N 82°03'59" E	20.50'	L21	S 20°35'43" E	11.02'
L8	N 82°03'59" E	18.84'	L22	S 69°24'17" W	12.81'
L9	N 07°55'01" W	9.10'	L23	N 47°16'51" W	22.64'
L10	N 35°56'51" E	26.88'	L24	S 19°32'44" E	16.40'
L11	S 07°31'59" E	21.98'	L25	N 19°32'44" E	20.96'
L12	S 42°43'09" W	4.76'	L26	N 00°04'58" E	24.02'
L13	N 35°56'51" E	6.14'	L27	S 64°38'05" W	11.13'

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

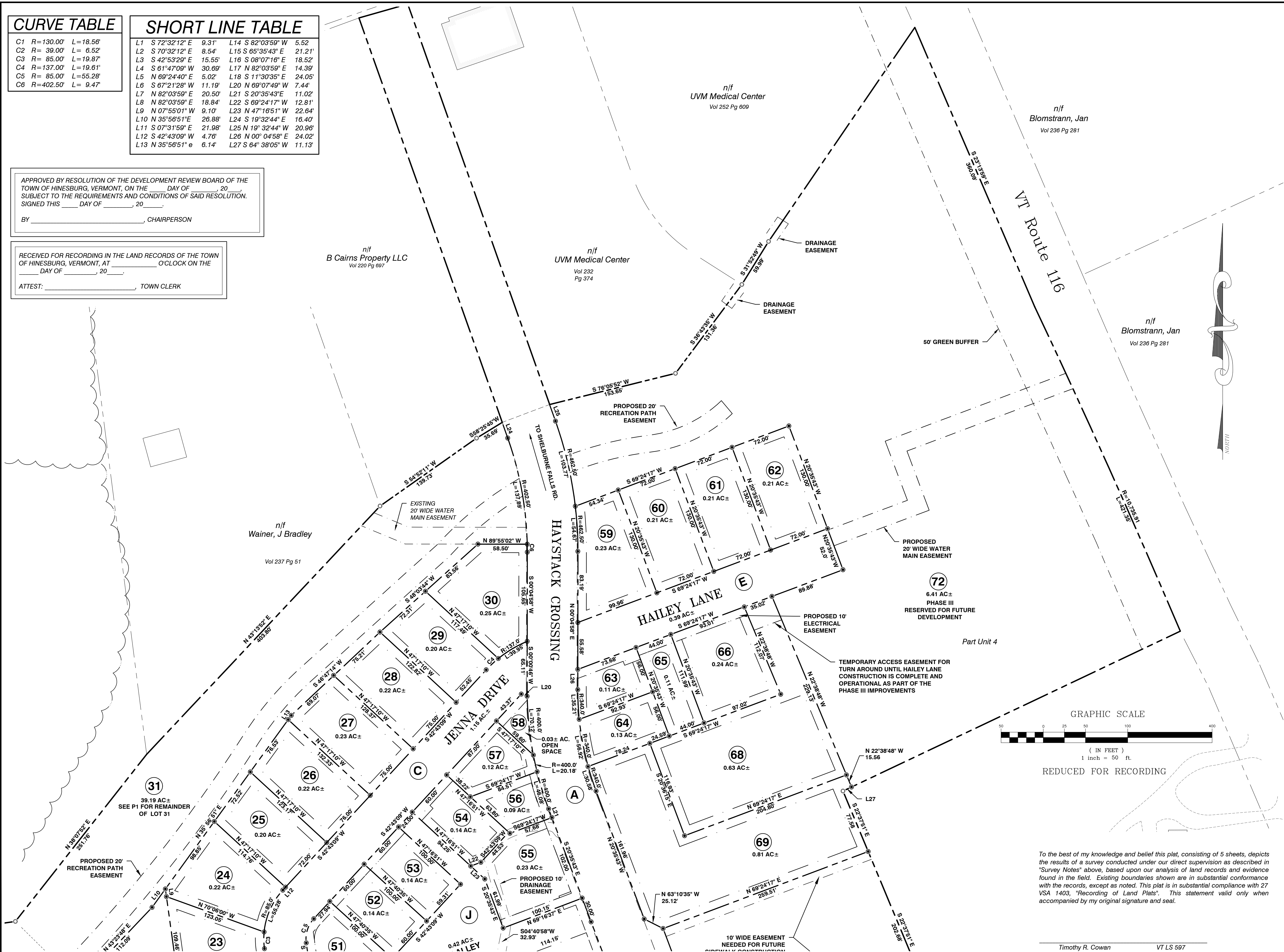
BY _____, CHAIRPERSON

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF HINESBURG, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK



LOCATION MAP
NOT TO SCALE



RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

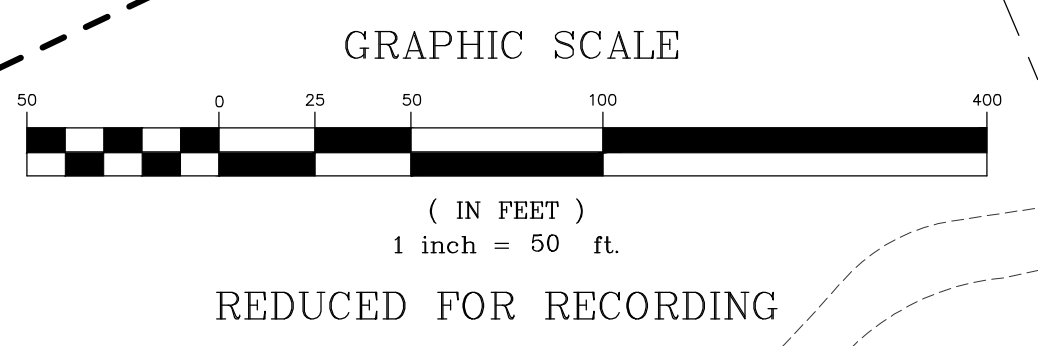
SURVEYORS:

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DRAWN	RG
CHECKED	TRC
APPROVED	TRC

DATE	CHECKED	REVISION
06/07/22	TRC	REV. PER TOWN COMMENTS
03/24/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL



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Timothy R. Cowan VT LS 597

LOTTING PLAT (NORTHEAST)
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

DATE	OCT. 4, 2019	DRAWING NUMBER	P5
ORIGINAL SCALE	1" = 50'		
PROJ. NO.	13127		
		SHEET 5 of 5	