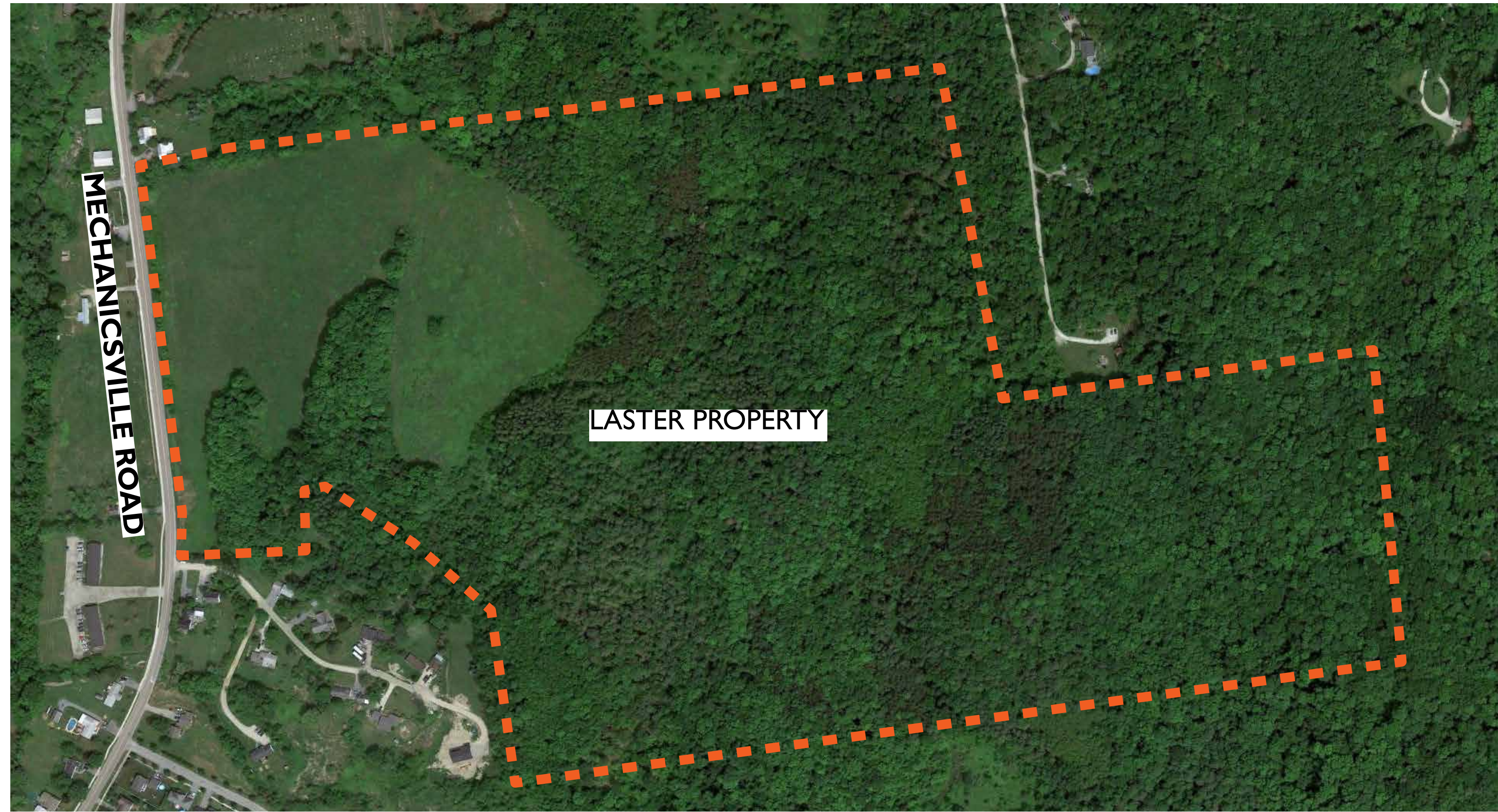




SITE MEADOW VIEW



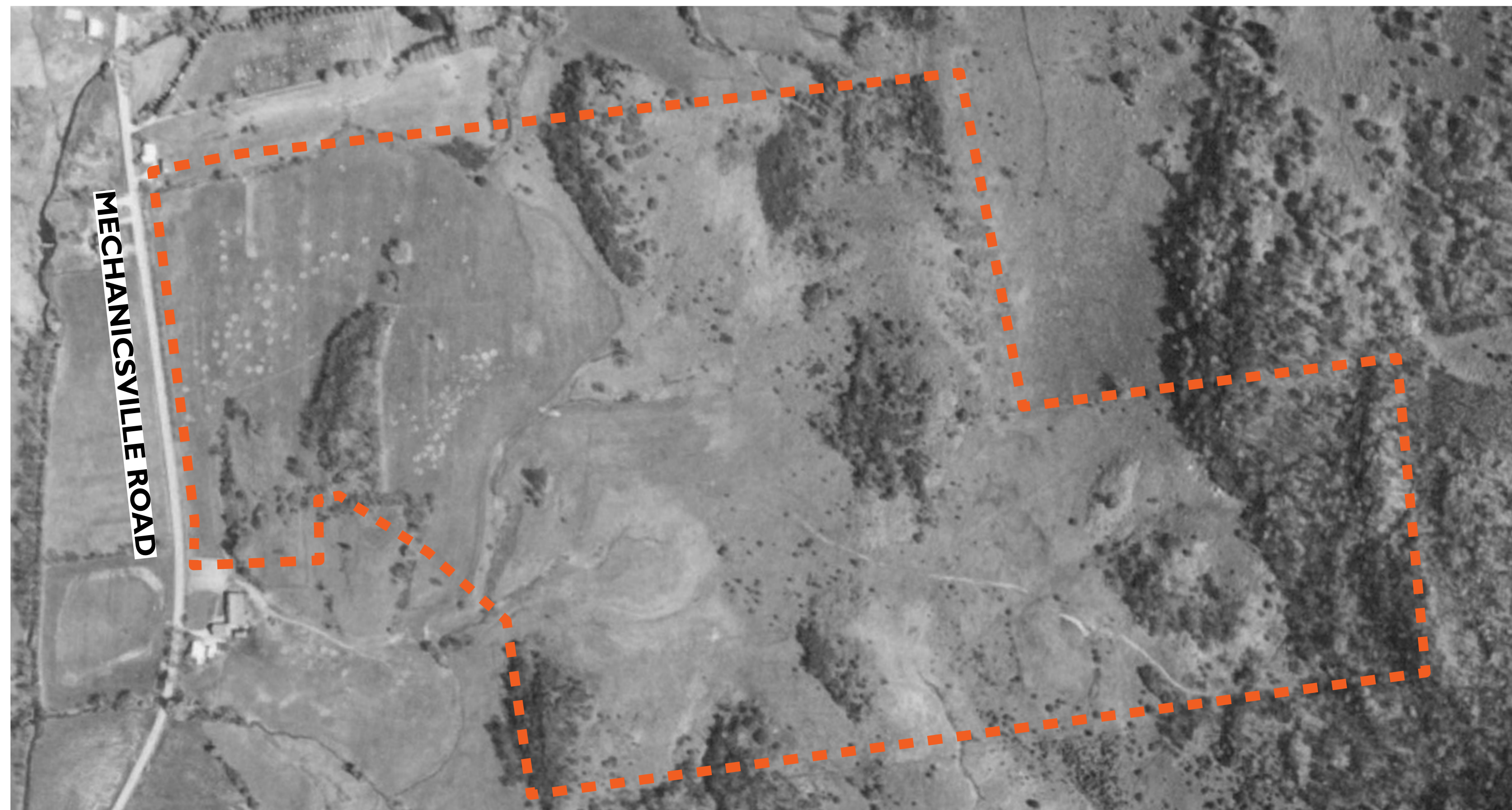
AERIAL VIEW - 2018



SITE WOODLAND VIEW

PROPERTY ADDRESS:
 Parcel # 6-625.1 (formerly Quinn Farm)
 Mechanicsville Road
 Hinesburg, VT 05461

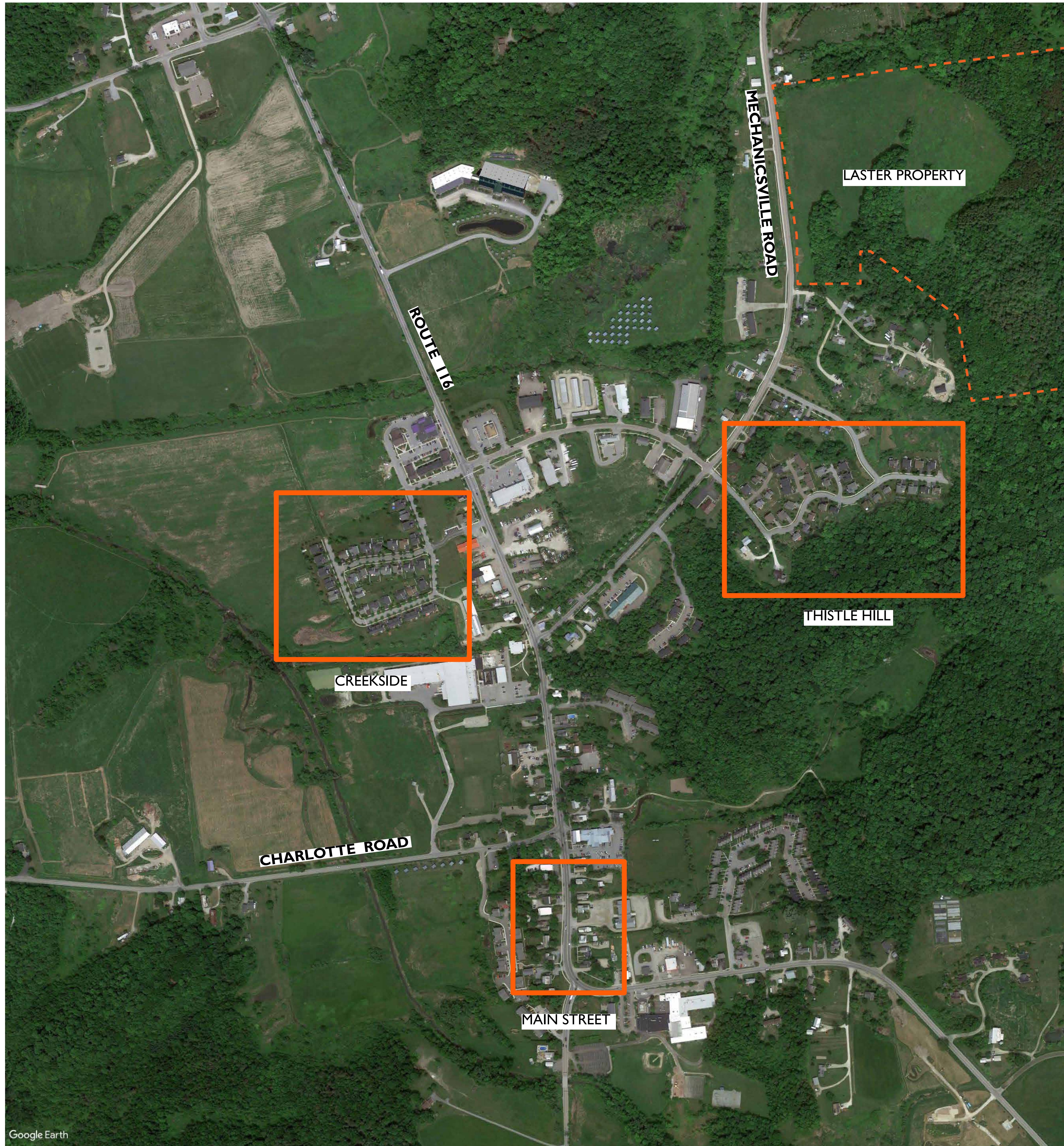
OWNER / APPLICANT:
 Joe Laster



AERIAL VIEW (QUINN FARM) - CA. 1960



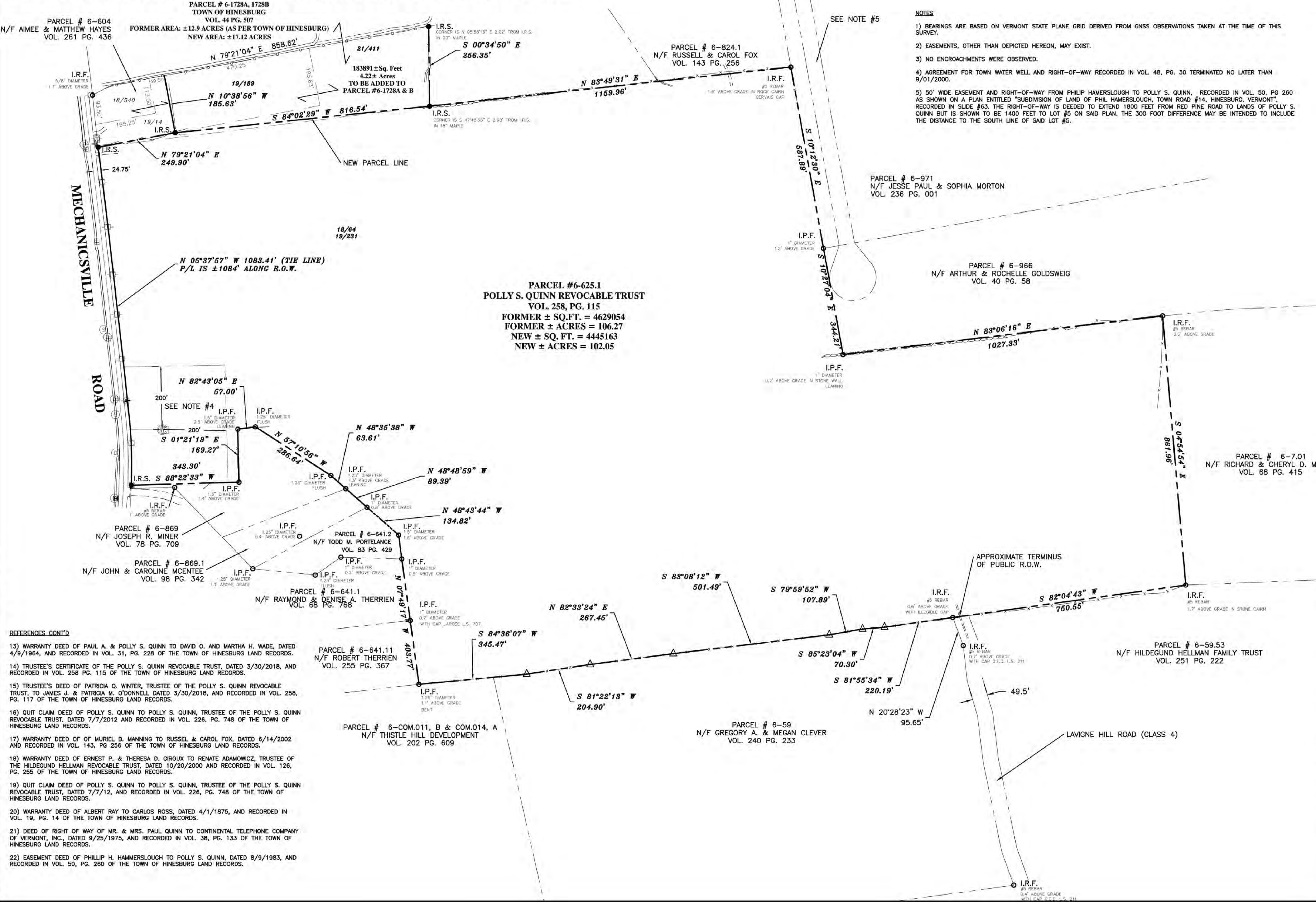
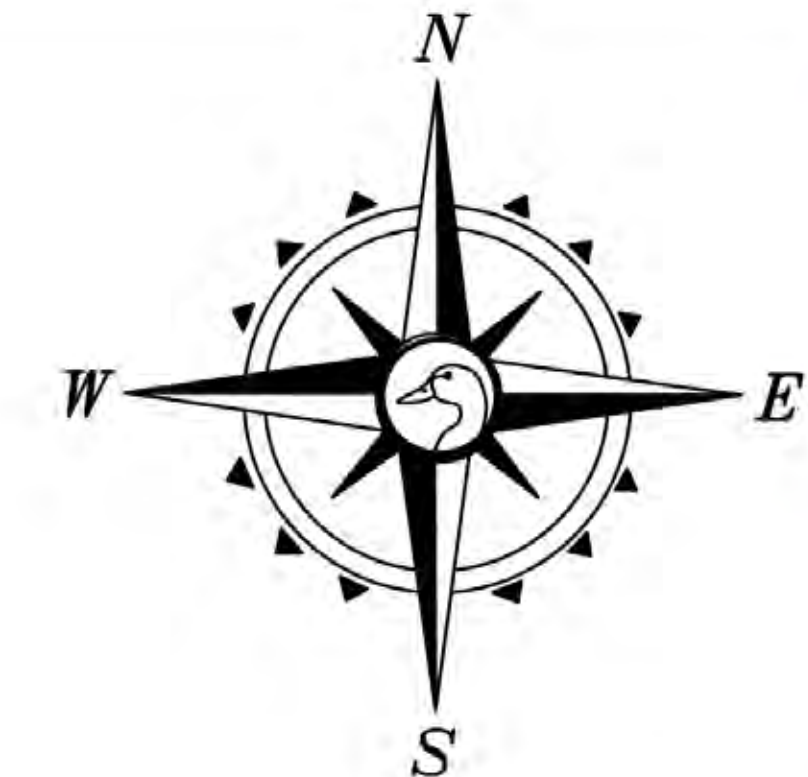
Google Earth



Google Earth

REFERENCES

- 1) A PLAT ENTITLED "LANDS OF MECHANICSVILLE, LLC. 7 LOT SUBDIVISION PLAT" PREPARED BY LAMOUREAUX & DICKINSON, LAST REVISED 1/19/10, AND RECORDED IN SLIDE #181D OF THE TOWN OF HINESBURG LAND RECORDS.
2) A PLAT ENTITLED "LANDS OF MECHANICSVILLE, LLC. OVERALL PERIMETER PLAT" PREPARED BY LAMOUREAUX & DICKINSON, DATED 12/23/05, AND RECORDED IN SLIDE #167 OF THE TOWN OF HINESBURG LAND RECORDS.
3) A PLAT ENTITLED "PROPERTY OF DAVID O. & MARTHA H. WADE CHITTENDEN COUNTY, HINESBURG, VT", PREPARED BY RONALD L. LAROSE, DATED APRIL, 1979, AND RECORDED IN SLIDE #89 OF THE TOWN OF HINESBURG LAND RECORDS.
4) A PLAT ENTITLED "PROPERTY OF JULIE A. RICHARDS & CHRISTOPHER A. WADE ET AL CHITTENDEN COUNTY, HINESBURG, VT", PREPARED BY RONALD L. LAROSE, DATED 10/16/1987, AND RECORDED IN SLIDE #130 OF THE TOWN OF HINESBURG LAND RECORDS.
5) A PLAT ENTITLED "SURVEY OF THE MURIEL B. MANNING PROPERTY, CEMETARY PARCEL BOUNDARY, HINESBURG, VERMONT", PREPARED BY G.E. BEDARD, INC., DATED 5/8/2002, AND RECORDED IN SLIDE #44A OF THE TOWN OF HINESBURG LAND RECORDS.
6) A PLAT ENTITLED "PLAT SHOWING SUBDIVISION OF LANDS OF RAYMOND J. & DENISE A. THERRIEN HAWK LANE(PVT) HINESBURG, CHITTENDEN COUNTY, VERMONT", PREPARED BY LAROSE SURVEYS, P.C., LAST REVISED 6/3/2016, AND RECORDED IN SLIDE #221 OF THE TOWN OF HINESBURG LAND RECORDS.
7) A PLAT ENTITLED "SUBDIVISION OF GEORGE DUTIL PROPERTY HINESBURGH, VERMONT", PREPARED BY G.E. BEDARD INC., LAST REVISED 1/22/02, AND RECORDED IN SLIDE #43C OF THE TOWN OF HINESBURG LAND RECORDS.
8) A PLAT ENTITLED "LANDS OF JESSE D. PAUL & SOPHIA H. MORTON PARTRIDGE HILL ROAD, HINESBURG, VERMONT", PREPARED BY BERNARD & GERVAIS, LLC, LAST REVISED 4/24/2019, AND RECORDED IN SLIDE #236D OF THE TOWN OF HINESBURG LAND RECORDS.
9) A PLAT ENTITLED "PROPERTY PLAT 7 LOT SUBDIVISION PROPOSED LANDS OF BARONE CONSTRUCTION LOCATED ON MECHANICSVILLE ROAD, HINESBURG, VERMONT", PREPARED BY GEORGE E. BEDARD, INC., DATED 6/19/2002, AND RECORDED IN SLIDE #46 OF THE TOWN OF HINESBURG LAND RECORDS.
10) A PLAT ENTITLED "SUBDIVISION OF LAND OF PHIL HAMERSLOUGH TOWN RD #14 HINESBURGH, VT", PREPARED BY ENGINEERS INCORPORATED OF VERMONT, LAST REVISED 1/27/77, AND RECORDED IN SLIDE #63 OF THE TOWN OF HINESBURG LAND RECORDS.
11) WARRANTY DEED OF ALBERT AND REBECCA RAY TO PERRY R. MILES, DATED 11/9/1880, AND RECORDED IN VOL. 19, PG. 231 OF THE TOWN OF HINESBURG LAND RECORDS.
12) WARRANTY DEED OF HENRY L. & RUTH B. MURRAY TO H. ROY & PEARL M. LEBARON, DATED 5/3/1935, AND RECORDED IN VOL. 26, PG. 122 OF THE TOWN OF HINESBURG LAND RECORDS.

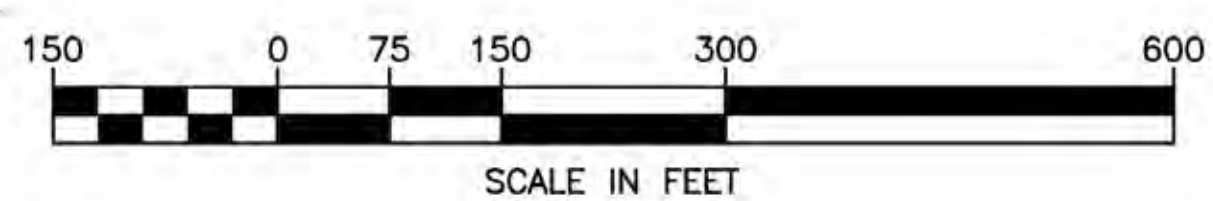


- NOTES
1) BEARINGS ARE BASED ON VERMONT STATE PLANE GRID DERIVED FROM GNSS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
2) EASEMENTS, OTHER THAN DEPICTED HEREON, MAY EXIST.
3) NO ENCROACHMENTS WERE OBSERVED.
4) AGREEMENT FOR TOWN WATER WELL AND RIGHT-OF-WAY RECORDED IN VOL. 48, PG. 30 TERMINATED NO LATER THAN 9/01/2000.
5) 50' WIDE EASEMENT AND RIGHT-OF-WAY FROM PHILIP HAMERSLOUGH TO POLLY S. QUINN, RECORDED IN VOL. 50, PG. 260 AS SHOWN ON A PLAN ENTITLED "SUBDIVISION OF LAND OF PHIL HAMERSLOUGH, TOWN ROAD #14, HINESBURG, VERMONT", RECORDED IN SLIDE #63. THE RIGHT-OF-WAY IS DEEDED TO EXTEND 1800 FEET FROM RED PINE ROAD TO LANDS OF POLLY S. QUINN BUT IS SHOWN TO BE 1400 FEET TO LOT #5 ON SAID PLAN. THE 300 FOOT DIFFERENCE MAY BE INTENDED TO INCLUDE THE DISTANCE TO THE SOUTH LINE OF SAID LOT #5.

LOCUS NOT TO SCALE

LEGEND

- PROPERTY LINE
RIGHT OF WAY OR PARCEL LINE
FORMER PARCEL LINE
STONE WALL
WIRE FENCE
DITCH
BROOK
POLE
HYDRANT
CATCH BASIN
SEWER MANHOLE
DRAIN MANHOLE
IRON ROD FOUND
IRON PIPE FOUND
CALCULATED POINT
IRON ROD SET
KEY DEED VOL./PG.

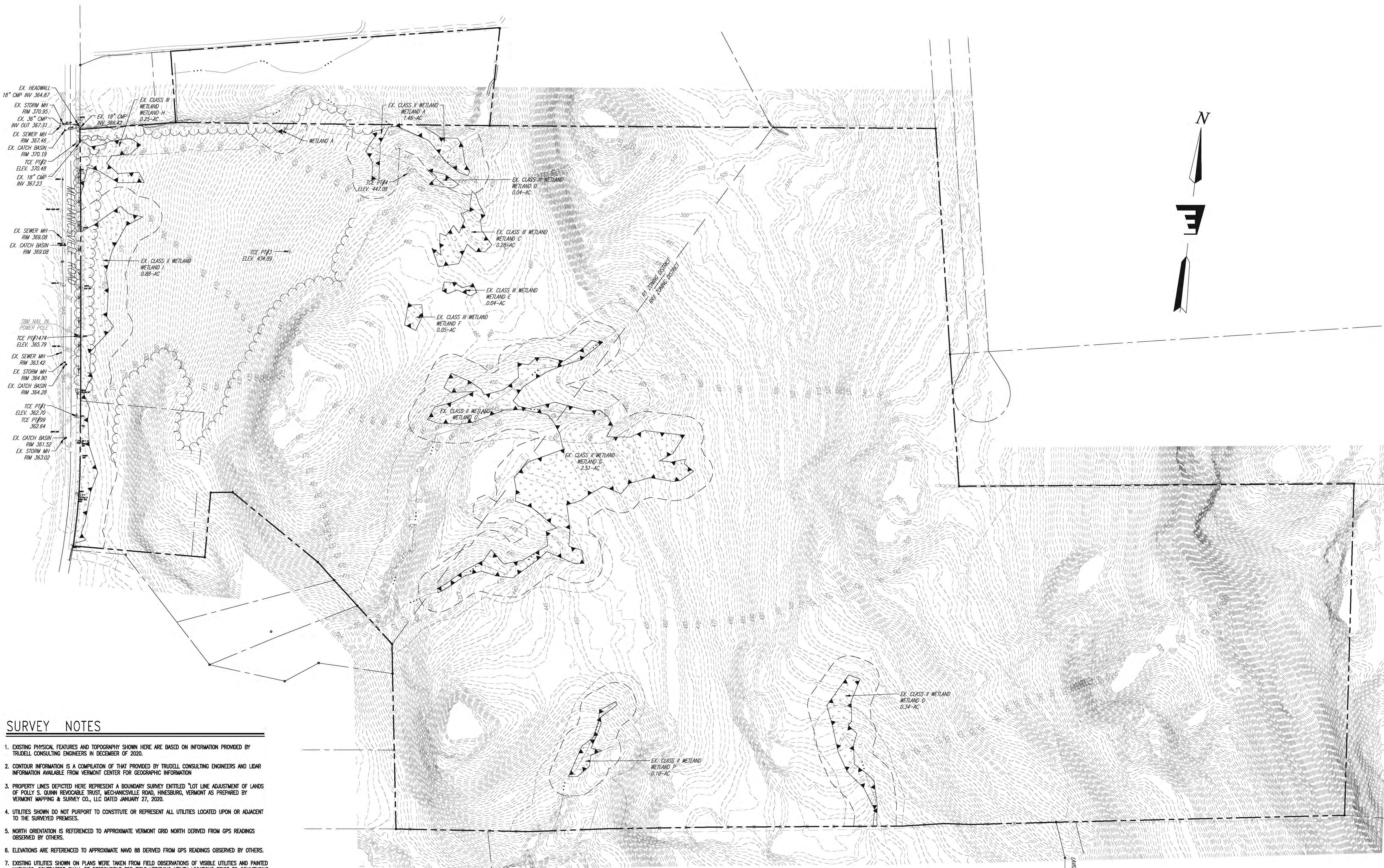


- REFERENCES CONT'D
13) WARRANTY DEED OF PAUL A. & POLLY S. QUINN TO DAVID O. AND MARTHA H. WADE, DATED 4/9/1964, AND RECORDED IN VOL. 31, PG. 228 OF THE TOWN OF HINESBURG LAND RECORDS.
14) TRUSTEE'S CERTIFICATE OF THE POLLY S. QUINN REVOCABLE TRUST, DATED 3/30/2018, AND RECORDED IN VOL. 258 PG. 115 OF THE TOWN OF HINESBURG LAND RECORDS.
15) TRUSTEE'S DEED OF PATRICIA Q. WINTER, TRUSTEE OF THE POLLY S. QUINN REVOCABLE TRUST, TO JAMES J. & PATRICIA M. O'DONNELL DATED 3/30/2018, AND RECORDED IN VOL. 258, PG. 117 OF THE TOWN OF HINESBURG LAND RECORDS.
16) QUIT CLAIM DEED OF POLLY S. QUINN TO POLLY S. QUINN, TRUSTEE OF THE POLLY S. QUINN REVOCABLE TRUST, DATED 7/7/2012 AND RECORDED IN VOL. 226, PG. 748 OF THE TOWN OF HINESBURG LAND RECORDS.
17) WARRANTY DEED OF MURIEL B. MANNING TO RUSSEL & CAROL FOX, DATED 6/14/2002 AND RECORDED IN VOL. 143, PG. 256 OF THE TOWN OF HINESBURG LAND RECORDS.
18) WARRANTY DEED OF ERNEST P. & THERESA D. GIROUX TO RENATE ADAMOWICZ, TRUSTEE OF THE HILDEGUND HELLMAN REVOCABLE TRUST, DATED 10/20/2000 AND RECORDED IN VOL. 126, PG. 255 OF THE TOWN OF HINESBURG LAND RECORDS.
19) QUIT CLAIM DEED OF POLLY S. QUINN TO POLLY S. QUINN, TRUSTEE OF THE POLLY S. QUINN REVOCABLE TRUST, DATED 7/7/12, AND RECORDED IN VOL. 226, PG. 748 OF THE TOWN OF HINESBURG LAND RECORDS.
20) WARRANTY DEED OF ALBERT RAY TO CARLOS ROSS, DATED 4/1/1875, AND RECORDED IN VOL. 19, PG. 14 OF THE TOWN OF HINESBURG LAND RECORDS.
21) DEED OF RIGHT OF WAY OF MR. & MRS. PAUL QUINN TO CONTINENTAL TELEPHONE COMPANY OF VERMONT, INC., DATED 9/25/1975, AND RECORDED IN VOL. 38, PG. 133 OF THE TOWN OF HINESBURG LAND RECORDS.
22) EASEMENT DEED OF PHILIP H. HAMERSLOUGH TO POLLY S. QUINN, DATED 8/9/1983, AND RECORDED IN VOL. 50, PG. 260 OF THE TOWN OF HINESBURG LAND RECORDS.

CERTIFICATION
I HEREBY CERTIFY TO JOSEPH LASTER THAT THE SUBJECT PARCEL BOUNDARIES SHOWN HEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID BOUNDARIES WERE DETERMINED FROM PERTINENT RECORDS AND RESOURCES AND EVIDENCE FOUND IN THE FIELD. THIS SURVEY WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION WITH A POSITIONAL TOLERANCE LEVEL EXCEEDING 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.
DATED JAN. 27, 2020
TERRY W. WILSON, L.S. #60812

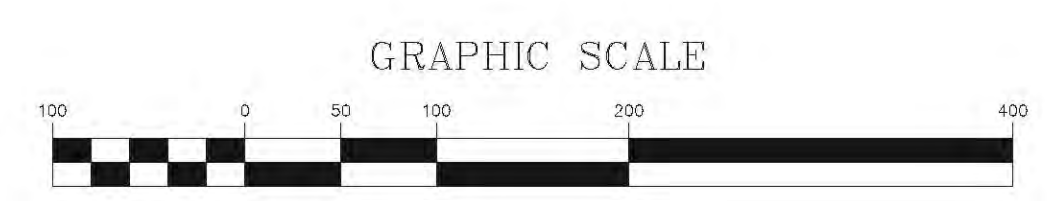
Copyright 2019, Project #19697, Date: December, 2019, Surveyed by: TWW/MLC, Drawn by: TWW/MLC, Checked by: TWW, Sheet 1 of 1, DWG. # M-697. Includes Vermont Mapping & Survey Co., LLC logo and contact information.

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. TERRY W. WILSON, L.S.



SURVEY NOTES

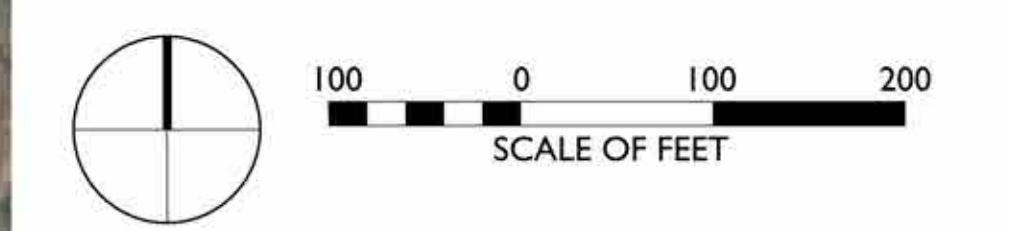
1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE ARE BASED ON INFORMATION PROVIDED BY TRUDELL CONSULTING ENGINEERS IN DECEMBER OF 2020.
2. CONTOUR INFORMATION IS A COMPILATION OF THAT PROVIDED BY TRUDELL CONSULTING ENGINEERS AND LIDAR INFORMATION AVAILABLE FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION
3. PROPERTY LINES DEPICTED HERE REPRESENT A BOUNDARY SURVEY ENTITLED "LOT LINE ADJUSTMENT OF LANDS OF POLLY S. QUINN REVOCABLE TRUST, MECHANICVILLE ROAD, HINESBURG, VERMONT AS PREPARED BY VERMONT MAPPING & SURVEY CO., LLC DATED JANUARY 27, 2020.
4. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
5. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE VERMONT GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
6. ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD 88 DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
7. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PAINTED MARKINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
8. WETLAND DELINEATION SHOWN ON THIS PLAN WAS PERFORMED ON 10/16/2020 & 10/17/2020 BY BRITANNY LEBEAU OF TRUDELL CONSULTING ENGINEERS AND CONFIRMED BY VERMONT STATE WETLANDS COORDINATOR LAURA LAPIERRE ON 10/23/2020.



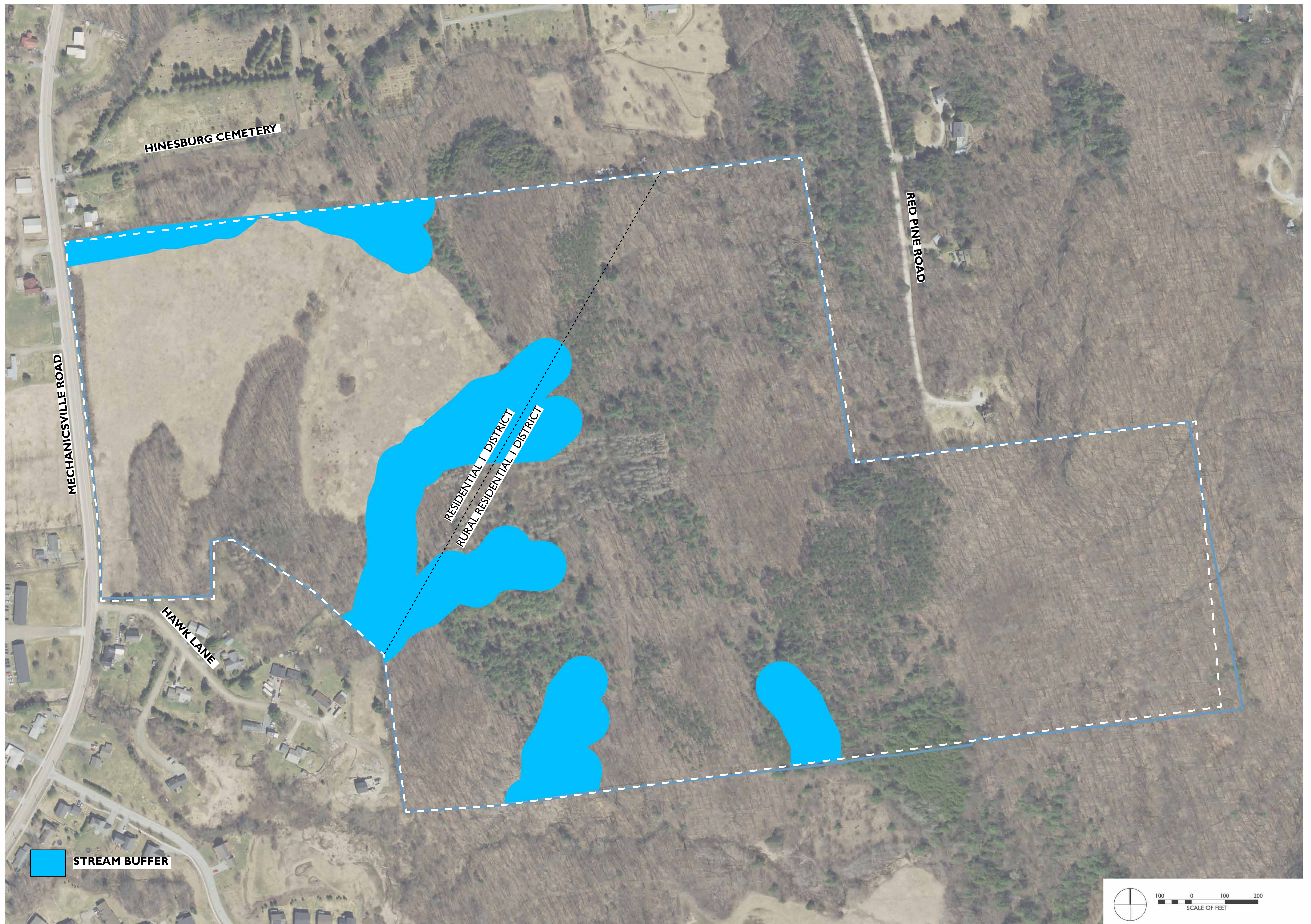
Laster Subdivision
 Mechanicsville Road
 Hinesburg, VT

**Overall Existing
 Conditions Plan**
 01/05/2021
 PROGRESS

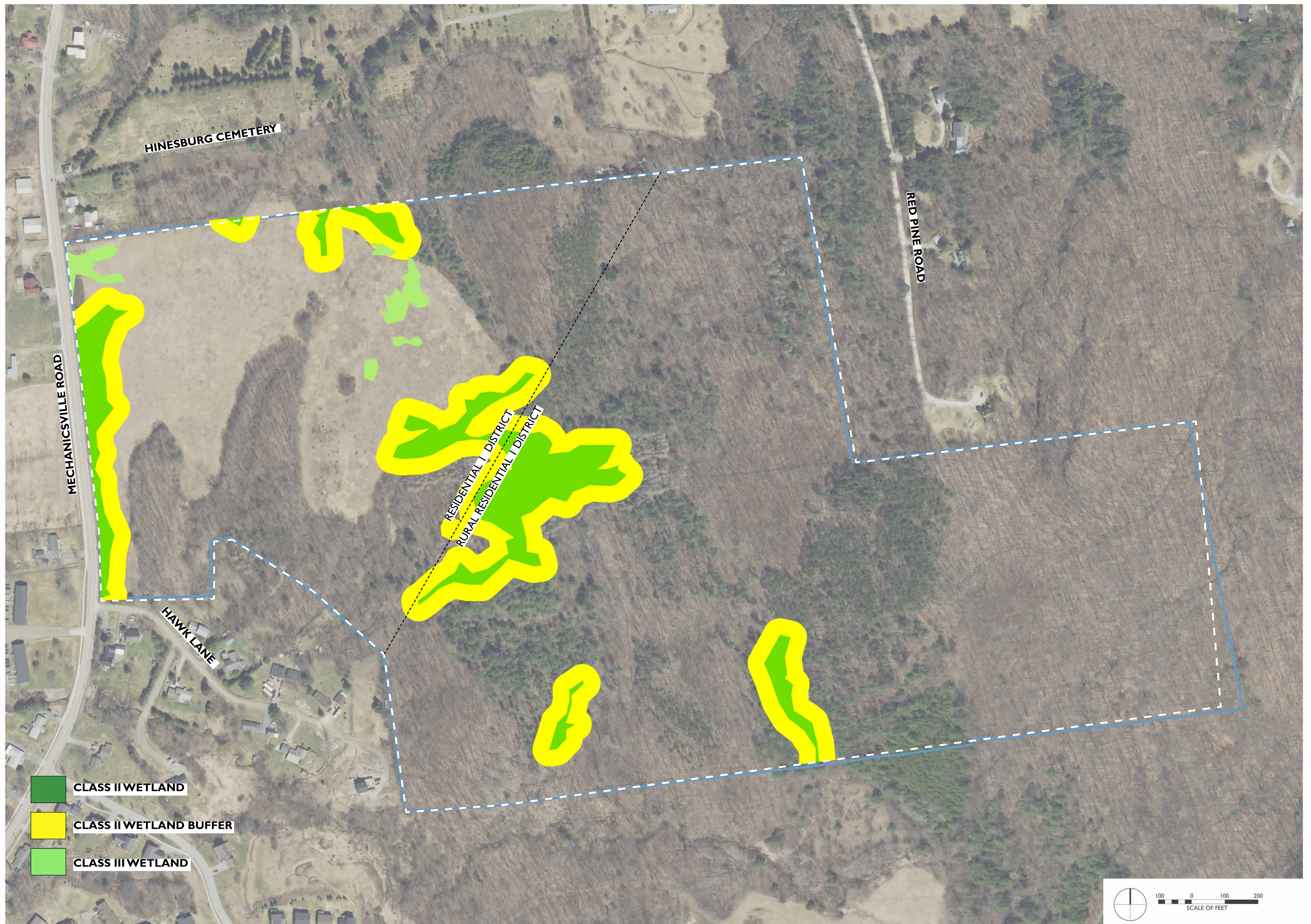
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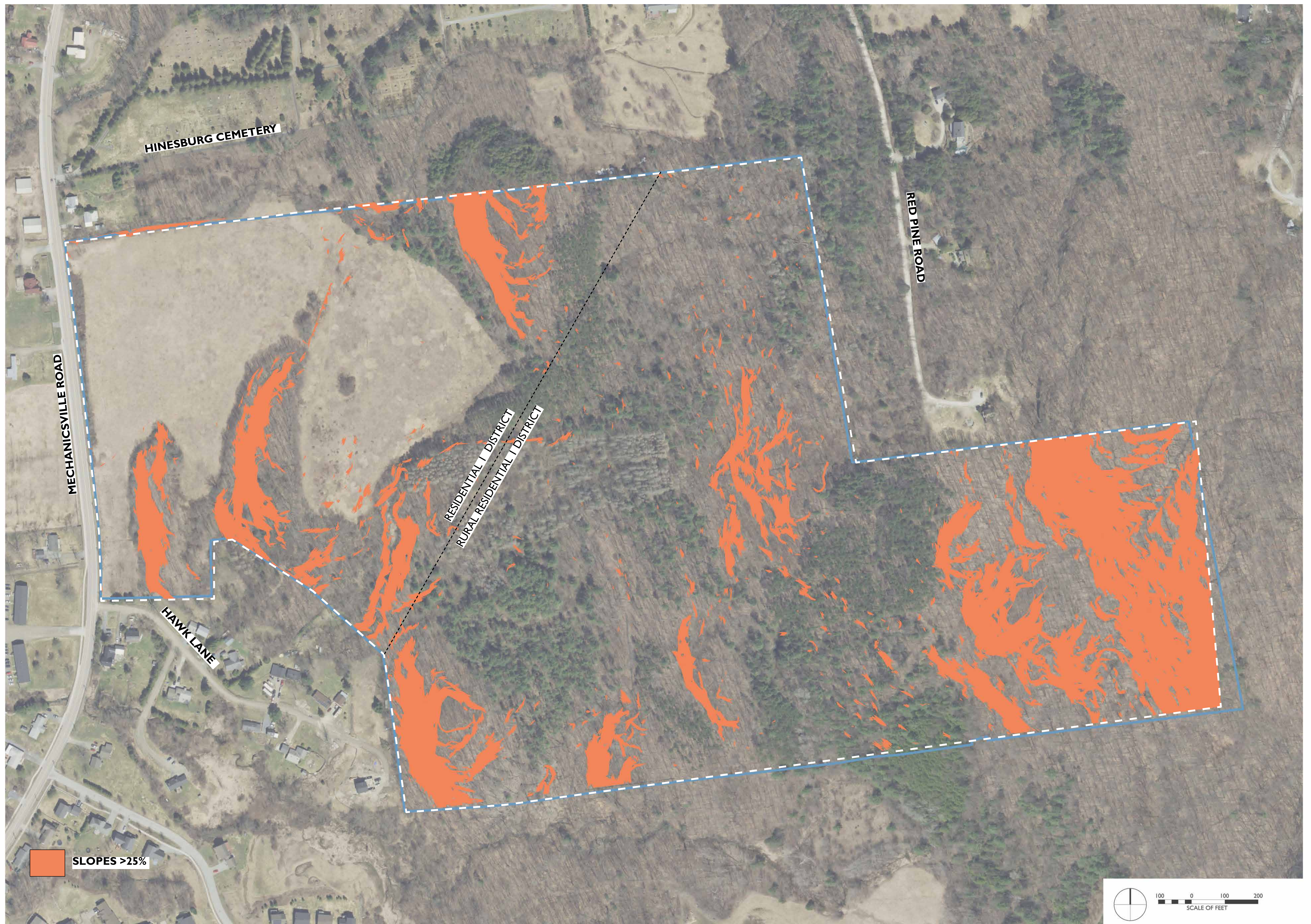
LASTER SUBDIVISION | EXISTING SITE AERIAL VIEW



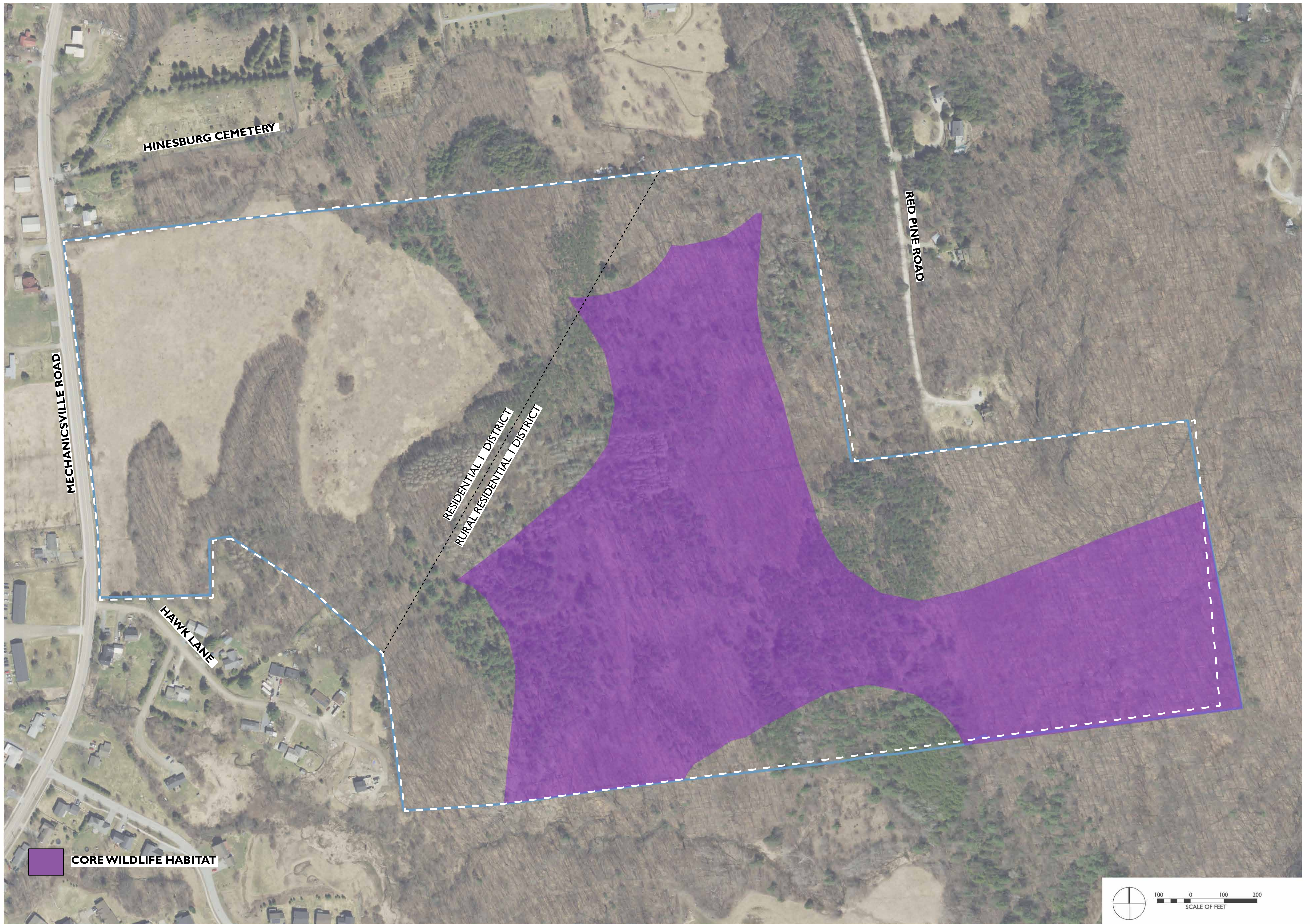
LASTER SUBDIVISION | EXISTING STREAMS WITH 75' SETBACKS

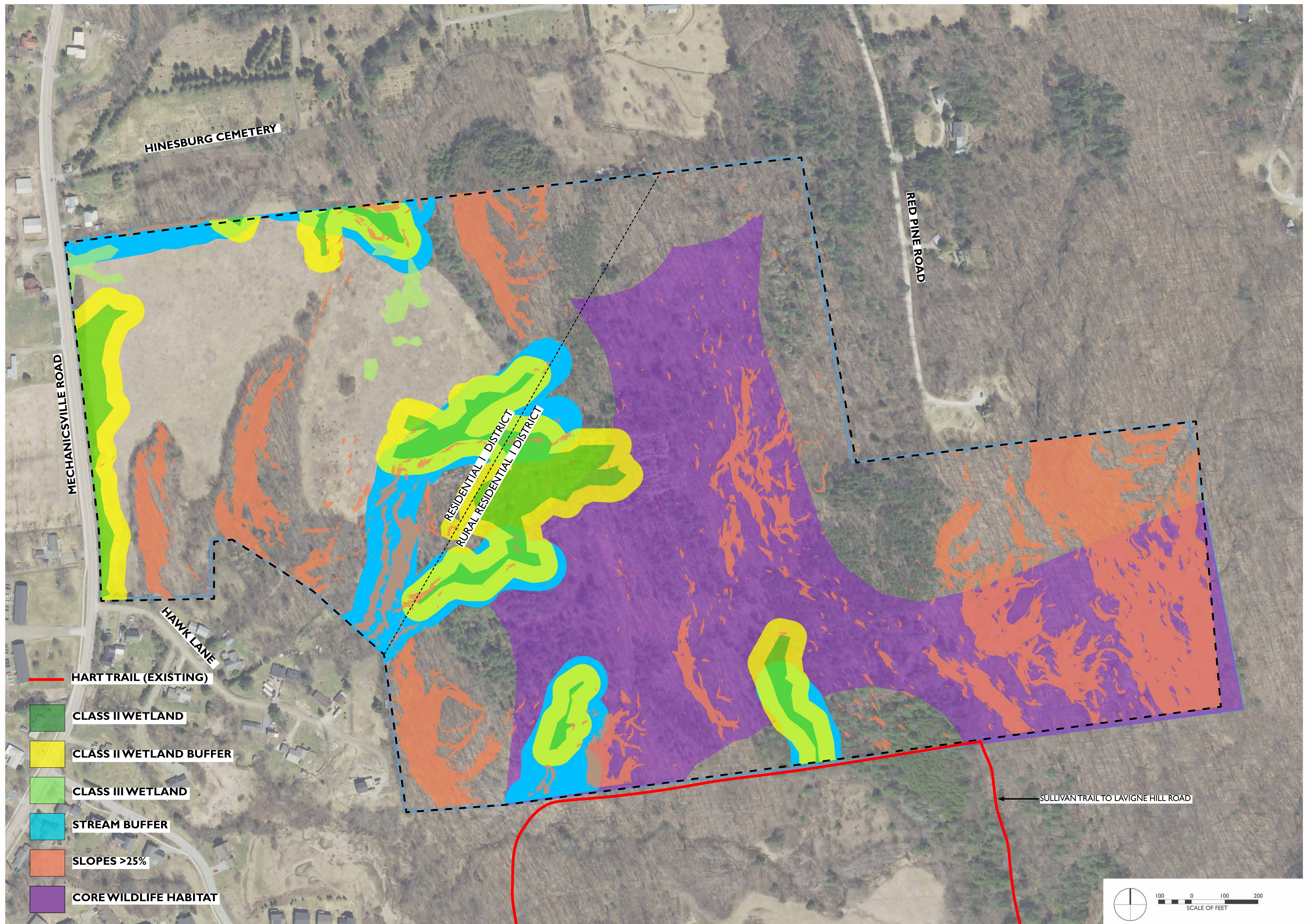


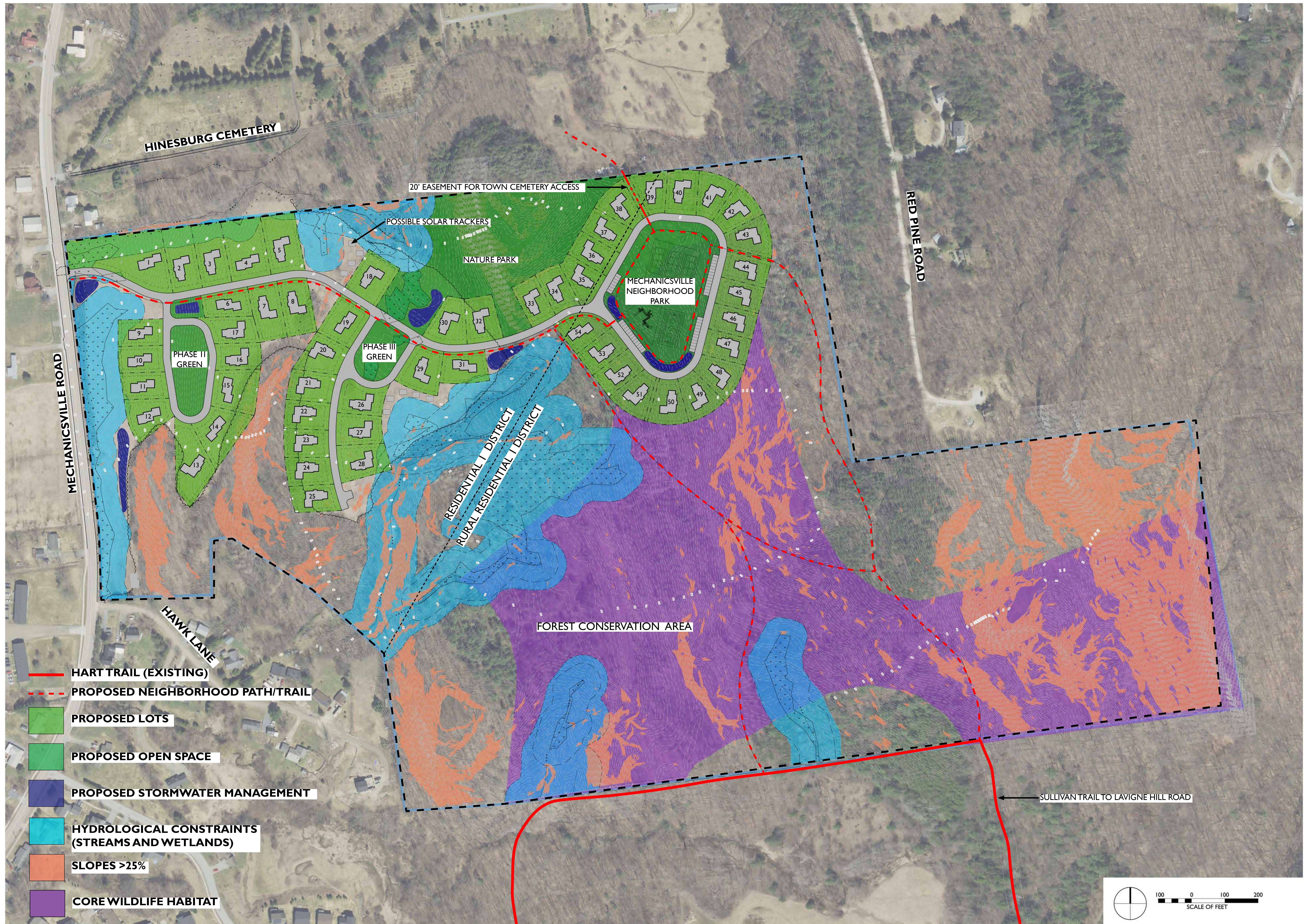
LASTER SUBDIVISION | EXISTING WETLANDS WITH 50' SETBACKS (FOR CLASS II ONLY)

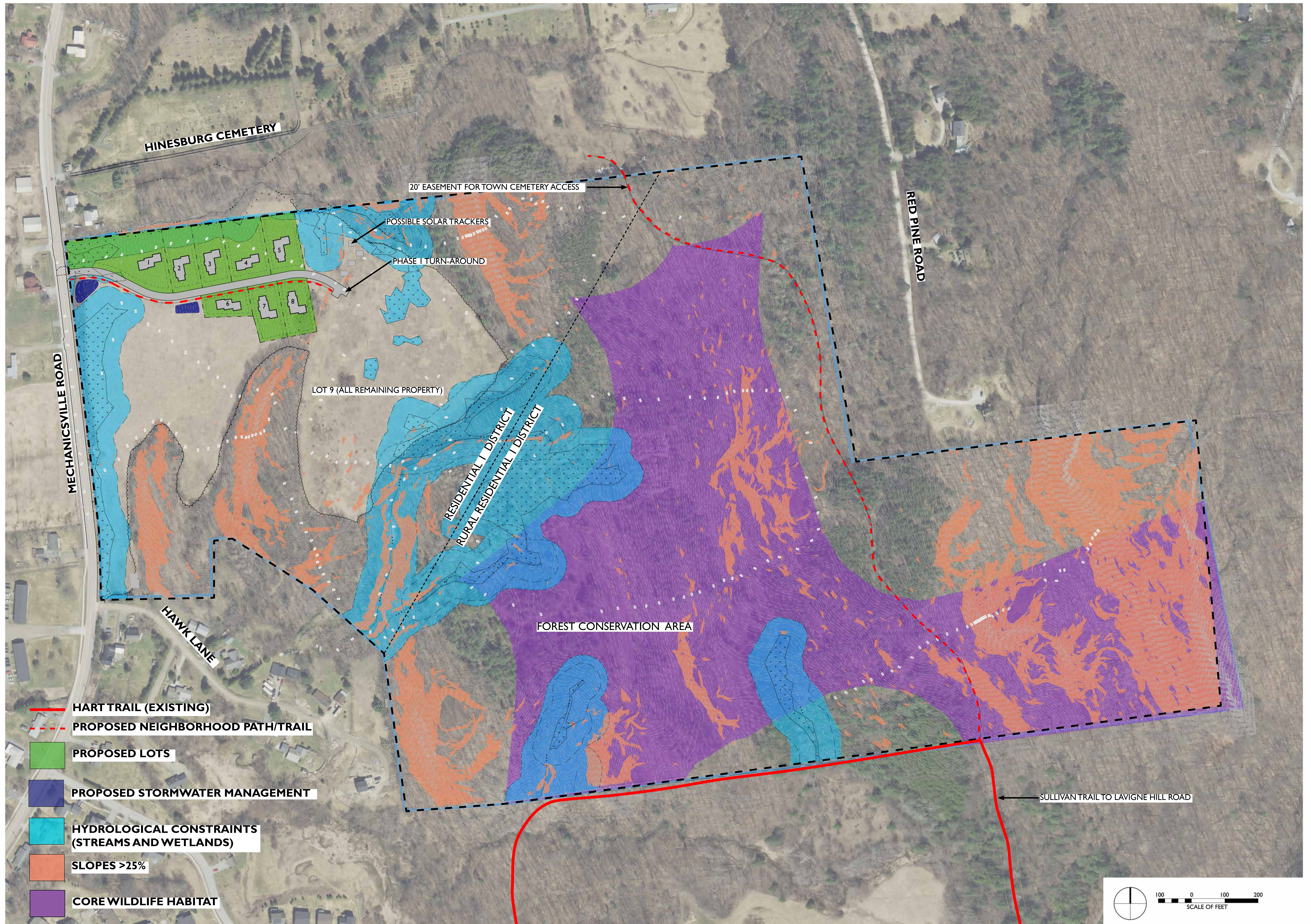


LASTER SUBDIVISION | EXISTING STEEP SLOPES (> 25%)









HINESBURG CEMETERY

20' EASEMENT FOR TOWN CEMETERY ACCESS

POSSIBLE SOLAR TRACKERS

PHASE I TURN-AROUND

LOT 9 (ALL REMAINING PROPERTY)

RESIDENTIAL I DISTRICT
RURAL RESIDENTIAL I DISTRICT

FOREST CONSERVATION AREA

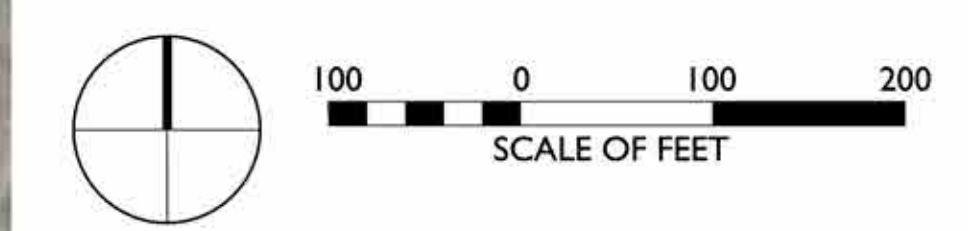
RED PINE ROAD

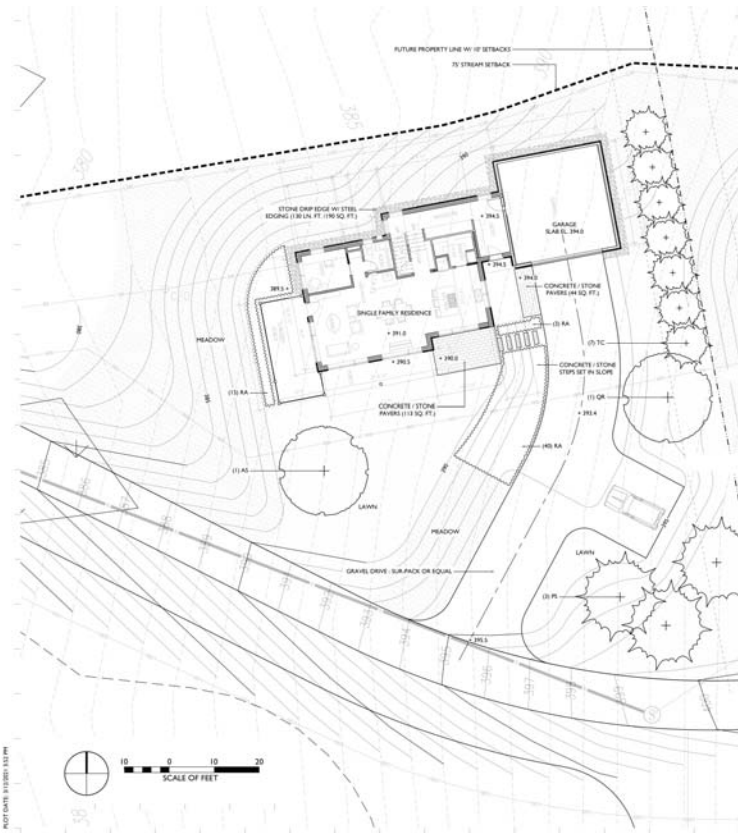
MECHANICSVILLE ROAD

HAWK LANE

SULLIVAN TRAIL TO LAVIGNE HILL ROAD

- HART TRAIL (EXISTING)
- - - PROPOSED NEIGHBORHOOD PATH/TRAIL
- PROPOSED LOTS
- PROPOSED STORMWATER MANAGEMENT
- HYDROLOGICAL CONSTRAINTS (STREAMS AND WETLANDS)
- SLOPES >25%
- CORE WILDLIFE HABITAT





SITE PLAN



SOUTHWEST VIEW