

**From:** [Brigitte Thompson](#)  
**To:** [Mitchel Cypes](#)  
**Subject:** Pinecrest Ridge subdivision  
**Date:** Thursday, October 7, 2021 5:47:54 PM  
**Attachments:** [Thibault\\_2021.pdf](#)

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Hi Mitch,

I'm writing about the 'Gary and Mary Thibault – 08-01-73.600 – Final Plat review - 2-lot subdivision of 29.74 acres' because I noticed something on one of the site maps I wanted to ask you about.

On the 4th page (survey\_082621\_recvd-091521.pdf) I can see a dotted green line running through the back of our property. I've added 2 red arrows to the line I'm referencing. Looking at the legend, this seems to reference the edge of a gravel driveway which is not accurate. Could you let us know what the line on our property represents?

Thank you,

Brigitte & Keith Thompson



---- NOTES ----

BEARINGS AND DISTANCES ARE PLOTTED FROM A TOTAL STATION SURVEY. BEARINGS ARE MAGNETIC AND BASED ON A SINGLE OBSERVATION ALONG THE SURVEY TRAVERSE.

BOUNDARY LINES ARE SHOWN AS DEPICTED ON A PLAN ENTITLED "PORTION OF THE PROPERTY OF JAMES & RITA VILLA et al - CHITTENDEN COUNTY, HINESBURG, VT." BY LEE H. LOWELL, DATED OCTOBER, 1973 AND RECORDED AT MAP VOL. 1, PAGE 44, MAP 51 OF THE TOWN OF HINESBURG LAND RECORDS. A MODIFICATION HAS BEEN MADE TO THE BALDWIN ROAD BOUNDARY LINE REFLECTING A 4 ROD R.O.W. RATHER THAN THE 3 ROD R.O.W. SHOWN ON THE LOWELL PLAN.

ANOTHER MODIFICATION HAS BEEN MADE TO THE BURRITT ROAD BOUNDARY LINE REFLECTING A THREE ROD R.O.W. DESCRIBED IN VOL. 2, PAGE 106 OF THE HINESBURG LAND RECORDS. THE SOUTHERLY LIMIT OF THE R.O.W. IS THE STRAIGHT LINE PROJECTING THROUGH AN EXISTING STONE WALL AS SHOWN ON THIS PLAN AND NOT THE MEANDERING WIRE FENCE LINE SHOWN ON THE LOWELL PLAN.

ANOTHER MODIFICATION HAS BEEN MADE TO THE VERMONT ELECTRIC POWER COMPANY POWER TRANSMISSION LINE EASEMENT LOCATION SHOWING THE DEEDED EASEMENT EXTENDING 75 FEET WESTERLY FROM THE CENTERLINE OF THE BUILT LINES AND 275 FEET EASTERLY FROM THE SAME.

DEED REFERENCES: VOL. 247, PAGE 800-808 - EASEMENT TO VT. GAS SYSTEMS, INC.  
VOL. 238, PAGE 75 - EASEMENT TO VT. TELEPHONE CO., INC.  
VOL. 229, PAGE 271-273 - W.D. OF HOKE & QUACKENBUSH MAP SLIDE # 183 D  
VOL. 36, PAGE 117-119  
MAP VOL. 1, PAGE 44, MAP 51  
VOL. 177, PAGE 400 - EASEMENT TO GMP  
VOL. 177, PAGE 399 - EASEMENT TO GMP  
VOL. 35, PAGE 177-8 - VILLA ET AL DEED  
VOL. 30, PAGE 478-81 - EASEMENT TO VELCO

TOTAL ACREAGE SHOWN: 65.16 ACRES +/-

"CURVE DATA TABLE"

CURVE #1: ARC LENGTH = 210.68'  
RADIUS = 175.00'  
TANGENT = 120.22'  
CENTRAL ANGLE = 68°-58'-40"

CURVE #2: ARC LENGTH = 165.28'  
RADIUS = 151.05'  
TANGENT = 92.01'  
CENTRAL ANGLE = 62°-41'-34"

CURVE #3: ARC LENGTH = 63.13'  
RADIUS = 155.00'  
TANGENT = 32.01'  
CENTRAL ANGLE = 25°-20'-06"

CURVE #4: ARC LENGTH = 54.17'  
RADIUS = 155.00'  
TANGENT = 27.37'  
CENTRAL ANGLE = 20°-01'-32"

CURVE #5: ARC LENGTH = 201.24'  
RADIUS = 161.32'  
TANGENT = 116.08'  
CENTRAL ANGLE = 71°-28'-26"

CURVE #6: ARC LENGTH = 151.01'  
RADIUS = 274.23'  
TANGENT = 77.47'  
CENTRAL ANGLE = 31°-33'-06"

CURVE #7: ARC LENGTH = 107.00'  
RADIUS = 100.00'  
TANGENT = 59.27'  
CENTRAL ANGLE = 61°-18'-26"

CURVE #8: ARC LENGTH = 105.56'  
RADIUS = 60.00'  
TANGENT = 72.53'  
CENTRAL ANGLE = 100°-48'-01"

Kenny  
Map Vol. 1, Page 46

---- 2021 NOTES ----

The proposed location of the underground utilities is shown consistent with Page 6 of design plans for Lot 8 - Pincerest Ridge by Krebs & Lansing Consulting Engineers, Inc. dated 9-15-21.

The utility easement will be centered on the installed lines per standard utility practice.

The proposed utility locations may be modified slightly when installed, due to unforeseen site constraints (e.g. ledge).

Existing powerlines are shown on the plan.

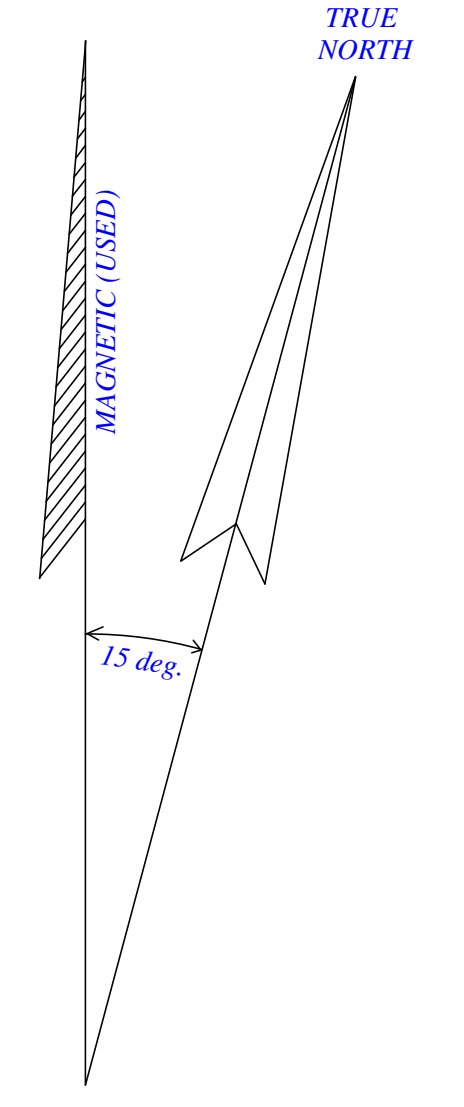
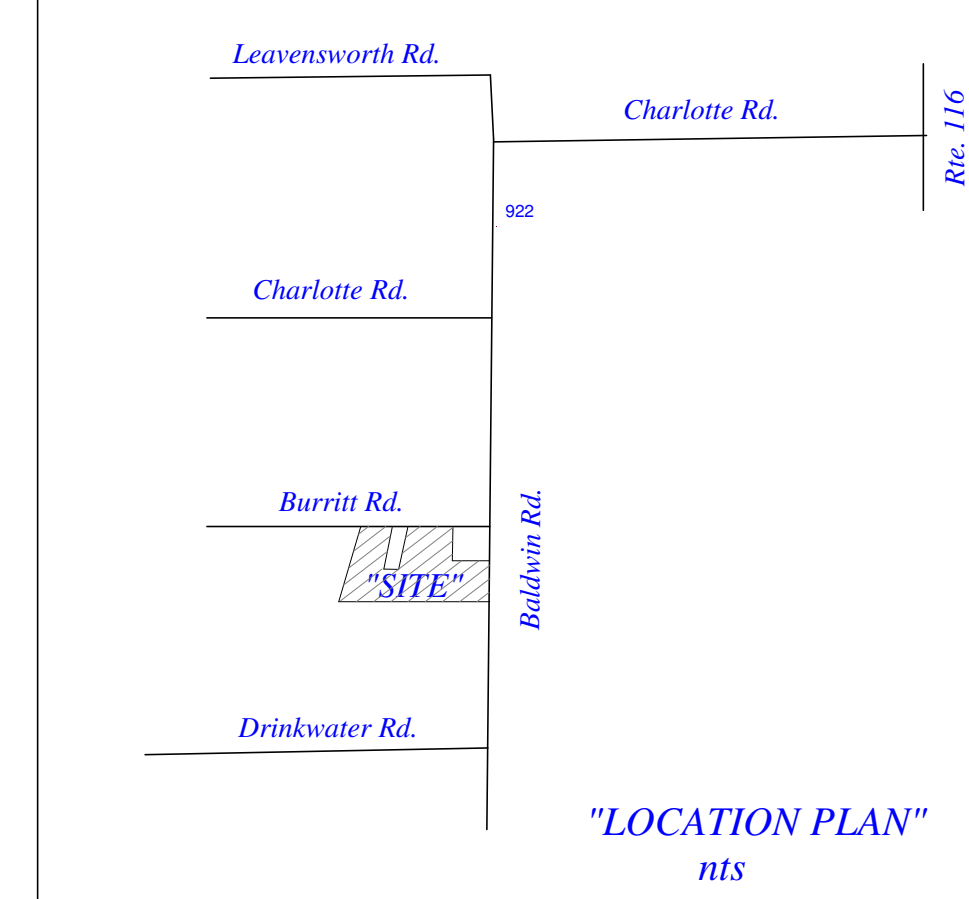
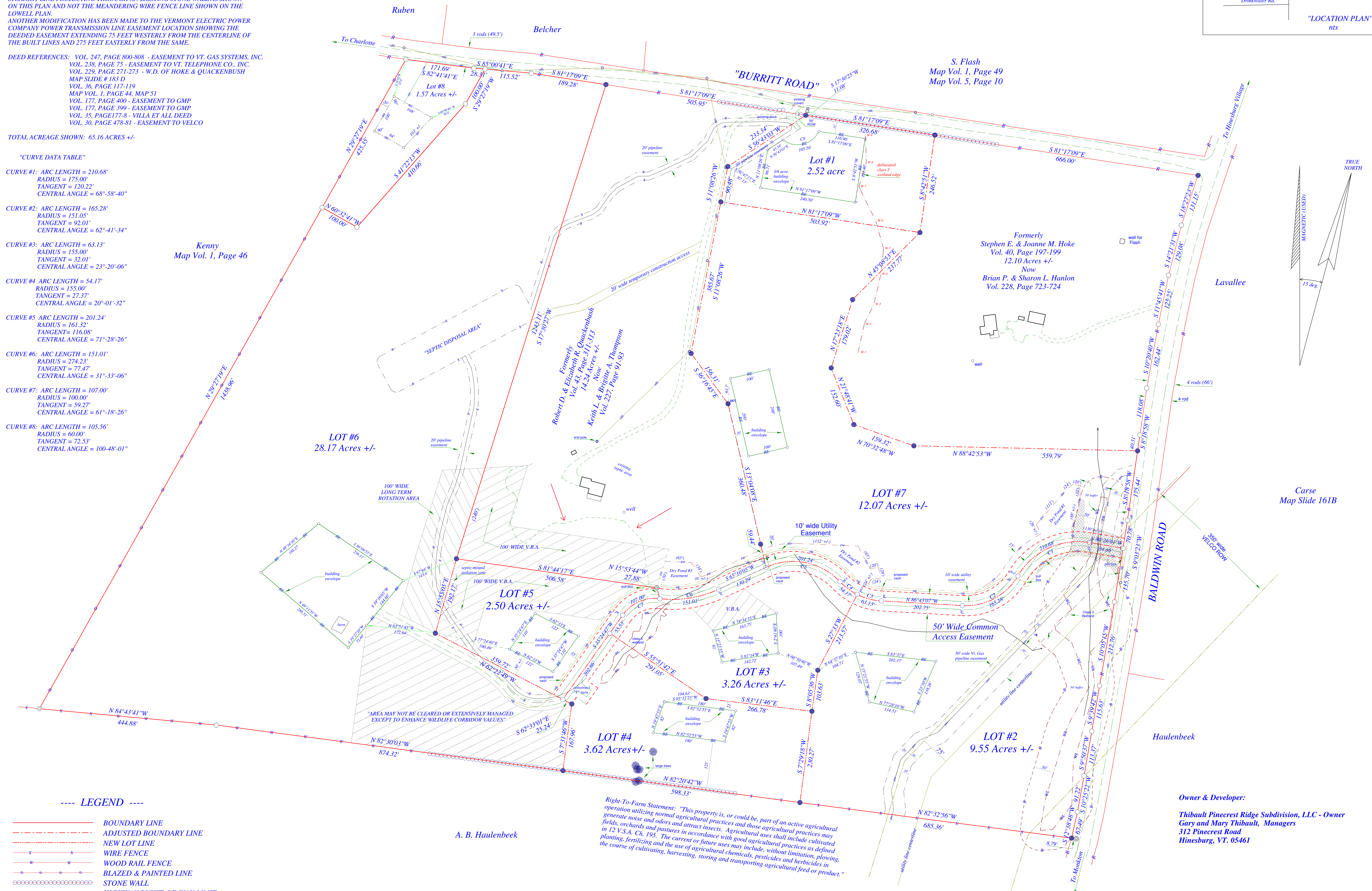
The Krebs & Lansing plan in its final approved version will be found in the Hinesburg Planning Office approval file.

---- LEGEND ----

- BOUNDARY LINE
- ADJUSTED BOUNDARY LINE
- NEW LOT LINE
- WIRE FENCE
- WOOD RAIL FENCE
- BLAZED & PAINTED LINE
- STONE WALL
- HIGHWAY RIGHT-OF-WAY LIMIT
- ACCESS ROAD EASEMENT LIMIT
- EDGE OF GRAVEL DRIVEWAY
- BUILDING ENVELOPE
- SEWER EASEMENT LIMIT
- STORMWATER EASEMENT LIMIT
- OTHER EASEMENT LIMIT
- IRON PIPE FOUND
- IRON PIN SET OR TO BE SET
- CALCULATED POINT
- VISUAL BUFFER AREA
- LONG TERM ROTATION AREA
- WETLAND BOUNDARY
- WETLAND BUFFER EDGE
- NEARBY WETLAND BUFFER AREAS

"CERTIFICATION"

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL GROUND SURVEY AND THAT THE SURVEY DATA PRESENTED HAS BEEN COMPILED FROM PERTINENT DEEDS, OFFICIAL RECORDS, EXISTING FIELD EVIDENCE AND INFORMATION OBTAINED FROM THE OWNER. THIS PLAN CONFORMS WITH ALL THE REQUIREMENTS OF 27 V.S.A. SEC. 1403.



Owner & Developer:  
Thihault Pincerest Ridge Subdivision, LLC - Owner  
Gary and Mary Thihault, Managers  
312 Pincerest Road  
Hinesburg, VT. 05461

Revised: 8-26-21 - Add Lot 8S from the northwest portion of Lot 8S. Modified Lot 8S.  
9-3-16 - Add VI, Gas wetland overlay, sewer pipeline easement on Lot 1, stormwater dry pond easement on Lot 1, isolation zone on Lot 5 and owner - developer name change.  
8-23-16 - Add Lot 1 & Lot 7 with adjusted building envelopes and lot acreages. Show new wetland impact on Lot 1.  
5-24-16 - Add Right-To-Farm statement, and revised Lot #1 boundary.  
9-21-09 - Add stormwater easements, visual buffer areas, long term rotation area and expanded plan notes.  
9-02-09 - Change to Quackenbush east line; Building envelope changes to lot 1,2,3,4,6; Change to sewer pipeline easement location near the southwest corner of lot 5.

2021 Revisions to the  
"PINECREST RIDGE SUBDIVISION"  
Formerly the  
Property of STEPHEN E. & JOANNE M. HOKE  
& ROBERT D. & ELIZABETH R. QUACKENBUSH  
BALDWIN ROAD & BURRITT ROAD  
HINESBURG VERMONT  
Scale - 1" = 100' 1-06-2009