

From: Ryan Kane <rkane@tgrvt.com>
Sent: Friday, October 28, 2016 11:56 AM
To: Green, Geoffrey
Subject: RE: DeVos JO - Tappers Crossing Ferrisburgh
Attachments: 9-069reconsideration.pdf; permit materials from town.pdf

Mr. Green,

First, I apologize for not getting back to you sooner.

Attached is all of the documentation I received relative to the subdivision from the Town of Ferrisburgh Zoning Administrator Ken Wheeling. I believe most of it was submitted with the initial letter I sent you but this is everything that the Town had. I am awaiting a copy of the Purchase and Sale and will send that over as soon as I receive it.

To my knowledge neither the Devoses nor any person associated with them paid for services, materials or acted relative to development of the property prior to purchasing the 9 acre lot. They may have participated in seeking the subdivision. They certainly did not undertake any construction, which according to established case law and prior jurisdictional opinions is when jurisdiction is triggered. One such decision is attached.

Thanks very much for assistance with this and sorry again for taking so long to get back to you. I'll get you a copy of the purchase and sale agreement as soon as I receive it.

Feel free to call or email with any questions.

Best,

Ryan

Ryan Kane
Tarrant, Gillies & Richardson
44 East State Street
P.O. Box 1440
Montpelier, VT 05601-1440
802-223-1112 ext. 102
rkane@tgrvt.com
www.tgrvt.com

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From: Green, Geoffrey [<mailto:Geoffrey.Green@vermont.gov>]
Sent: Thursday, September 22, 2016 12:23 PM
To: Ryan Kane <rkane@tgrvt.com>
Subject: RE: DeVos JO - Tappers Crossing Ferrisburgh

Ryan;

Before I can reconsider my previous opinion, additional information is required in order to make an informed decision. Could you please send me the following information:

1. Copy of any and all purchase and sales agreements;
2. Copy of all town applications, minutes of all approvals;
3. Whether DeVos or any "Person" affiliated with them paid for any services, materials, or actions prior to purchasing the property

Geoffrey Green

From: Ryan Kane [<mailto:rkane@tgrvt.com>]
Sent: Thursday, September 01, 2016 3:26 PM
To: Green, Geoffrey <Geoffrey.Green@vermont.gov>
Subject: DeVos JO - Tuppers Crossing Ferrisburgh

Dear Geoff,

I received your voicemail yesterday. Per your request, attached is an electronic copy of what was mailed to you regarding Act 250 jurisdiction over the property owned by Sue and John DeVos d/b/a JSCL, LLC. Please let me know if you have questions or need additional information.

Best,

Ryan

Ryan Kane
Tarrant, Gillies & Richardson
44 East State Street
P.O. Box 1440
Montpelier, VT 05601-1440
802-223-1112 ext. 102
rkane@tgrvt.com
www.tgrvt.com

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Liam L. Murphy, Esquire
Murphy Sullivan Kronk
275 College Street
P.O. Box 4485
Burlington, VT 05406-4485

RE: Jurisdictional Opinion #9-069 (2009) – Reconsideration of PRS issued to Champlain Oil Company Project, Ferrisburgh, VT.

Dear Liam:

Pursuant to your request of October 8, 2009 this is a reconsideration of a Project Review Sheet (“PRS”) issued on September 25, 2009 asserting Act 250 jurisdiction on a project proposed by your client, Champlain Oil Company. The PRS asserts jurisdiction over the construction of a gas station, convenience store and restaurant on a tract or tracts of land greater than 10 acres, pursuant to 10 VSA §6001(3)(A)(i). Your client is requesting this opinion be reconsidered because the tract of land involved in the project will be at the time of construction be less than 10 acres and therefore will not constitute a development. The following are the facts upon which this opinion is based:

Facts:

1. Champlain Oil Company (“CoCo”) has a purchase and sale agreement to purchase 9.04 acres of land from property owner Llonas. The Llonas currently own 2.5 acres of the 9.04 acre lot upon which CoCo will eventually build the project.
2. The Burdicks own an adjoining 25 acre tract which they have agreed to subdivide and sell 8.54 acres to the Llonas. The 8.54 acres from the Burdicks and the 2.5 acres from the Llonas create the 9.04 acre lot that will be purchased by CoCo.
3. CoCo has agreed to purchase the 9.04 acre lot from the Llonas once CoCo has obtained all the permits it requires to construct the project.
4. Neither the Burdick nor the Llonas property are currently subject to Act 250 jurisdiction.
5. Neither CoCo nor any affiliated person has undertaken any subdivision within five miles of the proposed project or within Addison County in the last five years.
6. The State of Vermont took fee title of the land under the prior Route 7 right-of-way in 1958.
7. Additional construction of improvements will be undertaken as part of this project within the Route 7 right of way. This work includes the construction of two entrances and a water line and amounts to 8000 square feet.

8. The total amount of land involved in the project is 9.4 acres of land. No construction for the project will occur outside the 9.4 acres and no construction will occur until all permits are received and the land is purchased in fee simple by CoCo as a separate and distinct tract.
9. No development or construction will take place until CoCo has received all its State and local permits and purchased the tract as a separate 9.04 acre tract.
10. At the time construction is about to begin, neither the Burdicks nor Llona will have any legal or equitable interest in the 9.04 acre tract being developed.

Applicable Law, Regulations and Rulings:

Act 250 is required as set forth in 10 VSA §6081(a):

(a) No person shall sell or offer for sale any interest in any subdivision located in this state, or commence construction on a subdivision or development, or commence development without a permit. This section shall not prohibit the sale, mortgage or transfer of all, or an undivided interest in all, of a subdivision unless the sale, mortgage or transfer is accomplished to circumvent the purposes of this chapter.

10 VSA §6001(3)(A)(i) defines a “development” in relevant part to include:

(i) The construction of improvements on a tract or tracts of land, owned or controlled by a person, involving more than 10 acres of land within a radius of five miles of any point on any involved land, for commercial or industrial purposes in a municipality that has adopted permanent zoning and subdivision bylaws.

Act 250 Rules define, “commencement of construction”, “construction of improvements” and “tract” as:

(2) "Commencement of construction" means the construction of the first improvement on the land or to any structure or facility located on the land including work preparatory to construction such as clearing, the staking out or use of a right-of-way or in any way incidental to altering the land according to a plan or intention to improve or to divide land by sale, lease, partition, or otherwise transfer an interest in the land.

(3) "Construction of improvements" means any physical action on a project site which initiates development for any purpose enumerated in Rule 2(A), except for:

(a) any activity which is principally for preparation of plans and specifications that may be required and necessary for making application for a permit, such as test wells and pits (not including exploratory oil and gas wells), percolation tests, and line-of-sight clearing for the placement of survey markers may be undertaken without a permit, provided that no permanent improvements to the land will be constructed and no significant impact under any of the criteria of 10 V.S.A. Section 6086(a)(1) through (10) will result; a district commission may approve more extensive exploratory work prior to issuance of a permit after complying with the notice and hearing requirements of Rule 51 herein for minor applications ;

(12) “Tract of land” means one or more physically contiguous parcels of land owned or controlled by the same person or persons.

The key issue in this case is determining when commencement of construction or development begins. Four court decisions support the notion that Act 250 jurisdiction is triggered when the activity is about to impinge on the land and attaches to activity which has achieved such finality of design that construction can be said to be ready to commence. *In re Agency of Administration*, 141 Vt. 68, 78-79(1982); *In re Audet*, 2004 VT 30, 36 (4/1/04); *In re Wildcat Construction*, 160 VT 631, 632 (1993) and *In re Vermont Gas Systems, Inc.*, 150 Vt. 34 (1988).

A recent Jurisdictional Opinion #4-217 addressed a similar issue. In this opinion, the Coordinator found that if, at the time of commencement of construction, the developer owned less than 10 acres and had no affiliation with other landowners involved in the project, then Act 250 jurisdiction is not triggered.

Conclusion:

No development or construction will take place until CoCo has received all its State and local permits and purchased the tract as a separate 9.04 acre tract. At this time, CoCo is merely seeking permits to develop a future 9.04 acre tract of land and the seeking of permits is not the commencement of construction or development.

Therefore, at the time of commencement of construction, CoCo will be the sole landowner and there are no other parties involved in the project, so that there are less than 10 acres owned or controlled by CoCo, an Act 250 permit is not required prior to the commencement of construction.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

/s/ Geoffrey W. Green

Geoffrey W. Green
District Coordinator

cc Town of Ferrisburg (2 copies)
Addison County Regional Planning Commission
Peter Young
Lou Borie
Denise Wheeler

This is a jurisdictional opinion and, pursuant to 10 V.S.A., Section 6007 (c) and Board Rule 3, it may be reconsidered by the District Coordinator or it may be appealed to the Environmental Board by the applicant, by individuals or entities who may be affected by the outcome of the opinion, or by parties that would normally be entitled to notice under 10 V.S.A. Section 6084 and Board Rule 14(A). **An appeal from a jurisdictional opinion must be filed within 30 days of the mailing of the opinion to the person appealing. Failure to appeal within the prescribed period shall render the jurisdiction opinion the final determination with respect to jurisdiction under this chapter unless the opinion has not been properly served on parties that**

would normally be entitled to notice under 10 V.S.A. Section 6084 and Board Rule 14(A), and on persons and entities who may be affected by the outcome of the decision, according to the Rules of the Board.

Any appeal shall be by means of a petition for declaratory ruling pursuant to Board Rule 3(D) and must be accompanied by a \$100.00 filing fee. In addition, the petitioner must include the original and ten copies of the petition and the jurisdictional opinion appealed from and a certificate of service showing that the following persons have been served with the petition: all statutory parties under 10 V.S.A., Section 6084 and Board Rule 14(A) and other persons on whom the District Coordinator served the opinion. The filing shall be directed to the Environmental Board, National Life Records Center Building, Drawer 20 Montpelier, Vermont 05620-3201

TOWN OF FERRISBURGH
APPLICATION TO PLANNING COMMISSION
PRELIMINARY OR FINAL PLAT

Date: 2/23/15

Permit Number: 15-012

Tax Map ID #: 10-01-58.1

Permit Fee: 250⁰⁰

Recording Fee: ~~\$0.00~~ 10.00
#260⁰⁰

Application for Preliminary Plat: Subdivision PUD/PRD
Application for Final Plat: Subdivision PUD/PRD

Name & address of Applicant:

Name & address of Owner if different from Applicant:

Marjorie R. Bushey Revocable Trust

15 Mountain St.

Bristol, Vt.

Phone number: 453-3561

Phone number: _____

Deed Reference: Volume 141 Page 362 Zoning District (s) IND Parcel Size: 45.8 acres


Location of proposed project: North of Tappers Crossing Rd.

Description of proposed project: Create. lots: Lot 2 - 36.8 Ac.. Lot 3 - 9.0 Ac.

Applicant shall address all applicable Ferrisburgh Subdivision Regulations, including those listed on Page Two of this Application.

Date for final public hearing will NOT be set until the COMPLETE Application has been received in the Town Clerk's Office.

I hereby certify that the statements on this application are correct and that I will comply with all applicable State of Vermont Laws and Regulations and Town of Ferrisburgh Bylaws and Regulations.

Signature: 
Carl Cole, Agent

Date: 2/23/15

Office Use only

Date of Hearing: 3/18/2015

Application Approved Denied Date 3/18/2015

Conditions:

Applicant Margorie R. Bushey Rev Trust Application No. 15-012

Date of Hearing 3/18/2015

TOWN OF FERRISBURGH INTERESTED PERSONS RECORD AND SERVICE LIST

Under the 2004 revisions to Chapter 117, the Zoning Board of Adjustment [ZBA] has certain administrative obligations with respect to interested persons. At any hearing, there must be an opportunity for each person wishing to achieve interested person status to demonstrate compliance with the applicable criteria. 24 V.S.A. § 4461(b). The ZBA must keep a written record of the name, address and participation of each person who has sought interested person status. 24 V.S.A. §4461(b). A copy of any decision rendered by the ZBA must be mailed to every person or body appearing and having been heard by the ZBA. 24 V.S.A. § 4464(b)(3). Upon receipt of notice of an appeal to the environmental court, the ZBA must supply a list of interested persons to the appellant in five working days. 24 V.S.A. §4471(c).

Name	Address	Participated in Hearing?	Evidence/Statement of Consent Offered
✓ <u>Cowley Cole</u>	<u>5431 Saml Rd</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Agent of Council</u>
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

10.1.58.1 - [✓] Bentley Trust

Kenneth W. Lawrence

58

59

Kathleen M. Stearns
Trustee

63.1

Paul Stanley LLC

63

Andre George
Zornell

~~15.~~

23. ²⁰ ~~21.~~

51 -

Daniel Ryan

52 -

2470 Route 7 LLC

53

Helen J Warner

**TOWN OF FERRISBURGH
PUBLIC HEARING NOTICE
PLANNING COMMISSION**

A public hearing before the Planning Commission of the Town of Ferrisburgh will be held at the Town Clerk's Office on March 18, 2015 to consider the following application:

7:05 PM An application, #15-012, submitted by Marjorie R. Bushey Revocable Trust for Final Plat decision for a subdivision of land (3-lots), Property ID # 10-01, 58.1, Tappers Crossing Road, Minor Subdivision.

The above application is available for inspection at the Town Clerk's Office. Persons wishing to appear and be heard may do so in person or be represented by an agent or an attorney.

PLEASE NOTE: Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

Communications about the above application may be filed in writing with the Board or at such hearing.

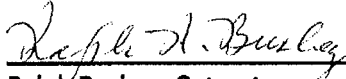
February 3, 2015

RE: Permits for Marjorie R. Bushey Rev. Trust Tax Parcel 10/01/58.1

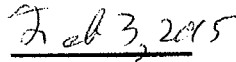
To Whom It May Concern:

John R. Devos, Jr. and/or Carl Cole is hereby authorized to apply for any permits necessary for the subdivision of the above referenced property located in Ferrisburgh, Vt. creating Lot 3 of approximately 9 acres. This authorization applies to both local and any state permits necessary, including, but not limited to a state subdivision permit and a water supply & wastewater disposal permit.

Marjorie R. Bushey Revocable Trust by:



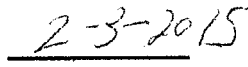
Ralph Bushey, Cotrustee



Date



Kerry Bushey, Cotrustee



Date

TOWN OF FERRISBURGH - PLANNING COMMISSION
SITE/SKETCH PLAN REVIEW/AMENDMENT APPLICATION

Application number: 15-010

Name of Applicant:

Name of Owner if different from Applicant

Marjorie R. Bushey Revocable Trust

Address: 16 Mt. Street

Bristol, Vt.

Phone Number: 453-3581

Phone number: _____

Signature of authorized person: _____

989-8300

Carl Cole

Parcel ID No.: 10-01-58.1

Zoning District: Ind.

Deed Reference: Volume: 141 Page: 362 Size of Parcel: 45.8 acres

Previous Subdivision of parcel: Permittee: Ralph Bushey Kerry Bushey Date: 2/17/09 Plan # 09-008

Previous Site Plan Approval: Date: _____ Plan/Map # _____

Location of proposed project: North of Tupper Crossing, West of US7

Description of proposed project: Create Lot 3 9 Ac. plus or minus

Proposed number of parking spaces: 0 Location of parking: _____

Existing and proposed means of access to site: Existing curb cut on Tupper Crossing

Are there existing or proposed easements?: No

How will sewage disposal be addressed?: On-site

How will water needs be addressed?: Ferrisburgh Fire Dist. #1

How will drainage be addressed?: Future site plan approval

Is lighting proposed?: Future site plan approval

Is signage proposed?: Future site plan approval

Is landscaping proposed?: Future site plan approval

Applicant must address appropriate items in Ferrisburgh's Zoning and Subdivision Regulations

Official use: APPLICATION RECEIVED: DATE: 2/9/2015 FEE PAID: 75⁰⁰

DATE OF HEARING: 2/18/2015

*MINOR
SUBDIVISION
REQUIRING
NO HEARING*



Town of Ferrisburgh
PO Box 6, 3279 Route 7
Ferrisburgh, VT 05456
Email: ferrisburghclerk@comcast.net
and/or ferrisburgh@comcast.net

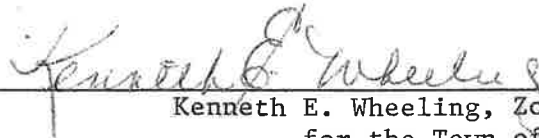
Tel. (802) 877-3429
Fax (802) 877-6757

Chester Hawkins
Town Clerk/Treasurer
Pam Cousino
Ass't. Town Clerk/Treasurer
Ken Wheeling
Zoning Administrator

DATE: April 13, 2015
TO: Marjorie R. Bushey Revocable Trust
FROM: Zoning Board of Adjustment
RE: Decision of ZBA and Public Notice Requirements

The ZBA reached a Decision with respect to your permit application. The enclosed Minutes of the Public Hearing and Decision are in draft format, subject to editing and other revisions at the next ZBA meeting. You are required by law to post, in three public places, Notice of your permit and Decision. These Notices must remain in place during the 30 day Appeal Period. We will place one Notice in the Town Clerk's Office, and you must post one copy of the enclosed Notice in another public place in Town, and the third Notice you must place "within view from the public right of way most nearly adjacent the property for which the application is made" (24 VSA Section 4464). You may start construction 30 days after the Decision date of: 3/18/2015

Approved without conditions.



Kenneth E. Wheeling, Zoning Administrator
for the Town of Ferrisburgh, Planning Commission



Date

TOWN OF FERRISBURGH

NOTICE OF
DECISION

Zoning Board of Adjustment:

Conditional Use No. -
Variance No. -
Appeal No. -

Planning Commission:

Subdivision No. 15-012
Site Plan No. -

Location: TUPPERS CROSSING

Owner: MARJORIE R. BUSHEY Rev. TRUST

Purpose of Project:

 Create LOT 2 & LOT 3

THIS NOTICE IS NOT A PERMIT

Issue date: 3/18/2015

THIS DECISION IS SUBJECT TO APPEAL TO THE ENVIRONMENTAL COURT BY AN INTERESTED PERSON WITHIN 30 DAYS OF THE DECISION

pursuant to VRECP 5 and 24 VSA 4471

TOWN OF FERRISBURGH

APPLICATION FOR ACCESS PERMIT

Applicant Marjorie R. Bushey Revocable Trust Phone # 453-3681

Mailing Address 15 Mountain St. Bristol, Vt.

Property Address Tuppers Crossing

Tax Map No. 10 Block 01 Lot 58.1

Legal Owner Marjorie R. Bushey Revocable Trust

The undersigned requests an access permit to allow the construction of an access in accordance with the Ferrisburgh Highway Standards to serve the property known as Lot 3 Marjorie R. Bushey Revocable Trust located on North side of Tuppers Crossing (road name). The proposed access will be located approximately 580 feet/meters from the intersection of this road with E. of Vt. Railway. The applicant agrees to maintain said access and adhere to the directions, restrictions and conditions forming a part of this permit.

Ralph R. Bushey Applicant 2/22/2015 Date

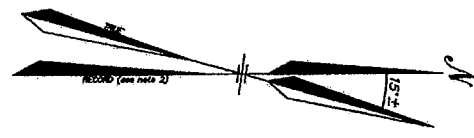
Kerry R. Bushey Legal Owner Kerry Bushey, Co-Trustee Date 2-22-2015
Ralph R. Bushey Co-Trustee

ACCESS PERMIT PERMIT #

NOTICE: Any change from the present land use will require a new permit. The applicant agrees to maintain said access and adhere to the directions, restrictions and conditions included below.

Directions, restrictions and conditions:

Approved by: [Signature] Name / Title 2/23/15 Date



NOTE: Contour interval is 5 feet and is based solely on USGS Quad Sheets. No liability is assumed by the undersigned as to the accuracy of said contours.

NOTE: This property is subject to an "Easement and Right of Way" deed from William Rider to Ferrisburgh Center Water Users Association, dated April 18, 1989 and recorded in Volume 72, Page 25 of the Town of Ferrisburgh Land Records. Said easement is for the purpose of laying, construct, operate, maintain, and repair a water pipeline and all appurtenances and has a width of 20' and the center of said easement is the center of the water pipeline which is to be established upon the construction of said line. The general location of this easement was not established by this survey. Town officials stated that the easement starts at a point in Rider's southerly line opposite the church on lands now or formerly of Assembly of God Christian Center then runs in a northerly direction near the westerly lines of Moulton and Charlebois to a point near the south side of Tupper's Crossing. Then in a westerly direction near the south side of Tupper's Crossing to a point where the easement turns and runs in a northerly direction under said Tupper's Crossing and through lands of Rider to a point southerly of the extreme northerly line of Rider. Then in a northeasterly direction towards and through lands of Ryan. No plans of said water easement are on file with the Town of Ferrisburgh. No liability is assumed by the undersigned as to the location of said easement.

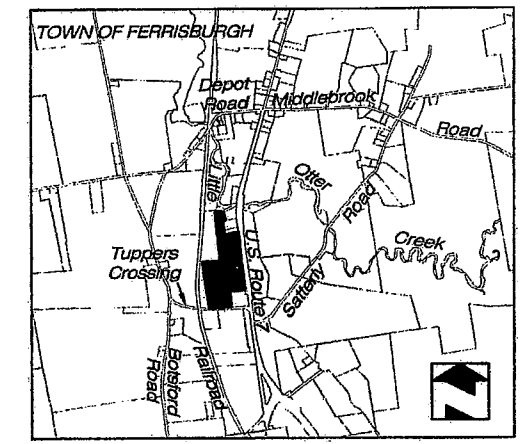
Deed Reference: 142:163
Total Area = 45.8 acres ±
Tax Map # 10, 15, 23
Parcel ID# 10-01-58
Zoning District: IND-2 (Industrial 2)

Line Table:

L1	S01°35'13"W	191.42'
L2	S00°42'58"W	95.85'
L3	S89°52'02"W	86.30'

Legend

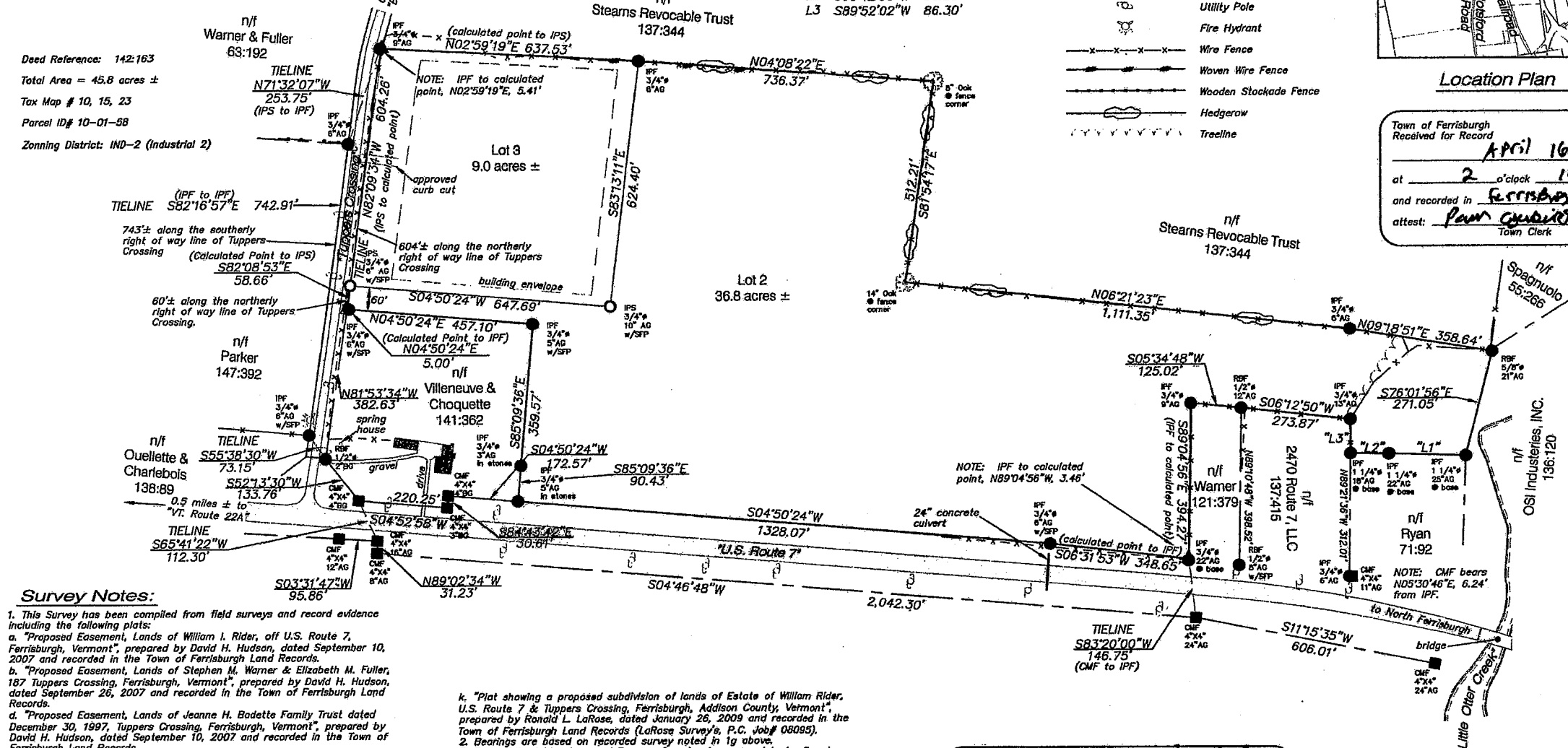
—	Project Boundary Line
- - -	Adjoiner Boundary Line
n/f	Now or Formerly
●	IPF/RBF
■	CMF
○	IPS/RBS
△	Calculated Point
⊕	Diameter (Inside)
±	More or Less
AG/BG	Above/Below Ground
w/SFP	With Steel Fence Post
⊕	Utility Pole
⊕	Fire Hydrant
— x — x — x —	Wire Fence
— · — · — · — · —	Woven Wire Fence
— · — · — · — · —	Wooden Stake Fence
— · — · — · — · —	Hedge-row
— · — · — · — · —	Tree-line



Location Plan n.t.s.

Town of Ferrisburgh
Received for Record
April 16 A.D. 2015
at 2 o'clock 10 minutes P.M.
and recorded in Ferrisburgh slide 133A
attest: Paul Gaudin, Ass't. Town Clerk

This is an original mylar



Survey Notes:

- This Survey has been compiled from field surveys and record evidence including the following plats:
 - "Proposed Easement, Lands of William I. Rider, off U.S. Route 7, Ferrisburgh, Vermont", prepared by David H. Hudson, dated September 10, 2007 and recorded in the Town of Ferrisburgh Land Records.
 - "Proposed Easement, Lands of Stephen M. Warner & Elizabeth M. Fuller, 187 Tupper's Crossing, Ferrisburgh, Vermont", prepared by David H. Hudson, dated September 26, 2007 and recorded in the Town of Ferrisburgh Land Records.
 - "Proposed Easement, Lands of Jeanne H. Badette Family Trust dated December 30, 1997, Tupper's Crossing, Ferrisburgh, Vermont", prepared by David H. Hudson, dated September 10, 2007 and recorded in the Town of Ferrisburgh Land Records.
 - "Plat of Survey, for Joyce L. Spagnuolo in the Town of Ferrisburgh, Vermont", prepared by John A. Marsh, dated August 22, 1982, revised January 30, 1984 and recorded in the Town of Ferrisburgh Land Records.
 - "Property of, Alexzina Gibeau & Alexzina Ryan, Addison County, Ferrisburgh, Vermont", prepared by Ronald L. LaRose, dated October 5, 1973 and on file with the office of LaRose Survey's, P.C. as Job# 00361.
 - "Plat showing a proposed subdivision of lands of Yvette Field, U.S. Route 7, Ferrisburgh, Addison County, Vermont", prepared by Ronald L. LaRose, dated January 18, 2008 and recorded in the Town of Ferrisburgh Land Records, (LaRose Survey's, P.C. Job# 07030)
 - "Department of Highways, Proposed Improvement, Towns of Waltham - Ferrisburgh, Middlebury-Burlington Road", Begin Sta. 170+00, End Sta. 293+96.60, Year 1963, Project No. F 019-4(3) and is on file at the Vermont Agency of Transportation District 5 office.
 - "Right-Of-Way and Track Map, Rutland Railroad", sheets V2/101 and V2/102, dated June 30, 1917 and provided by the Vermont Agency of Transportation.
 - "Plat showing a subdivision of the estate of Richard G. Charlebois, U.S. Route 7 & Tupper's Crossing Ferrisburgh, Addison County, Vermont", prepared by Ronald L. LaRose, dated December 13, 2010 and recorded in the Town of Ferrisburgh Land Records. (LaRose Survey's, P.C. Job# 10053)
- "Plat showing a proposed subdivision of lands of Estate of William Rider, U.S. Route 7 & Tupper's Crossing, Ferrisburgh, Addison County, Vermont", prepared by Ronald L. LaRose, dated January 26, 2009 and recorded in the Town of Ferrisburgh Land Records (LaRose Survey's, P.C. Job# 08095).
- Bearings are based on recorded survey noted in 1g above.
- The public right-of-way of Tupper's Crossing 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 existing monumentation and the traveled portion of the road. The public right-of-way of U.S. Route 7 was established from field evidence, monumentation and highway plans noted in 1h above.
- There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Ferrisburgh Land Records.
- This survey depicts the boundary lines of Rider and abutting owners based on records as of February 2015.
- Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

compiled & prepared by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic Systems Designers
P.O. Box 368 - 25C Main Street
Dorset, Vermont 05445
802-453-3818
www.larosesurveys.com
info@larosesurveys.com

I CERTIFY 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
Ronald L. LaRose, L.S.

Approved by the Town of Ferrisburgh on March 18 2015 Subject to all requirements and conditions of said Resolution.
Signed this 15 day of April 2015
BY: *Michael E. Reed*
act. chair.

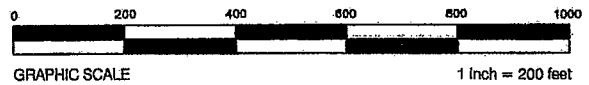


plat showing a proposed subdivision of lands of
MARJORIE R. BUSHEY REVOCABLE TRUST

U.S. Route 7 & Tupper's Crossing
Ferrisburgh, Addison County, Vermont

February 13, 2015

PROJECT #15003



slide 133A

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