

Bridport 7.5 ac - Lot 3, Middle Road
Addison County, Vermont, 7.5 AC +/-



- Proposed Drilled Well
- Utility Pole
- Septic Location
- Proposed Driveway
- Zoning District Line
- Proposed Homesite
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

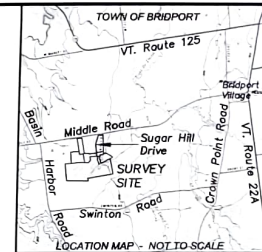
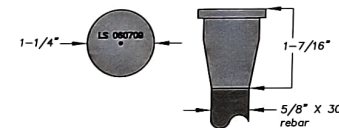
CORNER LIST

NOTE: (O.D.) Indicates outside diameter of applicable monument.

- CORNER 1: 1-1/4"(O.D.) metal pipe recovered 1" below grade.
 CORNER 2: 5/8" rebar recovered 5" above grade.
 CORNER 3: 5/8" rebar recovered flush with grade.
 CORNER 4: 5/8" rebar recovered flush with grade.
 CORNER 5: 5/8" rebar recovered flush with grade.
 CORNER 6: 5/8" rebar set 5" above grade.
 CORNER 7: 5/8" rebar set 4" above grade.
 CORNER 8: 1-1/4"(O.D.) metal pipe recovered 3" above grade.
 CORNER 9: 7/8" rebar recovered 9" above grade.
 CORNER 10: 7/8" rebar recovered 4" above grade.
 CORNER 11: 7/8" rebar recovered 3" above grade.
 CORNER 12: 7/8" rebar recovered 4" below grade.
 CORNER 13: 5/8" rebar recovered 3" above grade.
 CORNER 14: 5/8" rebar recovered 3" above grade.
 CORNER 15: 5/8" rebar recovered 3" above grade in mound of stones.
 CORNER 16: 5/8" rebar set flush with grade.
 CORNER 17: 5/8" rebar set flush with grade.
 CORNER 18: 5/8" rebar set flush with grade.
 CORNER 19: 5/8" rebar set flush with grade.
 CORNER 20: 5/8" rebar set flush with grade.
 CORNER 21: 5/8" rebar set 1" above grade.
 CORNER 22: 5/8" rebar set flush with grade.
 CORNER 23: 5/8" rebar set flush with grade.
 CORNER 24: 5/8" rebar set flush with grade.
 CORNER 25: 1-1/4"(O.D.) metal pipe recovered 3" below grade.
 CORNER 26: 5/8" rebar set flush with grade.
 CORNER 27: Surveyor's spike set in easterly root of 24" double elm tree with a 1" reveal.
 CORNER 28: 5/8" rebar set flush with grade.
 CORNER 29: 5/8" rebar set flush with grade.
 CORNER 30: 1-1/4"(O.D.) metal pipe recovered 6" below grade.

- CORNER 31: 1-1/4"(O.D.) metal pipe recovered leaning with an 11" reveal.
 CORNER 32: 5/8" rebar set flush with grade. A disturbed 1-1/4"(O.D.) metal pipe was found buried near this location.
 CORNER 33: 5/8" rebar set flush with grade.
 CORNER 34: 5/8" rebar set 4" above grade.
 CORNER 35: 5/8" rebar set flush with grade.
 CORNER 36: 5/8" rebar set flush with grade.
 CORNER 37: 5/8" rebar recovered 4" below grade.
 CORNER 38: 5/8" rebar recovered flush with grade.
 CORNER 39: 5/8" rebar recovered flush with grade.
 CORNER 40: 5/8" rebar recovered 4" below grade.
 CORNER 41: 1"(O.D.) metal pipe recovered flush with grade.
 CORNER 42: 1-1/4"(O.D.) metal pipe recovered leaning with a 12" reveal.
 CORNER 43: 5/8" rebar recovered 4" above grade and bears N11°13'42"W, 48.95' from Corner 7.

Typical Stamped Caps on Set Monumentation (not to scale)



GENERAL SURVEY NOTES

- The purpose of this survey was to retrace, monument and subdivide the lines and corners of lands conveyed to the Robert L. Myrick, Sr. Family Trust in Volume 92, Page 466 of the Town of Bridport Land Records, dated March 31, 2019.
- The following plats recovered within the Town of Bridport Land Records and from other sources were used in aid of this survey:
 - Plat entitled: "Property of Ruben Steiner, et al, Addison County, Bridport, Vermont, Containing 21.60 Acres", prepared by Lee H. Lowell, L.S. 42, dated August 6, 1886, and is recorded as Map #28 of the Bridport Land Records.
 - Plat entitled: "A Portion of Property for Robert L. & Rita E. Myrick, Town of Bridport, Vermont", prepared by Richard J. Ziobron, L.S. 605, dated May 5, 1991, and is recorded as Map #1 of the Bridport Land Records.
 - Plat entitled: "A Portion of Property for Robert L. & Rita E. Myrick, Town of Bridport, Vermont", prepared by Richard J. Ziobron, L.S. 605, dated May 5, 1991, and is recorded as Map #61 of the Bridport Land Records.
 - Plat entitled: "Property of Myrick to be Conveyed to Timor Farms, Inc., Town of Bridport, Vermont, Sheets 1 and 2", prepared by Richard J. Ziobron, L.S. 605, dated June 8, 1991, and is recorded as Map #84 of the Bridport Land Records.
 - Plat entitled: "Proposed Two Lot Subdivision, Swinton Road, Town of Bridport, Addison County, Vermont, Prepared for: Richard & Ronette Scott, 76 St. Paul Street, Burlington, VT 05401", prepared by Donald A. Johnston, L.S. 686, and is recorded as Map #124 of the Bridport Land Records.
 - Plat entitled: "Subdivision Plat of a Portion of Lands Belonging to Jonathan R. & Beverly W. Rutter, Middle Road, Town of Bridport, Addison County, Vermont", prepared by Donald A. Johnston, L.S. 686, and is recorded as Map #192 of the Bridport Land Records.
 - Plat entitled: "Subdivision Plat, Of a Portion of Lands Owned by The Robert L. Myrick, Sr., 2015 Trust (Stephen A. Myrick & Mary M. Paquette, Co-Trustees), Sugar Hill Drive, Town of Bridport, County of Addison, State of Vermont", prepared by Kittredge Land Surveying, PLLC, dated October 31, 2017.
 - The sidelines of Middle Road were held at the statutory 3 rod (49.5') wide right of way limit as allowed under 19 V.S.A. 32, and were established 1-1/2 rods (24.75') from the approximate center of the current traveled portion of the road.
 - Sugar Hill Drive was created by the survey noted in 2a and is designated as a private roadway. The sidelines of Sugar Hill Drive as depicted hereon were established by information taken from the survey noted in 2a and existing corner monumentation recovered on site. The survey noted in 2g extended the limits of Sugar Hill Drive southerly to the parcel conveyed to S.A. Myrick, Jr. & A.T. Lane in 93/315.
 - Lands of the Robert L. Myrick, Sr. Family Trust may be subject to additional easements or right of ways of record not already depicted hereon.
 - Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
 - The water source for the subject parcel is supplied by Tri-Town Water. The locations of water lines servicing existing structures depicted hereon were not determined, or depicted, by this survey.
 - The information on this plat reflect conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Bridport as of March & April, 2023.
 - All distances depicted on this plat are at ground level. A combined factor of 1.00001495 should be used to convert to Vermont State Plane Coordinate Grid values.
 - Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400, EPOCH:2010.0000). Coordinates were determined from static GPS observations made on site August 15, 2017 in accordance with the survey noted in 2g, and were post processed using National Geodetic Survey OPUS-S software.
 - The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400, EPOCH:2010.0000) as determined by static GPS observations made on site August 15, 2017 in accordance with the survey noted in 2g.

LINE & CURVE TABLE

L1)	S0119°55'E	90.16'
L2)	S20°52'16"E	261.80'
L3)	N120°26'28"W	185.58'
L4)	N08°35'24"W	0.74'
L5)	N81°03'40"E	30.00'
L6)	S0119°55'E	57.11'
L7)	S04°06'19"W	93.10'
L8)	S81°03'40"W	68.45'
L9)	N04°44'03"W	57.00'
L10)	S73°45'40"W	55.90'
L11)	S73°45'40"W	200.35'
L12)	N09°10'40"W	181.91'
L13)	S12°06'28"E	184.65'
C1)	L=50.91'	
	R=195.35'	
	C=50.77', S08°20'35"W	
C2)	L=106.85'	
	R=166.90'	
	C=105.03', S02°31'52"E	
C3)	L=44.27'	
	R=195.35'	
	C=44.18', S05°36'55"E	

TOWN OF BRIDPORT ZONING INFORMATION

Lands created by this survey are situated primarily within the R-5 (Residential Agricultural) Zoning District. Portions of Lots 3 and 5 lay within the R-2 (Residential District) Zoning District.

RA-5 Dimensional Standards

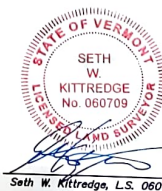
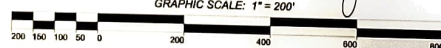
Minimum Lot Area:	5 acres
Minimum Acreage for Each Dwelling Unit:	5 acres
Lot Frontage Minimum:	400'
Lot Depth Minimum:	200'
Front Yard Setback Minimum from Centerline:	100'
Rear Yard Minimum:	25'
Side Yard Minimum, Each Side:	50'

LEGEND

- Found Corner Monument (See Corner List) ○
 Set Corner Monument (See Corner List) ●
 Unmonumented Point △
 Corner Number (See Corner List) *
 Utility Pole ○
 Subject Boundary Line ———
 Easement Boundary Line - - - - -
 Record Survey Line ———
 Zoning Setback Lines - - - - -
 Zoning District Boundary ———
 Traces of Wire Fence — X — X — X —
 Overhead Utility Lines ———
 Approximate Tree Line ———

APPROVED BY THE BRIDPORT PLANNING COMMISSION
 This 30 day of May A.D. 2023
 at 7 o'clock 05 minutes P.M.
 Attest: *Adam Bragdon*
 Chair, Bridport Planning Commission
 Adam Bragdon

TOWN OF BRIDPORT CLERK'S OFFICE
 RECEIVED FOR RECORD
 This 30 day of May A.D. 2023
 at 9 o'clock 30 minutes A.M.
 and filed in Book 111
 Attest: *Seth W. Kittredge*
 Town Clerk



THE INFORMATION ON THIS PLAT IS A COMPILATION OF THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

SUBDIVISION PLAT

Of Lands Owned by

THE ROBERT L. MYRICK SR. FAMILY TRUST

Middle Road & Sugar Hill Drive
 Town of Bridport, County of Addison, State of Vermont

DATE: 1 MAY 2023 PROJECT: 2022-40.0 SCALE: 1"=200' SHEET 1 of 1

Kittredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, VT 05491
 Phone: 802-870-7028 - email: info@kittredgelandsurveying.com

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee: Robert Myrick, Sr., Family Trust**
175 Forest Road
Bridport, VT 05734**Permit Number: WW-9-2593-1**

This permit affects the following properties in Bridport, Vermont:

Lot	Parcel	SPAN	Acres	Book/Page#
1 (Existing)	07-061.A	087-027-10433	79.15	Book:87 Page:3
1			52.98	
3			7.50	
4			5.01	
5			5.01	
6			8.65	

This application, consisting of a 5-lot subdivision with construction of residences on Lots 3, 4 and 6, located at 1723 Middle Road in Bridport, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Bridport Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Bridport Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. Lot 1 is NOT approved for construction at this time. Any deed for this parcel shall contain the following language until a permit has been obtained from the Drinking Water and Groundwater Protection Division: *"Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved."*
- 1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.



- 1.7. The wastewater system includes the use of an Innovative/Alternative component on Lots 4 and 6. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of **Innovative/Alternative System Approval # 2004-02-R10 for General Use of Presby Environmental Advanced Enviro-Septic® and Enviro-Septic®** prior to conveyance of the lot.
- 1.8. All conditions set forth in WW-9-2593 shall remain in effect except as amended or modified herein.

2. SUBDIVISION AND CONSTRUCTION

- 2.1. Subdivision and construction shall be completed as shown on the plans and/or documents prepared by Jeffrey Kelley, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Page 1: Site Layout, Robert L. Myrick SR Trust Subdivision, Middle Rd & Sugar Hill Dr, Bridport	1	09/10/2023	10/15/2023
Page 1: Site Layout, Robert L. Myrick SR Trust Subdivision, Middle Rd & Sugar Hill Dr, Bridport	1	09/10/2023	11/03/2023
Page 2: Site Design Lot 3, Robert L Myrick Sr Trust Subdivision, Middle Rd & Sugar Hill Dr, Bridport	2	09/10/2023	10/15/2023
Page 3: Site Design Lot 4, Robert L Myrick Sr Trust Subdivision, Middle Rd & Sugar Hill Dr, Bridport	3	09/10/2023	10/15/2023
Page 4: Site Design Lot 6, Robert L Myrick Sr Trust Subdivision, Middle Rd & Sugar Hill Dr, Bridport	4	09/10/2023	10/15/2023
Page 5: System Details, Robert L Myrick Sr Trust Subdivision, Middle Rd & Sugar Hill Dr, Bridport	5	09/10/2023	10/15/2023

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed residence, potable water supply and wastewater system on each lot (Lots 3, 4, and 6), until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. Prior to the use of each potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall

be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

4.1. Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
3	Proposed	3-Bedroom single-family residence / 6-person maximum occupancy	420	420
4	Proposed	3-Bedroom single-family residence / 6-person maximum occupancy	420	420
5	Existing (WW-9-2593)	3-Bedroom single-family residence / 6-person maximum occupancy	420	360
6	Proposed	3-Bedroom single-family residence / 6-person maximum occupancy	420	420

5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. Should the wastewater system for Lots 4 and 6 experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

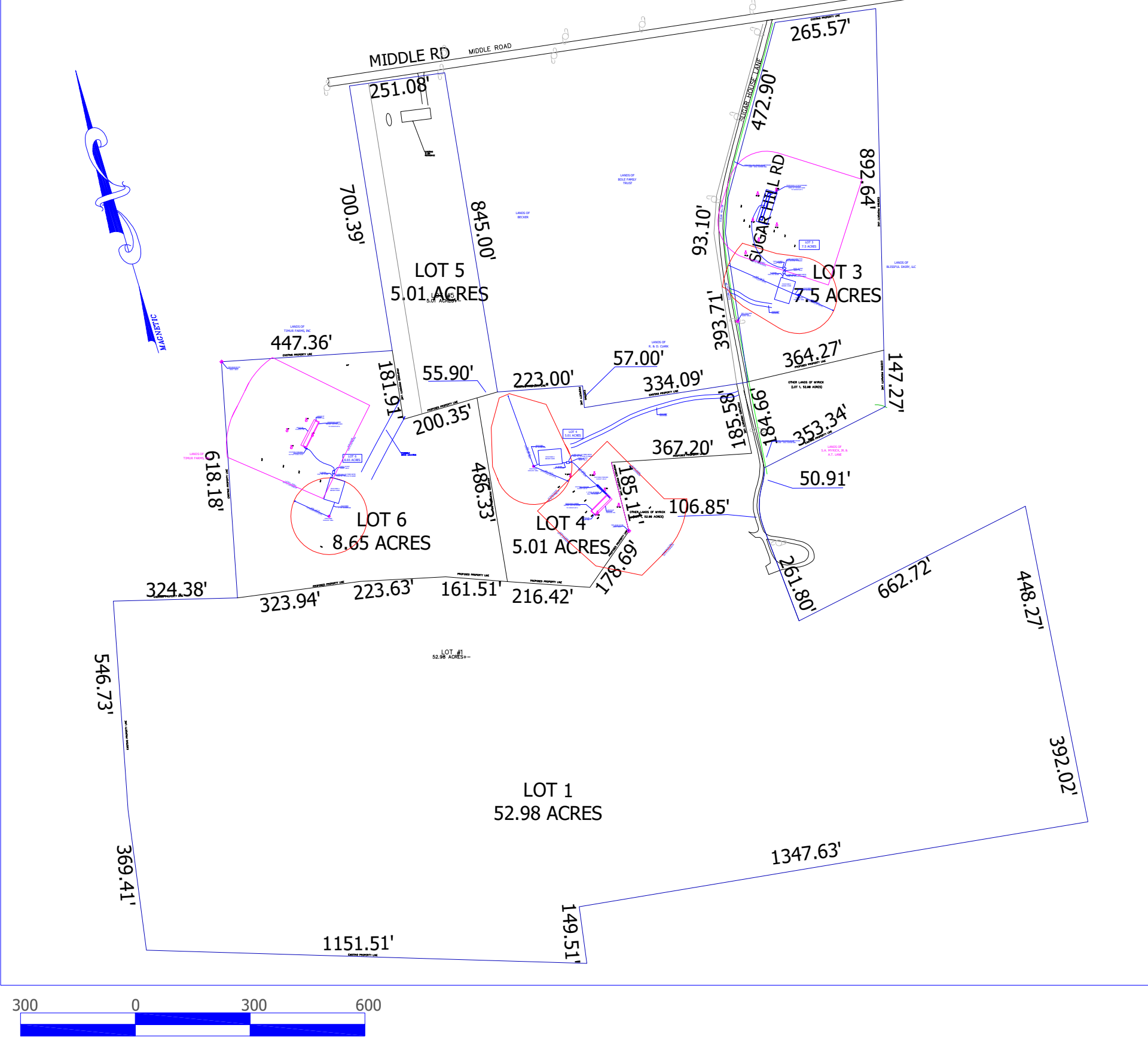
- 6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By Angela McGuire
Angela McGuire
Environmental Analyst VI
Rutland Regional Office
Drinking Water and Groundwater Protection Division

Dated November 9, 2023

cc: Jeffrey Kelley



REVISION 2: 03NOV2023
1) ADDED LINE DIMENSIONS FOR EACH LOT

REVISION 1: 15OCT2023
1) Showed limits of both sand fill and topsoil fill for presby systems on Lots 4 and 6 (pages 3 & 4)
2) Added piping from d-box to presby lines for Lot 6 (page 4)
3) Added water trench detail and sand specs to Page 5 (system details page 5)

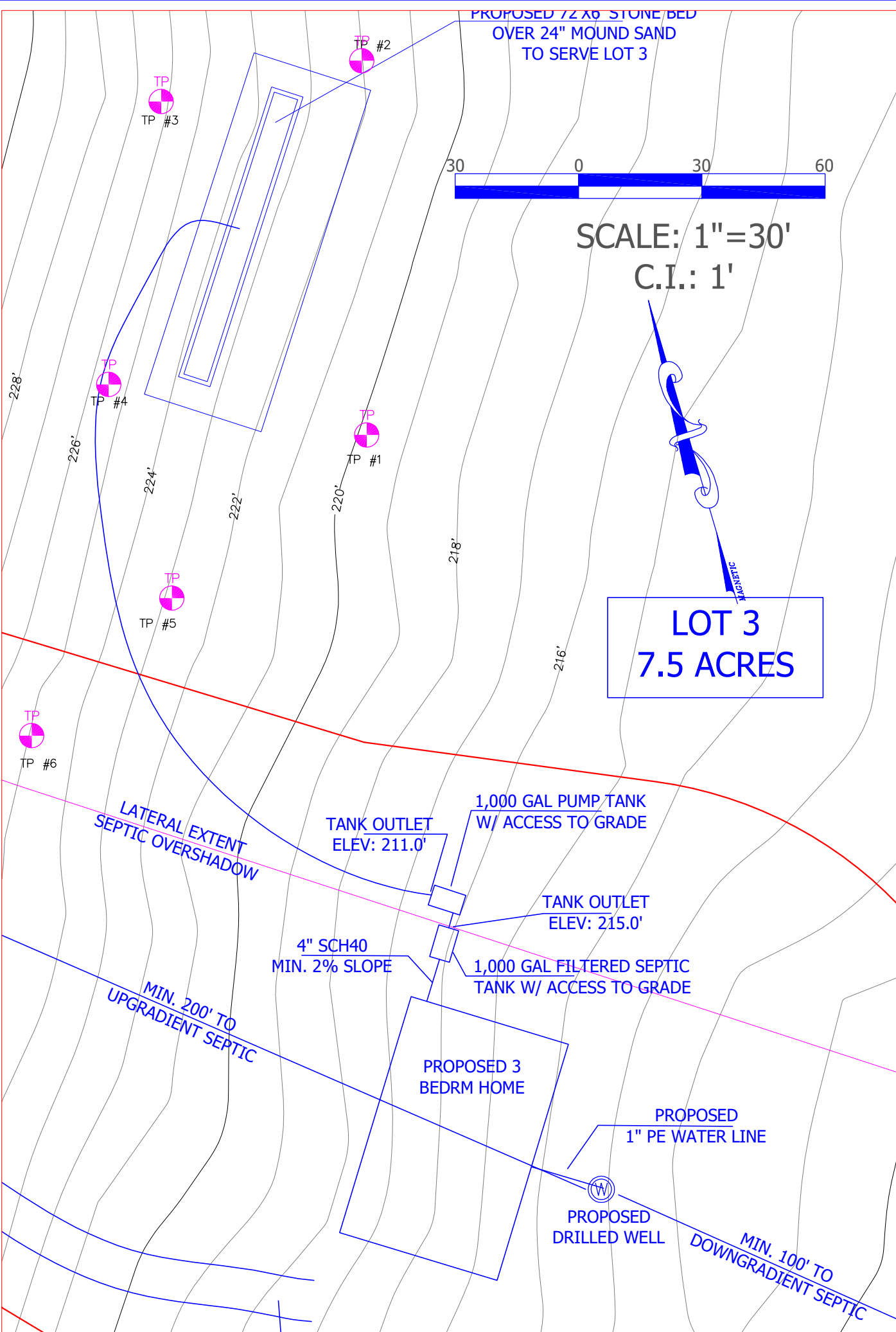
I hereby certify that, in the exercise of my reasonable professional judgment, the design-related information submitted with this application is true and correct and the design included in this application for a permit complies with the VT Wastewater System and Potable Water Supply Rules



DRAWN BY:
JEFF KELLEY, VLD# 425-BW
802-349-5463
KELLEYGEOLOGY@YAHOO.COM
10SEPTEMBER2023

PAGE 1: SITE LAYOUT
ROBERT L. MYRICK, SR. TRUST SUBDIVISION
MIDDLE ROAD AND SUGAR HILL DRIVE, BRIDPORT

THIS PLAN IS FORMATTED TO
PRINT ON 11"X17" PAPER
(TABLOID)



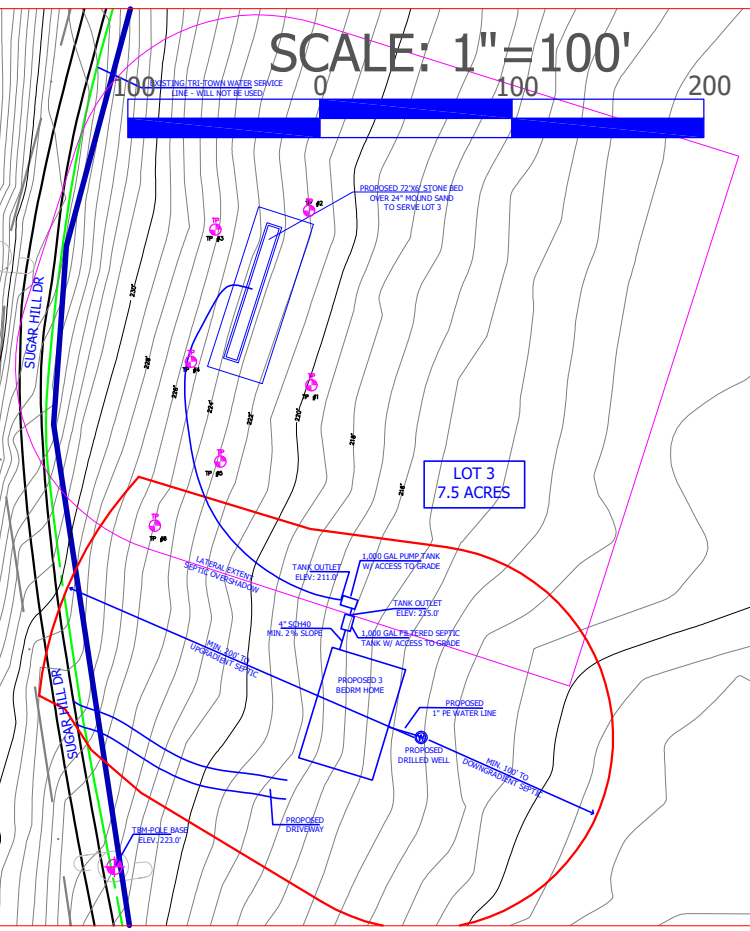
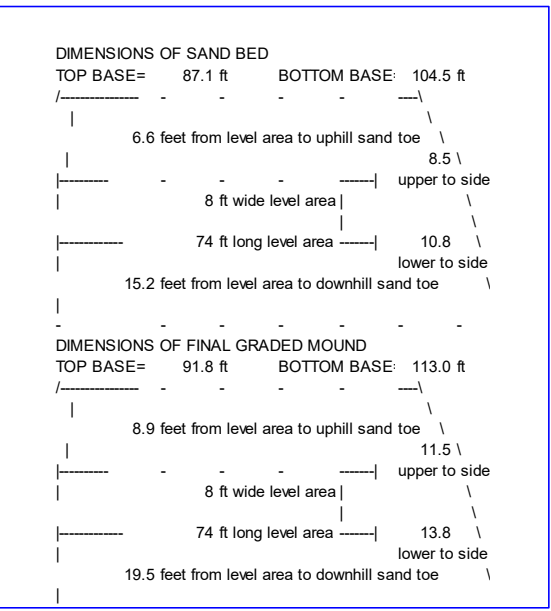
LOT 3 SEPTIC SYSTEM BASIS OF DESIGN:
3 BEDROOM HOME FLOW: 420 GPD
SOILS: FINE SANDY LOAM
SEASONAL HIGH WATER TABLE (SHWT) = 18"
AVERAGE EXISTING SLOPE = 9.6%

DESKTOP HYDRO REQUIREMENTS:
LLR - (h)(f)
f = 13.5 (FROM TABLE 1)
h = 18" - 12" = 6" (0.5')
LLR = 13.5*0.5 = 6.75 GPD/LF
420 / 6.75 = 62' MIN. SYSTEM LENGTH

PROPOSED SYSTEM:
(1) 72'X6' STONE BED OVER 24" MOUND SAND (432 SQFT)

LOT 3 DOSING SPECIFICATIONS:
420 GPD/6 DOSES = 70 GAL
PIPE VOID VOLUME = 40 GALLONS
TOTAL DOSE = 110 GALLONS
DAYS STORAGE: 420 GAL/20 GAL/IN = 21"
PUMP OFF: 5" ABOVE TANK BOTTOM
PUMP ON: 5.5" BETWEEN ON/OFF FLOATS
HIGH WATER ALARM: 4" ABOVE "ON" FLOAT

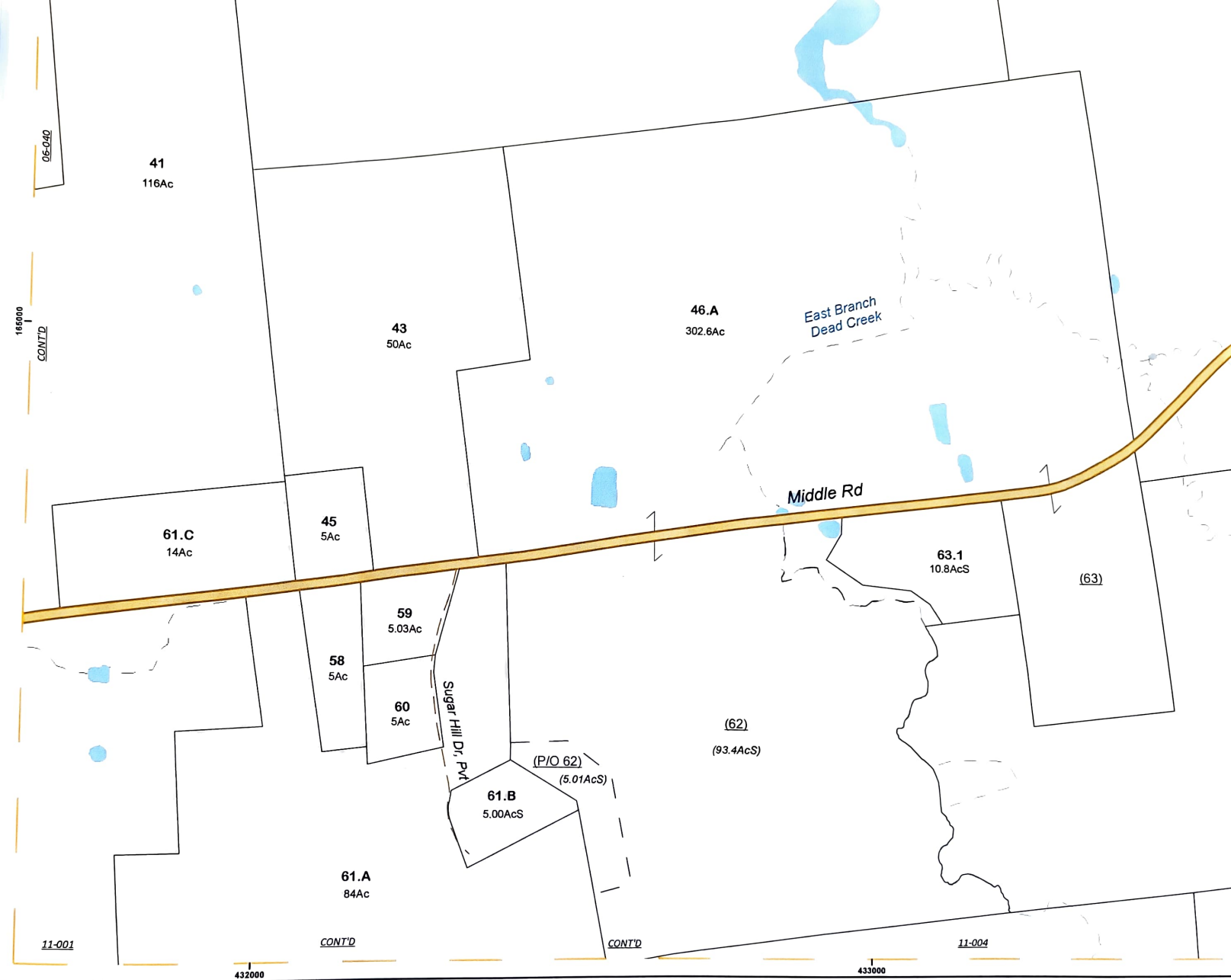
MOUND DESIGN PROGRAM	
TOWN.....	BRIDPORT
APPLICANT'S NAME.....	MYRICK LOT 3
DATE: 9/1/23.....	SPECIALIST..... Jeff Kelley
SAND HEIGHT AT UPPER END OF LEVEL AREA.....	2.8 FEET
MOUND WIDTH (short dimension of level area).....	8 FEET
MOUND LENGTH (long dimension of level area).....	74 FEET
NATURAL GROUND SLOPE.....	9.6 PERCENT
MOUND FRONT SLOPE.....	33 PERCENT
MOUND SIDE AND BACK SLOPE (IF DIFFERENT).....	33 PERCENT
DEPTH OF STONE.....	6 INCHES
AREA OF THE DISPOSAL FIELD.....	432 SQUARE FT
SOIL COVER AT END OF LEVEL AREA (IF NOT 12").....	12 INCHES
3.568 feet sand depth at lower end of level area	
15.2 feet from level area to downhill sand toe	
10 yards of stone (with safety factor)	
305.6 yards of sand (with safety factor)	
PRESSURE DISTRIBUTION SYSTEM with symmetrical laterals	
NUMBER OF LATERALS.....	4
LENGTH OF EACH LATERAL.....	35 FEET
NUMBER OF ORIFICES PER LATERAL.....	7
NUMBER OF ORIFICES IN MANIFOLD.....	2
DISTANCE BETWEEN ORIFICES (ON CENTER).....	5 FEET
DISTANCE BETWEEN MANIFOLD AND FIRST ORIFICE.....	5 FEET
DESIGN PRESSURE HEAD (IF NOT 2.31).....	2.5 FEET
DIAMETER OF ORIFICES (ENTER AS A FRACTION).....	0.1250 INCHES
ELEVATION FROM PUMP TO LATERALS (0 IF SIPHON).....	18 FEET
DIAMETER OF DELIVERY PIPE.....	2 INCHES
LENGTH OF DELIVERY PIPE.....	250 FEET
MANIFOLD LENGTH FROM DELIVERY PIPE TO LATERAL.....	1 FEET
DIAMETER OF MANIFOLD PIPE.....	2 INCH
DIAMETER OF LATERAL PIPES.....	1.5 INCH
8.735458537	
FRICTION LOSS THROUGH SEGMENT 1.....	0.001786458
FRICTION LOSS ENTIRE LATERAL.....	0.005104167
DISCHARGE RATE FIRST ORIFICE.....	0.291181951
DISCHARGE RATE LAST ORIFICE.....	0.290988676
PERCENT DIFFERENCE FIRST TO LAST ORIFICE.....	0.0664%
TOTAL HEAD LOSS (EL+DELIV+MANIFOLD+LATERALS).....	20.910
(ADD ELEVATION IF NOT ENTERED ABOVE)	
TOTAL DELIVERY PIPE FLOW.....	8.735 GALLONS PER MINU
VOID VOLUME OF DELIVERY PIPE.....	40.8 GALLONS
DIAM MISTRE CADABLE OF 874 (5.0 M) AGAINST	



REVISION 1: 15OCT2023
1) Showed limits of both sand fill and topsoil fill for presby systems on Lots 4 and 6 (pages 3 & 4)
2) Added piping from d-box to presby lines for Lot 6 (page 4)
3) Added water trench detail and sand specs to Page 5 (system details page 5)

I hereby certify that, in the exercise of my reasonable professional judgment, the design-related information submitted with this application is true and correct and the design included in this application for a permit complies with the VT Wastewater System and Potable Water Supply Rules





UPDATES BY
CHRISTINE CHAMBERLAIN
MAPPING

FOR ASSESSMENT PURPOSES ONLY.
NOT TO BE USED FOR DESCRIPTION,
OR DETERMINATION OF LEGAL TITLE.
THIS INFORMATION IS SUBJECT TO CHANGE.

Legend

- | | | | |
|--------------------|-------------------|-----------------------------------|--|
| State boundary | Right-of-Way | Zoning Adopted 2006 | Shoreland Planned Residential District |
| Town boundary | Common Ownership | Residential Agricultural District | Village District |
| Road boundary | Unlanded Property | Residential District | Neighborhood Commercial District |
| Parcel boundary | Surface water | Conservation District | |
| Subparcel boundary | Match line | | |
| Water boundary | | | |


26	Parcel number	(10.2AcS)	Sub
(22)	Subparcel number	(1)	Sub
(19)	Historical parcel number	06-086	Par
10Ac	Acres	26	Par
10AcS	Acres surveyed	40000	State
10AcC	Acres calculated		

Tuesday, April 24, 2022

Bridport Planning Commission
82 Middle Road
Bridport, VT 05734

On Tuesday, April 11, 2022, the Bridport Planning Commission approved the major subdivision for Robert Myrick Family Trust for properties located on Middle Rd. and Sugar Hill Dr. in Bridport. This was the 2nd Hearing held at the town clerks office, This approval will be noted in the April 2023 planning commission meeting minutes. This approval is subject to a 30-day appeal process.

Respectfully,


Adam Broughton
BPC Chair

900

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. 2015 Trust**, of Bridport, Vermont, Grantor, in consideration of TEN OR MORE DOLLARS (\$10.00) paid to their full satisfaction by **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. Family Trust**, of Bridport, Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM, unto the said Grantees, **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. Family Trust**, their successors and assigns forever, a certain piece of land in the Town of Bridport, County of Addison, and State of Vermont, described as follows, viz:

Being all the Trustees' right, title and interest in and to all the same lands and premises described and conveyed in the Warranty Deed of Robert L. Myrick, Sr. (a/k/a Robert L. Myrick) to Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. 2015 Trust, said deed dated December 8, 2015, and recorded at Book 87, Page 3 of the Town of Bridport Land Records.

Robert L. Myrick, Sr. died on March 20, 2018.

In the event the above description inadvertently omits or improperly describes any of the Trustees' or Robert L. Myrick, Sr.'s lands and premises in said town, whether co-terminus with the described lands or not, it is the intent of the Trustees that this description and Deed be construed as conveying and in fact, conveys, all the Trustees' or Robert L. Myrick, Sr.'s remaining lands and premises in said town of which the Trustees or Robert L. Myrick are seized as of the date of this Deed.

Subject to any outstanding mortgage deeds, easements, residential covenants and encumbrances of record as of the date hereof, provided, however, that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. §601 et. seq., are not hereby revived.

The Trustee makes this Deed to effect the provisions of the Robert L. Myrick Sr. 2015 Trust and in order to carry out the wishes of all the beneficiaries of the Robert L. Myrick Sr. 2015 Trust, as evidenced by the Robert L. Myrick Sr. 2015 Trust Directive Of All Beneficiaries Concerning Real Property Located in Bridport, Vermont and the accompanying Trustee's Certificate, filed herewith.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. Family Trust**, their successors and assigns, to their own use and behoof forever;

**BRIDPORT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD**

This 5 Day of April AD 2019
At 9 o'clock 20 minutes A M and
Recorded in Bridport Records, Book 92 Page 406
Attest [Signature] Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap 231
ACKNOWLEDGMENT
RETURNS RECEIVED
Return No. 9-11
Signed [Signature]
Date 4/5/19

AND the said Grantors, **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. 2015 Trust**, for themselves and their successors and assigns, do covenant with the said Grantees, **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. Family Trust**, their successors and assigns, that the said Trustees are duly authorized to convey the same in manner and form aforesaid, that the Trustees have in all things observed the direction of the law and the Trust documents in the transfer aforesaid, that the Trustees and their successors and assigns will WARRANT AND DEFEND said premises against all persons claiming the same, by, from and under the said **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. 2015 Trust**, or the Trustees, but against no other persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2019.

Robert L. Myrick, Sr., 2015 Trust
By: [Signature]
Stephen A. Myrick, Co-Trustee
By: [Signature]
Mary M. Paquette, Co-Trustee

STATE OF VERMONT
ADDISON COUNTY, SS

At Bridport, in said County and State, on this 31 day of March, 2019, personally appeared **Stephen A. Myrick and Mary M. Paquette, Co-Trustees of the Robert L. Myrick Sr. 2015 Trust**, and acknowledged this instrument, by each said Trustee sealed and subscribed, to be each said Trustee's free act and deed and the free and authorized act and deed of the Robert L. Myrick Sr. 2015 Trust.

Before me, [Signature]
Notary Public
My commission expires: 01/31/2021

TITLE TO THE PROPERTY CONVEYED HEREBY WAS NOT EXAMINED BY THE PREPARER AND NO OPINION IS GIVEN OR SHOULD BE INFERRED AS TO THE ACCURACY OF THE PROPERTY DESCRIPTION OR MARKETABILITY OF TITLE.



Know all Persons by These Presents

That WE, RUBEN STEINER and LYNNE A. STEINER, husband and wife,

of Town of Bridport in the County of Addison
and State of Vermont Grantors, in the consideration of
ONE DOLLAR and OTHER VALUABLE CONSIDERATIONS Dollars
paid to our full satisfaction by

ROBERT L. MYRICK and RITA E. MYRICK, husband and wife,

of Town of Bridport in the County of Addison
and State of Vermont Grantees, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantees

ROBERT L. MYRICK and RITA E. MYRICK,

and their heirs and assigns forever, a
certain piece of land in Town of Bridport in the
County of Addison and State of Vermont, described as
follows, viz:

~~Being all and the same premises conveyed to Robert L. Myrick and Rita E. Myrick,
husband and wife, by Warranty Deed of Ruben Steiner and Lynne A. Steiner, husband and
wife, of even date herewith and to be recorded in the Land Records of the Town of
Bridport, and being more particularly described as follows, viz:~~

Being a parcel of land containing 11.57 acres, more or less, located on the southerly
side of the so-called Middle Road (also known as Bridport Town Highway No. 27); and
being more particularly described and bounded as follows:

BEGINNING at a point witnessed by an iron pipe located in or near the southerly edge
of the right of way of Middle Road, said point marks a northwesterly corner of lands
already owned by Robert L. Myrick and Rita E. Myrick and said point marks the
northeasterly corner of the hereby conveyed parcel; THENCE proceeding in a southerly
direction on an approximate bearing of South 05° 32' West in a westerly line of said
already owned Myrick lands for 1,286.05 feet, more or less, to a point witnessed by
an iron pipe located in a northerly line of lands already owned by Robert L. Myrick
and Rita E. Myrick, said point marks the southeasterly corner of the hereby conveyed
parcel; THENCE turning to the right and proceeding in a westerly direction on an
approximate bearing of North 78° 32' West in a northerly line of said already owned
Myrick lands for 805.88 feet, more or less, to a point witnessed by an iron pipe
located in an easterly line of lands already owned by Robert L. Myrick and Rita E.
Myrick, said point marks the southwesterly corner of the hereby conveyed parcel;
THENCE turning to the right and proceeding in a northerly direction on an approximate
bearing of North 10° 11' East in an easterly line of said already owned Myrick lands
for 290.36 feet, more or less, to a point marked by an iron pipe, said point marks
the southwesterly corner of lands retained by Ruben Steiner and Lynne A. Steiner and
said point marks a northwesterly corner of the hereby conveyed parcel; THENCE turning
to the right and proceeding in an easterly direction on a bearing of South 83° 59'
East for 431.77 feet, more or less, in the southerly line of said retained Steiner
lands to a point marked by an iron pipe, said point marks the southeasterly corner of
said retained Steiner lands and said point marks the southeasterly corner of the
below described access easement; THENCE turning to the left and proceeding in various
northerly directions in the following three (3) courses in the easterly line of said
retained Steiner lands and which easterly line is also the easterly line of the below
described access easement:

1. North 07° 18' East for 393.95 feet, more or less, to a point marked
by an iron pipe,
2. thence North 19° 37' East for 93.10 feet, more or less, to a point
marked by an iron pipe,
3. thence North 30° 36' East for 471.40 feet, more or less, to a point
marked by an iron pipe located in or near the southerly edge of the
right of way of Middle Road, said point marks the northeasterly corner
of said retained Steiner lands and said point marks a northwesterly
corner of the hereby conveyed parcel;

and THENCE turning to the right and proceeding in an easterly direction along the southerly edge of the right of way of Middle Road for 125.84 feet, more or less, to the point and place of BEGINNING.

Also hereby conveyed, but by QUIT CLAIM only, are all of the herein Grantors' rights, title and interests in and to all lands lying northerly of the last aforescribed 125.84 foot, more or less, northerly line of the aforescribed parcel to the adjacent center line of the right of way of Middle Road.

The hereby conveyed lands are conveyed subject to the following restrictions that shall run in favor of the said retained lands of Ruben Steiner and Lynne A. Steiner:

1. There shall not be located upon these lands any commercial or industrial use except that there shall be allowed (a) agricultural uses including but not limited to farming, forestry and/or maple sugaring operations and (b) so-called home occupation uses physically located within a dwelling house and which home occupation uses are limited to not having more than three (3) persons actively working out of a single dwelling house.
2. Every house located upon these lands shall contain at least 1500 square feet of living space floor area whether located on one or two floors or levels.

Also hereby conveyed to the Grantees herein and their heirs and assigns is a perpetual easement and right-of-way for purposes of ingress and egress (access), whether by foot or motor vehicle or otherwise, for use in common with the Grantors herein and their heirs and assigns. Said easement has a width of thirty (30) feet and runs from the southerly line of the aforesaid retained lands of the herein Grantors northerly to Middle Road. The easterly line of said easement begins at the aforescribed point marking the southeasterly corner of said retained lands of the herein Grantors and runs northerly in the aforescribed easterly line of said retained lands of the herein Grantors on the aforescribed following three courses (1) North 07° 18' East for 393.95 feet, more or less, to a point marked by an iron pipe, (2) thence North 19° 37' East for 93.10 feet, more or less, to a point marked by an iron pipe, (3) thence North 30° 36' East for 471.40 feet, more or less, to a point marked by an iron pipe and then continues, if necessary, North 30° 36' East to a point in the southerly edge of the right of way of Middle Road. The westerly line of said easement runs from the southerly line of said retained lands of the herein Grantors to Middle Road in a line that runs westerly of, parallel to and at all points thirty (30) feet from its said easterly line. This easement includes the right to construct and maintain improvements upon it for said access purposes. There is already an existing roadway on this easement. All reasonable costs of maintaining the roadway shall be shared prorata by all persons who have a legal right to use it based on each person's use thereof in relation to all such persons' use thereof---excluding therefrom the persons who own the northerly portion of the said retained lands of the herein Grantors (said northerly portion has a depth of about 436 feet from the Middle Road and is designated as Lot No.1 on the below referenced Survey Map) which persons shall only be liable for the repairing of damage to the roadway caused by them. However, each person who has a legal right to use the roadway shall be liable for the repairing of damage to the roadway caused by such person's use thereof beyond normal use for access purposes. As used herein 'roadway' includes the maintenance of all of this easement for said access purposes including but not limited to the actual traveled roadbed and ditches. Any new construction expansion of, significant upgrading of or so-called black-topping of the roadway shall first be agreed to by all those persons who have a legal right to use it and who are going to pay for the cost thereof. This easement can be used to serve not just the hereby conveyed parcel but also the adjacent lands already owned by the herein Grantees (said adjacent lands being those described in the following three Deeds of record as indicated in the Town of Bridport Land Records: 1, Warranty Deed from Beatrice L. Myrick to Robert L. Myrick and Rita E. Myrick, dated June 27, 1950, recorded in Book 21 at Page 55; 2, Warranty Deed from William R. Grace and Helen E. Grace to Robert L. Myrick and Rita Myrick, dated March 25, 1968, recorded in Book 22 at Pages 481-482; and 3, Warranty Deed from Richard G. Schmitt and Renette L. Schmitt to Robert Myrick and Rita Myrick, dated January 3, 1983, recorded in Book 27 at Pages 140-141).

In aid of this description reference is made to a Survey Map partially entitled "Property of : Ruben Steiner, et al...Addison County, Bridport, Vt.", done by Lee Lowell, dated July - 1986. The survey bearings used in the above description are based upon a reading of magnetic north made in 1966.

The hereby conveyed lands and premises are conveyed subject to so-called power line and/or communication line easements of record in the Town of Bridport Land Records that affect them.

The hereby conveyed lands and premises are a part of the lands and premises described in and conveyed by Warranty Deed from James T. Weekes and Jane B. Weekes to Ruben A. Steiner, a Grantor herein, dated February 5, 1985, and of record in the Town of Bridport Land Records in Book 28 at Pages 387-388.

In aid of this description reference is also made to the following two Deeds of record as indicated in the Town of Bridport Land Records: Warranty Deed from Ruben Steiner to John J. Welch, Jr., Esq., dated April 11, 1986, recorded in Book 29 at Pages 481-482, and Quit Claim Deed from John J. Welch, Jr., Esq. to Ruben Steiner and Lynne A. Steiner, dated April 11, 1986, recorded in Book 29 at Pages 483-484.

162
To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee s

ROBERT L. MYRICK and RITA E. MYRICK, husband and wife,
as tenants by the entirety,
their heirs and assigns, to their own use and behoof forever;
And we the said Grantors

RUBEN STEINER and LYNNE A. STEINER, husband and wife,
for ourselves and our heirs,
executors and administrators, do covenant with the said Grantee s

ROBERT L. MYRICK and RITA E. MYRICK, and their
heirs and assigns, that until the ensealing of these presents we are
the sole owner of the premises, and have good right and title to convey the same in
manner aforesaid, that they are free from every encumbrance;

and we

hereby engage to Warrant and Defend the same against all lawful claims
whatever,

In Witness Whereof, we hereunto set our hand and seal
this 18th day of August A. D. 19 86

In Presence of

[Signature]
[Signature]

Ruben Steiner
Ruben Steiner

Lynne A. Steiner
Lynne A. Steiner



State of Vermont, } ss. At Rutland day of August A. D. 1986 this
RUTLAND County - 18th

RUBEN STEINER and LYNNE A. STEINER, husband and wife,
personally appeared, and they acknowledged this instrument, by
them sealed and subscribed, to be their free act and deed.

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

—ACKNOWLEDGMENT—
Return Rec'd --Tax Paid--Board of Health Cert. Rec'd--
Vt. Land Use & Development Plans Act Cert. Rec'd

Return No. A 716 756

Signed Beverly A. Norton, Clerk

Date 8-18-86

Before me

[Signature]
Notary Public

(Title)

Notary Public 8/18/86

Bridport Town Clerk's Office, Aug. 18, 1986 at 12:40 P.M. Received and duly recorded
the foregoing instrument.

Attest Beverly A. Norton Town Clerk