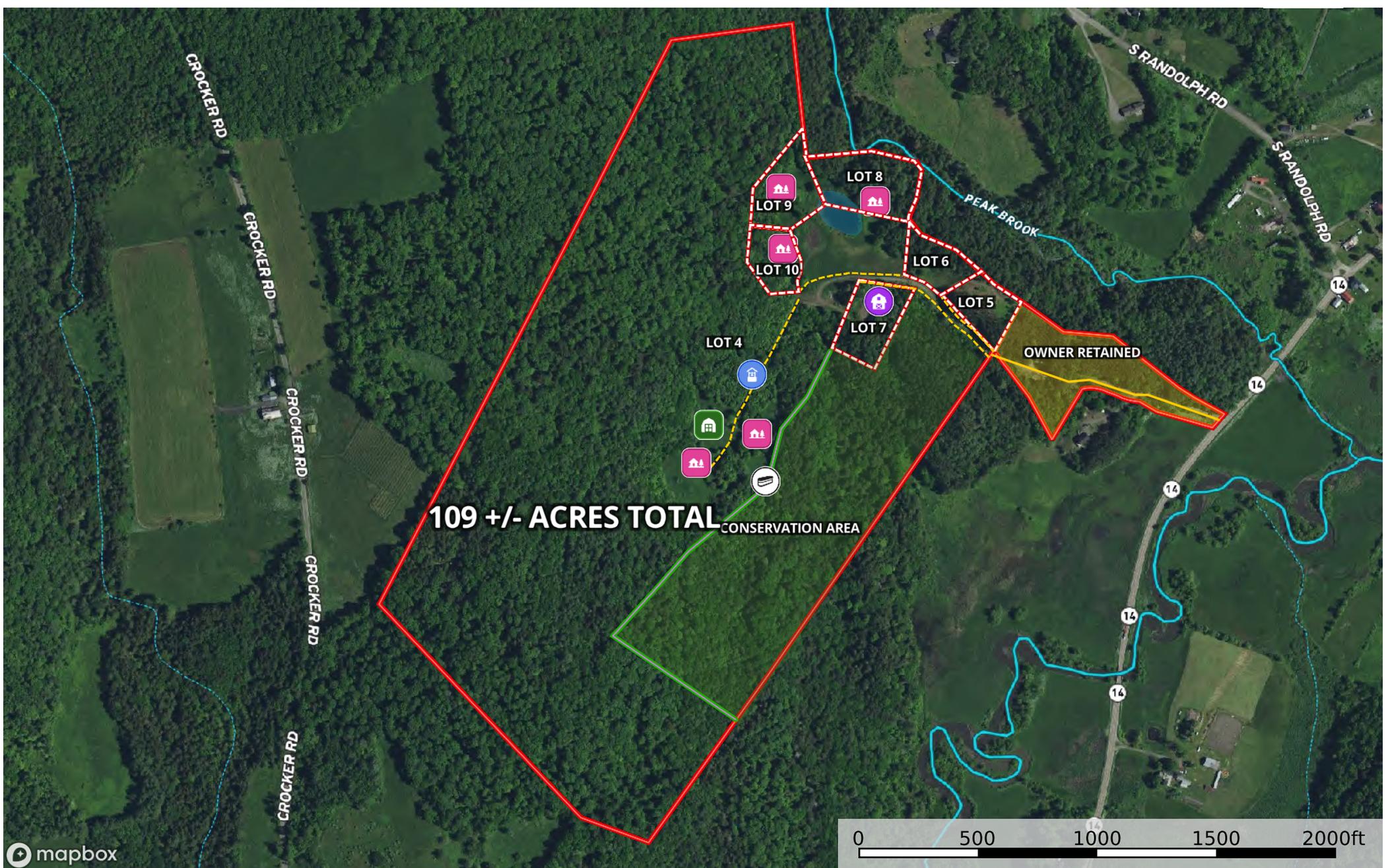


Randolph - One Life Communities

Vermont, AC +/-



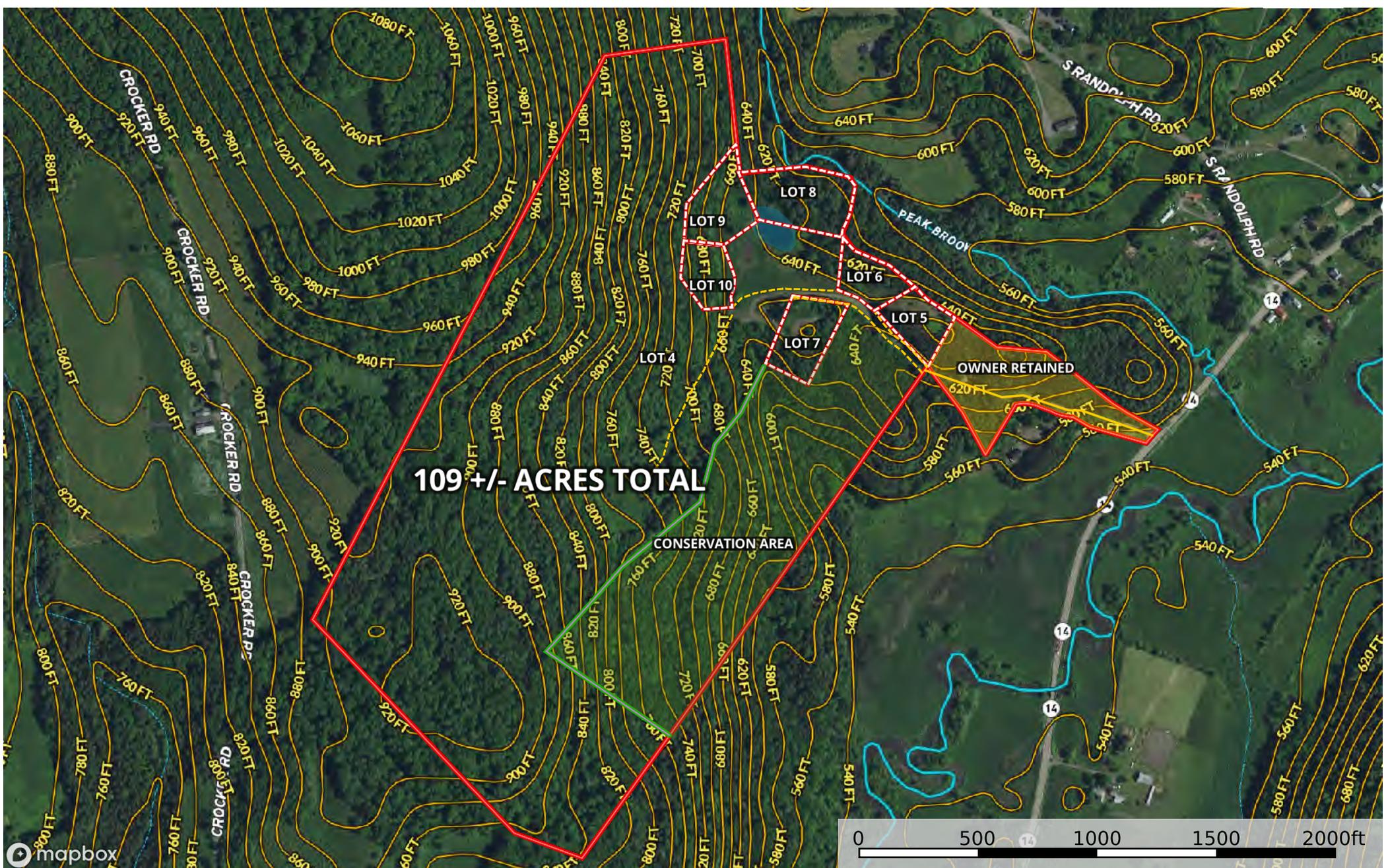
mapbox

Tent Platforms	Well House	Well	Yurt	Cabin	Conservation Border	Primary Road	Road / Trail	ROW	Pond / Tank	Conservation Area 22 . 4	Retained Lands By	Boundary	Boundary
Stream, Intermittent	River/Creek	Water Body											

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Randolph - One Life Communities

Vermont, AC +/-



109 +/- ACRES TOTAL

CONSERVATION AREA

OWNER RETAINED

- Conservation Border
- Primary Road
- Road / Trail
- ROW
- Pond / Tank
- Conservation Area 22.4
- Retained Lands By
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

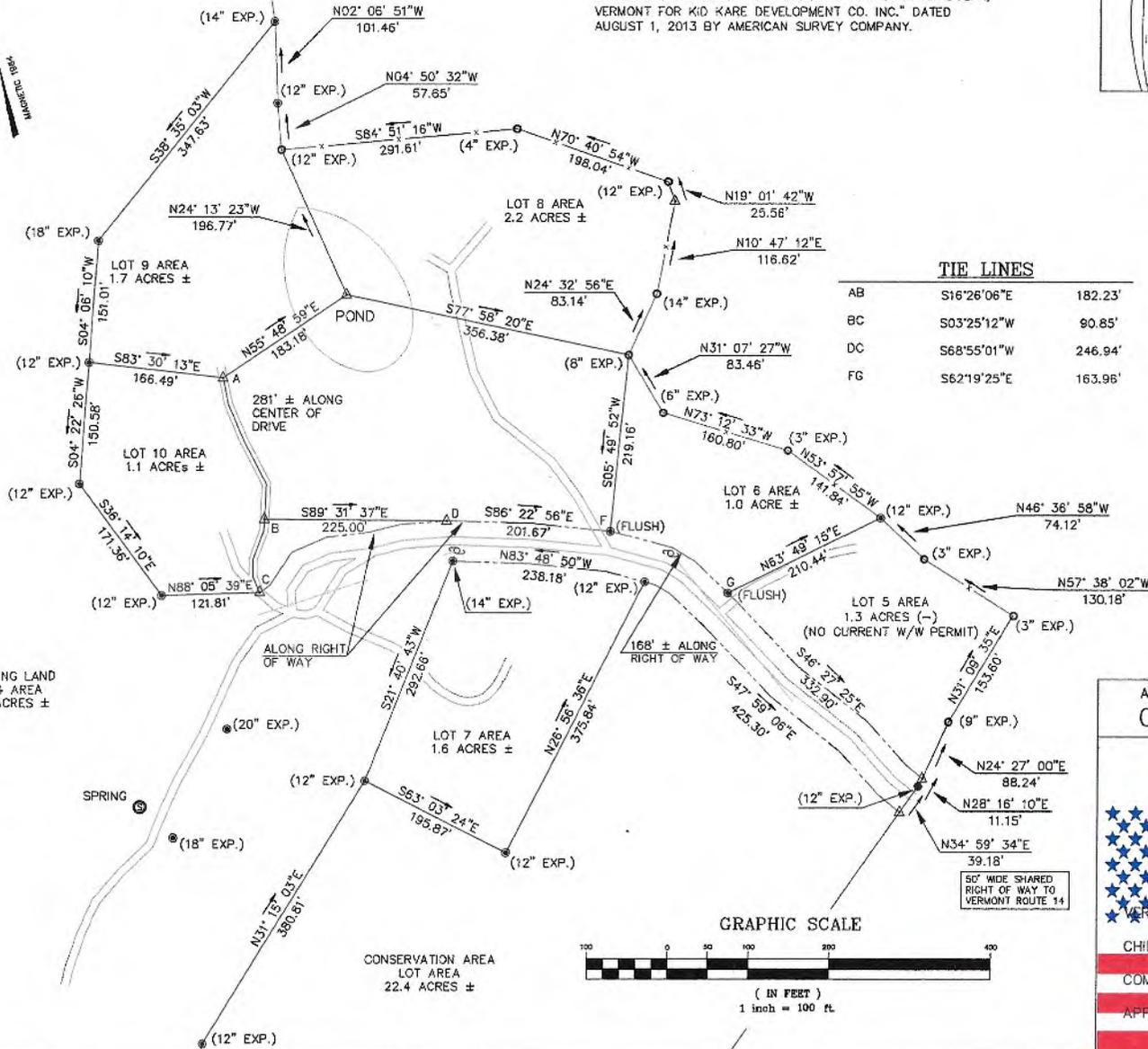
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

THIS PLAT CONFORMS TO VSA TITLE 27 SECTION 1403.



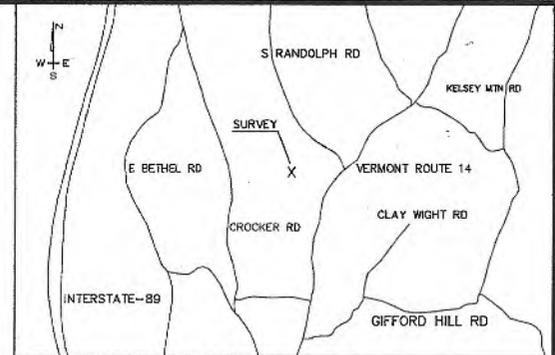
REMAINING LAND
LOT 4 AREA
75.6 ACRES ±

REMAINING LAND
LOT 4 AREA
75.5 ACRES ±



REFERENCES:

1. A SURVEY ENTITLED "A DEPENDENT RESURVEY FOR DAVID L. & MARY E. NEBERT RANDOLPH - ORANGE COUNTY - VERMONT" DATED 1/08/85 BY RICHARD F. LUNNA.
2. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR KID KARE DEVELOPMENT CO. INC." DATED JANUARY 9, 2012 BY AMERICAN SURVEY COMPANY.
3. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR KID KARE DEVELOPMENT CO. INC." DATED AUGUST 1, 2013 BY AMERICAN SURVEY COMPANY.



LOCATION MAP
(NOT TO SCALE)

LEGEND

- IRON ROD FOUND - #5 (HT.) ●
- IRON PIPE FOUND - (3/4", HT.) ○
- IRON ROD SET - CAPPED #5 (HT.) ⊕
- CALCULATED POINT ▲
- EASEMENT LINE ————
- BARBED WIRE FENCE REMNANTS — x —
- STONEMALL ○○○○○○
- EDGE OF TRAVEL ————

TIE LINES

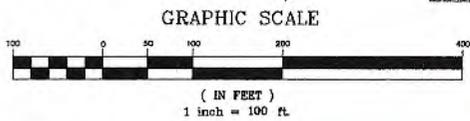
Line	Bearing	Distance
AB	S16°26'06"E	182.23'
BC	S03°25'12"W	90.85'
DC	S68°55'01"W	246.94'
FG	S62°19'25"E	163.96'

SHEET 2 OF 2

A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR
ONE LIFE COMMUNITIES, LLC.



VERMONT OFFICE	WILLIAMSTOWN, VT
CHIEF OF PARTY	J. BAKER
COMPILED	JANUARY 4, 2024
APPROVED	<i>Robert Townsend</i>



THIS PLAN CONFORMS TO VSA TITLE 27, SECTION 1403.

RANDOLPH DEVELOPMENT REVIEW BOARD

DATE OF APPROVAL: _____
 ZONING PERMIT #: _____
 CHAIR SIGNATURE: _____
 SECRETARY SIGNATURE: _____

NAME OF SUBDIVISION

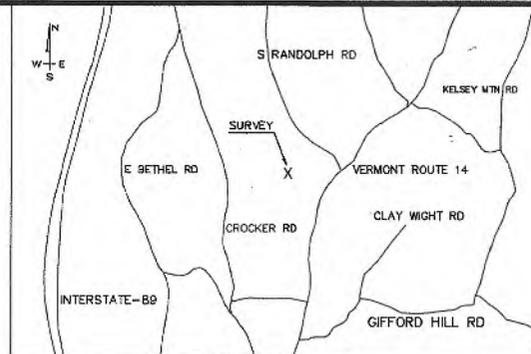
NAME OF SURVEYOR: _____
 ADDRESS OF SURVEYOR: 3480 VT RT #4, WILLIAMSTOWN, VT
 SUBDIVIDER SIGNATURE(S): _____

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

AT _____ O'CLOCK _____ MINUTES _____ AD
 AND RECORDED IN MAP FILE # _____
 ATTEST: _____
 TOWN CLERK/ASSISTANT TOWN CLERK

REFERENCES:

1. A SURVEY ENTITLED "A DEPENDENT RESURVEY FOR DAVID L. & MARY E. NEBERT RANDOLPH - ORANGE COUNTY - VERMONT" DATED 1/08/85 BY RICHARD F. LUNNA.
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LOCATION MAP
(NOT TO SCALE)

LEGEND

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- IRON ROD SET - CAPPED #5 (HT.) ⊙
- CALCULATED POINT ▲
- EASEMENT LINE - - - - -
- BARBED WIRE FENCE REMNANTS - x - - - - -
- STONEWALL - ○ - - - - -
- EDGE OF TRAVEL - - - - -
- UTILITY POLE - ○

SHEET 1 OF 2

CERTIFICATION

THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE RANDOLPH MUNICIPAL OFFICE AND ON EXISTING PHYSICAL EVIDENCE FOUND AT THE SITE. THE SURVEY WAS COMPLETED BY A FIVE SECOND TOTAL STATION CLOSED TRAVERSE WITH A PRECISION RATIO WITHIN ACCEPTABLE STANDARDS. THE BEARINGS ARE BASED ON REFERENCE 1. THIS PROJECT IS SERVED BY A 50' WIDE SHARED ACCESS FROM VERMONT ROUTE 14. THE PROPERTY MAY BE ENCLUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR
ONE LIFE COMMUNITIES, LLC.

★ ★ ⊕ ★ ★

AMERICAN SURVEY COMPANY

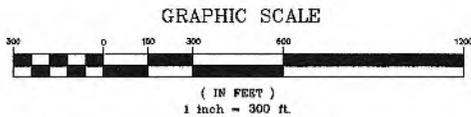
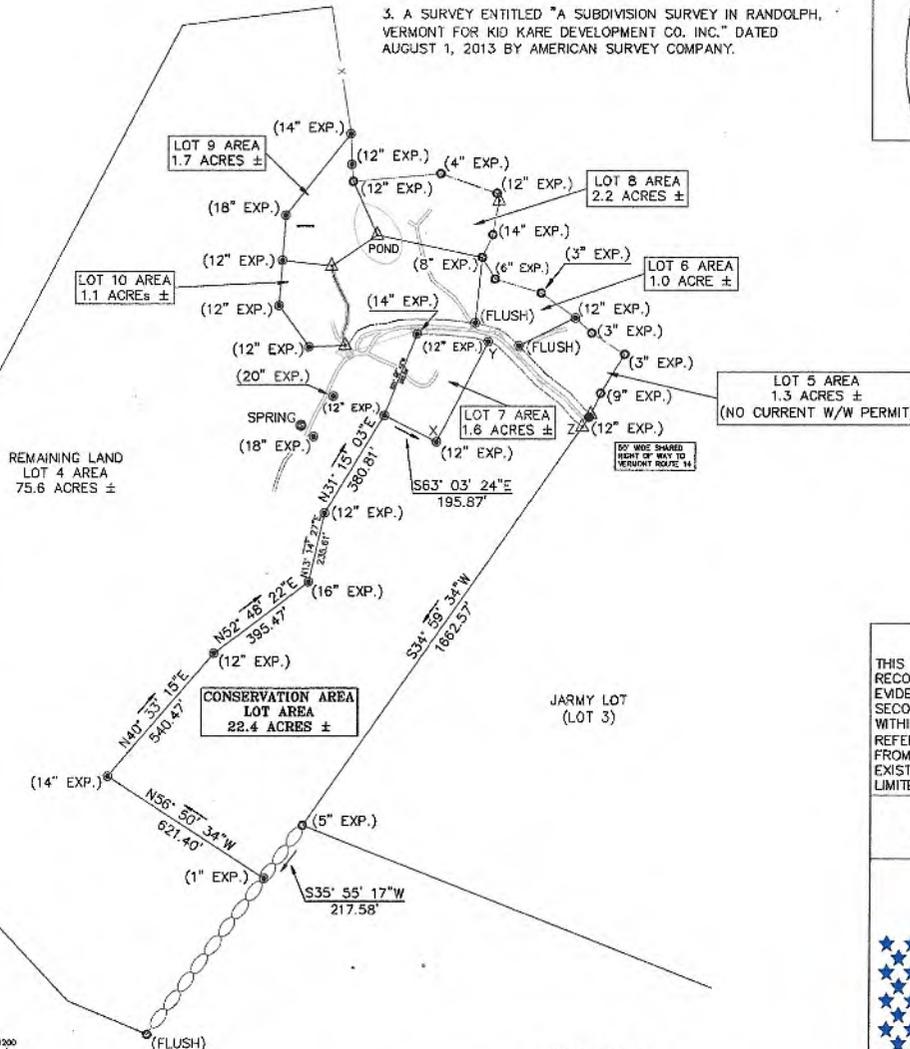
SURVEYING, MONUMENTING, AND MAPPING
 THE LANDS OF AMERICA

★ VERMONT OFFICE WILLIAMSTOWN, VT

CHIEF OF PARTY J. BAKER

COMPILED JANUARY 4, 2024

APPROVED *Robert J. ...*



TIE LINES

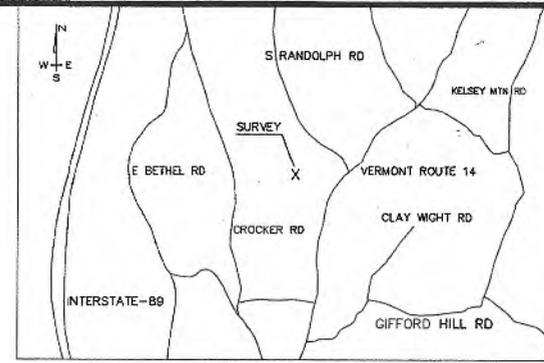
XY	N26°56'36\"E	375.84'
YZ	S47°59'06\"E	425.30'



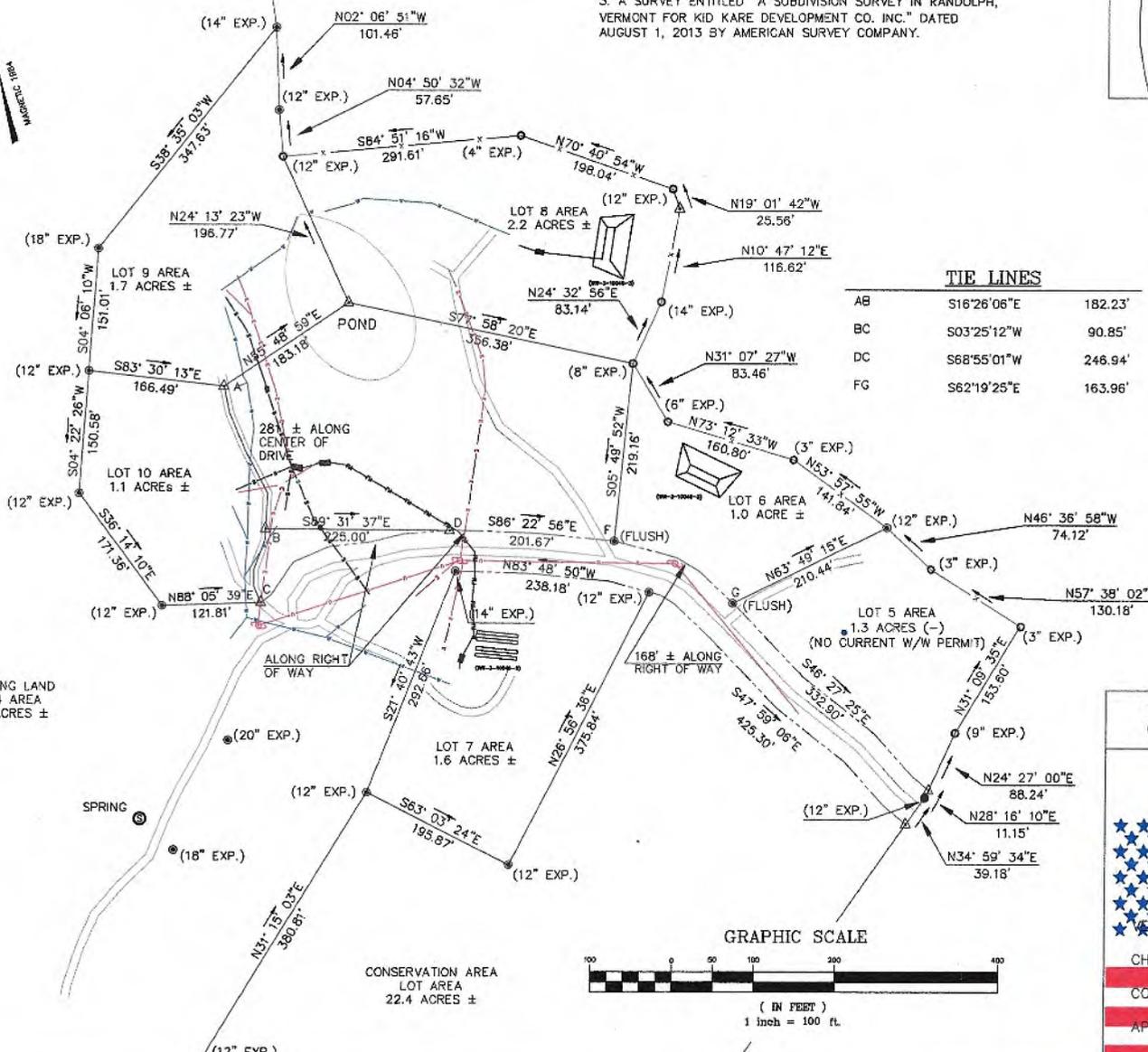
REMAINING LAND
LOT 4 AREA
75.6 ACRES ±

REFERENCES:

1. A SURVEY ENTITLED "A DEPENDENT RESURVEY FOR DAVID L. & MARY. E. NEBERT RANDOLPH - ORANGE COUNTY - VERMONT" DATED 1/08/85 BY RICHARD F. LUNNA.
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(NOT TO SCALE)



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- IRON ROD SET - CAPPED #5 (HT.) ●
- CALCULATED POINT ▲
- EASEMENT LINE ———
- BARBED WIRE FENCE REMNANTS ———
- STONEWALL ○○○○○
- EDGE OF TRAVEL ———

TIE LINES

AB	S16°26'06\"	182.23'
BC	S03°25'12\"	90.85'
DC	S68°55'01\"	246.94'
FG	S62°19'25\"	163.96'

- EXTRA LINE KEY**
- UTILITY/ELECTRIC LINE ———
 - SEWER/FORCE MAIN ———
 - WATER LINES ———

SHEET 2 OF 2

A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR
ONE LIFE COMMUNITIES, LLC.

★ ★ ⊕ ★ ★

AMERICAN SURVEY COMPANY
SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA

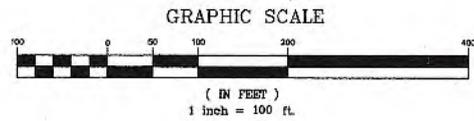
VERMONT OFFICE WILLIAMSTOWN, VT

CHIEF OF PARTY J. BAKER

COMPILED JANUARY 4, 2024

APPROVED

Robert J. Fournelle

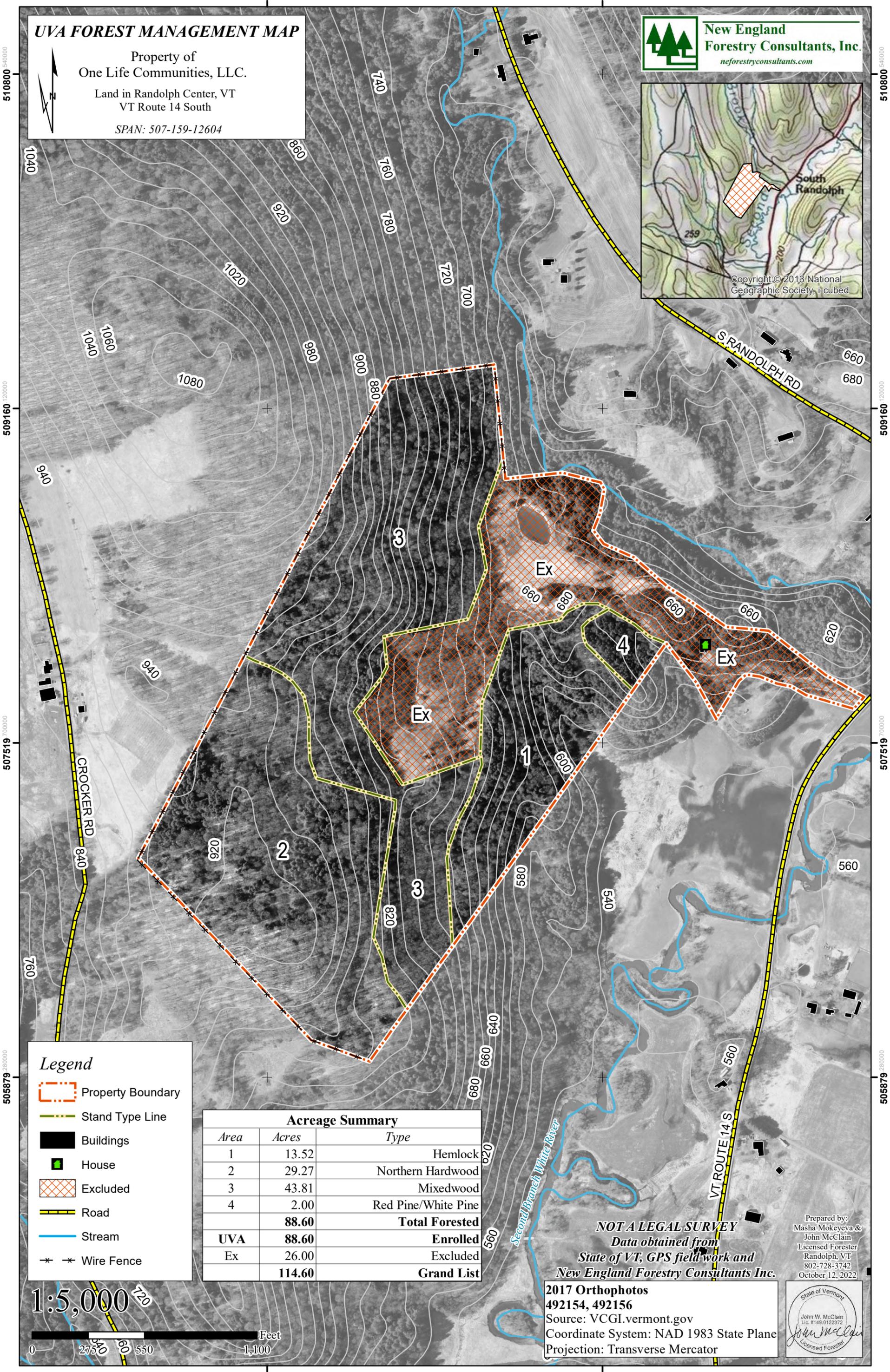
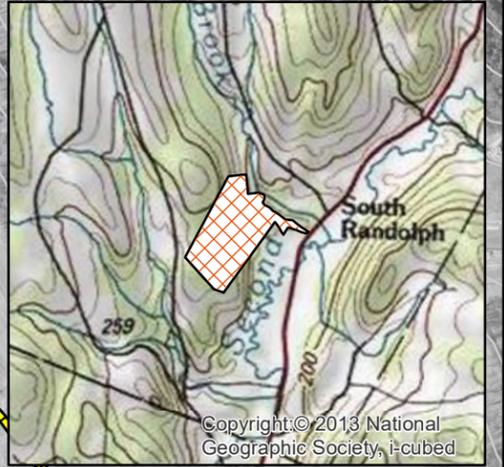


UVA FOREST MANAGEMENT MAP

Property of
 One Life Communities, LLC.
 Land in Randolph Center, VT
 VT Route 14 South
 SPAN: 507-159-12604



**New England
 Forestry Consultants, Inc.**
 neforestryconsultants.com



Legend

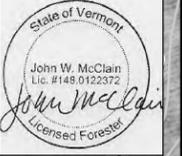
- Property Boundary
- Stand Type Line
- Buildings
- House
- Excluded
- Road
- Stream
- Wire Fence

Acreage Summary		
Area	Acres	Type
1	13.52	Hemlock
2	29.27	Northern Hardwood
3	43.81	Mixedwood
4	2.00	Red Pine/White Pine
	88.60	Total Forested
UVA	88.60	Enrolled
Ex	26.00	Excluded
	114.60	Grand List

NOT A LEGAL SURVEY
 Data obtained from
 State of VT, GPS field work and
 New England Forestry Consultants Inc.

Prepared by:
 Masha Mokeyeva &
 John McClain
 Licensed Forester
 Randolph, VT
 802-728-3742
 October 12, 2022

2017 Orthophotos
 492154, 492156
 Source: VCGI.vermont.gov
 Coordinate System: NAD 1983 State Plane
 Projection: Transverse Mercator



1:5,000

