

CLAMBERT

THIS PLAT 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: _____
 SUBDIVIDER SIGNATURE(S): _____

RANDOLPH TOWN CLERK'S OFFICE
 RECEIVED FOR RECORD _____ AD
 AT _____ O'CLOCK _____ MINUTES
 AND RECORDED IN MAP FILE# _____
 ATTEST: _____
 TOWN CLERK/ASSISTANT TOWN CLERK

LAND NOW/FORMERLY OF
 MICHAEL & MONICA SCHULZ
 VOL. 221 PAGE 906

LAND NOW/FORMERLY OF
 STEWART SKRILL LIVING TRUST
 VOL. 205 PAGE 512

LAND NOW/FORMERLY OF
 JAMES M. PATTERSON &
 AMELIA P. LINCOLN
 VOL. 211 PAGE 75

ALL SUBDIVISION LOTS ARE
 PART OF VOL. 200 PAGE 730

LOT 12 AREA
 6.6 ACRES ±

LAND NOW/FORMERLY OF
 JAMES M. PATTERSON &
 AMELIA P. LINCOLN
 VOL. 211 PAGE 75

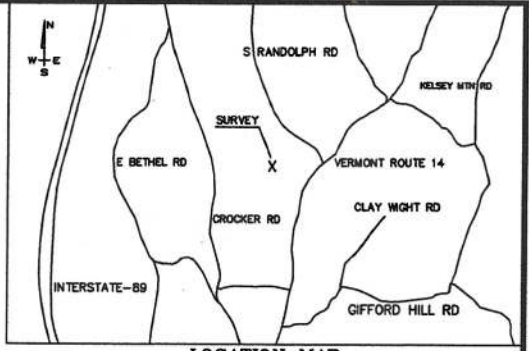
REMAINING LAND
 LOT 4 AREA
 65.3 ACRES ±

LAND NOW/FORMERLY OF
 ALEJANDRO RUIZ & JULIA
 ZIMMERMAN
 VOL. 205 PAGE 703

LAND NOW/FORMERLY OF
 BURNHAM FARM INC.

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.
4. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR ONE LIFE COMMUNITIES, LLC." SHEETS 1 & 2 DATED JANUARY 4, 2024 BY AMERICAN SURVEY COMPANY.
5. A SURVEY ENTITLED "THE LANDS OF CLARA HOOVER HENDIN TOWN OF RANDOLPH ORANGE COUNTY, VERMONT" DATED JAN. 1888 BY BLAKE THOMSEN.
6. A SURVEY ENTITLED "A PART OF THE LAND OF B. & T. MOONNEY RECORDED BOOK 90 PG. 408" DATED JAN. 1970 BY PHILIP GROVER.
7. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR ONE LIFE COMMUNITIES, LLC." SHEETS 1 & 2 DATED JANUARY 4, 2024 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 - - - - -
- STONEWALL ○○○○○○
- EDGE OF TRAVEL ————
- UTILITY POLE ☉

TIE LINES

JK	S86°21'00"E	63.22'
KL	S86°11'55"E	121.23'
LM	N26°33'10"E	197.27'
LN	S61°05'42"E	131.12'
NO	N31°15'03"E	203.84'
OP	N26°05'30"E	150.30'
PQ	S69°22'49"E	181.24'

TIE LINES

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

REV: ADDED LOT 11 & 12 + ADD. INFO. - R.C.T.

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 REFERENCED TO TRUE NORTH AS PER REFERENCE 1. THIS PROJECT IS SERVED BY A 50' WIDE SHARED ACCESS (NAMED "COMMUNITY DRIVE") FROM VERMONT ROUTE 14. THE PROPERTY MAY BE ENCUMBERED 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

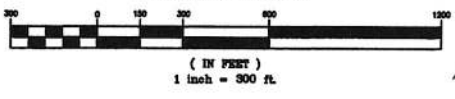
CHIEF OF PARTY J. BAKER

COMPILED JANUARY 4, 2024
 REVISED: MARCH 7, 2025

APPROVED *Robert J. Townsend*



GRAPHIC SCALE



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RANDOLPH DEVELOPMENT REVIEW BOARD

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

NAME OF SUBDIVISION

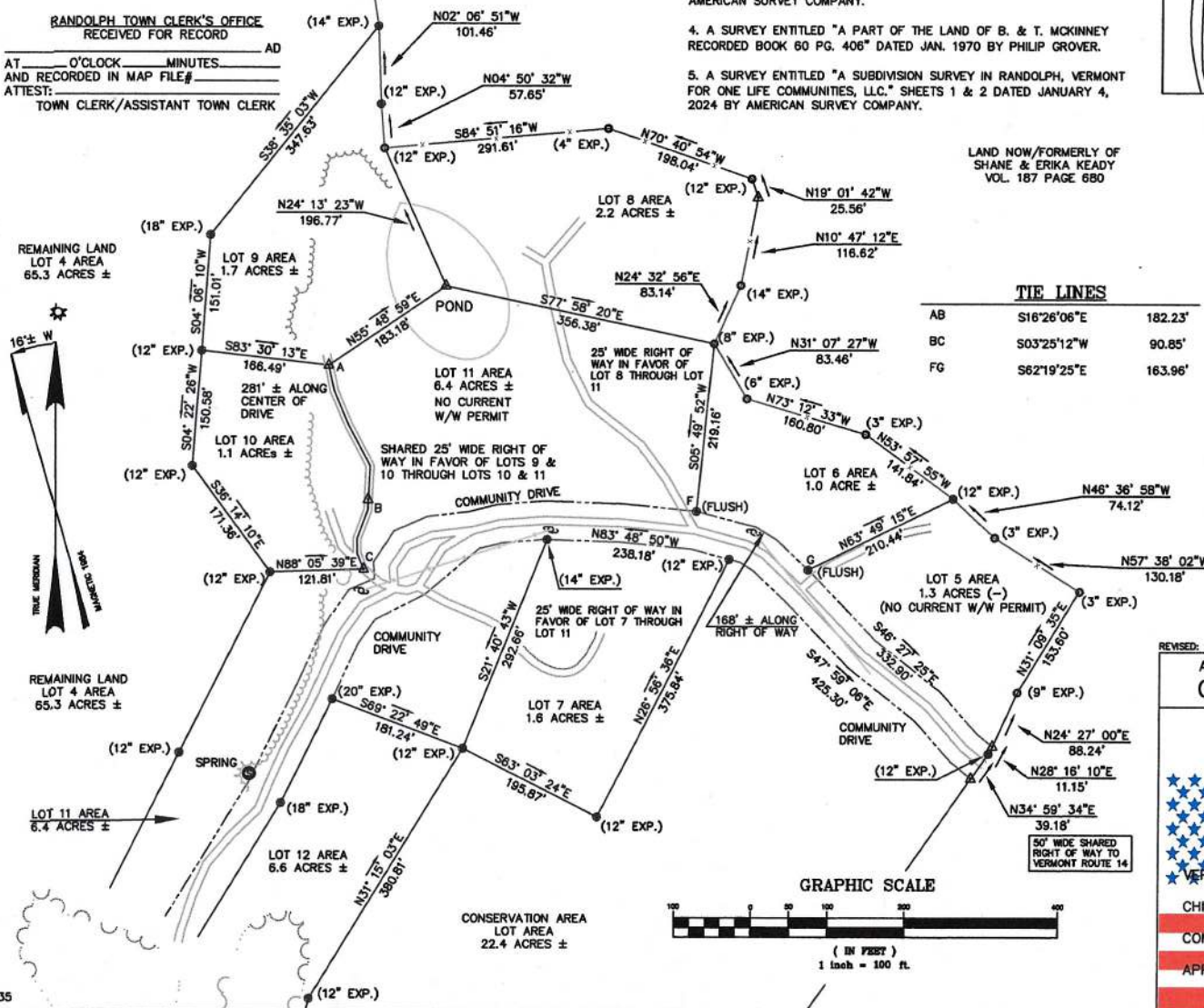
NAME OF SURVEYOR: _____
 ADDRESS OF SURVEYOR: 2482 VT RT 84, WILLIAMSTOWN, VT _____
 SUBDIVIDER SIGNATURE(S): _____

RANDOLPH TOWN CLERK'S OFFICE
 RECEIVED FOR RECORD _____ AD

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

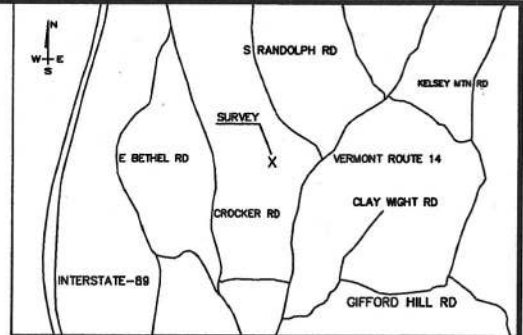
REMAINING LAND
 LOT 4 AREA
 65.3 ACRES ±

LAND NOW/FORMERLY OF
 SHANE & ERIKA KEADY
 VOL. 187 PAGE 680



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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3. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR KID KARE DEVELOPMENT CO. INC." DATED AUGUST 1, 2013 BY AMERICAN SURVEY COMPANY.
4. A SURVEY ENTITLED "A PART OF THE LAND OF B. & T. MCKINNEY RECORDED BOOK 60 PG. 406" DATED JAN. 1970 BY PHILIP GROVER.
5. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR ONE LIFE COMMUNITIES, LLC." SHEETS 1 & 2 DATED JANUARY 4, 2024 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
- STONEWALL [Symbol]
- EDGE OF TRAVEL [Symbol]
- EDGE OF WOODS [Symbol]

TIE LINES

AB	S16°26'06"E	182.23'
BC	S03°25'12"W	90.85'
FG	S62°19'25"E	163.96'

ALL SUBDIVISION LOTS ARE PART OF VOL. 200 PAGE 730

REVISED: ADDED ADJ. INFO. - R.C.T. SHEET 2 OF 2

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

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

VERMONT OFFICE: WILLIAMSTOWN, VT
 CHIEF OF PARTY: J. BAKER

COMPILED: JANUARY 4, 2024
 REVISED: MARCH 7, 2025

APPROVED: *Robert J. Townsend*

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

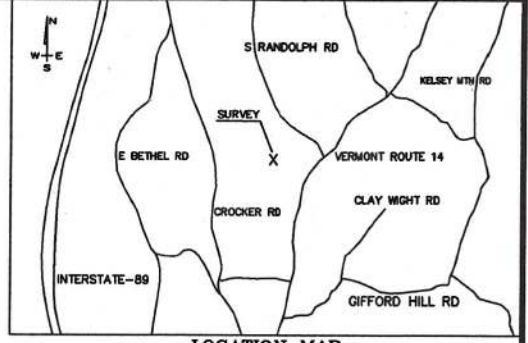
NAME OF SUBDIVISION _____
NAME OF SURVEYOR: _____
ADDRESS OF SURVEYOR: 2000 VT RT 85, WILLIAMSTOWN, VT
SUBDIVIDER SIGNATURE(S): _____

RANDOLPH TOWN CLERK'S OFFICE
RECEIVED FOR RECORD _____ AD
AT _____ O'CLOCK _____ MINUTES
AND RECORDED IN MAP FILE # _____
ATTEST: _____
TOWN CLERK/ASSISTANT TOWN CLERK

REMAINING LAND
LOT 4 AREA
65.3 ACRES ±
LAND NOW/FORMERLY OF
SHANE & ERIKA KEADY
VOL. 187 PAGE 680

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5. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR ONE LIFE COMMUNITIES, I.L.C." SHEETS 1 & 2 DATED JANUARY 4, 2024 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 - - - - -
- STONEWALL - - - - -
- EDGE OF TRAVEL - - - - -
- EDGE OF WOODS - - - - -

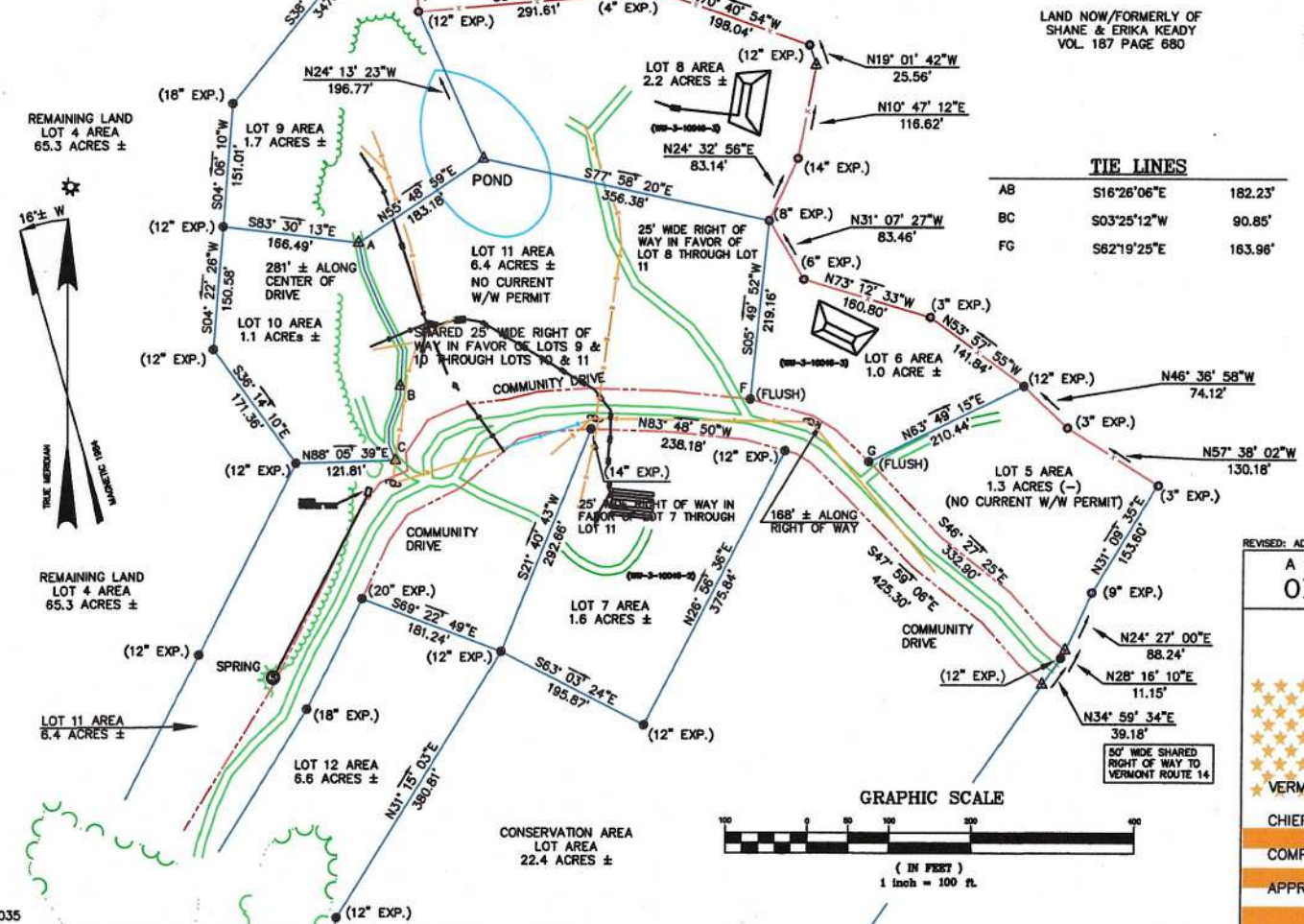
TIE LINES

AB	S18°26'06"E	182.23'
BC	S03°25'12"W	90.85'
FG	S62°19'25"E	163.96'

EXTRA LINE KEY

- UTILITY/ELECTRIC LINE - - - - -
- SEWER/FORCE MAIN - - - - -

ALL SUBDIVISION LOTS ARE
PART OF VOL. 200 PAGE 730



REVISED: ADDED ADJ. INFO. - R.C.T. 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 REVISED: MARCH 7, 2025

Robert Townsend



GRAPHIC SCALE

