



- LEGEND:**
- STONEWALL
 - - - WIRE FENCE
 - ◊ DRILLED WELL
 - UTILITY POLE
 - ± MORE OR LESS
 - IRON PIPE SET
 - EXISTING IRON PIPE
 - - - OVERHEAD UTILITY LINE
 - 3 1/2" ∅ INSIDE DIAMETER BY HEIGHT ABOVE GROUND

APPROVED BY RESOLUTION OF THE LINCOLN PLANNING COMMISSION ON _____ SUBJECT TO ALL REQUIREMENTS OF SAID RESOLUTION.

SIGNED THIS 6 DAY OF FEBRUARY 2001.

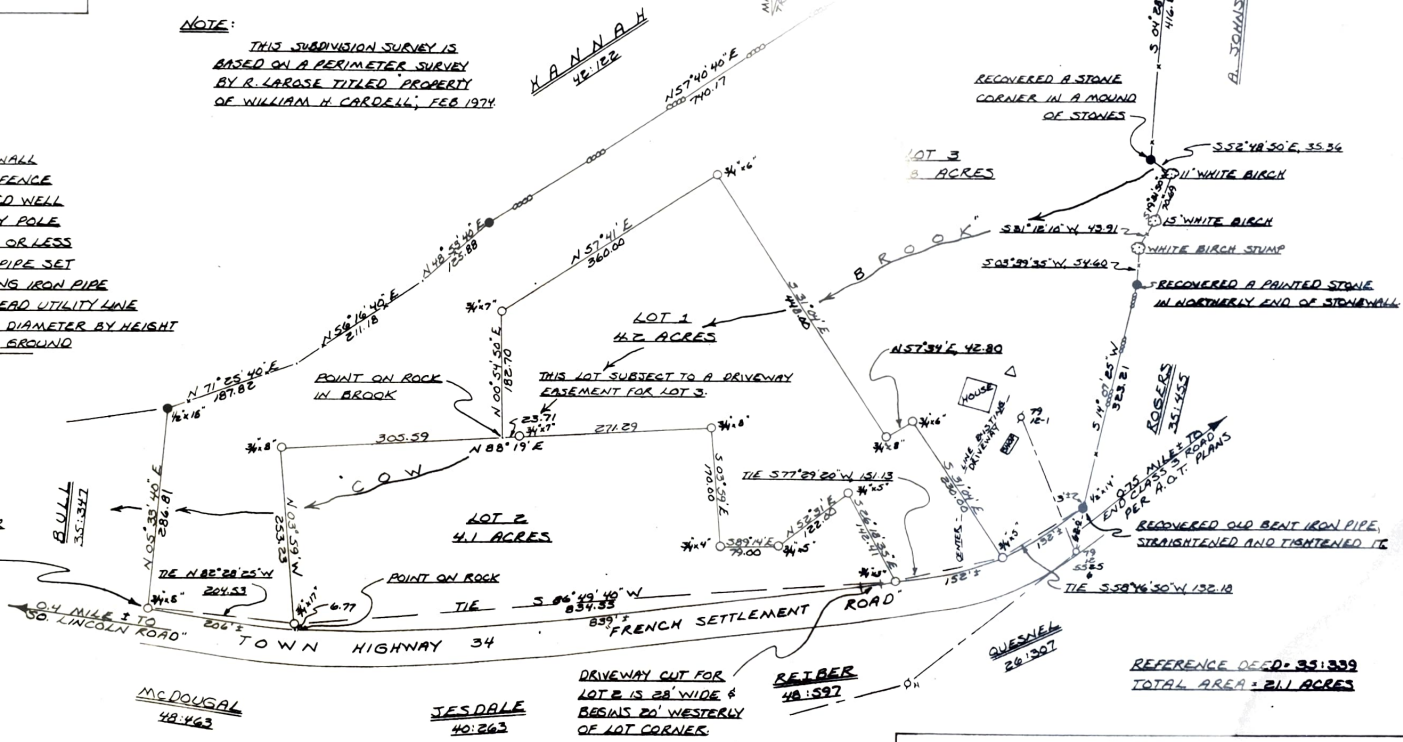
BY: [Signature]
Mayor, Lincoln

ALL BEARINGS BASED ON ONE OBSERVATION OF MAGNETIC NORTH ON 11-09-01

RECORDED FOR RECORD 3/6/02 at 1301
 Witness: [Signature]
 Town Clerk

NOTE:

THIS SUBDIVISION SURVEY IS BASED ON A PERIMETER SURVEY BY R. LAROSE TITLED "PROPERTY OF WILLIAM H. CARDELL", FEB 1974.



THIS IRON PIPE SET PER ORIGINAL PERIMETER SURVEY, FEB. 1974.

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, AERIAL 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, RLS

NOTE:

FOR PERTINENT INFORMATION ON SEPTIC DESIGNS FOR LOTS 1 AND 2, REFER TO PLANS BY LINCOLN APPLIED GEOLOGY, INC., DATED AUGUST 2001.

REVISED BY RLL 2-17-02

PROPERTY OF
PHILIP W. & JUDY A. WOPKINS
 ADDISON COUNTY, LINCOLN, VT

SCALE: 1" = 100 FEET

SURVEYED BY:
Ronald L. Larose, RLS
 DEC. 22, 2001

1 INCH = 100 FEET

STATE OF VERMONT
 RONALD L. LAROSE
 No. 278
 LAND SURVEYOR

RONALD LAROSE RLS
 57 NORTH STREET
 BRISTOL, VT 05602



State of Vermont

SUBDIVISION PERMIT

CASE NO.: EC-9-0876
APPLICANT: Phillip & Judy Hopkins
ADDRESS: 657 French Settlement Road
Lincoln VT 05443

LAWS/REGULATIONS INVOLVED
Environmental Protection Rules
Chapter 1, Small Scale Wastewater
Treatment and Disposal Rules
Subchapter 3 - Subdivisions
Chapter 1, Subchapter 7, Sewage Disposal
Chapter 21, Water Supply

- (1) This project consisting of a 2 lot subdivision, each lot being 4 acres in size with 12 acres remaining located on French Settlement Road in Lincoln, Vermont is hereby approved in accordance with the requirements of the regulations named above, subject to the following conditions:
 - (2) The project shall be completed as shown on the plans prepared by Brad Ramsey Figures 2, 2A, 3 and accompanying information dated 9/14/01 and which have been stamped "approved" by the Division of Wastewater Management. The project shall not deviate from the approved plans without prior written approval from the Division of Wastewater Management.
 - (3) Each lot is approved for on-site water supply from a drilled well provided that the well is located as shown on the approved plans, and is physically constructed in accordance with the minimum standards specified in Part 11 of the above-referenced water supply regulations. No other means of obtaining potable water shall be allowed without prior review and approval by the Division of Wastewater Management.
 - (4) Each lot is approved for wastewater disposal by construction and utilization of the mound type wastewater disposal system depicted on the approved plans. No other method or location of wastewater disposal shall be allowed without prior review and approval by the Division of Wastewater Management.
 - (5) The mound type wastewater treatment/disposal systems herein approved shall be routinely and reliably inspected during construction by a Vermont-registered professional engineer who shall, upon completion and prior to occupancy of the subject establishment, report in writing to the Division of Wastewater Management that the installation was accomplished in accordance with the approved plans and permit conditions.
 - (6) The wastewater disposal systems herein approved shall be operated at all times in a manner that will not permit the discharge of sewage/effluent onto the ground surface or into the waters of the State.
-

STATE OF VERMONT

SUBDIVISION PERMIT #EC-9-0876

In the Case of: Phillip & Judy Hopkins

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- (7) The future wastewater disposal "replacement areas" designated on the approved plans shall be held in reserve for the eventual construction of a replacement disposal system in the event of failure of the primary system. No construction, earthwork, or other activity shall be allowed within the replacement areas which would diminish their natural suitability for such eventual use as a wastewater disposal site.
- (8) Prior to placement of the mound system's select fill, the results of a sieve analysis performed on the proposed fill material shall be submitted to and approved by the Division of Wastewater Management.
- (9) Prior to covering of the disposal field within the mound, the inspecting engineer shall conduct a performance test of the pressure distribution network, to measure the uniformity of distribution. All necessary modifications shall be made to the piping network to achieve a variation in discharge rate between any 2 orifices no greater than 15 percent. The results of such testing shall be specifically addressed in the inspecting engineer's written report.
- (10) This project has been granted a 10% reduction in design wastewater flow, based on the proposed installation of water saving plumbing fixtures. Accordingly, the plumbing fixtures utilized throughout the project shall comply with the following performance specifications: water closets - 3.5 gallons/flush, maximum; showerheads - 2.0 gpm, maximum; and lavatory/sink faucets (aerators or flow regulators) - 2.0 gpm, maximum. Fixtures complying with such performance standards shall be permanently maintained throughout the project.
- (11) Each prospective purchaser of each lot shall be shown a copy of the approved plot plan and this Subdivision Permit prior to conveyance of the lot.
- (12) This project has been reviewed and is approved for the construction of one 3-bedroom single family residence on each approved lot. Construction of other type dwellings, including public buildings, duplexes and condominium units, is not allowed without prior review and approval by the Division of Wastewater Management, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.
- (13) The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit and "Notice of Permit Recording" in the Lincoln 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.

STATE OF VERMONT

SUBDIVISION PERMIT #EC-9-0876

In the Case of: Phillip & Judy Hopkins

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(14) 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 Vermont environmental/health statutes and regulations, and with this permit.

(15) This permit does not constitute Act 250 approval (Title 10 V.S.A., Chapter 151). The permittee is hereby reminded to procure all relevant State and local permits prior to proceeding with this project.

(16) This permit shall in no way relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

Christopher Recchia, Commissioner
Department of Environmental Conservation

By Raymond Dean
Raymond Dean
Assistant Regional Engineer

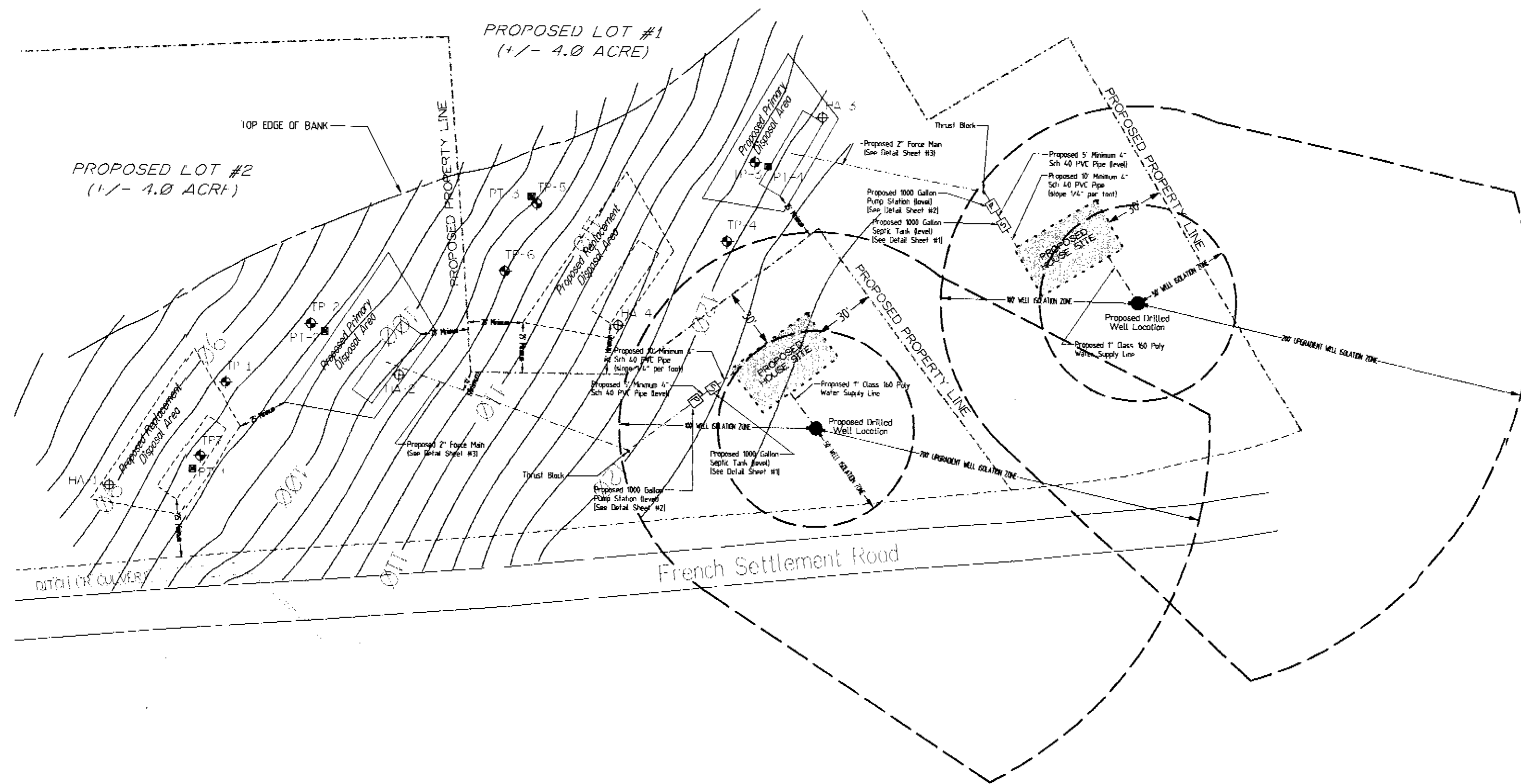
rd:el

Dated at Rutland, Vermont this 10 day of October 2001

cc: Div.
Town Planning, Lincoln
Brad Ramsey P.E.

LEGEND

- Percolation Test Location
- ⊕ Test Pit Location
- ⊕ Hand Auger Location



Kenneth Allen
EC-9-0876
10/10/01

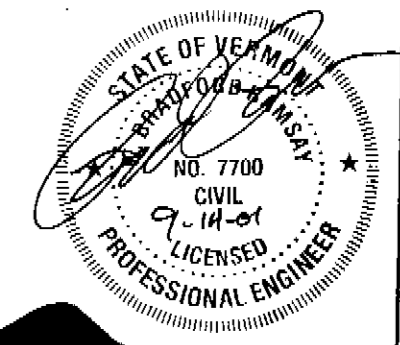
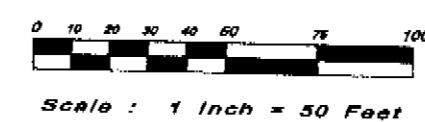


FIGURE 2A
PHILIP AND JUDY HOPKINS
FRENCH SETTLEMENT ROAD
LINCOLN, VERMONT

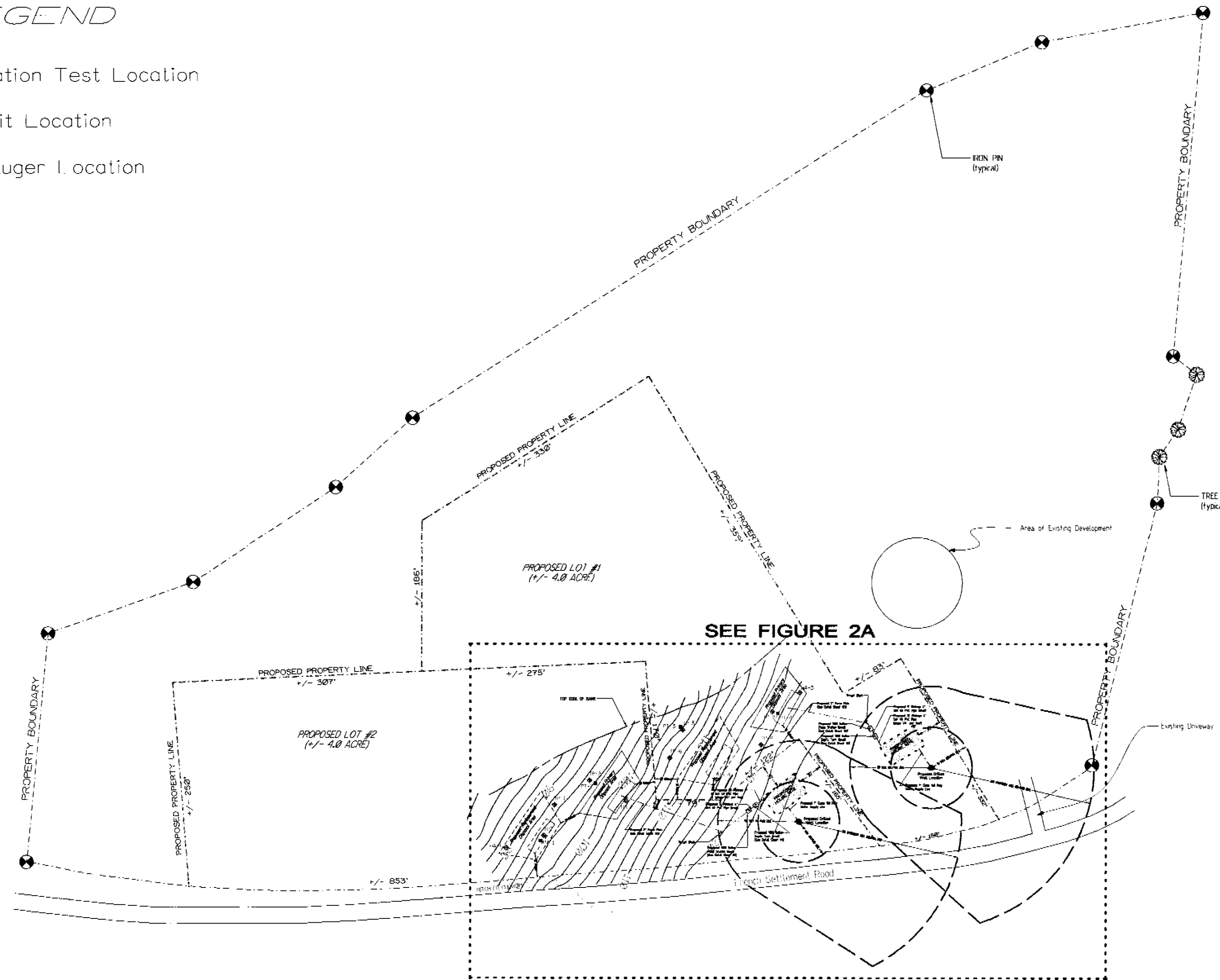
Enlarged
Site Plan Showing
Proposed Mound Locations
and Property Boundaries



Date: AUG '01	Job Type: SUBDIVISION APPLICATION	Scale: 1" = 50'
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LEGEND

- Percolation Test Location
- ⊗ Test Pit Location
- ⊕ Hand Auger Location



Ronald Dean
 EC-9-0876
 10/10/01

STATE OF VERMONT
 BRADFORD HAMMILL
 NO. 7100
 CIVIL
 9-14-01
 LICENSED
 PROFESSIONAL ENGINEER

LINCOLN
 APPLIED GEOLOGY, INC.
 Environmental Consultants

FIGURE 2
 PHILIP AND JUDY HOPKINS
 FRENCH SETTLEMENT ROAD
 LINCOLN, VERMONT

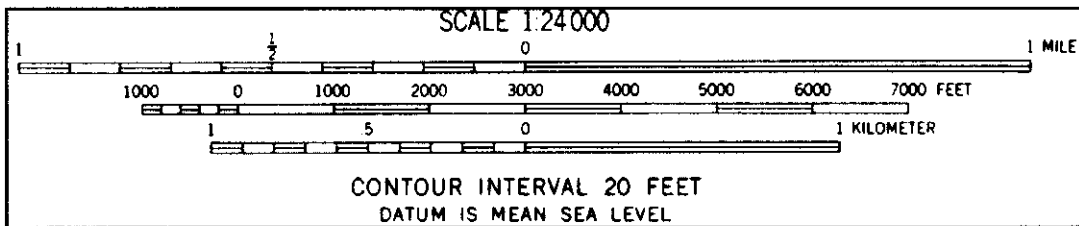
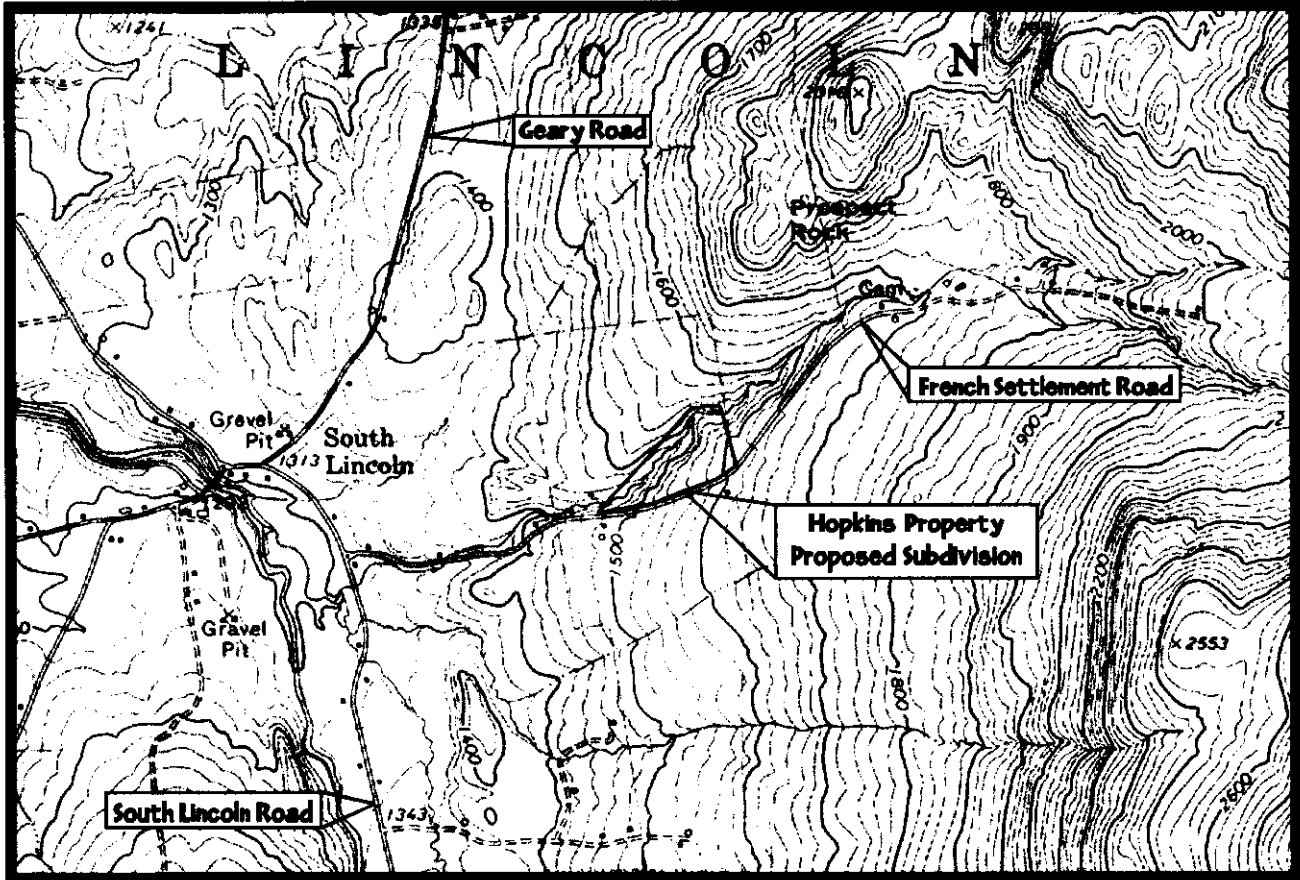
Site Plan Showing
 Proposed Mound Locations
 and Property Boundaries

Date: **AUG '01** Job Type: **SUBDIVISION APPLICATION** Scale: **1" = 100'**

Figure 1

Philip and Judy Hopkins Property
French Settlement Road
Lincoln, Vermont

GENERAL LOCATION MAP



LINCOLN, VT.
 SW/4 LINCOLN MOUNTAIN 15' QUADRANGLE
 N4400—W7252.5/7.5
 1970
 PHOTOINSPECTED 1983
 QUADRANGLE LOCATION AMS 6472 III SW—SERIES V813



True copy, received for record

AUGUST 16 2007 at 11:30A.M

Attest: Sally K. Ober
Town Clerk

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. 07-34
Sally K. Ober, Clerk
Date AUGUST 16, 2007

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Philip W. Hopkins** and **Judy A. Hopkins**, husband and wife, both of Lincoln, in the County of Addison, and State of Vermont, Grantors, in the consideration of TEN AND MORE DOLLARS paid to our full satisfaction by **Associated Construction Company, LLC**, with its principal place of business located in Bristol, in the County of Addison, and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **Associated Construction Company, LLC**, and its successors and assigns forever, a certain piece of land in Lincoln, in the County of Addison, and the State of Vermont, described as follows, viz:

A parcel of land described and designated as Lot 2 on a survey entitled "PROPERTY OF PHILIP W. AND JUDY A. HOPKINS, ADDISON COUNTY, LINCOLN, VERMONT," by Ronald L. LaRose, L.S. dated December 22, 2001, revised on February 17, 2002 and recorded as Map 230 in the Town of Lincoln Land Records (hereinafter referred to as the "Survey"). Said lands and premises are more particularly described with referenced to the Survey as follows:

Beginning at a point marked by an iron pipe set, said point lying northerly of Town Highway 34 or "French Settlement Road", so-called, and marking the southwesterly corner of the parcel described and conveyed hereby; thence,

Proceeding on a bearing of N 03° 59' W, a distance of 253.23 feet to a point marked by an iron pipe set, said point marking the northwesterly corner of the parcel described and conveyed hereby; thence,

Turning to the right and proceeding on the following three courses:

1. N 88° 19' E, a distance of 305.59 feet, to a point marked by point on a rock in brook; thence,
2. N 88° 19' E, a distance of 23.71 feet, to a point marked by an iron pipe set; thence,
3. N 88° 19' E, a distance of 271.29 feet, to a point marked by a 3/4" iron pipe set, said point marking a northeasterly corner of the parcel described and conveyed hereby; thence,

Turning to the right and proceeding on a bearing of S 03° 59' E, a distance of 170.00 feet, to a point marked by a 3/4" iron pipe set; thence,

Turning to the left and proceeding on a bearing of S 89° 14' E, a distance of 79.00 feet, to a point marked by a 3/4" iron pipe set; thence,

Turning slightly left and proceeding on a bearing of N 52° 31' E, a distance of 122.00 feet, to an iron pipe set; thence,

Turning to the right and proceeding on a bearing of S 26° 18' 35" E, a distance of 142.41 feet, to a point marked by an iron pipe set, said point marking the southeasterly corner of the parcel described and conveyed hereby; thence,

Turning to the right and proceeding in a generally westerly direction along Town Highway 34 or "French Settlement Road" so-called, 839 feet more or less, to the point and place of beginning marked by an iron pipe found said point located on a tie line with a bearing of S 86° 49' 40" W, a distance of 834.55 feet from the iron pipe marking the southeast corner.

In the event of any discrepancy between the description and of the 4.1 acre lot as set forth above and the Survey, the Survey shall govern.

Being a PORTION ONLY of lands and premises conveyed to Philip W. Hopkins and Judy A. Hopkins by Warranty Deed of William H. Deale and Jeannette B. Deale dated May 22, 1985 and recorded in Volume 35 at Page 339 of the Lincoln Land Records.

Subject to and together with the benefit of the terms and conditions of Land Use Permit No. EC-9-0876, issued by the Vermont Agency of Environmental Conservation on October 10, 2001 and recorded in Volume 55 at Page 394 of the Lincoln Land Records.

Subject to the Town of Lincoln Planning Commission Findings of Fact and Decision In Re: Philip and Judy Hopkins in connection with Application No. 01-081 dated February 6, 2002.

Also conveyed, but by quitclaim only, is all land lying between the last course in the above description and the centerline of the French Settlement Road, so-called.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Associated Construction Company, LLC**, and its successors and assigns, to their own use and behoof forever;

And we the said Grantors, **Philip W. Hopkins** and **Judy A. Hopkins**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, **Associated Construction Company, LLC**, its successors and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM**

LAW OFFICES OF
VINCE & BRENNAN, P.C.

5 SOUTH STREET
P.O. BOX 76
BRISTOL, VT 05443
(802) 453-2300

LAW OFFICES OF
VINCE & BRENNAN, P.C.

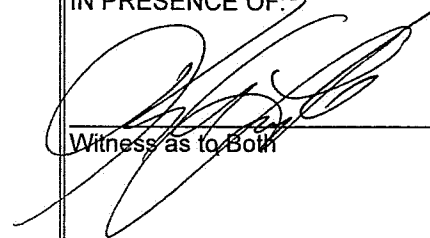
5 SOUTH STREET
P.O. BOX 76
BRISTOL, VT 05443
(802) 453-2300

EVERY ENCUMBRANCE; except as aforesaid.

And we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th day of August, 2007.


IN PRESENCE OF:



Witness as to Both




Philip W. Hopkins



Judy A. Hopkins

STATE OF VERMONT
ADDISON COUNTY, SS

At Bristol, this 16th day of August, 2007, **Philip W. Hopkins** and **Judy A. Hopkins**, personally appeared and acknowledged the foregoing instrument, by them sealed and subscribed, to be their free act and deed.

Before me: 

Notary Public
My commission expires: 2-10-11



Vermont Mandatory Flood Disclosure



Date Prepared: 06/08/2026

Seller's Name(s): Associated Construction Company, LLC - Kevin Hartman

Property Address: 4.1+/- Acres of French Settlement Road, Lincoln VT 05443
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

A copy of the FEMA map for the Property is attached; or,

A link to the FEMA map for the Property is as follows:

<https://msc.fema.gov/portal/search?AddressQuery=french%20settlement%20road%20lincoln%20vt> ; or,

A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Associated Construction Company, LLC - Kevin Hartman
(Signature) (Date)

dotloop verified
06/08/26 3:40 PM EDT
E0UK-MHUR-9PGJ-QHK8

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.

Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)