

mapbox

- Power Pole
- ▭ Property Boundary
- ▨ Wetlands
- ▨ Riparian
- Stream, Intermittent
- River/Creek
- ▨ Water Body



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## Feasibility report – Design release - Vermont

Date: 6/23/25  
Client: Patriot Plots LLC  
Town: Bradford

Test pits/topo completed by: Kyle Sauerbrunn

Date: 6/18/25

SHWT: 12” Slope: 13% +/- Ledge: None Observed Radius interference: Neighbor's well radius must be considered and could dictate placement of disposal system.

Location: 43.986166, -72.176174

Additional info needed for design: N/A

Feasibility:        **Likely to receive permit**                    marginal                    not feasible

### **Complying with all rules**

Suggested design:

Suggested design to be a gravity mound. The seasonal high water table in the location we studied was high, 12”, but with a longer system, a mound system is likely feasible here for 3 bedrooms.

Remaining design/permitting cost including state fee: See estimate  
(projected invoice attached – subject to change if project changes during design)

Required payment to proceed with design work: \$1,200

Authorization to proceed with design and permit application/attachments: \_\_\_\_\_  
by Owner

Notes:

1. HHD cannot guarantee state approval on any project. We predict feasibility based on soils exploration, topographic measurements, known existing or permitted wells and disposal systems, both on and off this lot, property line locations, utilities/utility easements, desired house/building/drive locations, and our preliminary design of your systems.
2. Construction inspection, certification all done at construction time is not included in the design/permitting invoice, this expense is invoiced separately at a later time.
3. Water supply quality testing is separate, if required.
4. A well supplying more than one residence with a flow of over 560 gal/day requires water calculations and storage design for low yield wells at extra design and construction cost. A well supplying only 1 residence is included in the base cost of design and does not require a water storage system.
5. Designs for non-complying systems, requiring variances, run a higher risk of rejection by the State. Redesigns to gain State approval, with variances, may involve extra design cost, and will be charged at the hourly rate.

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, David J. Elliott, of Newport Beach, County of Orange, and State of California, (hereinafter referred to as "Grantor"), in the consideration of Ten and No/100s (\$10.00) Dollar and other valuable consideration, paid to the Grantor's full satisfaction by **PatriotPlots, LLC**, a Pennsylvania Limited Liability Company, with a registered office in Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, (hereinafter referred to as "Grantee"), by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **PatriotPlots, LLC**, and the Grantee's successors and assigns forever, a certain piece of land in the Town of Bradford, in the County of Orange, and State of Vermont, described as follows, viz:

Being a parcel of undeveloped land, estimated to contain 6.2 acres, more or less, with an address of 0 South Road [SPAN #072-022-10351] and being all and the same lands and premises conveyed to David J. Elliott by Decree of Distribution of the *Estate of Roberta Elliott*, Vermont Superior Court, Orange Unit, Probate Division, Docket No. 25-PR-07200, dated December 22, 2025, to be recorded concurrently herewith in the Town of Bradford Land Records.

Also, being all and the same lands and premises conveyed to Lloyd J. Elliott and Roberta H. Elliott, by deed of Raymond W. Roberts, Sr. and Mildred F. Roberts, dated October 25, 1969, and recorded in Book 40, Page 37, of the Town of Bradford Land Records.

Lloyd Elliott died on March 16, 1993 in Stamford, Connecticut.

Said lands and premises, and all improvements thereon, if any, are conveyed in AS IS-WHERE IS condition with no warranties, except as to title.

The herein conveyed lands and premises are conveyed subject to, and with the benefit of, all easements, rights-of-way, water rights, and conditions of record; provided however, that nothing in this paragraph shall reinstate any easement, rights-of-way, water rights and conditions extinguished by the Marketable Record Title Act.

Reference may be had to the aforementioned decree and deeds, and to the deeds and records therein referred, and to the Town of Bradford Land Records in further aid of this description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **PatriotPlots, LLC**, and the Grantee's successors and assigns, to their own use and behoof forever; and I, **David J. Elliott**, the said Grantor, and for my heirs, executors and administrators, do covenant with the said Grantee, and the Grantee's successors and assigns, that until the ensealing of these presents the Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid, and the Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

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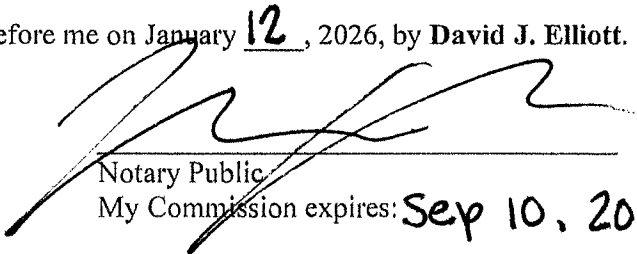
IN WITNESS WHEREOF, I hereunto set my hand and seal this 12 day of January, 2026.

  
\_\_\_\_\_  
David J. Elliott

STATE OF CALIFORNIA  
COUNTY OF ORANGE, ss.

This document was acknowledged before me on January 12, 2026, by David J. Elliott.

\*\*STAMP\*\*

  
\_\_\_\_\_  
Notary Public  
My Commission expires: Sep 10, 2027

