Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141
This form serves as an application for all requested zoning and subdivision reviews.

Project # (To be assigned)
Date Received:

Property Owner Information

Property Information & Location

Physical Address	2699 West Hill Road
Tax Map ID	10-008.000

Existing Use: Residential / Agricultural	Proposed Use: Residential / Agricultural

Please briefly describe the proposed project, intended use, and/or development request below:

Proposed boundary line adjustment of existing parcels along West Hill Road.

For All Approvals:
The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if:
☒ Property Owner OR
☐ Agent for Owner

Signature: Paul E. Perry
Date: 09-17-26

Additional application information is required on reverse side: ➔

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Construction Information

A site plan showing the proposed development is required if construction is involved.
The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes☐ No ☒
Will over ½ acre of land be graded or disturbed?	Yes☐ No ☒
Will the development create an additional ½ acre of impervious surface?	Yes☐ No ☒
Will there be other changes resulting in increased sewer or water flows?	Yes☐ No ☒
Will there be a new connection to the Stowe sewage system?	Yes☐ No ☒
Will there be a new connection to the Stowe water system?	Yes☐ No ☒
Is any portion of the building rented out?	Yes☐ No ☒
Is an Act 250 permit or amendment required?	Yes☐ No ☒

Maximum Bldg. Height: n/a * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms: n/a	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms: n/a	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.36	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.12	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	$72.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	$72.00	
	Fee:	$
Zoning Permit Fees – Conditional Uses (Commercial & Multi-Family Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.48	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.30	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	$120	
Administrative amendment by Zoning Administrator	$90.00	
	Fee:	$
Development Review & Public Hearing Fees	**Fee/Sq. Ft.**	**Fee Required**
Appeal of Action of Zoning Administrator	$300.00	
Variance or Dimensional Waiver	$300.00	
Conditional Use Review	$300.00	
Ridgeline & Hillside Overlay District (RHOD) Review	$300.00	
Design Review (Single-Family & Two-Family Dwelling)	$72.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	$300.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	$300.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	$330.00	
Final Plat Application (base fee)	$300.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	$180.00	
Minimal Alteration reviewed by Zoning Administrator	$120.00	
Other subdivision applications/amendments requiring DRB approval	$300.00	$300
	Fee:	$
Signs	84.00	
	Fee:	$
Recording Fees /Stowe Land Records *(set by state law)*		

Additional Recording Fee for decision notice	$15.00/page	$
Additional Recording Fee for permit	$15.00/page	$ $15
Additional Recording Fee for Mylar	$25.00/sheet	$ $25
Total Application Fee Including Recording		$ $340

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.

OFFICE USE ONLY

Date Received _____

Zoning District _____

Overlay District _____

Approved Date _____
Effective Date _____
Expiration Date_____

Denied Date _____
Reason _____

Permit Fee	$
Recording Fee	$
TOTAL FEE	$

☐ *Check #* ☐ *Cash*

Referred _____
Hearing Date _____

Comments/Conditions

_____
_____
_____
_____
_____
_____

_____ _____

Zoning Administrator **Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stowevt.gov

The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.

MUMLEY
ENGINEERING, INC.

September 17, 2026

Sarah McShane
Town of Stowe
67 Main Street, Stowe, VT 05672

Subject: Proposed Boundary Line Adjustments — Project #25001.1
Paul Percy, Percy Farm Trust
West Hill Road, Stowe, VT 05672

Dear Sarah,

Please find attached application and supporting materials for a proposed boundary line adjustment of existing parcels along West Hill Road in the Rural Residential 5 (RR5) zoning district for review by the Development Review Board (DRB).

The existing parcels are ±101.73 acres, ±48.58 acres, ±19.48 acres, and ±56.05 acres.

The proposed parcels include:

- ±117.01 acres
  - To be vacant with ROW access from Back Pasture Lane and West Hill Road
- ±5.66 acres
  - Includes existing dwelling at 149 Maple Run Lane
- ±11.40 acres
  - Includes existing dwelling barn at 65 Maple Run Lane
- ±91.78 acres
  - Includes a dwelling and a sugarhouse at 2699 & 2697 West Hill Road

<u>Stowe Subdivision Regulations</u>
This application includes a proposed boundary line adjustment. Accordingly, the proposed project will not create any undue adverse impacts on:

- *Character of land for subdivision:*
  - The land is of such character that it can be used for intended purposes without undue adverse impact on public health or safety, the environment, neighboring properties, or the rural and historic character of the community.
- *Natural and Scenic Features:*
  - The project has been designed to prevent any undue adverse impacts on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.
    - There is a pond and mapped blue line stream
      - There will be no impacts to the existing stream and associated 50’ buffer.

        - There are mapped Class 2 wetlands on the property
            - There will be no impacts to the existing wetlands and associated 50' buffers.
        - The property contains mapped prime agricultural soils.
            - The proposed boundary line adjustments will not adversely affect the ability for the prime ag soils to be utilized for agricultural purposes.
- *Protection of Significant Wildlife Habitat and Natural Communities:*
    - The property does not include any mapped Rare, Threatened, and Endangered Species.
    - The property does not include any mapped significant natural communities.
    - The property does not include any mapped deer wintering areas.
    - There are mapped habitat blocks areas on the property (level 8 out of 10)
        - The proposed boundary line adjustments will not have any undue adverse impacts on the habitat block.
- *Historic Sites and Community Character:*
    - As a proposed boundary line adjustment in a rural area, this project seeks to minimize undue adverse impact on the rural landscape as characterized by open fields, forested mountains and hillsides.
    - The proposed development is delineated to mitigate the visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points.
- *Reserved strips:*
    - Not applicable.
- *Screening:*
    - Not applicable (there is no proposed development).
- *Pedestrian Access:*
    - Not applicable.
- *Traffic:*
    - Not applicable.
- *Municipal Facilities:*
    - Not applicable.
- *Lot Configuration:*
    - This subdivision offers regular-shaped lots.
- *Building Zone:*
    - Not applicable.
- *Fire Protection Facilities:*
    - Not applicable (there is no proposed development).
- *Disclosure of Subsequent Development Plans:*
    - Not applicable (there is no proposed development).
- *Private Enforcement Mechanisms:*
    - Not applicable.
- *Utilities and Stormwater Management:*

  - Not applicable (there is no proposed development).

Ridgeline & Hillside Overlay District

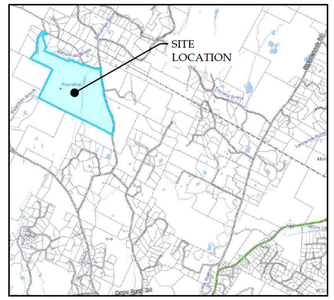
- *Standard 12: The minimum area for all lots in existence prior to August 3, 1998 shall be as established for the underlying district. Minimum area for any lot created after August 3, 1998 shall be as established for the underlying district, excluding any portion of the lot with an average steepness (slope gradient) in excess of twenty (20%) percent, and shall have an area four times (4x) the minimum lot area identified in the underlying district for that portion of the parcel.*
  - Proposed ±117.01-acre parcel (41.73 acres non-steep, 75.28 acres steep)
    - 41.73 acres non-steep @ 1:1 ratio = 41.73 acres provided
    - 75.28 acres steep @ 4:1 ratio = 18.82 acres provided
    - Total provided = 41.73 + 18.82 = 60.55 acres
      - More than 5-acres ➔ OKAY
  - Proposed ±5.66-acre parcel (5.37 acres non-steep, 0.29 acres steep)
    - 5.37 acres non-steep @ 1:1 ratio = 5.37 acres provided
    - 0.29 acres steep @ 4:1 ratio = 0.07 acres provided
    - Total provided = 5.36 + 0.07 = 5.43 acres
      - More than 5-acres ➔ OKAY
  - Proposed ±11.40-acre parcel (10.04 acres non-steep, 1.36 acres steep)
    - 10.04 acres non-steep @ 1:1 ratio = 10.04 acres provided
    - 1.36 acres steep @ 4:1 ratio = 0.34 acres provided
    - Total provided = 10.04 + 0.34 = 10.38 acres
      - More than 5-acres ➔ OKAY
  - Proposed ±91.78-acre parcel (86.44 acres non-steep, 5.34 acres steep)
    - 86.44 acres non-steep @ 1:1 ratio = 86.44 acres provided
    - 5.34 acres steep @ 4:1 ratio = 1.34 acres provided
    - Total provided = 86.44 + 1.34 = 87.78 acres
      - More than 5-acres ➔ OKAY
- Based on the above analysis, the proposed lots have adequate minimum area per Standard 12.

Please let us know if you have any questions or comments.

Sincerely,
Tyler Mumley, P.E.



Mumley Engineering, Inc.



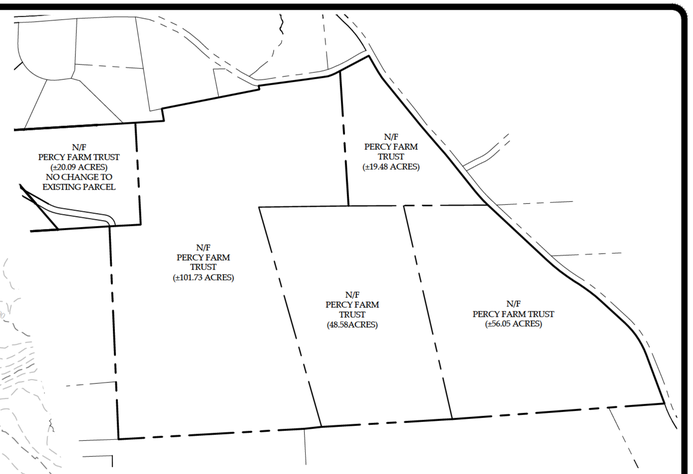
SITE LOCATION MAP

NOT TO SCALE

NORTH

LEGEND

N/F	NOW OR FORMERLY OWNED BY
	IRON PIPE / REBAR FOUND
	CALCULATED POINT
	REBAR TO BE SET
	EXISTING UTILITY POLE
W	EXISTING DRILLED WELL
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
OHW	EXISTING OVERHEAD WIRES
	EXISTING CONTOUR
	BUILDING SETBACK LINE
	EDGE OF POND
	EXISTING BARB WIRE FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING TREE LINE
	EXISTING STONE WALL
RHOD	RHOD LIMITS



1 / C-1 EXISTING PROPERTY PLAN

SCALE: 1" = 600'

Graphic Scale

600 0 600 1200 2400 feet

N/F TURNER

TO DEAD END

MAPLE RUN LANE

N/F MARCO

N/F JOHNSON & DAMASSE

N/F MOORE

N/F CRIST

50' R.O.W.

BACK PASTURE ROAD

N/F P & R PERCY

N/F PERCY FARM TRUST (±20.09 ACRES) NO CHANGE TO EXISTING PARCEL

N/F PERCY FARM TRUST (±20.25 ACRES) NO CHANGE TO EXISTING PARCEL

EXISTING 50' R.O.W.

EXISTING TRAIL

PRIMITIVE CAMP

N/F THOMPSON-HEATH FAMILY LTD

N/F THOMPSON HIGH MEADOWS LLC

N/F OLE ANDREAS HALVORSEN REVOC TRUST

N/F HALVORSEN

N/F SHEEHAN

POND

N/F DIXON

N/F BURBANK

EXISTING DWELLING 149 MAPLE RUN LANE

N/F LAGASSE

N/F TARTACK

TO MORRISTOWN

N/F KHOSLA

PROPOSED PARCEL (±5.66 ACRES)

PROPOSED PARCEL (±11.40 ACRES)

EXISTING PROPERTY LINE TO REMAIN

EXISTING BARN 65 MAPLE RUN LANE

EXISTING PROPERTY LINE TO BE ADJUSTED

PROPERTY LINES TO BE ADJUSTED

PROPOSED PROPERTY LINE

PROPERTY LINE TO BE ADJUSTED

EXISTING WETLAND PER VERMONT ANR, TYP.

PROPOSED PARCEL (±117.01 ACRES)

PROPOSED PARCEL (±91.78 ACRES)

50' WETLAND BUFFER, TYP.

EXISTING TRAIL

EXISTING STREAM PER VERMONT ANR, TYP.

50' STREAM BUFFER, TYP.

EXISTING WETLAND PER VERMONT ANR, TYP.

2729 WEST HILL ROAD (RADIO TOWER)

PROPOSED 25' ACCESS EASEMENT ALONG ACCESS DRIVEWAY

WEST HILL ROAD

N/F ROGERS

EXISTING DWELLING 2699 WEST HILL ROAD

EXISTING SUGAR HOUSE 2697 WEST HILL ROAD

TO VT. RTE 100

1 / C-1 SITE PLAN

SCALE: 1" = 200'

Graphic Scale

200 0 200 400 800 feet

PURPOSE OF PLAN:

PROPOSED BOUNDARY LINE ADJUSTMENTS OF EXISTING LANDS.

ZONING NOTES:

DISTRICT: RR5
MINIMUM LOT SIZE: 5 ACRES
MINIMUM LOT WIDTH: 300 FT
SETBACKS:
FRONT = 70 FT
REAR = 75 FT
SIDE = 75 FT

OWNER OF RECORD:

PERCY FARM TRUST

PLAN REFERENCES:

1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 12-16-25.

2) PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY AND TAKEN FROM DRAFT PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, PROPERTY OF PERCY FARM TRUST", DATED 9/11/2026, PREPARED BY GILSON LAND SURVEYING, INC.

NOTES:

1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A.TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.

3) THIS PLAN WAS DEVELOPED WITHOUT THE BENEFIT OF A SITE SPECIFIC TOPOGRAPHIC SURVEY OR "DIG SAFE" MARKINGS. FEATURE AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING FETURES OR UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

SITE PLAN
PERCY FARM TRUST
2699 WEST HILL ROAD
STOWE, VERMONT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VT 05661
WWW.MUMLEYENGINEERING.COM

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PROJECT NO.....25001.1
DRAWN BY.....WEH/RCB
CHECKED BY.....TRM
SCALE.....AS NOTED
DATE.....09/15/26

SHEET NO.

C-1

1 OF 1 SHEETS

SECTION 9 - RIDGELINE AND HILLSIDE OVERLAY DISTRICT
9.5 - STANDARDS/GUIDELINES
(3) STANDARDS AND GUIDELINES:
E. DEVELOPMENT DENSITY
STANDARD 12
THE MINIMUM AREA FOR ALL LOTS IN EXISTENCE PRIOR TO AUGUST 3, 1998 SHALL BE AS ESTABLISHED FOR THE UNDERLYING DISTRICT. MINIMUM AREA FOR ANY LOT CREATED AFTER AUGUST 3, 1998 SHALL BE AS ESTABLISHED FOR THE UNDERLYING DISTRICT, EXCLUDING ANY PORTION OF THE LOT WITH AN AVERAGE STEEPNESS (SLOPE GRADIENT) IN EXCESS OF TWENTY (20%) PERCENT, AND SHALL HAVE AN AREA FOUR TIMES (4X) THE MINIMUM LOT AREA IDENTIFIED IN THE UNDERLYING DISTRICT FOR THAT PORTION OF THE PARCEL.

PROPOSED +/-117.01-ACRE PARCEL
- NON-STEEP (<20% SLOPE) = 41.73 ACRES (35.7%)
- STEEP (>20% SLOPE) = 75.28 ACRES (64.3%)

PROPOSED +/-5.66-ACRE PARCEL
- NON-STEEP (<20% SLOPE) = 5.37 ACRES (94.9%)
- STEEP (>20% SLOPE) = 0.29 ACRES (5.1%)

PROPOSED +/-91.78-ACRE PARCEL
- NON-STEEP (<20% SLOPE) = 86.44 ACRES (94.2%)
- STEEP (>20% SLOPE) = 5.34 ACRES (5.8%)

PROPOSED +/-11.40-ACRE PARCEL
- NON-STEEP (<20% SLOPE) = 10.04 ACRES (88.1%)
- STEEP (>20% SLOPE) = 1.36 ACRES (11.9%)

LEGEND
SLOPES > 20%

N/F BURBANK
N/F DIXON
N/F SHEEHAN
POND
MAPLE RUN LANE
149 MAPLE RUN LANE
65 MAPLE RUN LANE
PROPOSED PARCEL (±5.66 ACRES)
PROPOSED PARCEL (±11.40 ACRES)
EXISTING PROPERTY LINE TO REMAIN
N/F KHOSLA
N/F PERCY FARM TRUST (±20.09 ACRES) NO CHANGE TO EXISTING PARCEL
EXISTING ROW
EXISTING PROPERTY LINE TO BE ADJUSTED
PROPERTY LINES TO BE ADJUSTED
PROPOSED PROPERTY LINE
PROPERTY LINE TO BE ADJUSTED
PRIMITIVE CAMP
WEST HILL ROAD
N/F ROGERS
PROPOSED PARCEL (±91.78 ACRES)
PROPOSED PARCEL (±117.01 ACRES)
2699 WEST HILL ROAD
2697 WEST HILL ROAD (SUGAR HOUSE)
2729 WEST HILL ROAD (RADIO TOWER)
N/F THOMPSON-HEATH FAMILY LTD
N/F THOMPSON HIGH MEADOWS LLC
N/F OLE ANDREAS HALVORSEN REVOC TRUST
N/F HALVORSEN
RHOD

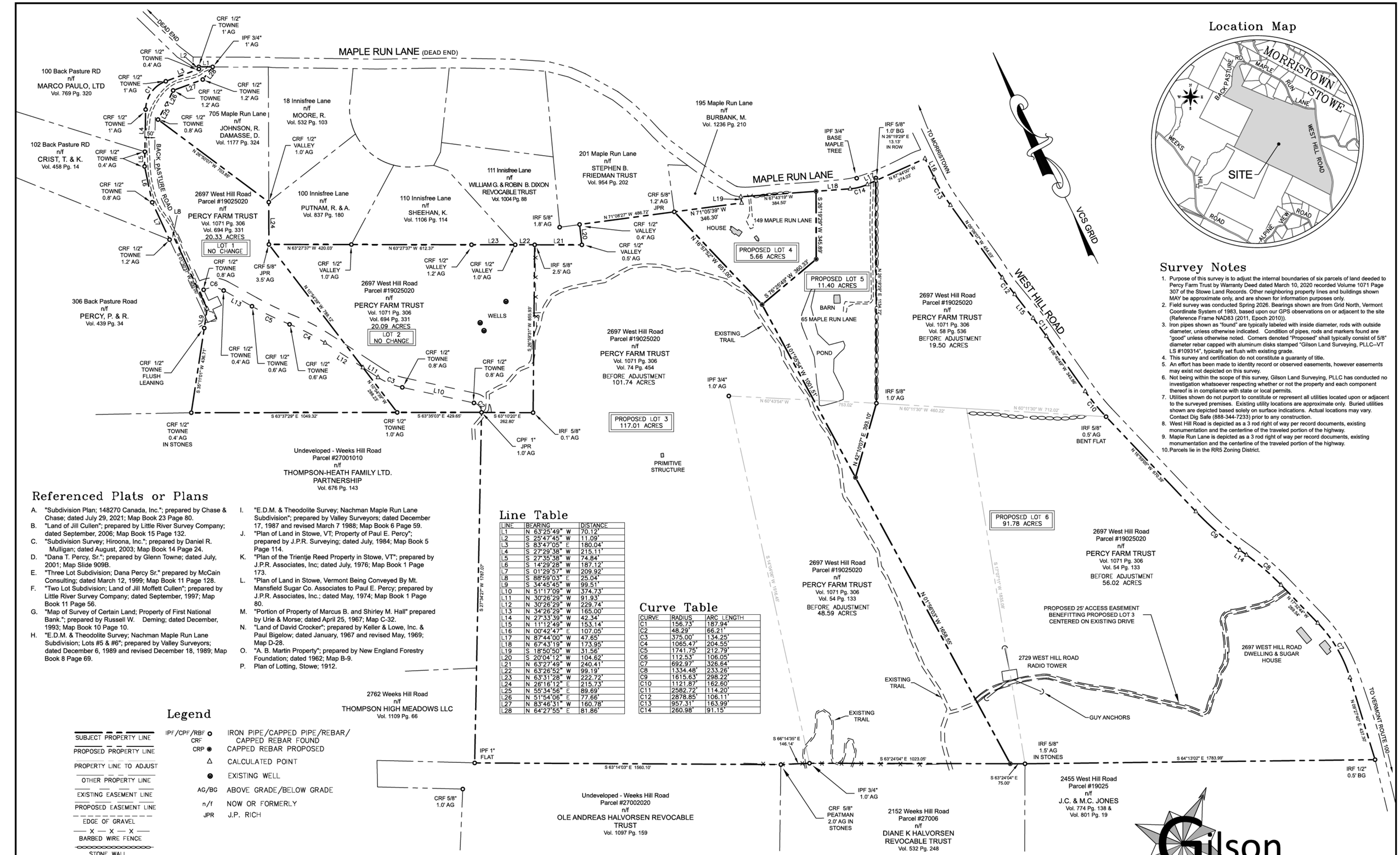
1 SK-1 SITE PLAN
SCALE: 1" = 150'
Graphic Scale
150 0 150 300 600 feet

RHOD STEEP SLOPES ANALYSIS
PERCY FARM TRUST
2699 WEST HILL ROAD
STOWE, VERMONT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VT 05661
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PROJECT NO.....25001.1
DRAWN BY.....RCB
CHECKED BY.....TRM
SCALE.....1" = 150'
DATE.....09/15/26

SHEET NO.
SK-1
1 OF 1 SHEETS



Location Map

Survey Notes

1. Purpose of this survey is to adjust the internal boundaries of six parcels of land deeded to Percy Farm Trust by Warranty Deed dated March 10, 2020 recorded Volume 1071 Page 307 of the Stowe Land Records. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Field survey was conducted Spring 2026. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
3. Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "Proposed" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Gilson Land Surveying, PLLC--VT LS #109314", typically set flush with existing grade.
4. This survey and certification do not constitute a guaranty of title.
5. An effort has been made to identity record or observed easements, however easements may exist not depicted on this survey.
6. Not being within the scope of this survey, Gilson Land Surveying, PLLC has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
7. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
8. West Hill Road is depicted as a 3 rod right of way per record documents, existing monumentation and the centerline of the traveled portion of the highway.
9. Maple Run Lane is depicted as a 3 rod right of way per record documents, existing monumentation and the centerline of the traveled portion of the highway.
10. Parcels lie in the RR5 Zoning District.

Referenced Plats or Plans

A. "Subdivision Plan; 148270 Canada, Inc."; prepared by Chase & Chase; dated July 29, 2021; Map Book 23 Page 80.
B. "Land of Jill Cullen"; prepared by Little River Survey Company; dated September, 2006; Map Book 15 Page 132.
C. "Subdivision Survey; Hiroona, Inc."; prepared by Daniel R. Mulligan; dated August, 2003; Map Book 14 Page 24.
D. "Dana T. Percy, Sr."; prepared by Glenn Towne; dated July, 2001; Map Slide 909B.
E. "Three Lot Subdivision; Dana Percy Sr." prepared by McCain Consulting; dated March 12, 1999; Map Book 11 Page 128.
F. "Two Lot Subdivision; Land of Jill Moffett Cullen"; prepared by Little River Survey Company; dated September, 1997; Map Book 11 Page 56.
G. "Map of Survey of Certain Land; Property of First National Bank."; prepared by Russell W. Deming; dated December, 1993; Map Book 10 Page 10.
H. "E.D.M. & Theodolite Survey; Nachman Maple Run Lane Subdivision; Lots #5 & #6"; prepared by Valley Surveyors; dated December 6, 1989 and revised December 18, 1989; Map Book 8 Page 69.
I. "E.D.M. & Theodolite Survey; Nachman Maple Run Lane Subdivision"; prepared by Valley Surveyors; dated December 17, 1987 and revised March 7 1988; Map Book 6 Page 59.
J. "Plan of Land in Stowe, VT; Property of Paul E. Percy"; prepared by J.P.R. Surveying; dated July, 1984; Map Book 5 Page 114.
K. "Plan of the Trientje Reed Property in Stowe, VT"; prepared by J.P.R. Associates, Inc; dated July, 1976; Map Book 1 Page 173.
L. "Plan of Land in Stowe, Vermont Being Conveyed By Mt. Mansfield Sugar Co. Associates to Paul E. Percy; prepared by J.P.R. Associates, Inc.; dated May, 1974; Map Book 1 Page 80.
M. "Portion of Property of Marcus B. and Shirley M. Hall" prepared by Urie & Morse; dated April 25, 1967; Map C-32.
N. "Land of David Crocker"; prepared by Keller & Lowe, Inc. & Paul Bigelow; dated January, 1967 and revised May, 1969; Map D-28.
O. "A. B. Martin Property"; prepared by New England Forestry Foundation; dated 1962; Map B-9.
P. Plan of Lotting, Stowe; 1912.

Line Table

LINE	BEARING	DISTANCE
L1	N 63°25'49" W	70.12'
L2	S 25°47'45" W	11.09'
L3	S 83°47'05" E	180.04'
L4	S 27°29'38" W	215.11'
L5	S 27°35'38" W	74.84'
L6	S 14°29'28" W	187.12'
L7	S 01°29'57" W	209.92'
L8	S 88°59'03" E	25.04'
L9	S 34°45'45" W	99.51'
L10	N 51°17'09" W	374.73'
L11	N 30°26'29" W	91.93'
L12	N 30°26'29" W	229.74'
L13	N 34°26'29" W	165.00'
L14	N 27°33'39" W	42.34'
L15	N 11°12'49" W	153.14'
L16	N 00°42'47" E	107.05'
L17	N 87°44'00" W	47.65'
L18	N 67°43'19" W	173.95'
L19	S 18°50'50" W	31.56'
L20	S 20°04'12" W	104.62'
L21	N 63°27'49" W	240.41'
L22	N 63°26'52" W	99.19'
L23	N 63°31'28" W	222.72'
L24	N 26°16'12" E	215.73'
L25	N 55°34'56" E	89.69'
L26	N 51°54'06" E	77.66'
L27	N 83°46'31" W	160.78'
L28	N 64°27'55" E	81.86'

Curve Table

CURVE	RADIUS	ARC LENGTH
C1	156.73'	187.94'
C2	48.29'	66.21'
C3	375.00'	134.25'
C4	1065.47'	204.55'
C5	1741.75'	212.79'
C6	112.53'	106.05'
C7	692.97'	326.64'
C8	1334.48'	233.26'
C9	1615.63'	298.22'
C10	1121.87'	162.60'
C11	2582.72'	114.20'
C12	2878.85'	106.11'
C13	957.31'	163.99'
C14	260.98'	91.15'

Legend

SUBJECT PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPERTY LINE TO ADJUST	
OTHER PROPERTY LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EDGE OF GRAVEL	
BARBED WIRE FENCE	
STONE WALL	
IPF/CPF/RBF/CRF	IRON PIPE/CAPPED PIPE/REBAR/CAPPED REBAR FOUND
CRP	CAPPED REBAR PROPOSED
△	CALCULATED POINT
	EXISTING WELL
AG/BG	ABOVE GRADE/BELOW GRADE
n/f	NOW OR FORMERLY
JPR	J.P. RICH

REDUCED FOR RECORDING
ORIGINAL
GRAPHIC SCALE

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Certification

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with surveys of record, as noted. This plat is in substantial compliance with 26 VSA 1403 "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

DRAFT
For Review
9-18-2026

Rebecca Gilson, PLS VT LS 109314

Revisions

Date	By

Boundary Line Adjustment
Property of
PERCY FARM TRUST
West Hill Road, Maple Run Lane
& Back Pasture Road
STOWE, VT

ORIGINAL SCALE 1" = 200' | Date: 9/11/2026 | DWG# 26007

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